



CITY OF SPARTANBURG
SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
County Council Chambers
366 N. Church Street
Monday, April 28, 2025
5:30 PM

- I.** Moment of Silence
- II.** Pledge of Allegiance
- III.** Approval of the Minutes of the April 14, 2025 Meeting
- IV.** Approval of the Agenda of the April 28, 2025 Meeting
- V.** Public Comment
Public Comment Forms are available inside Council Chambers on the front podium. Please turn in the completed form to the City Clerk prior to the start of the meeting.
- VI.** A Proclamation Declaring May 11, 2025 through May 17, 2025 as National Police Week in the City of Spartanburg
Presenter: Jerome Rice, Jr., Mayor
- VII.** A Proclamation Declaring the Month of April as Second Chance Month in the City of Spartanburg
Presenter: Jerome Rice, Jr., Mayor
- VIII.** Public Hearing
 - A.** An 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, the Property Located at 620 Union Street (TMS# 7-16-04-078.00) from the Current Zoning R-6, General Residential District, to LOD, Limited Office District and Providing for Severability and an Effective Date. (Second Reading)
Ordinance # 2025-001
Presenter: Fredalyn Frasier, Planning Director
 - B.** An 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, the Property Located at 577 N. Church Street (TMS# 7-12-01-249.00) from B-3, General Business District, and R-8, General Residential District to the Zoning Designation of D-T5, Downtown Urban District, and Providing for Severability and an Effective Date. (Second Reading) Ordinance # 2025-002
Presenter: Fredalyn Frasier, Planning Director

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information

- IX.** **Award of Bid for Hangar D Project at the Spartanburg Downtown Memorial Airport**
 Presenter: Terry Connorton, Airport Director
- X.** **Award of Bid for CC Woodson Recreational Center Pool Updates**
 Presenter: Kim Brown, Parks, Recreation and Special Events Director
- XI.** **Resolution**
 - A.** **A Resolution to Authorize the City Manager to Execute a Quitclaim Deed for the Alleyway West of and Abutting 121 College Street and 426 N. Church Street**
 Presenter: Robert Coler, City Attorney
- XII.** **Staff Updates**
- XIII.** **City Council Updates**
- XIV.** **Executive Session**
 - A.** **An Executive Session Pursuant to Section 30-4-70(a)(2) of the South Carolina Code of Laws to Receive Legal Advice.**
 - B.** **Executive Session Pursuant to Section 30-4-70 (a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development “Project Spindle” a Potential Residential Development.**
- XV.** **Adjournment.**

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.



**City Council Meeting
County Council Chambers
366 N. Church Street
Monday, April 14, 2025
5:30 p.m.**

(These minutes to be approved at the April 28, 2025 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Mayor Pro Tem Erica Brown, Councilmembers Meghan Smith, Janie Salley, Jamie Fulmer, Rob Rain and Ruth Littlejohn. City Manager Chris Story, Deputy City Manager Mitch Kennedy, Assistant City Manager Kevin Limehouse, City Attorney Robert Coler, City Clerk Christie Lindsey were 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 live streamed/recorded. To view the video for a complete transcript, please visit <https://www.cityofspartanburg.org/city-council>

- I. Moment of Silence – observed**
- II. Pledge of Allegiance - recited**
- III. Approval of the Minutes of the March 24, 2025 City Council Meetings**
Councilmember Fulmer 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 for the April 14, 2025 City Council Meeting -**
Councilmember Salley made a motion to approve the agenda as received.
Councilmember Smith 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. Andrew Mickley-Spoke regarding the activities of Plastics Awareness and Reduction Team (PART)
 - 2. Amanda Karls-Spoke regarding the work of Plastics Awareness and Reduction Team (PART)
 - 3. Kesha Whitner & Blake Koman-Presented award to the City of Spartanburg Parks & Recs team for their collaboration with Merry Clippers.
 - 4. John Moore-Thanked Erica Brown and Kevin Limehouse for assisting him with a nuisance issue.
 - 5. Kimberly Branch-Spoke regarding a petition to relocate the Spartanburg Downtown Clock Tower
- VI. Strategic Spartanburg Update**
Presenter: Dr. Midas Hampton, Executive Director, Strategic Spartanburg
Council received the presentation as information only.

VII. Ordinance

- A. An 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, the Property Located at 620 Union Street (TMS# 7-16-04-078.00) from the Current Zoning R-7, General Residential District, to LOD, Limited Office District and Providing for Severability and an Effective Date. (First Reading) Ordinance# 2025-001**

Presenter: Fredalyn Frasier, Planning Director

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

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

- B. An 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, the Property Located at 577 N. Church Street (TMS# 7-12-01-249.00) from B-3, General Business District, and R-8, General Residential District to the Zoning Designation of DT-5, Downtown Urban District, and Providing for Severability and an Effective Date. (First Reading) Ordinance # 2025-002**

Presenter: Fredalyn Frasier, Planning Director

Mayor Pro Tem Brown made a motion to approve the ordinance as presented.

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

VIII. Resolution

- A. A Resolution Approving the Purchase of Property Located at Crescent Avenue Further Identified as Tax Map Number 7-16-06-068.01
Resolution# 2025-007**

Presenter: Robert Coler, City Attorney

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

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

IX. Staff Updates

Chris thanked the business and residents of the City for their understanding and patience during all phases of the baseball stadium construction.

X. City Council Updates

Each Councilmember gave updates on their activities since the previous council meeting.

Councilmember Smith made a motion to adjourn to executive session at 6:37 p.m.

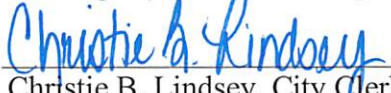
Mayor Pro Tem Brown seconded the motion, which carried unanimously 7 to 0.

XI. Executive Session

- A. An Executive Session Pursuant to Section 30-4-70 (a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development "Project Romeo" a Potential Mixed-Use Development near the Downtown Area.**

B. An Executive Session Pursuant to Section 30-4-70 (a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development “Project Power” a Potential Retail Development near the Downtown Area.

- IX. Adjournment – Councilmember Smith** *made a motion to adjourn the meeting. Mayor Pro Tem Brown seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:21 p.m.*


Christie B. Lindsey, City Clerk



REQUEST FOR COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Terry Connorton – Airport Director
SUBJECT: Hangar D Rehabilitation
DATE: April 28th, 2025

BACKGROUND: Requesting approval of the City Council for the lowest bid award.

The bid award is \$462,500.00

Hangar D is a 19,260-square-foot aircraft hangar built in the 1970s. Due to its poor condition, it will require removing the existing roof system down to the existing structural framing and providing a new standing-seamed metal panel roof system along with sheet metal flashing and accessories to give a complete, watertight, 20-year warrantable roof assembly.

The rehabilitation will bring the hangar to the current building codes using new construction materials.

Rehabilitating the hangar will allow aircraft and helicopters to be stored in a dry and safe location.

1. Project Costs
 - a. Base bid \$387,800.00
 - b. ALT Bid #2: Replace all metal wall panels instead of reinstalling the existing. \$74,700.00

Total: \$462,500.00

ACTION REQUESTED:

Approve the bid award and authorize the City Manager to enter a contract with Dav.Co Roofing to complete the Hangar D Rehabilitation

The \$462,500.00 will be funded by an SC Department of **Commerce** grant, which will pay 100% of the project's cost.

Bid Talley Sheet for Hangar D Rehabilitation		4/15/2025 Proposal # 2526-04-01-01			
Bidder	Price	Receipt of Addenda	Alternates	Bid Bond	MWBE %
Dav. Co Roofing	\$387,800.00	1 & 2		Yes	6.44%
			1- \$53,000.00		Painting
Low bidder using Alt. 2- \$462,500.00			2- \$74,700.00		
			3- \$55,000.00		
Interstate Roofing	\$433,500.00	1 & 2		Yes	28%
			1- \$50,000.00		125k
Using Alt. 2- \$483,499.00			2- \$49,999.00		
			3- \$54,000.00		
Tecta America	\$389,623	1 & 2		Yes	0
			1- \$57,820.00		
Using Alt. 2- \$500,572.00			2- \$110,949.00		
			3- \$25,926.0		
Palmetto State Roofing	\$484,500.00	1 & 2		Yes	0
			1- \$207,900.00		
Using Alt. 2- \$724,400.00			2- \$239,900.00		
			3- \$139,000.00		



REQUEST FOR COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Kim Brown
SUBJECT: CC Woodson Plaster Resurfacing
DATE: April 14, 2025

BACKGROUND

Staff received bids for the CC Woodson Resurfacing Project on April 1, 2025. This project consists of complete plaster removal and resurfacing, replacement of in- wall steps, replacement of water line tiles of the same type and caulking of the deck.

The following complete bids were submitted:

PurAqua Products, Inc. (Rock Hill, SC)	\$ 100,342.36
H & H Group Inc. (Columbia, SC)	\$ 133,500.00

Staff has reviewed the bids received and the qualifications for each of these contractors and determined that PurAqua Products Inc. is the responsive low bidder. PurAqua has a MWBE percentage of 40%.

ACTION REQUESTED:

Allow staff to accept the bid from PurAqua Products Inc. and authorize the City Manager to enter into a contract with PurAqua Products Inc. for the completion of the project.

BUDGET AND FINANCE DATA:

\$ 100,342.36 ARPA Funding



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Robert Coler, City Attorney
SUBJECT: Quitclaim Deed
DATE: April 24, 2025

BACKGROUND:

There is an unused alleyway west of, and abutting, 121 College Street and 426 N. Church Street. 121 College Street is owned by Second Presbyterian Church. 426 N. Church is owned by Wofford College. Second Presbyterian is selling 121 College Street to Wofford College. Second Presbyterian and Wofford College have jointly requested the City to disavow any ownership interest in the alleyway. The City has never taken over, maintained, or appropriated the alleyway. The attached Resolution will authorize the City Manager to execute a quitclaim deed to Second Presbyterian who owns the parcel, currently a parking lot, west of and abutting the alleyway.

ACTION REQUESTED:

City Council to authorize the City Manager to execute a quitclaim deed for an unused alleyway.

BUDGET & FINANCIAL DATA:

\$0.00

A RESOLUTION

TO AUTHORIZE THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED FOR THE ALLEYWAY WEST OF AND ABUTTING 121 COLLEGE STREET AND 426 N. CHURCH STREET

WHEREAS, there currently exists an approximately six feet wide unused alleyway west of and abutting the parcels of land at 121 College Street (Tax Map Parcel 7-12-05-352.00) and 426 N. Church Street (Tax Map Parcel 7-12-05-353.00) (hereinafter the “Alley”); and

WHEREAS, Exhibit 1 to this Resolution, attached hereto, more fully depicts 121 College Street, 426 N. Church Street and the six feet wide alley; and

WHEREAS, the City of Spartanburg has never taken over, maintained and appropriated for the public use any portion of the Alley; and

WHEREAS, Second Presbyterian Church (hereinafter “Church”) currently owns all the land abutting the western most side of the Alley and Second Pres and Wofford College (hereinafter “Wofford”) own all the land abutting the eastern most side of the Alley; and

WHEREAS, Church and Wofford jointly requested City execute a quit claim deed to the Alley to facilitate the sale of 121 College Street (Tax Map Parcel 7-12-05-352.00) from Church to Wofford.

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

Section 1. The City Manager is hereby authorized to execute a quitclaim deed for the approximately 6 feet wide unused alleyway west of and abutting the parcels of land at 121 College Street (Tax Map Parcel 7-12-05-352.00) and 426 N. Church Street (Tax Map Parcel 7-12-05-353.00).

Section 2. This Resolution shall become effective upon the date of enactment.

DONE AND RATIFIED this ____ day of _____, 2025.

MAYOR.

ATTEST:

CITY CLERK.

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT 1

