



**City Council Meeting
City Council Chambers
145 W. Broad Street
Spartanburg, SC 29306
Monday, February 10, 2020
5:30 p.m.**

**(These minutes were approved
at the February 24, 2019 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor White, Mayor pro tem Ruth Littlejohn, Councilmembers Erica Brown, Jerome Rice, Jamie Fulmer, Meghan Smith and Rob Rain. City Manager Chris Story and City Attorney Robert Coler 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 - observed

III. Approval of the Minutes from the January 27, 2020 City Council Meeting
*Mayor pro tem Littlejohn made a motion to approve the minutes as received.
Councilmember Smith seconded the motion, which carried unanimously 7 to 0.*

IV. Approval of the Agenda for the February 10, 2020 City Council Meeting
Councilmember Rice made a motion to approve the agenda as received. Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0.

V. Public Comment

**Citizen Appearance forms are available at the door and should be submitted to the City Clerk Ms. Brenda Lee Pryce, 291 Alexander Avenue, Spartanburg, SC invited Council to the "Lighting Up South Converse" event on Saturday, February 15.*

Councilmember Brown made a motion to amend the agenda to allow for a damage and cleanup update on the February 6, 2020 tornado that hit the city. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

City Manager Chris Story and other senior staff updated Council on the initial damage assessments and clean-up efforts.

Council received the report as information.

VI. Downtown Spartanburg Parking Management Review and Workshop Report
Presenter: Jensen K. Tidmore, EVP of Corporate and Urban Development,
Spartanburg Chamber of Commerce

Mr. Story presented the item to Council as follows:
“Several months ago we partnered with the Chamber’s Downtown Development Partnership to engage an international expert to assess parking in our downtown. At your Jansen Tidmore, the Chamber’s EVP of Corporate and Urban Development will present an overview of the report.”
Council received the report as information.

VII. Ordinance

**A. Providing for the Issuance and Sale of Taxable Water System Refunding Revenue Bonds of the City of Spartanburg, South Carolina, in One or More Series, in an Aggregate Principal Amount Not to Exceed Thirty Million Dollars (\$30,000,000); and Other Matters Relating Thereto (First Reading)
Presenter: Brad Love, Haynsworth, Sinkler & Boyd, PA**

Mr. Love presented the item to Council as follows:

“The City of Spartanburg Commission of Public Works (the “*Commissioners*”), operates the Spartanburg Water System (the “*System*”). From time to time, the Commissioners finance capital improvements to the System with bonds secured by the revenues of the System. These bonds are not obligations of City Council and do not have financial impact on the City of Spartanburg. However, their issuance does in some circumstances require the approval of City Council.

City Council has made general provision for the issuance, from time to time, of Water System Revenue Bonds of the City through the enactment of an ordinance entitled “An Ordinance Providing for the Issuance and Sale of Junior Lien Water System Revenue Bonds of the City of Spartanburg, South Carolina, and Other Matters Relating Thereto” enacted October 26, 1998, as amended by ordinance of the City Council enacted December 10, 2001 (hereinafter the “Bond Ordinance”).

It is provided in and by the Bond Ordinance that, upon enactment of a “Series Ordinance” by the City Council and the adoption of a “Series Resolution” by the Commissioners of Public Works of the City the governing body of the water system of the City, there may be issued one or more series of Bonds for the purpose of providing funds for expansion and improvements to the System, refunding Bonds or other indebtedness issued to provide land or facilities for the System or payable from the revenues of the System, and funding the debt service reserve funds, if any, established for the benefit of the holders of Bonds.

The Commissioners have advised the City Council that an amount not to exceed \$30,000,000 should be raised through the issuance of one or more Series of Bonds in order to provide funds to defray the cost of (i) refunding all or a portion of the outstanding \$27,255,000 of an original issue of \$27,255,000 City of Spartanburg, South Carolina Water System Revenue Bonds, Series 2013 (the “*Series 2013 Bonds*”) and (ii) paying related costs of issuance.

ACTION REQUESTED: City Council to approve the ordinance authorizing the issuance of the 2020 Series 1 Taxable Water System Bonds.

BUDGET AND FINANCIAL DATA: No impact upon the City’s budget.

Approved Series of Bonds shall be payable solely from and secured by a pledge of that portion of the Gross Revenues of the System remaining after the payment of Operation and Maintenance Expenses and a statutory lien on the System. The faith, credit and taxing power of the City are expressly not pledged therefor. The City is not obligated to pay the Approved Series of Bonds, or the interest thereon, save and except from that portion of the Gross Revenues of the System remaining after the payment of Operation and Maintenance Expenses.”

Councilmember Rice made a motion to approve the ordinance as presented on first reading. Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0.

B. To Amend the Text of Section 507, Planned Development Districts (PDD) to Consider Enabling Small-Lot Infill Redevelopment Projects, of the Zoning Ordinance of the City of Spartanburg South Carolina; and Providing for Severability and an Effective Date (First Reading)

Presenter: Natalia Rosario, Senior Planner

Ms. Rosario presented the item to Council as follows:

“The proposed text amendment change first came before the Planning Commission at the November 21, 2019 meeting. Since there had been three other new business cases before the Planning Commission at this meeting and it was getting late; the Planning Commission moved to table the request to the next meeting on December 19, 2019. At the December 19, 2019 meeting there was an informal discussion regarding the proposed text amendment edit changes; and a public hearing portion was held because there were some developers who wished to speak regarding this item; and after which time the Planning Commission had asked Staff to make some suggested changes and bring it back to the next Planning Commission Meeting. On January 16, 2020, the Planning Commission held a public hearing and reviewed Staff’s request to amend the text of the City of Spartanburg Zoning Ordinance, Section 507, Planned Development Districts (PDD), to consider enabling small-lot infill redevelopment standards submitted by the City of Spartanburg regarding proposed changes. All proposed changes were reviewed by the Planning Commission.

The Planning Commission held a public hearing on the proposal on January 16, 2020. After consideration of the staff report, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance and Section 507, Planned Development Districts (PDD), the Planning Commission voted to recommend approval of the proposed changes to the Zoning Ordinance.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on January 16, 2020 by a unanimous vote of 5 to 0. Staff’s recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission.”

After a lengthy discussion, and Council’s request for more detailed information, Mayor pro tem Littlejohn made a motion to table the item. Councilmember Smith seconded the motion, which carried 4 to 3. Mayor pro tem Littlejohn, Councilmember Smith, Councilmember Rice, and Mayor White voted for the motion. Councilmembers Fulmer, Brown and Rain voted against the motion.

C. Authorizing the City Manager to Execute an Agreement for the Transfer of Several Scattered Site Properties Located in the Northside and Hampton Heights Neighborhoods (First Reading)

Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“In an effort to reduce the number of vacant and substandard properties in the City of Spartanburg, staff issued and advertised a request for proposals. Springs1, LLC responded to the proposal and requested lots for development for sale to homebuyers. Staff is requesting approval to transfer 2 lots in the Hampton Heights neighborhood and one lot in the Northside community to Springs1, LLC for development. All developments in the Hampton Heights neighborhood will require the approval of the City’s Historic and Architectural Review Commission (HARB) and be consistent with the historic requirements of the Hampton Heights neighborhood. Developments in the Northside would be consistent with the Northside Transformation Plan.

Property Address	Tax Map Number	Property Type	Sale Amount
232 Hydrick Street	7-12-14-166.00	Vacant Lot	\$8,000.00
620 South Irwin Avenue	7-16-06-008.00	Vacant Lot	NSP Donation
595 Vernon Street	7-12-01-133.01	Vacant Lot	\$500.00

ACTION REQUESTED: Staff is requesting approval for the transfer of the three (3) properties to Springs1, LLC. The City Manager would execute a deed and development agreement to transfer ownership of the property.

BUDGET AND FINANCIAL DATA: Revenues and closing cost: \$8,500.00.”
Councilmember Brown made a motion to approve the ordinance as presented on first reading. Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0.

VIII. Resolutions

A. Approving Donation of Easement at 200 College Street (A Portion of Tax Map Parcel Number 7-12-05-363.00)

Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“The Northside Development Group in an effort to improve the Northside Neighborhood and implement the Northside Transformation Plan has negotiated with AT&T to secure an easement for the expansion of lighting and

sidewalk on College Street. Staff is requesting approval of a resolution accepting the easement.

ACTION REQUESTED:

Approval of resolution accepting the donation of the easement from: American Telephone and Telegraph, the owner of property.”

Councilmember Smith made a motion to approve the resolution as presented.

Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

B. Authorizing the Inclusion of Certain Property in a Joint County Industrial and Business Park Within the City Limits of the City Pursuant to Section 4-1-170 of the Code of Laws of South Carolina, 1976, as Amended

Presenter: Chris Story, City Manager

Mr. Story presented the item to Council as follows:

“One of the important goals of the Northside initiative is to develop a neighborhood with a variety of housing types and mixes of incomes. This requires the development of a number of affordable housing units. A long planned element of that strategy is the development of a 90 units (81 affordable) apartment building on the northwest corner of College and Howard Streets. City Council has previously taken several steps to assist in the development of this project known as Northside Station.

The attached resolution would authorize the inclusion of this parcel within a Multi-county Industrial Park which is the mechanism necessary to provide the agreed upon tax treatment for the project.

We recommend your approval.”

Councilmember Rain made a motion to approve the resolution as presented.

Councilmember Fulmer seconded the motion, which carried unanimously 7 to 0.

IX. Police Officer Recruitment and Retention

Presenter: Chris Story, City Manager

Mr. Story presented the item to Council as follows:

“Consistent with the experience of local governments across the nation, we have found it increasingly challenging to recruit and retain police officers. Many factors, including the complexity of the job and the current labor market conditions, have exacerbated this challenge. Turnover is costly. Recruiting the right men and women and keeping them are important to maintaining a high performing and cost-effective department. To that end, I am sharing information related to updates to our compensation schedules for police officers.

It is important to note that, while we believe the acute nature of this dynamic in policing requires immediate mid-year adjustment, the police department is not the only area of the city workforce to face similar challenges. My intent is to provide information and address other areas of the organization in the months ahead leading up to the adoption of the FY21 budget.”

Council received Mr. Story's report as information.

X. City Council Updates- *Each Councilmember gave updates on their activities since the previous council meeting.*

XI. Executive Session Pursuant to Section 3-4-40(2) Concerning a Personnel Matter Related to Annual Review of City Attorney
Councilmember Smith made a motion to adjourn to Executive Session for the reason stated. Councilmember Fulmer seconded the motion, which carried unanimously 7 to 0. Council adjourned to Executive Session at 7:21 p.m.

Council reconvened to regular session at 8:15 p.m. Mayor White stated that discussion was held with no decisions made.

XII. Adjournment – Councilmember Brown *made a motion to adjourn the meeting. Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 8:17 p.m.*


Connie M. Kellner, City Clerk