



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, April 22, 2019
5:30 p.m.

- I. **Moment of Silence**
- II. **Pledge of Allegiance**
- III. **Approval of the Minutes of the April 8, 2019 City Council Meeting**
- IV. **Approval of the Agenda of the April 22, 2019 City Council Meeting**
- V. **Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. **Recognition of Retiring Animal Services Officer Mike Johnson**
Presenter: Mayor Junie White
- VII. **Special Events Department Update**
Presenter: Mandy Merck, Special Events Manager
- VIII. **Ordinance**
 - A. **Authorizing the City Manager to Execute an Agreement for the Transfer of 328 Caulder Avenue – Block Map Sheet 7-16-07, Parcel 157.00; 330 Caulder Avenue – Block Map Sheet 7-16-07; Parcel 158.00; and 334 Caulder Avenue – Block Map Sheet 7-16-07, Parcel 159.00 (First Reading)**
Presenter: Martin Livingston, Neighborhood Services Director
- IX. **Other Business**
 - A. **Saxon Avenue Culvert Improvement Project**
Presenter: Jay Squires, Streets and Storm Water Manager
- X. **Consent Agenda**
 - A. **Ordinance to Amend the Code of the City of Spartanburg 1988, Chapter 2, Article V, Section 2, Division 1. Generally to Add Section 2 – 151 through Section 2-153**
(Second Reading)
Presenter: Bob Coler, City Attorney

XI. City Council Updates

XII. Executive Sessions

- A. Executive Session Pursuant to Section 30-40-70 (a) (2) of the South Carolina Code to Receive Legal Advice Related to Acquisition of Property**
- B. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to an Economic Development Project**

Council may take action on matters discussed in Executive Session after exiting Executive Session.

XIII. Adjournment

** Non-Agenda Items*

City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.

**Agenda Items*

City Code Sec. 2-56. Addressing Council, Comments or Remarks to Council on Agenda Items Not Requiring Public Hearing. On agenda items not requiring a Public Hearing, please provide to the City Clerk prior to the opening of the meeting, your desire to speak on an agenda item. Remarks shall be limited to five (5) minutes and total remarks on any agenda item shall not exceed twenty (20) minutes.



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, April 8, 2019
5:30 p.m.**

**(These minutes are subject to approval
at the April 22, 2019 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor Junie White, Mayor pro tem Alan Jenkins, Councilmembers Erica Brown, Jerome Rice, Ruth Littlejohn and Jamie Fulmer. Councilmember Sterling Anderson was out sick. 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 - recited

III. Approval of the Minutes of the March 25, 2019 City Council Meeting –
*Councilmember Littlejohn made a motion to approve the minutes as received.
Councilmember Rice seconded the motion, which carried unanimously 6 to 0.*

IV. Approval of the Agenda of the April 8, 2019 City Council Meeting –
*Mayor pro tem Jenkins made a motion to approve the agenda as received.
Councilmember Rice seconded the motion, which carried unanimously 6 to 0.*

V. Public Comment

*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
The following citizens spoke regarding recent proposed changes by the Spartanburg Water System:

1. Len Fletcher, 304 Lakefront Rd., Inman, SC
2. Dwight Smith, 128 Coastline Drive, Inman, SC
3. Cynthia Jones, 550 Thorn Cove Drive, Mayo, SC (signed up but did not speak)
4. Matt Spencer, 712 Brown Arrow Circle

Melvin C. Norwood, 123 White Oak Rd., Spartanburg, SC, spoke regarding the City's new litter officer. He thanked Council for what they do for the city.

- VI. Recognition of Retiring Police Officer MPO-Patrol Randy Hardy**
Presenter: Mayor Junie White
Mayor White presented Mr. Hardy with his retirement plaque and thanked him for his many years of dedicated service to the City of Spartanburg.
- VII. Presentation of Proclamation to Mr. Perry Lee**
Presenter: Mayor Junie White
Mayor White presented the proclamation to Mr. Lee and thanked him for his dedication to keeping Woodland Heights litter free.
- VIII. “Keep OneSpartanburg Beautiful...A Community-wide Beautification Initiative”**
Presentation by John Kimbrell, Executive Vice President/Spartanburg Chamber of Commerce
Council received the report as information.
- IX. Update from Citizens Advisory Council (CAC)**
Presenter: Mitch Kennedy, Assistant City Manager
Wesley Hammond, Chairman of CAC
Council received the report as information.
- X. Ordinance To Amend the Code of the City of Spartanburg 1988, Chapter 13, Article III, Section 13-59(b) “Offenses Against Public Peace” by Adding Number 17, “Collection of Commercial Solid Waste” (Second Reading)**
Presenter: Bob Coler, City Attorney
 Mr. Coler explained to Council that the additional wording per Council’s request, and as listed below, was added to the ordinance prior to second reading:
 “For a first offense, the offender shall receive a written warning. For a second offense, the penalty shall be a \$250 fine. For a third offense, the penalty shall be a \$500 fine. A second or subsequent conviction shall be sufficient grounds for a thirty (30) day suspension of the offender’s City of Spartanburg business license. A third or subsequent conviction shall be sufficient grounds for a revocation of the offender’s City of Spartanburg business license pursuant to Section 9-15 of the City Code.”
Mayor pro tem Jenkins made a motion to approve the ordinance as amended with the additional wording. Councilmember Littlejohn seconded the motion, which carried unanimously 6 to 0,
- XI. Ordinance to Amend the Code of the City of Spartanburg 1988, Chapter 2, Article V, Section 2, Division 1. Generally to Add Section 2 – 151 through Section 2-153 (First Reading)**
Presenter: Bob Coler, City Attorney
 Mr. Coler presented the item to Council as follows:
 “City staff was approached by several councilmembers expressing a desire to have the Mayor possess the authority to appoint members of council to subcommittees.
 ACTION REQUESTED: Council is being asked to provide first reading approval of the proposed Ordinance to Amend the Code of the City of Spartanburg 1988, Chapter 2, Article V, Section 2, Division 1. Generally to Add Sections 2-151-153.”

Councilmember Rice made a motion to approve the ordinance as presented on first reading. Mayor pro tem Jenkins seconded the motion, which carried unanimously 6 to 0.

XII. Annual Declaration of Vacancies on City of Spartanburg Boards and Commissions

Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented the item to Council as follows:

“City Council annually reviews vacancies on City of Spartanburg Boards and Commissions. Vacancies are declared in April, unless circumstances dictate otherwise, with the goal of Council having all the appointments/reappointments made by the second meeting in June. This procedure meets the requirements of the resolution Council approved regarding June 30 term expirations dated June 9, 2003.

Applications for vacancies will be accepted through June 17, 2019. In the event of multiple applications for the number of vacancies on a particular board, a committee of councilmembers is appointed to conduct interviews of the applicants. The committee will bring forward their recommendation/s for full Council approval.

The application and the vacancies on each Board or Commission will be posted on the City’s website. The information is also available upon request to the City Clerk.

A current list of vacancies is attached.”

Accommodations Tax Advisory Committee

4 vacancies – 2 eligible for reappointment

Alcohol and Drug Abuse Commission

4 vacancies – all eligible for reappointment

Board of Architectural Design and Historic Review (HARB)

2 vacancies – 1 eligible for reappointment

Construction Board of Adjustments and Appeals

1 vacancy

Design Review Board

1 vacancy

Hospitality Tax Committee

2 vacancies - both eligible for reappointment

Housing Board of Adjustment and Appeals

3 vacancies - 1 eligible for reappointment

Planning Commission

2 vacancies - 2 eligible for reappointment

Public Safety Committee

2 vacancies - 1 eligible for reappointment

Spartanburg Memorial Auditorium Commission

2 vacancies

Zoning Board of Adjustments and Appeals

2 vacancies - both eligible for reappointment

Council received the report as information.

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

XIV. Executive Sessions–*Councilmember Brown made a motion to adjourn to Executive Session. Councilmember Rice seconded the motion, which carried unanimously 6 to 0. Council adjourned to Executive Session at 6:31 p.m.*

A. Executive Session Pursuant to Section 30-40-70 (a) (2) of the South Carolina Code to Receive Legal Advice Related to Acquisition of Property

B. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to an Economic Development Project

Council reconvened at 7:02 p.m. Mayor White stated that discussion was held with no decisions made.

Council may take action on matters discussed in Executive Session after exiting Executive Session.

XV. Adjournment – *Mayor pro tem Jenkins made a motion to adjourn the meeting. Councilmember Littlejohn seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 7:03 p.m.*



Connie S. McIntyre, City Clerk



SUMMARY REPORT TO CITY COUNCIL

TO: Chris Story, City Manager

FROM: Mandy Merck, Special Events Manager

SUBJECT: Special Events Update

DATE: April 17, 2019

BACKGROUND: Special Events are in full swing in Downtown Spartanburg

ACTION REQUESTED: None

I would like to give a quick update to City Council on all of the Special Events happenings in Downtown Spartanburg.

What's Happening

2019 Downtown Event Schedule

March 16	Shenanigans on the Square, Noon-10 pm
Thursdays in April	Music on Main, 5:30-8:30 pm
Fridays in April	Jazz on the Square, 5:30-8 pm
April 5 & 6	Hub City Hog Fest
April 13	Spartanburg Soaring Kite Festival, 11 am - 5 pm Cribb's Burger Cookoff, 2-8 pm
April 26-28	Spring Fling Weekend including Friday's Bike Race
Thursdays in May	Music on Main, 5:30-8:30 pm
Fridays in May	Jazz on the Square, 5:30-8 pm
May 4	Earth Day Festival, 10 am - 3 pm Cinco de Mayo, Noon-9 pm
May 20	Assault on Mt. Mitchell
Thursdays in June	Music on Main, 5:30-8:30 pm
June 1	Sparkle City Rhythm & Ribs, 4-11 pm
June 8	Rock N' Rescue, 2-6 pm
June 19	Pickin in the Park, 5-10 pm
Thursdays in July	Music on Main, 5:30-8:30 pm
July 4	Red,White,& Boom, 5-10 pm
Fridays in Sept	Live on the Square... (NEW EVENT!)
September 28	Melting Pot Music Festival, 3-9pm
October 5	International Festival, 11am-7 pm
October 19	Hub City Brew Fest, 1-5 pm
December 3	Dickens of a Christmas, 6-9 pm



VIII.



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Martin Livingston, Neighborhood Services Director
SUBJECT: Development Agreement and Transfer of Property
DATE: April 22, 2019

BACKGROUND:

Staff is requesting approval for the City Manager to enter into a development agreement for the transfer and development 328, 330, and 334 Caulder Avenue (TMS: 7-16-07: Parcels 157.00, 158.00 and 159.00) located in the South Converse neighborhood. GA Management, LLC an upstate minority owned development team of contractors and real estate developers will build two affordable and workforce housing home on the three properties.

The City will provide closing cost assistance to the affordable buyers at 80% of Area Median Income (AMI) or less. Sales price of the affordable unit will be near \$120,000 or less. Sales prices of the Workforce Housing unit will be at approximately \$160,000. The purpose of this development is to convert useable City property into long term tax producing properties and to meet City's housing objectives.

ACTION REQUESTED: Staff is requesting approval for the City Manager to enter into a development agreement with GA Management, LLC.

BUDGET AND FINANCIAL DATA: Not applicable.

AN ORDINANCE AUTHORIZING THE CITY MANAGER
TO EXECUTE AN AGREEMENT FOR THE TRANSFER OF
328 CAULDER AVENUE – BLOCK MAP SHEET 7-16-07, PARCEL 157.00; 330
CAULDER AVENUE – BLOCK MAP SHEET 7-16-07, PARCEL 158.00; AND 334
CAULDER AVENUE – BLOCK MAP SHEET 7-16-07, PARCEL 159.00.

BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1. Approve and authorize the City manager to enter into a development agreement for the transfer of 328 Caulder Avenue (7-16-07-157.00); 330 Caulder Avenue (7-16-07-158.00); AND 334 Caulder Avenue (7-16-07-159.00).

Section 2. The City of Spartanburg will enter into a development agreement with GA Management, LLC for the transfer and development of the property.

Section 3. GA Management, LLC will complete its due diligence to build 2 affordable units and one workforce housing unit within one (1) year of approval of the development agreement.

Section 4. The City Manager is authorized to sign necessary documents to execute this transaction.

Section 5. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this ____ day of May, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___ / ___ / ___ 1st Reading

___ / ___ / ___ 2nd Reading

- b. Implementation of Investment. Subject to any delays caused by City or by force majeure, Project Developer covenants that it will have Project complete and sold not later than one (1) year after receipt of all building permits. If Project not totally sold by said deadline, then it shall be complete and Project Developer, its agents or assigns, shall be actively marketing Project for sale.
- c. Compliance with Law. Construction of the Project shall be performed in a good, safe and workmanlike manner and in accordance with all applicable laws, rules, orders, ordinances, regulations and legal requirements of all governmental entities, agencies or instrumentalities, including, but not limited to, all building code requirements then in effect.
- d. Purpose and Intent. It is understood, and agreed to, by both City and Project Developer, that the purpose and intent of this Agreement is for City to deed to Project Developer the Properties for the sole purpose of Project Developer performing those tasks set forth in Paragraph 1 of this Agreement in a mutually beneficial relationship that addresses the housing needs of City. Should Project Developer fail to comply with all of the provisions of Paragraph 1 of this Agreement, then Project Developer shall be prohibited from deeding any of the three (3) lots identified in Paragraph 1(a) to any other entity and shall deed said properties back to City with any and all improvements thereupon.

2. City Commitments

- a. Deed Property. City will deed to Project Developer the Properties under the terms, conditions and reservations set forth in Paragraph 1 of this Agreement.
- b. Site Preparation.
 - i. City will remove the steps and retaining walls on the Properties.
 - ii. City will remove retaining wall on the interior lot (330 Caulder Avenue) and said lot will be graded back to the satisfaction of City in its sole discretion.
 - iii. City will remove underbrush on the Properties between Caulder Avenue and the utility lines traversing the property. No underbrush or trees from the utility lines to the back of the Properties will be removed by City.
 - iv. City will remove five large trees on the Properties to the satisfaction of City in its sole discretion.
 - v. City will remove dead or dying trees on the edge of the property near the fences to the satisfaction of City in its sole discretion.
 - vi. City will make a curb cut for the interior property (330 Caulder Avenue) for a driveway. Location of said curb cut will be determined by City in its sole discretion upon request by Project Developer.

- c. Buyer Assistance. City will coordinate efforts with its affordable housing providers to assist with closing costs for eligible buyers of the two (2) affordable lots.

3. No Assignment Without Consent.

Prior to completion of the duties set forth herein, neither the City nor the Project Developer are authorized to assign its respective duties under the Agreement to third parties without first having received from the other party a written consent, which consent shall not be unreasonably withheld, executed with the same formality of the Agreement. Notwithstanding the foregoing, City does acknowledge and agree that Project Developer may be utilizing subcontractors to perform work on the Project. Said subcontractors shall be held to the same performance standards as Project Developer.

4. Modification.

No modification of the Agreement shall be binding upon the parties unless the same is first reduced to writing in a document having the same formality as the Agreement and executed by the duly authorized officer for each party. However, minor changes and modifications to the Development Agreement are authorized as may be necessary or appropriate to allow for a final version mutually acceptable to the parties, with said minor changes and modification being approved by the City Manager and the City Attorney. Should the City Manager or City Attorney, or both, determine that any modification of previously negotiated terms is significant and warrants further action by Council, then the matter shall be presented to and reviewed by City Council before the final execution.

5. Merger of Negotiations.

All prior negotiations and representations of both parties are merged into the Agreement, and no prior statement, whether written or oral, shall be binding upon either party unless reduced to writing and contained in the Agreement.

6. Applicable Law.

The Agreement is entered into under the laws of South Carolina, the City is a political subdivision of South Carolina, and the subject real property and improvements are located in South Carolina. The Agreement shall be construed in accordance with the laws of South Carolina.

7. No Joint Venture.

The parties acknowledge the City is acting solely in a governmental capacity in expanding/enhancing the City's public infrastructure and spaces, in approving the Agreement and in providing any other approvals related to the Project. Accordingly, the parties further acknowledge that no joint venture is intended or

created between the Project Developer (or its affiliates or principals) and the City, and the parties expressly disclaim the same.

8. Indemnification.

The Project Developer shall indemnify, defend and hold harmless the City, as well as its officers, officials and employees, from and against all claims of any nature whatsoever, at law or in equity, arising out of, or related in any manner to the Agreement, the design and construction of the Project, or the Project Developer's maintenance obligations, excluding only those claims resulting from the breach of this Agreement by the City or the gross negligence or willful misconduct of the City, its officers, contractors, agents, officials and/or employees. This provision shall survive termination of the Agreement. Said indemnification by Project Developer shall extend to all performance by Project Developer's subcontractors.

9. Notice.

All notices and communications hereunder shall be in writing and shall be delivered personally or sent by certified mail, return receipt requested, addressed to the parties as follows:

CITY:

City of Spartanburg
Attention: City Manager
145 W. Broad Street
Spartanburg, SC 29306
(864) 596-2712

PROJECT DEVELOPER:

GA Management LLC
Attention: _____
1140 Woodruff Road
Greenville, SC 29607
Phone: (864) 323-6282

10. Miscellaneous.

If any part or provision of this Agreement is held invalid or unenforceable under applicable law, such invalidity or unenforceability shall not in any way affect the validity or enforceability of the remaining parts and provisions of this Agreement. The waiver of a breach of this Agreement by either party shall not operate as a waiver of any subsequent breach, and no delay in acting with regard to any breach of this Agreement shall be construed to be a waiver of the breach. Headings are inserted for convenience only and shall not be considered for any other purpose. All exhibits referenced above (including all attachments thereto) are attached hereto and incorporated herein as part of the Agreement.

WHEREFORE, in consideration of the foregoing, the parties do bind themselves by terms and conditions of the agreement by providing below the signature of their authorized officers.

GA MANAGEMENT LLC

Signature: _____
Print Name: _____
Title: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2019
by the duly authorized officer for GA Management, LLC.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBITS

- A. Property Map (1 page)
- B. GA Management LLC letter (8 pages)

EXHIBIT A



Overview



Legend

-  Parcels
-  Parcel Line in ROV
-  Roads
-  County Line

Date created: 4/10/2019
Last Data Uploaded: 4/9/2019 11:33:30 PM

Developed by  **Schneider**
GEOSPATIAL

EXHIBIT B

GA

**GA MANAGEMENT LLC
LINDA ADAMS**

LINDA ADAMS

MARTIN LIVINGSTON

**AICP, CPM • CITY OF SPARTANBURG • P.O. BOX 1749 •
SPARTANBURG, SC 29304**

01/11/2019

Dear Mr. Livingston,

Here is the information on behalf of the letter of interest on the (3) vacant lots.

The developer is GA Management LLC, which employed the builder EJS Construction LLC the builder.

GA Management, 1140 Woodruff Ed. Greenville, SC 29607. 864-323-6282: email, gamangement@gmail.com

EJS Construction LLC, 261 W. Main St., Ninety Six, SC 29666. 864-993-9525.

First Family Realty, will be the marketing for the selling of the properties.

Each home will be 3 bedrooms with 2 full baths.

The square footage of the homes will be around 1050 to 1297 square feet.



EMAIL



TWITTER HANDLE



TELEPHONE



LINKEDIN URL

A

**GA MANANGEMENT LLC
LINDA ADAMS**

If the city would clear the lots so that they would be in a buildable stage will help with the developing cost.

Subject:

Budget on the home would consist of :

SITWORK: \$ 7500

CONCRETE: \$ 20,000

MASONRY: \$ 15,000

WOOD & PLASTICS: \$ 32,500

PLUMBING PACKAGE: \$ 7000

ELETTRICAL PACKAGE: \$ 12,500

WATERPROOF/INSULATION: 9500

LABOR COST: \$ 17,000

The floor plan is included but color can be a choice of the city if liked.

Sincerely,
GA MANANGEMENT LLC
Linda Adams



EMAIL



TWITTER HANDLE



TELEPHONE



LINKEDIN URL



GA

GA MANAGEMENT LLC
LINDA ADAMS

G.A. Management have been in the construction business since 1999. We started out with a desire to help stabilize families by purchasing affordable homes, remodeling and renting them to families in need. Over the years, we have built our construction/remodeling business around helping families become home owners. We have provided our services to residents in all income levels across the upstate. Our goal to build much needed affordable housing in the City of Spartanburg.

Between 2015 and 2016 the population of Spartanburg County, South Carolina grew from 297,302 to 301,463, a 1.4% increase. The median household income grew from \$45,125 to \$47,371, a 4.98% increase. There is a need in the City of Spartanburg for housing for buyers at this income level and below.

The median property value in Spartanburg County is \$129,200, and the homeownership rate is 69.9%. The target buyer for the three lots located at 328, 330 and 334 Caulder Ave. is very low (50%) to low (80%) of HUD's AMI (Area Medium Income buyers).

Two of the homes will be for buyers with incomes from 50% to 79% of HUD's AMI with a sales price of 120,000 and one home for a buyer with income from 80% to 100% of HUD's AMI with a sales price of 150,000. The style and design of the three homes will be very similar however the square foot will make a difference in price. All the homes will be craftsman style with drive pads. The installation of drive pads will allow for parking off the street. The square footage of the two affordable homes will range from 1,050 to 1,200, to include three bedrooms and two bathrooms. The square footage of the market rate home will be 1,275 to 1,500 to include 3 bedrooms and two bathrooms. All homes will be energy star rated.

G. A. Management will begin marketing for the three units once the City of Spartanburg issues an approval of the proposal and G. A. Management takes possession of the lots. Marketing will include MLS listings, informational workshops, printed materials and "For Sale" signs.

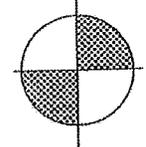
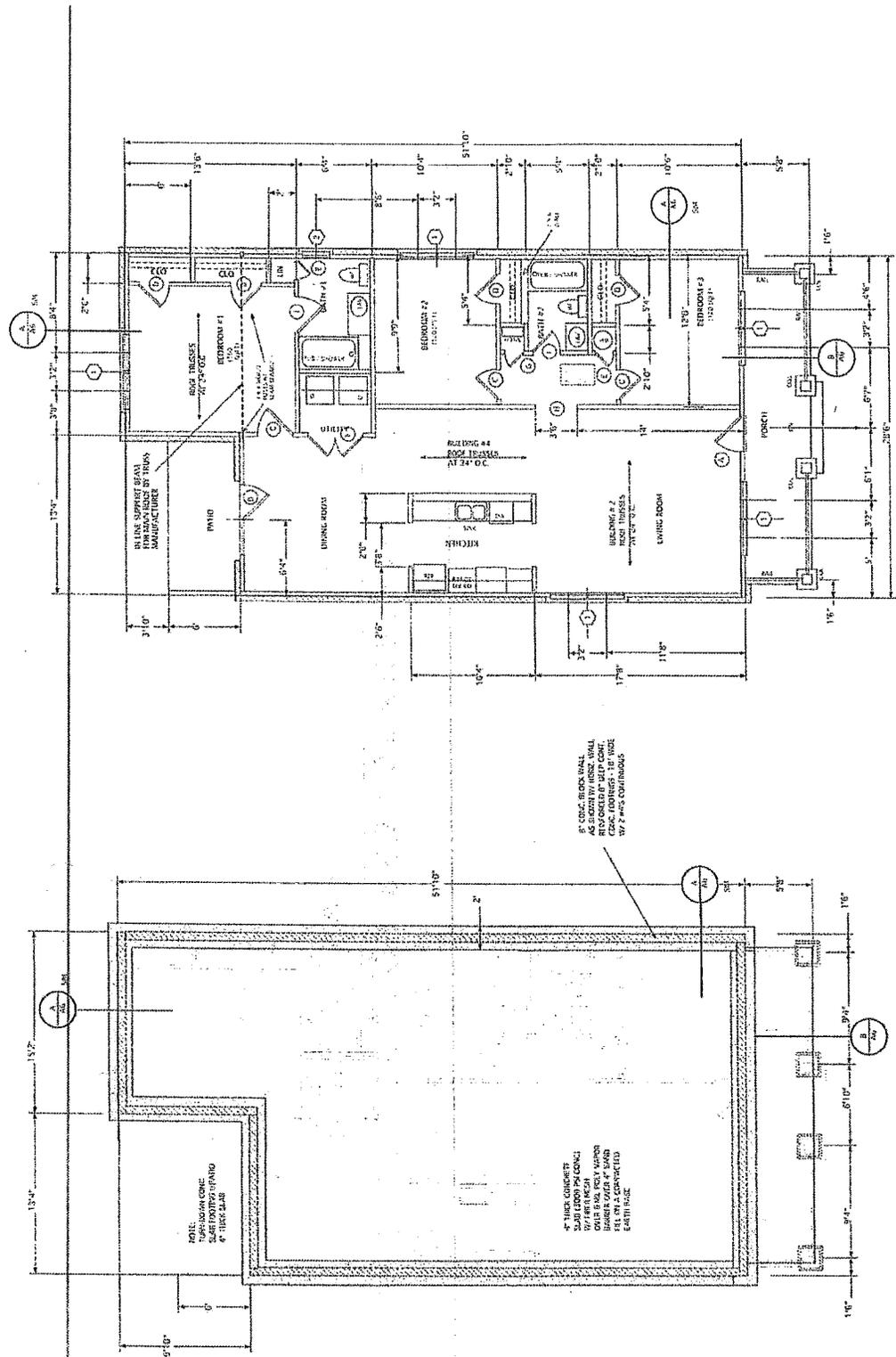


GA

GA MANAGEMENT LLC
LINDA ADAMS

We are Linda and Gaines Adams, the owners of G.A. Management. We have been in the construction business since 1999. We started out with a desire to help stabilize families by purchasing affordable homes, remodeling and renting them to families in need. Over the years, we have built our construction/remodeling business around helping families become home owners. We have provided our services to residents in all income levels across the upstate. It is our desire is to provide decent affordable housing for low to moderate income buyers in the City of Spartanburg. G.A. Management share similar housing goals as the City of Spartanburg and would like the opportunity to work with the City to provide homeownership opportunities. These are exciting times for Spartanburg because there is tremendous potential for growth in many areas of the city. As a starting point, we would like to begin with three lots located at 328, 330 and 334 Caulder Avenue. G. A. Management would like to construct two units at a price range of \$100,000 to \$120,000 and one unit at market rate of about \$150,000. We believe that, what we have to offer will add much value to the community for years to come.

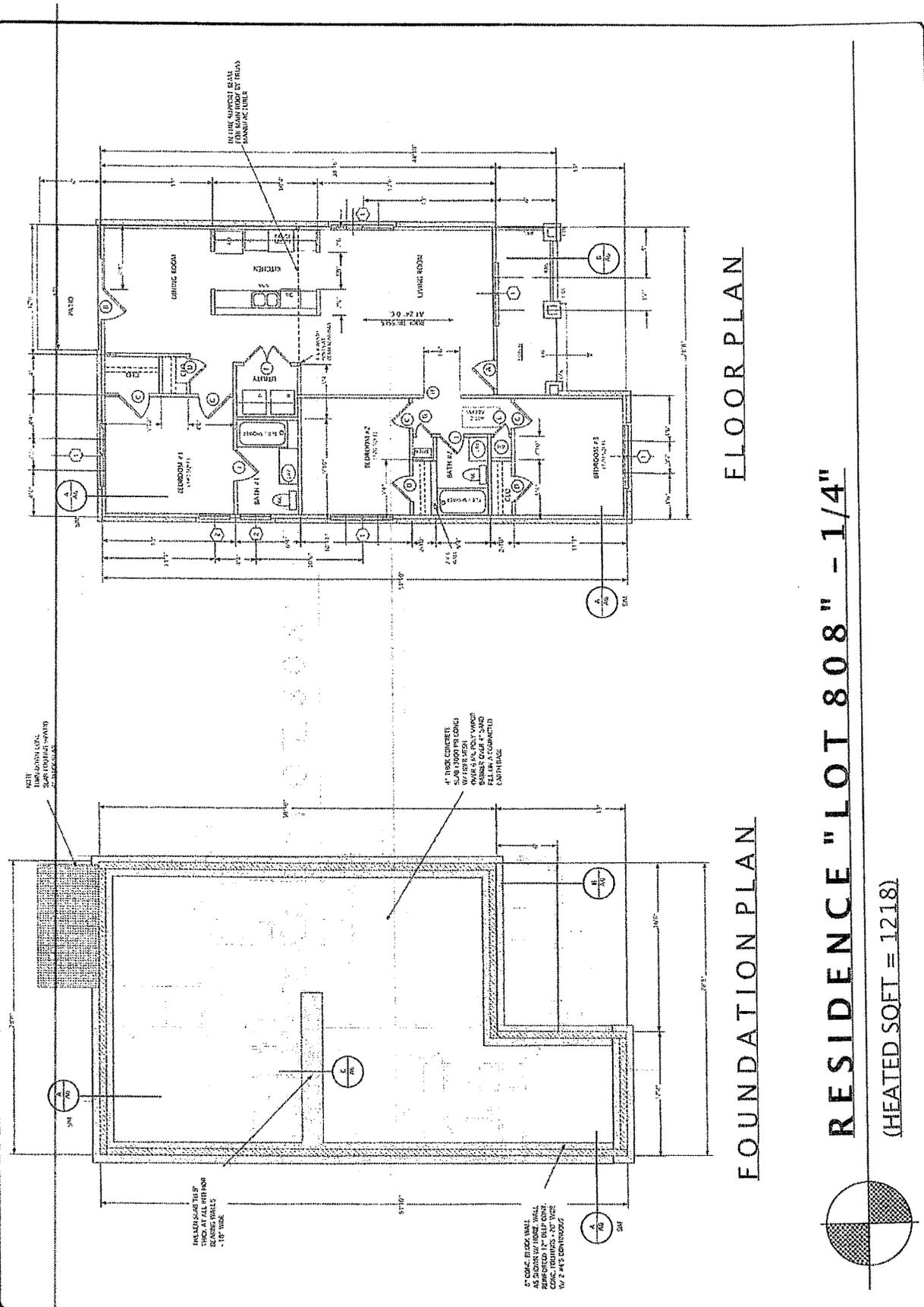
More can be reviewed on G.A. Management at www.GAmangement.com.



FOUNDATION PLAN

FLOOR PLAN

RESIDENCE "LOT 807" PLANS - 1/4"
(HEATED SQFT = 1296)

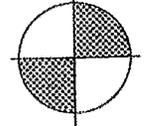


FLOOR PLAN

FOUNDATION PLAN

RESIDENCE "LOT 808" - 1/4"

(HEATED SOFT = 1218)



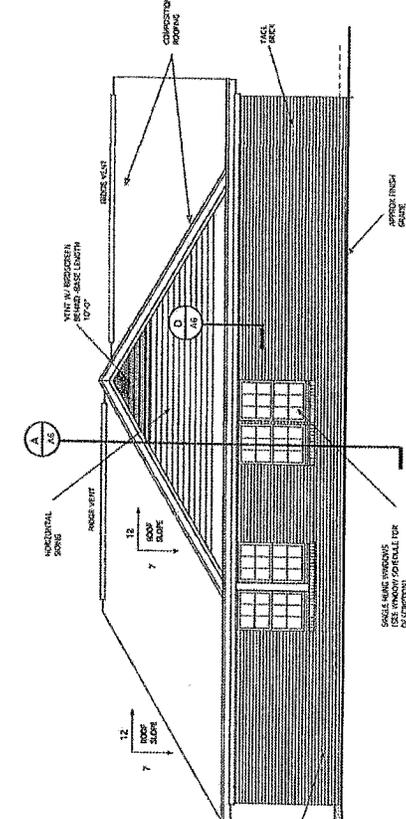
IN THE SUPPORT BEAMS FOR MAIN FLOOR BY TRUSS BRACING CURVE

NOT TO SCALE. SEE PLAN FOR ALL DIMENSIONS.

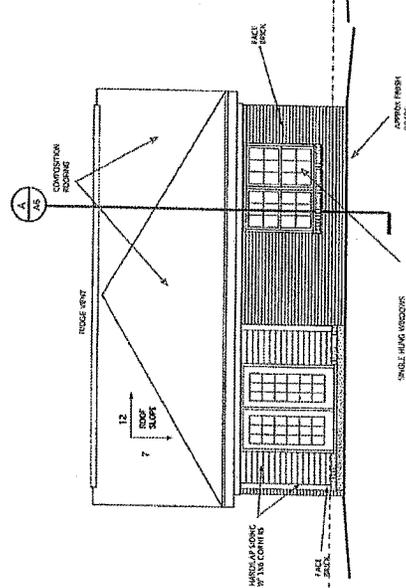
4" THICK CONCRETE SLAB (12000 PSI CONC) WITH REINFORCING BARS. FILL WITH COMPACTED SAND FILLER & COMPACTED LAYERS.

IN ALL CASES, TYP. THICK. AT ALL INTER. BEARING WALLS - 16" THICK.

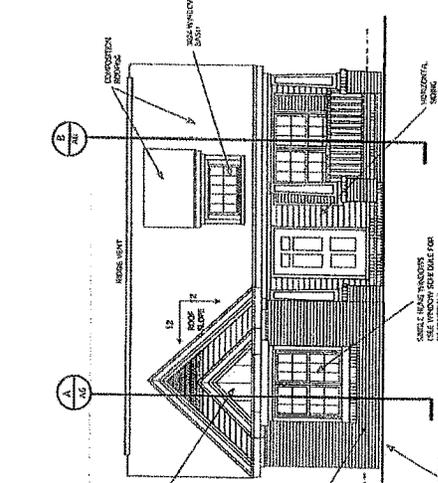
5" CORNER BRICK WALL. 12" CORNER BRICK WALL. REINFORCED 12" BLUE GRAY CONC. FOOTINGS - 16" THICK. W/ 2 #4'S CONTINUOUS.



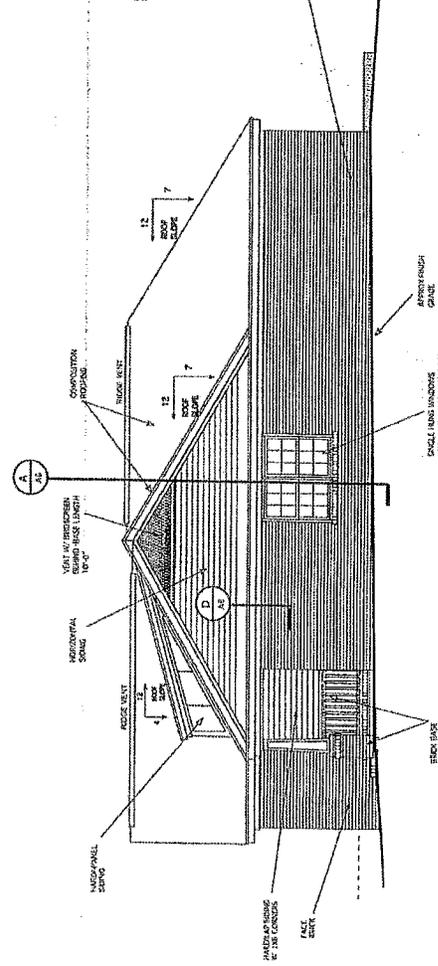
LEFT SIDE VIEW



REAR VIEW



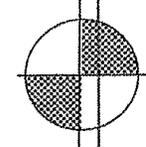
FRONT VIEW



RIGHT SIDE VIEW

ELEVATIONS

RESIDENCE





REQUEST FOR COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Jay Squires, Streets & Storm Water Manager
SUBJECT: Saxon Avenue Culvert Improvement Project
DATE: April 16, 2019

BACKGROUND: Staff received bids for the installation of approximately 50 feet of 24 inch drainage pipe from under Saxon Avenue. The project would be near # 530 Saxon Avenue.

The following bids were received:

HRH Services, LLC.	Spartanburg, S.C.	\$ 64,080
Martin and Son Contracting, Inc.	Spartanburg, S.C.	\$ 93,900

Staff has reviewed the bids and the qualifications for each of these contractors. Based on that review, staff has determined that, HRH Services, LLC. is the responsive low bidder. No bids were submitted from MWBE certified contractors. It is anticipated that it will take 20 days (depending on weather) to complete this project. Staff will give neighborhood residents advance notice using door hangers and mailers. A portion of Saxon Avenue will be closed during construction for safety reasons. A detour route will be in place for convenience while the segment of road is closed.

ACTION REQUESTED:

Allow staff to accept the bids and authorize the City Manager to enter into a contract with HRH Services, LLC. for the completion of the project.

BUDGET AND FINANCE DATA:

\$64,080 to be paid from the Storm Water Construction Account.