



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, August 26, 2019**

**(These minutes were approved at
the September 9, 2019 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor White, Mayor pro tem Alan Jenkins, Councilmembers Erica Brown, Jerome Rice, Ruth Littlejohn, Sterling Anderson and Jamie Fulmer. 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 Agenda of the August 26, 2019 City Council Meeting –**
Councilmember Rice made a motion to approve the agenda as received.
Councilmember Littlejohn seconded the motion which, carried unanimously 7 to 0.
- IV. Public Comment -**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
 1. Michael Fowler, 410 Lucerne Drive, presented Mayor White with an award from the American Legion, Post 28.
 2. April Swart, 121 Remington Lane, Chesnee, SC, spoke regarding her concerns with a 5G ordinance.
 3. Emily Brock, 520 Hemlock Drive, Boiling Springs, SC, spoke regarding her concerns with 5G.
- V. Presentation of Proclamation Declaring “Women’s Right to Vote Day”**
Presentation: Mayor White
Councilmember Brown presented the proclamation to representatives from the local League of Women Voters.
- VI. OneSpartanburg Halfway Point Update**
Presenter: Allen Smith, President and CEO, Spartanburg Chamber of Commerce
Mr. Smith, along with his team from the Chamber, presented Council an update on the OneSpartanburg effort.

Council received the report as information.

VII. Update Presentation from Municipal Association of South Carolina

Presenter: Chris Story, City Manager

Scott Slatton, Legislative and Public Policy Advocate for the South Carolina Municipal Association, updated Council on recent activities and advocacy efforts of MASC.

Council received the report as information.

VIII. Ordinance – Second Reading

A. Providing for the Issuance and Sale of City of Spartanburg, South Carolina Special Obligation Bonds (Hospitality Fee Pledge), in the Principal Amount of Not Exceeding \$15,000,000; Authorizing the City Manager to Determine Certain Matters with Respect to the Bonds; Prescribing the Form and Details of Such Bonds; and Other Matters Relating Thereto (Second Reading)

Presenter: Dennis Locke, Finance Director

Mr. Locke presented the item to Council as follows:

The upcoming Council agenda includes the second and final reading of the attached ordinance enabling the issuance of \$13,250,000 of Hospitality Tax bonds to fund the city's net cost of construction of the new Dr. T.K. Gregg Recreation Center.

The Fourth Supplemental Ordinance has been revised from first reading to add a provision that amends the City's General Bond Ordinance (which was previously enacted in 2010, and which provides the framework and security structure for all bonds issued by the City from time to time which are secured by Hospitality Fees). In the amendment, the City agrees that, while any bonds secured by Hospitality Fees are outstanding, it will not reduce the Hospitality Fee charge (currently at 2%) to a level insufficient for the City to pay amounts due with respect to the bonds (such as payment of debt service and replenishment of any debt service reserve amounts). The new provision will enhance the security for the bonds, and is viewed favorably by the credit rating agencies.

ACTION REQUESTED: Second and final reading of the ordinance as amended.

BUDGET AND FINANCIAL DATA: Bonds will provide \$13,250,000 in proceeds to the project at an estimated cost of funds of approximately 3.5%. Debt service is currently estimated at \$498,000 in the first year and approximately \$970,000 annually for 19 years thereafter. Final pricing is scheduled for September 10th."

Mayor pro tem Jenkins made a motion to approve the ordinance as presented on second reading. **Mayor White** seconded the motion, which carried unanimously 7 to 0.

IX. Resolutions

**A. Approving Donation of Property at 474 Stewart Street
(Tax Map Parcel Number 7-16-07-272.00)**

Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“Bruce Boiter, the owner of property located at 474 Stewart Street is interested in donating a vacant lot in the South Converse neighborhood to the City of Spartanburg. The City will cover the cost of title searches, recording fees, and closing cost. City staff will work with developers and other non-profits to build housing on the site. Donation of the property is contingent on clear title.

ACTION REQUESTED:

Approval of Resolution accepting the donation of the property from:
Bruce Boiter, the owner of property located at 474 Stewart Street – South Converse Neighborhood.

BUDGET & FINANCIAL DATA:

Recording Fees: \$10.00

Estimated annual maintenance: \$300.00”

*Councilmember Littlejohn made a motion to approve the resolution as presented.
Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*

**B. Accepting the Donation of the Property Located at 400 Highland Avenue
(Tax Map #7-16-01-247.00) by The Spartanburg Housing Authority**

Presenter: Mitch Kennedy, Assistant City Manager

Mr. Kennedy presented the item to Council as follows:

“Property located on 400 Highland Avenue (Tax Map Parcel 7-16-01-247.00) consisting of 1.04 ± acres, is owned by The Spartanburg Housing Authority that wishes to donate the property to the City. The property is located at the corner of Bunker Street and Highland Avenue as shown on the attached Parcel Map from the Spartanburg County Assessor’s Office website.

Staff recommends accepting the donation of the parcel.

ACTION REQUESTED:

Approval of Resolution accepting the donation of the property from The Spartanburg Housing Authority identified as Tax Map Parcel # 7-16-01-247.00.

BUDGET & FINANCIAL DATA:

The City will be responsible for the insurance coverage on the property which is approximately \$730.00 per year. This amount is based off the current policy the City has on the Steward Park building which is comparable to this property.

All title searches, deed preparation and deed recording will be handled by the City Attorney’s Office. (Approximately 1 to 2 hours).”

*Councilmember Rice made a motion to approve the resolution as presented.
Mayor pro tem Jenkins seconded the motion, which carried unanimously 7 to 0.*

X. Other Business

A. City Comprehensive Plan Preparation Element Overview: Land Use and Zoning

Presenter: Natalia Rosario, Planner III

Ms. Rosario presented the item to Council as follows:

“At the meeting tonight, we will present the second in our series of presentations designed to help us all prepare for the upcoming comprehensive planning process. We will share an overview of one of the major elements of a comprehensive plan and development regulations: Land Use and Zoning. These determine what types of businesses, homes, office, recreational, and other uses can be located within the city, and where within our footprint it is most advantageous to the community for them to be directed. Presenting will be Sherry Barrett, Land Planning and Policy Manager for Upstate Forever, one of our non-profit partners that works to educate and engage the public on the best practices and planning principles for sensible growth and preservation in the Upstate.”

Council received the report as information.

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

XII. Executive Sessions – Councilmember Littlejohn made a motion to adjourn to Executive Session. Mayor pro tem Jenkins seconded the motion, which carried unanimously 7 to 0. Council adjourned to Executive Session at 7:16 p.m.

A. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to Real Estate

B. Executive Session Pursuant to Section 30-4-70 (a) (1) for Discussion of Employment Matter

C. Executive Session Pursuant to Section 30-40-70 (a) (2) of the South Carolina Code to Discuss Matters Relating to the Proposed Location, Expansion, or the Provision of Services Encouraging Location or Expansion of Industries or Other Businesses in the Area Served by the City of Spartanburg

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

Council reconvened at 7:44 p.m. Mayor White stated that discussion was held with no decisions made.

Mayor pro tem Jenkins made a motion to delegate Council’s authority to allow Judge Erika McJimpsey to hire a substitute/assistant judge for Municipal Court.

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

XIII. Adjournment – Mayor pro tem Jenkins made a motion to adjourn the meeting. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:47 p.m.



Connie S. McIntyre, City Clerk