



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, September 23, 2019

- I. **Moment of Silence**
- II. **Pledge of Allegiance**
- III. **Approval of the Minutes of the September 9, 2019 City Council Meeting**
- IV. **Approval of the Agenda of the September 23, 2019 City Council Meeting**
- V. **Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. **Welcome and Introduction of Shaunte´ Evans, New CEO of Spartanburg Housing Authority**
Presenter: Chris Story, City Manager
- VII. **Presentation of National Night Out Proclamations**
Presenter: Mayor Junie White
- VIII. **Update from Spartanburg Water**
Presenters: Chris Story, City Manager
Sue Schneider, CEO Spartanburg Water
- IX. **Resolutions**
 - A. **To Approve the Purchase of Parcel #7-12-09-245.00 (423 Carpenter Street) and Parcel #7-12-09-247.00 (408 Stevens Street) Spartanburg County, South Carolina (Hereinafter Called the “Properties”)**
Presenter: Chris Story, City Manager
 - B. **To Authorize \$200,000 in Capital Funds to Support the Development of a New Trail Segment Within Spartanburg’s Urban Trail Network Located Parallel to Vanderbilt Road and Fairforest Creek**
Presenter: Mitch Kennedy, Assistant City Manager

X. Consent Agenda

- A. Authorizing the Transfer of Certain Parcels of Real Property and Improvements Thereon Owned by the City of Spartanburg, South Carolina to the Spartanburg Recreational Facilities Corporation; the Acceptance of Grant Funds from the Northside Development Corporation, and the Granting of certain City Funds to the City of Spartanburg Development Corporation, to Facilitate the Financing of the Construction of the TK Gregg Recreational Center; the Assignment of Engineering, Design and Construction Contracts Entered into by the City to the Spartanburg Recreational Facilities Corporation Facilities Corporation; the Execution of Certain Documents by the City in Connection with New Markets Tax Credits Financing Obtained by Spartanburg Recreational Facilities Corporation in Connection with the TK Gregg Recreational Center; the Amendment of the By Laws of Spartanburg Recreational Facilities Corporation; and Other Matters Relating Thereto (Second Reading)
Presenter: Chris Story, City Manager**

XI. City Council Updates

XII. 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, September 9, 2019**

**(These minutes are subject to approval at
the September 23, 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 Minutes of the August 12, 2019 and the August 26, 2019 City Council Meetings

Mayor pro tem 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 September 9, 2019 City Council Meeting

Councilmember Littlejohn made a motion to approve the agenda as received. Mayor pro tem 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*

- 1. Lisa Laseter, 261 Woodfin Dr., Inman, SC, spoke regarding her concerns with Spartanburg Water.*
- 2. Roger Tinsley, 708 Brown Arrow Circle, Inman, SC, spoke regarding the recent fish kill at Lake Bowen.*
- 3. Matt Spencer, 712 Brown Arrow Circle, Inman, SC, spoke regarding his concerns regarding the financial status of Spartanburg Water.*

VI. 2020 Census Update

Presenter: Mitch Kennedy, Assistant City Manager

Mr. Kennedy introduced Andy Flint, Spartanburg County Library Director of Information Services, for an overview of the 2020 Census process.

Council received the report as information.

VII. City Comprehensive/Master Plan Element Overview: Housing Presentation: Hannah Jarrett, Director of Financial Stability and Strategy, United Way of the Piedmont

Natalia Rosario, Planner III, introduced Ms. Jarrett, Director of Financial Stability and Strategy, United Way of the Piedmont, who presented the third in the city's series of presentations designed to help everyone prepare for the upcoming comprehensive planning process. She shared an overview of one of the major elements of a comprehensive plan and development regulations: Housing. This includes affordable, workforce, market rate, and various types of housing densities and design, and where within our footprint it is most advantageous to the community for them to be directed. *Council received the report as information.*

VIII. Ordinance

A. Authorizing the Transfer of Certain Parcels of Real Property and Improvements Thereon Owned by the City of Spartanburg, South Carolina to the Spartanburg Recreational Facilities Corporation; the Acceptance of Grant Funds from the Northside Development Corporation, and the Granting of certain City Funds to the City of Spartanburg Development Corporation, to Facilitate the Financing of the Construction of the TK Gregg Recreational Center; the Assignment of Engineering, Design and Construction Contracts Entered into by the City to the Spartanburg Recreational Facilities Corporation; the Execution of Certain Documents by the City in Connection with New Markets Tax Credits Financing Obtained by Spartanburg Recreational Facilities Corporation in Connection with the TK Gregg Recreational Center; the Amendment of the By Laws of Spartanburg Recreational Facilities Corporation; and Other Matters Relating Thereto (First Reading)

Presenter: Chris Story, City Manager

Mr. Story presented the item to Council as follows:

“We have been working for many months to be able to utilize New Markets Tax Credits to lower the City’s net cost of developing the new Dr. T.K. Gregg Recreation Center. We have been successful in securing allocation of those credits and their utilization will save us approximately \$3 million.

In order to achieve this significant financial benefit, the transaction must be structured and implemented in a more complex manner utilizing several entities affiliated with the City. These differences will not affect the physical construction or operation of the facility nor have any impact on the experience of folks visiting and using the facility.

The attached ordinance authorizes the City Manager to execute the necessary actions. Aspects of the arrangement authorized by this ordinance include:

- During the seven year tax credit period, the facility will be owned by the Spartanburg Recreational Facilities Corporation and leased to the City. At the end of that period, the facility will be owned by the City directly.
- The City’s funding of the construction of the facility will go into the project via the City of Spartanburg Development Corporation.
- The Northside Development Corporation is donating \$1 million to support the project costs which will be implemented by an authorized grant agreement.

This complex arrangement is very similar to the process successfully utilized to lower the net cost of developing the C.C. Woodson Center which went smoothly and achieved the intended savings.”

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

IX. Resolutions

A. Certifying a Textile Mill Site Pursuant to the South Carolina Textiles Communities Revitalization Act, Title 12, Chapter 65, Section 12-65-60 et seq., of the South Carolina Code of Laws (1976), as Amended, Regarding the Property Located at 170 Arch Street, Spartanburg, SC, Being Spartanburg County TMS#7-11-08-158.00

Presenter: Robert P. Coler, City Attorney

Mr. Coler presented the item to Council as follows:

“BF Star Mill LLC, approached city staff with their desire to redevelop the abandoned textile manufacturing facility located at 170 Arch Street. This location was formerly known as Old Star Mill. The developer is anticipating to qualify for state income tax credits pursuant to the South Carolina Textiles Communities Revitalization Act. The developer is requesting certification for the building as an abandoned textile mill site pursuant to Section 12-65-60 of the Revitalization Act from the City.

ACTION REQUESTED: City Council to approve this property as a certified abandoned textile mill site.”

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

B. To Determine the Eligibility of 170 Arch Street for Special Property Tax Assessment for Rehabilitated Historic Properties as Adopted by Ordinance of the City Council, on September 9, 2013

Presenter: Robert P. Coler, City Attorney

Mr. Coler presented the item to Council as follows:

“City Council adopted an Ordinance on September 9, 2013 providing for special property tax assessment for rehabilitated historic properties and established the processes and standards for eligibility. 170 Arch Street, formerly known as the Old Star Mill, is a contributing property in a local historic district and is at least

50 years old. It is an individual landmark in that it individually embodies the distinguishing characteristics of a period type of architecture of textile mills and was a significant element of the neighborhood employing local people and helped strengthen the areas adjacent to the mill.

ACTION REQUESTED: City Council to approve this property as a historic property that will be rehabilitated for future growth for the City of Spartanburg.”

Mayor White made a motion to approve the resolution as presented.

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

C. Approving the Recombination of Two Parcels of City Property (215 E. Daniel Morgan Avenue)

Presenter: Robert P. Coler, City Attorney

Mr. Coler presented the item to Council as follows:

“The City is the current owner of property located at 215 E. Daniel Morgan Avenue, tax map # 7-12-06-084.00 and also the land immediately abutting to the northeast. The City is currently partnering with Forge Capital Partners, LLC to develop this property and it is the desire of Forge Capital and the City to combine these two properties into one single parcel.

ACTION REQUESTED: City Council to approve the property be recombined as one single parcel of land.

BUDGET AND FINANCIAL DATA: Survey and plat services paid for by Forge Capital Partners LLC. Recording of recombination plat to be completed by the City Attorney’s Office. Filing Fee is \$25.00 for the recorded plat.”

Councilmember Anderson made a motion to approve the resolution as presented. Councilmember Fulmer seconded the motion, which carried unanimously 7 to 0.

X. Other Business

A. Boards and Commissions – Spartanburg Housing Authority

Presenter: Mitch Kennedy, Assistant City Manager

Mr. Kennedy presented the item to Council as follows:

“The Spartanburg Housing Authority (SHA) currently has two board members (Matthew Myers and Ralph Settle) eligible and willing to serve another term on the board. City Staff and SHA Staff recommend the two reappointments as they begin their new fiscal year, and to align with the recent appointment of the new Chief Executive Officer, Shaunte Evans. Staff thinks it will be beneficial to the incoming CEO to have continuity on the board during the transition. Mr. Myers and Mr. Settle bring valuable real estate development and finance knowledge to the effort, and both are committed to the important mission of SHA.

Two additional seats must be filled, but will be addressed at a later date. One of the seats must be filled by a Housing Authority Resident, and the SHA Staff must await a nomination from their Residents Council. A candidate for the second seat must be identified.

ACTION REQUESTED: Reappointments of Matthew Myers and Ralph Settle to the Spartanburg Housing Authority Board.”

Councilmember Fulmer made a motion to reappointment Matthew Myers and Ralph Settle to the Spartanburg Housing Authority Board. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

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

XII. Executive Sessions – *Mayor pro tem Jenkins made a motion to adjourn to Executive Sessions for the reasons stated. Councilmember Brown seconded the motion, which carried unanimously 7 to 0. Council adjourned to Executive Sessions at 6:48 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) (5) of the South Carolina Code to Discuss Matters Relating to Real Estate

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 to regular session at 7:46 p.m. Mayor White stated that discussion was held with no decisions made.

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



Connie S. McIntyre, City Clerk



REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Chris Story, City Manager

SUBJECT: Resolution Authorizing Purchase of Properties on Carpenter and Stevens Streets

DATE: September 17, 2019

Among the projects to be funded with the Spartanburg County Capital Project Sales Tax is a new headquarters for our Police Department. After extensive evaluation of various siting considerations and options, we recommend that the facility be located at the northwest corner of W. Saint John Street and N. Forest Street. Approval of the attached resolution would authorize acquisition of properties which would be combined with properties already owned by the City to create a site well suited for the facility. We envision a two story structure totaling approximately 45,000 square feet to be situated at the corner with parking beside and to the rear of the structure. Portions of Carpenter Street and Hunt Street will likely be closed to accommodate the project, but we will ensure that all properties have appropriate vehicular access.

The factors leading to our recommendation of this site include:

- Quick access in all directions so that officers can reach all areas of the city within minutes.
- Proximity to the planned Fire Department Headquarters where some shared equipment will be stored.
- Relatively low cost of site acquisition, enabling a higher percentage of the available funds to go directly into construction.
- By moving the facility from the current City Hall block, we can maximize the reuse of that important downtown property.

We recommend your approval of the attached resolution and welcome any questions you may have.

RESOLUTION

TO APPROVE THE PURCHASE OF **Parcel No. 7-12-09-245.00 (423 Carpenter Street) and Parcel No. 7-12-09-247.00 (408 Stevens Street) Spartanburg County, SC** (hereinafter called the “Properties”).

WHEREAS, the City of Spartanburg (the “City”) is committed, for the benefit of each of its residents and visitors, to providing its Police Department with the highest quality resources, equipment and facilities; and

WHEREAS, Spartanburg Police Department’s current headquarters, located at City Hall, are insufficient in size and layout to accommodate their growing operational needs; and

WHEREAS, as part of the comprehensive plan to merge City Hall with a soon to be built joint County/City Administrative building and relocate Spartanburg Fire Department’s and Spartanburg Police Department’s headquarters, City Staff has identified the above noted Properties as an economical and financially responsible solution to relocate Spartanburg Police Department’s headquarters; and

WHEREAS, the purchase price of the Properties is \$188,500.00 (herein after “Purchase Price”); and

WHEREAS, the police department facility is among the projects authorized by the Spartanburg County Capital Project Sales Tax referendum; and

WHEREAS, the City will be reimbursed for this acquisition with referendum funds.

NOW, THEREFORE, BE IT RESOLVED By the Mayor and Members of Council of the City of Spartanburg, in Council assembled:

Section 1. City Council authorizes payment of \$188,500.00 for the purchase of the Properties.

Section 2. The City Manager is authorized to proceed with the purchase of the Properties in accordance with this Resolution.

Section 3. This Resolution shall become effective immediately upon its enactment.

DONE AND RATIFIED this _____ day of _____, 2019.

Junie L. White, Mayor.

ATTEST:

Connie S. McIntyre, City Clerk.



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager

FROM: Mitch Kennedy, Assistant City Manager

SUBJECT: Resolution: Allocation of funding for New Trail to Parallel Vanderbilt Road & Fairforest Creek

DATE: September 16, 2019

BACKGROUND:

In recent years Partners for Active Living (PAL) has partnered with the City of Spartanburg, Spartanburg County Parks, and many other public and private groups to expand Spartanburg's urban trails network. The next segment that is ready for construction is Vanderbilt Road, phase 1. This segment will be a critical link between the Downtown and Northside communities with the Westside of our City.

All necessary easements and engineering are complete. PAL will manage and implement the project. They have procured Ray Lemons as the contractor, who also completed the Drayton Trails and River Birch, phase 1.

This section of trail on the map (in pink below) is 1.2 miles with 0.5 miles being in the City of Spartanburg and 0.7 miles in Spartanburg County only.

Total cost for this trail segment is \$800,000. Mary Black Foundation has committed \$200,000. PAL is requesting \$200,000 from the City of Spartanburg, and \$400,000 from Spartanburg County Parks.

ACTION REQUESTED:

Allocation of \$200,000 in previously appropriated trails funds to this project.

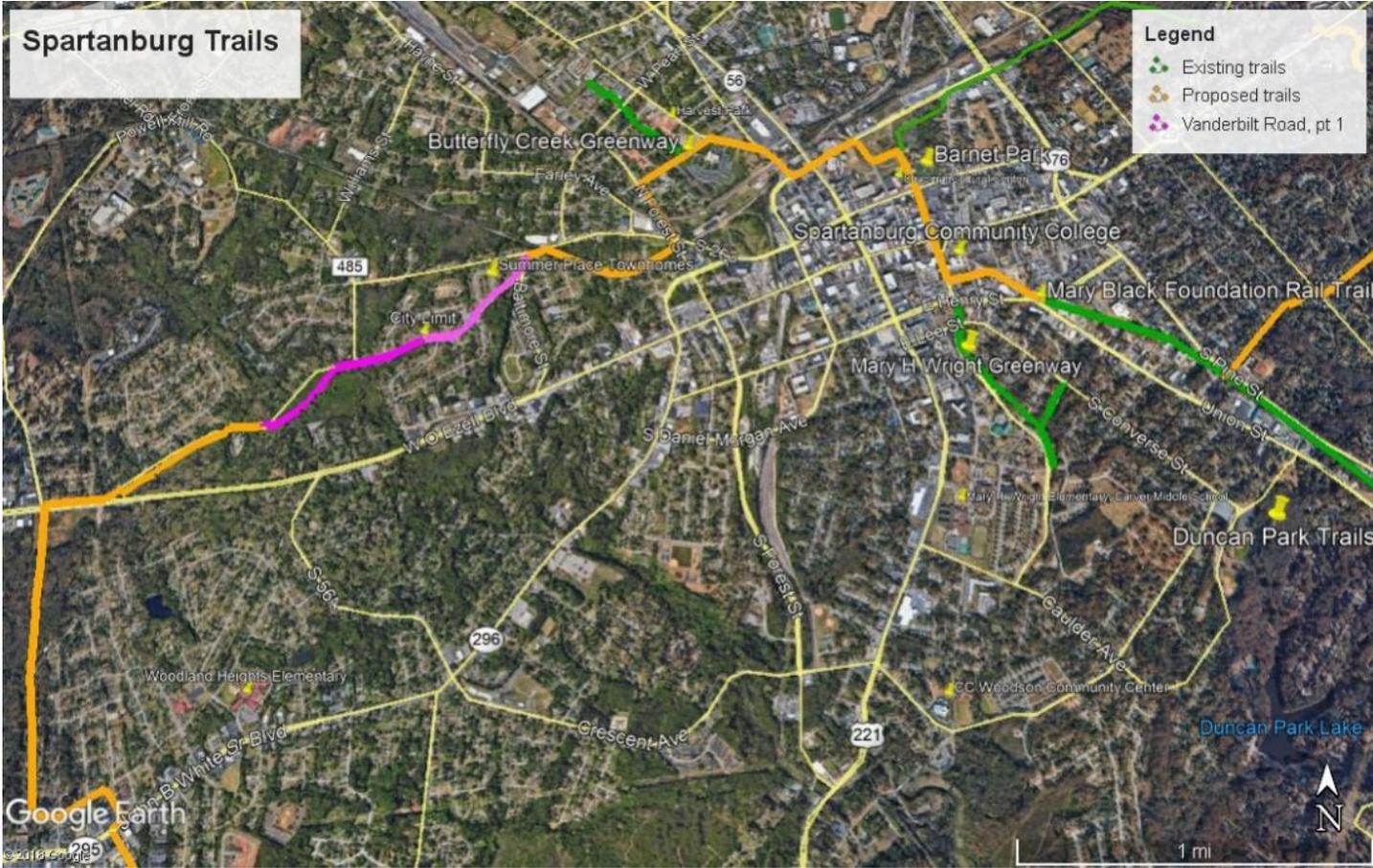
BUDGET AND FINANCIAL DATA:

\$ 200,000 from Capital Project – GP1274. These funds have been previously allocated to trails and appropriated into this capital project – this action simply specifies which specific trail project.

Spartanburg Trails

Legend

- Existing trails
- Proposed trails
- Vanderbilt Road, pt 1



RESOLUTION

TO AUTHORIZE \$200,000 IN CAPITAL FUNDS TO SUPPORT THE DEVELOPMENT OF A NEW TRAIL SEGMENT WITHIN SPARTANBURG’S URBAN TRAIL NETWORK LOCATED PARALLEL TO VANDERBILT ROAD AND FAIRFOREST CREEK

WHEREAS, the City of Spartanburg (the “City”) is seeking to improve the recreational amenities offered in the City and;

WHEREAS, the City has sought out opportunities to partner with various private entities to achieve improved recreational and park amenities and;

WHEREAS, Partners for Active Living has partnered with the City, Spartanburg County Parks , and many other private groups to develop and expand Spartanburg’s Urban Trails System, which is well utilized by the public and;

WHEREAS, the City has the opportunity to support the expansion of the trail system by allocating funding toward the construction of a new trail segment parallel to Vanderbilt Road and Fairforest Creek on the Westside of the City and;

WHEREAS, this trail will be a critical link between the Downtown, Northside, and Westside of the City and;

WHEREAS, it is in the public interest for the City to support this improvement to our recreational assets.

NOW, THEREFORE, BE IT RESOLVED By the Mayor and Members of Council of the City of Spartanburg, in Council assembled:

Section 1. City Council authorizes City Staff to allocate \$200,000 of trails funds from Capital Project –GP1274.

Section 2. This Resolution shall become effective immediately upon its enactment.

DONE AND RATIFIED this _____ day of _____, 2019.

Junie L. White, Mayor.

ATTEST:

Connie S. McIntyre, City Clerk.