



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, August 27, 2018
5:30 p.m.**

**(These minutes were approved at the
September 10, 2018 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor Junie White, Mayor pro tem Jerome Rice, Councilmembers Erica Brown, Sterling Anderson, Alan Jenkins, Max Hyde, and Ruth Littlejohn. City Manager Ed Memmott and Interim City Attorney Larry Flynn 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 - observes**
- II. Pledge of Allegiance - recited**
- III. Approval of the Minutes of the August 13, 2018 City Council Meeting –**
Councilmember Jenkins made a motion to approve the minutes as received. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.
- IV. Approval of the Agenda of the August 27, 2018 City Council Meeting –**
Mayor pro tem Rice made a motion to approve the agenda as received. Councilmember Jenkins 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
Harold Mitchell and Melvin Stroble spoke in favor of a solar farm at the Arkwright Dump site.
Willa Reeder invited Council to the Forest Park Block Party Reunion Cook Out on September 8 from 3:00 p.m. – 6:00 p.m.
- VI. Resolution Designating the Week of September 9-15, 2018 as Arts in Education Week**
Presenter: Councilmember Erica Brown
Councilmember Brown read the resolution and presented it to Jennifer Evins, President and CEO of the Chapman Cultural Center.

VII. Consent Agenda

- A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, by Amending Section 206, Changes to District Boundaries, Specifically Parcel # 7-12-08-045.00; 046.00; 047.00; 048.00; 049.00; 050.00; 051.00; 061.00; 062.00; 063.00 and 064.00; Located on 169 Avant Street; 121 Garrett; 125 Garrett Street; 156 Oakwood Avenue; 154 Oakwood Avenue; 137 Avant Street; 155 Avant Street; 157 Avant Street; and 161 Avant Street; Which are Zoned R-8 or LOD, with a Land Use Designation of General Residential District or Limited Office District to Zone R-6 PDD, with a Land Use Designation of General Residential Planned Development District and Providing for Severability and an Effective Date (Second Reading)
Presenter: Natalia Rosario, Planner III**
- B. Authorizing the City Manager to Assist in Accepting a Donation and Transfer Property Located at 110 Gibson Street, Block Map Number 7-16-05, Parcel 055.00 and Property Located at 122 Gibson Street, Block Map Number 7-16-05, Parcel 052.00 (Second Reading)
Presenter: Martin Livingston, Neighborhood Services Director
*Mayor pro tem Rice made a motion to approve the consent agenda as received. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.***

VIII. Ordinance – Second Reading

- A. Approving an Amendment to the Development Agreement Between the City of Spartanburg and Forge Capital Partners, LLC (Second Reading)
Presenter: Ed Memmott, City Manager
*Councilmember Anderson made a motion to approve the ordinance as presented on second reading. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.***

IX. Other Business

- A. Southside Community Development Initiatives
Presenter: Ed Memmott, City Manager
Martin Livingston, Neighborhood Services Director
Mr. Memmott and Mr. Livingston reviewed past, present and future initiatives for the Southside Community:
Past Housing, Community, and Commercial Redevelopment
Tobias Hartwell HOPE VI (SHA)
Carlisle Street Redeployment (Preservation Trust/MBF)
Bomar Ave Improvements (State Housing/SHA)
202 Elderly Housing Development (Upstate Homeless Coalition/SHA)
Shaw-Wilmon (SHD/ReGenesis)**

Collins Park HOPE VI (SHA)
South Church Retail Plaza (City/Private support)
Wright Center Office Complex (SHA)
Carver Middle School (District 7)
Mary H. Wright Elementary (District 7)
Spartanburg Preparatory School
ReGenesis Community Health Center
Church Street Lofts (Private)
440 S. Church (City Dev. Services Office)
NIP and NSP Scattered Sites

Past Parks and Recreation Improvements

C.C Woodson Community Center (MBF, SHA)
C.C Woodson Football Field (NFL Grant)
Outdoor Classroom/ Trail (BMW)
Priscilla Rumley Improvements (MBF)
Skate Park (Coalition for Active Youth)
Mary Black Rail Trail (MBF)
Rail Tail Dog Park (CAY and PAL)
Duncan Park Improvements (District 7)
S. Converse Park (SCNA/MBF/STATE)
C.C Woodson Playground (M. Lattimore/Select Health)
Willow Oaks Park (Hampton Heights NA)

Current/Future – Strategic Parks and Recreation Projects and Programs

Current

- Mary H. Wright Greenway Improvements
 - Urban League of The Upstate

Future

- Parks and Recreation Advisory Group
 - Youth and Family Development
 - Community Resource Center

City-Wide Programs Southside Application

- Homebuyer Program
- Homebuyer Purchase Rehab Program
- Property Maintenance Enforcement

Southside Specific Program/Activities

- Lawrence Johnson Sr. Ln Infrastructure
- Forest Park Homeownership – ReGenesis
 - Caulder Avenue Homeownership
 - Camp Croft Redevelopment – SHA
 - Park Improvements
 - Neighborhood Branding/Marketing

After discussion, Councilmember Littlejohn made a motion to accept the report and plan forward presented by staff on the Southside Community Development

Initiatives. Mayor pro tem Rice seconded the motion, which carried unanimously 7 to 0.

B. Discussion of the Potential Development of a Solar Energy Farm at the Arkwright Dump Site

Presenters: Ed Memmott, City Manager

Mike Garrett, Arkwright Consultant

Jay Squires, Streets and Stormwater Manager

Mr. Memmott presented the item to Council as follows:

“Over the past 18 months, staff has become aware of potential interest in development of a solar farm at the Arkwright Dump. While solar farm development is worthy of serious consideration, it is important that Council have a full understanding of the dump, how it was closed, and the potential risks associated with the development of a solar farm.

Mr. Memmott and Mr. Garrett provided a report on the:

- Dumpsite History
- Project Expenses
- Dump Closure Construction (Methods and Materials)
- Ongoing Monitoring Obligations
- Potential Future Obligations For Groundwater Remediation

After a full briefing on the dumpsite, staff will want to engage Council in discussion on whether it wants to move forward with consideration of any proposal for solar farm development.”

Mr. Garrett and Mr. Memmott reviewed all of the above mentioned subjects with Council. (Detailed slides are available from the PowerPoint for this meeting.)

After lengthy discussion, Mayor White made a motion not to allow a solar farm to be placed at the Arkwright Dump site. Councilmember Anderson seconded the motion. The motion carried 4 to 3. Councilmembers Brown, Jenkins, and Littlejohn voted against the motion. Mayor White, Mayor pro tem Rice, and Councilmembers Hyde and Anderson voted in favor of the motion.

C. Review of Proposed Financing Plan for the Dr. T.K. Gregg Community Center

Presenters: Ed Memmott, City Manager

Mitch Kennedy, Community Development Director

Mr. Memmott explained in great detail the financing structure for the Dr. TK Gregg Community Center. Mr. Kennedy reviewed the latest rendering of the facility with Council.

**TK Gregg Community Center
(Financing Options)**

<i>Uses</i>	No	\$14 M	14.893 M	Exc.
	NMTC	NMTC	NMTC	Expenses
Legal - Acquisition	111,405			111,405
Oakview Purchase	1,905,000			1,905,000
Oakview Demolition	525,211			525,211
Interim Ownership/Relo.	505,401			505,401
PCA Building ACM Abat/Demo	250,000	250,000	250,000	
Harper GMP	11,771,392	11,771,392	11,771,392	
City Contingency	172,099	172,099	172,099	
FF&E	150,000	150,000	150,000	
A&E Design	940,000	940,000	940,000	
Construction/BAN Interest	300,000	300,000	300,000	
NMTC Load		560,000	560,000	
NMTC Legal		300,000	300,000	
Asset Management/Audit		450,000	450,000	
Total	16,630,508	14,893,491	14,893,491	3,049,517
Sources				
Prior Yr. City Funding	1,471,000			1,471,000
Additional Cash - City	1,259,508	190,000	190,000	1,069,508
NDG	1,000,000	490,991	490,991	509,009
NMTC		4,447,000	4,800,000	
Hospitality Tax Bonds	12,100,000	9,466,000	9,112,500	
Foundations/Grants	300,000	300,000	300,000	
NDG Loan	500,000	-	-	
Total	16,630,508	14,893,991	14,893,491	3,049,517
\$9.112 - \$12.1 M in Permanent H-Tax Bond Depending on NMTC Allocation				

Council received the report as information.

D. Ordinance Providing for the Issuance and Sale of a City of Spartanburg, South Carolina, Special Obligation Bond (Hospitality Fee Pledge – Junior Lien), in the Principal Amount of Not Exceeding \$12,500,000; Authorizing the Mayor or the City Manager to Determine Certain Matters with Respect to the Bond; Prescribing the Form and Details of Such Bond; and Other Matters Relating Thereto (First Reading)

Presenter: Dennis Locke, Finance Director

Mr. Locke presented the item to Council as follows:

“Staff is requesting first reading approval of an ordinance that that will authorize the borrowing of approximately \$12.5 million for the interim financing of the Dr. TK Gregg Community Center.

Approval of the interim financing plan will allow the city to proceed with the construction of the facility while staff continues to pursue New Markets Tax Credit funding.”

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

X. City Council Updates

Councilmember Hyde expressed condolences to Kensley Drummond, Multimedia Assistant, in the City's Communications and Marketing department, on the death of her mother.

Councilmember Anderson shared that he presented a proclamation to Miss South Carolina Davia Bunch at the send-off party for the Miss America Pageant.

Councilmember Brown shared that Le Spice restaurant had opened Downtown. She reminded everyone of the Groovin' in the Park event at Barnet Park on September 2 from 4:30 p.m. to 10:30 p.m. She thanked Terril Bates, Executive Director of Spartanburg Housing Authority, for her service to Spartanburg and wished her well on her new position.

Councilmember Littlejohn also wished Ms. Bates well. She shared that she presented a proclamation to Liz Patterson at the League of Women Voter's event. She shared that she toured USC Upstate with the new Chancellor and that she was very impressed with him and his enthusiasm. She shared that she attended the first portion of the City of Spartanburg Citizen's Academy on August 21. She shared that her community meeting held on August 23 at CC Woodson Center was well attended and successful. She shared that she took a tour of the Franklin School on August 15 and was very impressed. She shared that she welcomed students back to school at Mary Wright Elementary on August 20.

Councilmember Jenkins shared that he would be attending the United Way of the Piedmont Community Corporate Breakfast the following Thursday. He shared that he attended the Spartanburg Regional Hospice event held at the Spartanburg Shrine Club with many Bikers from the area. He applauded the many teachers and administrators for a successful first day back to school.

XI. Executive Sessions – Mayor pro tem Rice made a motion to adjourn to executive session for the reason stated. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0. Council adjourned to executive session at 7:47 p.m.

A. Executive Session Pursuant to Section 3-4-40 (2) Concerning a Personnel Matter Related to the City Manager position

Council reconvened to regular session at 9:03 p.m. Mayor White stated that discussion was held with no decisions made.

XII. Adjournment – Councilmember Jenkins made a motion to adjourn the meeting. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 9:05 p.m.



Connie S. McIntyre, City Clerk