



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, March 16, 2015
5:30 p.m.**

**(These minutes were approved
at the March 30, 2015 City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Erica Brown, Councilmembers Jan Scalisi, Robert Reeder, Jerome Rice, and Sterling Anderson. City Manager Ed Memmott and City Attorney Cathy McCabe were also in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are recorded for a complete transcript.

- I. Moment of Silence - observed**
- II. Pledge of Allegiance – recited**
- III. Approval of the Minutes of the February 23, 2015 City Council Meeting -**
*Councilmember Rice made a motion to approve the minutes as received.
Councilmember Reeder seconded the motion, which carried unanimously 6 to 0.*
- IV. Approval of Agenda of the March 16, 2015 City Council Meeting –**
Mayor pro tem Brown made a motion to approve the agenda as received. Councilmember Scalisi seconded the motion, which carried unanimously 6 to 0.
- V. Public Comment - None**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. Recognition of Firefighter Retiree Lt. Mike Roper**
Presenter: Mayor Junie White
Mayor White thanked Lt. Roper for his 25 years of service to the City. He presented him with a retirement plaque from the City.
- VII. Presentation and Announcement from Mary Black Foundation**
Presenter: Will Rothschild, Communication and Marketing Director
Kathy Dunleavy, President and CEO, Mary Black Foundation
Mr. Rothschild introduced Ms. Dunleavy who announced to Council that the Mary Black Foundation, along with the Spartanburg Regional Healthcare System, Wofford College and Spartanburg County Foundation, had established the City Police and Fire Services Fund to

benefit public safety. She stated that the fund started with \$115,000 will pay for training and equipment for the city's police and fire departments. She stated that requests for funds, to be disbursed once a year will come from City Manager Ed Memmott during the annual budgeting process.

Mayor White and City Council thanked the non-profits for establishing the fund and stating that Spartanburg was a stronger city due to partnerships of this kind.

VIII. Public Hearing

A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance, by Amending Section 206, Changes to District Boundaries, Specifically Parcels 6-21-13,054.00, 054.01, and 053.00, located at 1633 "0", and 1635 John B. White, Sr. Boulevard, which are zoned R-15 with a Land Use Designation of Single Family Residential District to Zone B-1 with a Land Use Designation of Neighborhood Shopping District; and Providing for Severability and an Effective Date. Neil Nichols, Neil Nichols Real Estate on Behalf of Paul Melotte, Melotte Enterprises, Inc. Prospective Buyer of the Properties owned by Mary Smith, Gary and Patricia Barber, and Candice Satterfield. The request is contingent upon the rezoning of the properties in order to accommodate a Little Caesars Restaurant on the properties. (Second Reading)

Presenter: Josh Henderson, Planning Coordinator

Mr. Henderson presented the item to City Council as follows:

"On February 19, 2015, the Planning Commission held a public hearing and reviewed a rezoning request submitted by Neil Nichols, Neil Nichols Real Estate, on behalf of Paul Melotte, Melotte Enterprises, Inc., prospective buyer for the properties owned by Mary Smith, Gary & Patricia Barber, and Candice Satterfield, to rezone parcels 6-21-13-054.00; 054.01; and 053.00 from Zone R-15/Single Family Residential District to B-1/Neighborhood Shopping District, in order to allow Mr. Melotte the opportunity to develop the properties as a stand-alone Little Caesar's take-out restaurant. The transfer of ownership of the three properties from their current ownership to Mr. Melotte is contingent on the rezoning of the properties. The use of the properties as a take-out restaurant is permitted by right under the zoning classification of B-1.

The Planning Commission held a public hearing on the proposal on February 19, 2015. After consideration of the staff report, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance and 2004 City Comprehensive Plan, the Planning Commission voted to recommend approval of the request to City Council for the rezoning of the parcels from R-15 to B-1.

PLANNING COMMISSION RECOMMENDATION: The request was unanimously endorsed by the Planning Commission on February 19, 2015. Staff's recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission.

ADDITIONAL INFORMATION: Minutes from the February 19, 2015 Planning Commission Meeting and Staff Report with attachments are included. In addition,

enclosed is a proposed Ordinance in the event that Council approves the rezoning request.”

Mayor White opened the Public Hearing asking if there was anyone to speak against the rezoning. Hearing none, he asked if there was anyone to speak in favor of the rezoning.

Neil Nichols of Neil Nichols Real Estate, 188 W. Henry Street, came forward to speak on behalf of Paul Melotte, Melotte Enterprises, Inc. the prospective buyer of the property, in favor of the rezoning.

Councilmember Reeder made a motion to close the Public Hearing. Councilmember Scalisi seconded the motion, which carried unanimously 6 to 0.

Councilmember Anderson made a motion to approve the ordinance as requested on first reading. Councilmember Rice seconded the motion, which carried unanimously 6 to 0.

IX. Ordinance

A. Approving a Development Agreement Between the City of Spartanburg and OTO Development (Second Reading)

Presenter: Ed Memmott, City Manager

Councilmember Rice made a motion to approve the ordinance as presented on second reading. Councilmember Reeder seconded the motion, which carried unanimously 6 to 0.

X. Consent Agenda

A. Authorizing the City of Spartanburg, South Carolina, to Execute and Deliver an Equipment Lease Purchase Agreement, 2015, in an Amount Not Exceeding \$2,625,000 Between the City and the Lessor Thereof to Defray the Cost of Acquiring Certain Equipment; and Other Matters Relating Thereto (Second Reading)

Presenter: Dennis Locke, Finance Director

Councilmember Reeder made a motion to approve the ordinance as requested on second reading. Mayor pro tem Brown seconded the motion, which carried unanimously 6 to 0.

XI. Other Business

**A. Award for Construction Services for Phase I - Airport Runway Extension Project
Presenter: David Cook, Construction Project Manager**

Mr. Cook presented the item to City Council as follows:

“The City solicited competitive bids for Phase I of the Airport Runway Extension Project. Phase I work will include relocation of existing utilities, grading, and piping of creek that crosses the area of the runway extension. Bids were submitted by the following firms:

Rifenburg Construction Company	Zebulon NC	3,089,584.00
Blythe Development	Charlotte NC	3,293,373.00
Clary Hood	Spartanburg SC	3,611,910.00
NHM Constructors LLC	Asheville NC	3,801,646.69

McClam & Associates, Inc.	Little Mountain SC	4,022,232.00
Devere Construction Company, Inc.	Alpena, MI	4,048,922.40
Morgan Corporation	Duncan SC	4,344,805.40

In consultation with W.K. Dickson (Project Engineer), staff has carefully reviewed the bids and qualifications of each bidder. After this review, staff is recommending award of the contract to Rifenburg Construction Company. None of the companies submitting bids are certified MWBE contractors. Rifenburg has indicated that it intends to award 9.5% of the contract total to qualified MWBE subcontractors.

ACTION REQUESTED: Authorization for the City Manager to sign a contract with Rifenburg Construction Company for Phase I of the Airport Runway Extension Project.

BUDGET AND FINANCIAL DATA:

- FAA Grant - \$2,780,625
- South Carolina Aeronautics Commission - \$154,479
- City Funding - \$154,479”

Mayor pro tem Brown mad a motion to approve the award of construction services to Rifenburg Construction Company in the amount of \$3,089,584.00. Councilmember Scalisi seconded the motion, which carried unanimously 6 to 0.

B. Proposed 2015 Street Resurfacing Program

Presenter: Tim Carter, Engineering Administrator

Mr. Carter presented the item to City Council as follows:

“The City is eligible to receive funds for road repaving from the Spartanburg County Road Fee Program and the Spartanburg County Transportation Committee (“CTC”).

In anticipation of this funding, staff annually evaluates the condition of city maintained streets. Using a standardized rating process, a ranking of the streets is developed. Priority for repaving is given to streets in the worst condition.

For 2015, staff is recommending repaving of the streets listed on the attachment. With Council’s approval, staff will move forward with competitive bid solicitation for this work.

ACTION REQUESTED: Authorize staff to submit proposed selection of streets for repaving to Spartanburg County.

BUDGET AND FINANCE DATA:

- Spartanburg County Transportation Committee - \$350,000
- Spartanburg County Road Fee - \$361,800”

City of Spartanburg									
2015 ANNUAL STREET RESURFACING UNIT COST									
Street Name	Beginning	End	Length	Width	Sq. Yards	Sq. Yd. Milling	Sq. Yd. FDP	Asphalt Tons	Est. Total
DUPRE DR	Sydnor Rd	Fernwood Dr.	2200	24	5866.67		125.00	689.33	\$ 60,964.67
WINCHESTER PL	Camelot Dr.	W.O. Exrell Blvd.	1200	34	4533.33	1733.33	0.00	532.67	\$ 50,278.00
HILLANDALE RD	Vanderbilt Rd.	Cul-De-Sac	1010	34	3815.56	1458.89	250.00	448.33	\$ 49,817.32
SAINT JAMES DR	Savoy St.	Gordon Dr.	1950	24	5200.00		0.00	611.00	\$ 50,713.00
MIDWAY Dr.	Penarth Rd.	Gordon Dr.	810	25	2250.00	0.00	150.00	264.38	\$ 26,443.13
MIDWAY Dr.	Savoy St.	N. Landford Rd.	500	25	1388.89	0.00	0.00	163.19	\$ 13,545.14
GRAYSTONE DR.	St. Mathews Ln.	Cul-De-Sac	330	34	1246.67	476.67	200.00	146.48	\$ 19,826.45
E. LEE ST.	S. Church St.	Hudson Barksdale Blvd.	860	34	3248.89	1242.22	0.00	381.74	\$ 36,032.57
WHITES MILL WAY	Pennell Dr.	Cul-De-Sac	1250	24	3333.33	1805.56	0.00	391.67	\$ 38,827.78
GREENBRIAR TER.	Arbour Ln.	Cul-De-Sac	350	21	816.67	505.56	0.00	95.96	\$ 9,733.99
LINCOLN DR.	High St.	Woodview Ave.	2850	35	11083.33	4116.67	700.00	1302.29	\$ 143,498.54
ROSEWOOD TER.	Arbour Ln.	Cul-De-Sac	380	21	886.67	548.89	100.00	104.18	\$ 13,568.33
TWINING TER.	Arbour Ln.	Cul-De-Sac	320	24	853.33	462.22	400.00	100.27	\$ 21,939.91
WOODBINE CT.	Arbour Ln.	Cul-De-Sac	200	20	444.44	288.89	200.00	52.22	\$ 11,345.56
N. CYPRESS LN	Cypress Creek Dr.	Cul-De-Sac	540	24	1440.00	780.00	400.00	169.20	\$ 28,773.60
S. CYPRESS LN	Cypress Creek Dr.	Cul-De-Sac	220	24	586.67	317.78	300.00	68.93	\$ 15,833.69
DUNCAN ST	Union St.	S. Converse St.	1175	22	2872.22	1697.22	0.00	337.49	\$ 33,951.63
BOYD ST	Mills Ave.	S. Pine St.	1150	23	2938.89	1661.11	0.00	345.32	\$ 34,475.40
TALMADGE DR.	Winfield dr.	Cul-De-Sac	1560	22	3813.33		500.00	448.07	\$ 52,189.53
								0.00	
								0.00	
						17095.00	3325.00	6652.72	
									Total \$711,758.21

Councilmember Reeder made a motion to approve the 2015 resurfacing list as presented. Councilmember Anderson seconded the motion, which carried unanimously 6 to 0.

XII. City Council Updates –

Councilmember Rice mentioned the grief the Spartanburg High School faculty, staff and students were experiencing due to the accidental death of Jim Hartell, one of the teachers at the school.

He mentioned that he had attended the National League of Cities and had good information to give to staff from the conference.

He shared that the “Cuts and Conversations with the Chief” March 20 and 21, would allow residents to share their thoughts and concerns about their neighborhoods or any other matters in the City.

He offered the Wofford College Basketball Team congratulations on being named the 12th Seed in the NCAA Tournament.

Mayor pro tem Brown shared she was getting over sickness. She reminded everyone of the Spartanburg Soars Kite Fest on March 21 at the Chapman Cultural Center. She congratulated Partners for Active Living on receiving a \$200,000 grant. She reminded everyone to participate in the Hub Bub life sized Coloring Book on Thursday from 6:00 p.m. until 9:00 p.m.

Councilmember Anderson share that they were moving dirt at the Texas Roadhouse site. He added that he was pleased with the Little Caesars project. He offered condolences to the Hartell family.

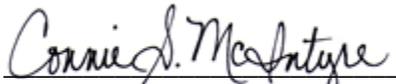
Councilmember Scalisi shared she had attended the National League of Cities and had attended several interesting classes. She thanked Chief Thompson for the “Cuts and Conversations” opportunities for residents. She reminded everyone of the Dottie’s Toffee opening on Thursday. She thanked the non-profit groups for establishing the Public Safety

Fund and for their help and support to the City. She reminded everyone that the Papi's Taco Food Truck would be downtown on Wednesday.

Councilmember Reeder shared that he had attended National League of Cities and took advantage of lots of good information. He mentioned that he participated in a round table discussion with the CDG. He shared that a group from Rochester, NY was coming to Spartanburg to see how our city does partnerships with others.

XIII. Adjournment

Councilmember Reeder made a motion to adjourn the meeting. Councilmember Rice seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 6:06 p.m.



Connie S. McIntyre, City Clerk