



MINUTES

County Council Meeting

March 15, 2021

Spartanburg County Council met on Monday, March 15, 2021, in the County Council Chambers, 366 N. Church Street, Spartanburg, SC, at 5:15 p.m. The following attended: Honorable Manning Lynch, Chairman; Honorables Monier Abusaft, Jack Mabry, David Britt, Justin McCorkle, and Bob Walker, Council Members; along with Cole Alverson, County Administrator; Earl Alexander, Deputy County Administrator; John Harris, County Attorney; and Ginny Dupont, County Attorney.

In compliance with the Freedom of Information Act, notice of this meeting was provided in advance to the local news media and other interested parties.

Meeting was live streamed via YouTube. Links and instructions for how to access this meeting via computer or mobile device were made available on the County's webpage and provided to the local media.

I.

Chairman Lynch called the meeting to order.

II.

Invocation was rendered by Chaplain Amos Durham.

III.

Honorable Bob Walker led the Pledge of Allegiance.

Chairman Lynch took a quick moment of personal privilege to wish Justin McCorkle a happy birthday.

IV.

- A. Mr. Van Henson, South Carolina Association of Counties, presented the **Outstanding Safety Achievement Award, Sustained Excellence Award, Workers' Comp Lag Time Award, and the Workers' Comp Experience Modifier Award** to Mr. Terry Booker, Risk Manager.
- B. Motion made by Mr. Britt to adopt a Resolution giving honor and remembrance for **Tyler Lawrence Warfield** and declaring March 15, 2021 Tyler Lawrence

Warfield Day in Spartanburg County. Motion seconded by Mr. Walker and carried. Mr. McCorkle presented the Resolution to Tyler's mother; grandparents; Fire Chief Patrick Evatt, Reidville Fire Department; and Fire Chief Michael Huppmann, Clear Spring Fire Rescue.

- C. Motion made by Mr. Britt to adopt a Resolution endorsing and supporting the Statewide "**Zero Tolerance for Litter**" Campaign during the month of April conducted by the South Carolina Litter Control Association, Palmetto Pride and Keep America Beautiful of South Carolina. Motion seconded by Mr. Walker and carried. Environmental Enforcement Deputy Director William Roman received the Resolution.
- D. Motion made by Mr. Mabry to adopt a Resolution proclaiming the Week of April 11 through April 17, 2021 as "**Animal Control Officer Appreciation Week**" in Spartanburg County. Motion seconded by Mr. McCorkle and carried. Senior Animal Control Officer David Jorgensen received the Resolution.
- E. Motion made by Mr. Walker to adopt a Resolution proclaiming March 2021 as **Disabilities Awareness Month** in Spartanburg County. Motion seconded by Mr. Britt and carried. Mr. Thomas Riddle, Chairman, Disabilities and Special Needs Board, received the Resolution.
- F. Motion made by Mr. Britt to adopt a Resolution proclaiming April 2021 as **Fair Housing Month** in Spartanburg County. Motion seconded by Mr. Mabry and carried. Mr. Lynch presented the Resolution to Ms. Laura Terrell, Community Development Department. Ms. Sheila Henderson, Chair, Community Development Advisory Committee, could not attend the meeting.
- G. Motion made by Mr. Abusaft to adopt a Resolution proclaiming the Week of April 5, 2021 through April 9, 2021 as **Community Development Week** in Spartanburg County. Motion seconded by Mr. McCorkle and carried. Ms. Mary Ann Washington Deku, Member, Community Development Advisory Committee, received the Resolution.

V.

Mr. Earl Alexander, Deputy County Administrator, recognized Ms. Leigh MacDonald, Senior Planner, Planning and Development, for successfully completing a 21-hour course on Leadership and Supervision with text and materials created by the International City/County Management Association. A certificate was awarded to Leigh by the Appalachian Council of Governments for passing the Fall 2020 Management and Supervision Course with distinction. The March of Dimes 2020 Campaign Team Members was recognized. Spartanburg County was named the Top Government Team of 2020. The team was very successful in raising \$4,000 in donations. Team Members were Mike Emory, Facilities Maintenance; Debbie Lavine, Fleet Services; India Samuel,

Assessor's Office; Tammy Martin, Public Works; Amy Roberts, Parks & Recreation; Michelle Pharis, Environmental Enforcement; Ericca Greenwald, Records Management; Darrell Weathers, Planning and Development; Amanda Parker, Delinquent Tax Office; and Angela Mauldin, Public Works – Landfill. From the South Carolina Chapter of the American Planning Association (SCAPA), Spartanburg County received the Outstanding Planning Project Award for a Multi-jurisdictional project for the Historic Glendale Bridge Rehabilitation Project (SPATS) Spartanburg Area Transportation Study. Spartanburg County also received the Outstanding Planning Project Implementation Honorable Mention Award for the Area Performance Implementation Phase 1 (Spartanburg County). Mr. Alexander thanked County Council, Administration, Planning Commission, Planning Consultant Charlie Compton, Technical Advisory Committee, Advisory Committee, Stakeholder Groups, and County Staff for their dedicated service and for utilizing their expertise while working on these projects.

Mr. Britt recognized Ms. Kathy Rivers, Community Development Director, for her help in getting power turned back on at an apartment complex. WSPA reached out to Mr. Britt about senior citizens, children and others not having power at this complex. Thanks to WSPA reaching out and Ms. Rivers acting and spending two hours or more on a Saturday night making this happen, a lot of people were spared and had their power back on about 10:00 p.m. or 11:00 p.m. It was not because they had not paid their bill. It was a glitch in the system. Mr. Britt thanked Ms. Rivers for going beyond the call of duty.

VI.

- A. Motion made by Mr. Britt to approve the minutes of February 15, 2021 (Regular Meeting). Motion seconded by Mr. Mabry and carried.

VII.

- A. Chairman Lynch declared open a public hearing to consider an Ordinance authorizing the delivery by Spartanburg County, South Carolina of a Fee in Lieu of Tax Agreement between the County and **CV QOZP Victor Hill, LLC**. No one appeared, and the matter was closed.
- B. Chairman Lynch declared open a public hearing to consider an Ordinance authorizing and approving (1) the development of a new Joint County Industrial and Business Park (**Project Pigeon - Exel Inc.**) pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended, in conjunction with Cherokee County (the "Park") such Park to be geographically located in Cherokee County. No one appeared, and the matter was closed.
- C. Chairman Lynch declared open a public hearing to consider an Ordinance authorizing the execution and delivery of a Fee in Lieu of Tax Agreement by and between Spartanburg County, South Carolina and **Pall Corporation (Project Stone I)**. No one appeared, and the matter was closed.

- D. Chairman Lynch declared open a public hearing to consider an Ordinance authorizing the execution and delivery of a Fee in Lieu of Tax Agreement by and between Spartanburg County, South Carolina and **Pall Corporation (Project Stone II)**. No one appeared, and the matter was closed.
- E. Chairman Lynch declared open a public hearing to consider an Ordinance authorizing the Amendment and Restatement of the Fee in Lieu of Tax Agreement heretofore entered into between Spartanburg County, South Carolina and **W/C GSP JV III, LLC** and subsequently assigned to **CP Greer, LLC and W/C GSP Lot 3 Owner, L.L.C.** to add land to the project and other provisions therein; and other matters relating thereto. No one appeared, and the matter was closed.
- F. Chairman Lynch declared open a public hearing to consider an Ordinance to add an Uncodified Ordinance to the Code of the County of Spartanburg to certify **480 W. Blackstock Road**, the former Dixie Shirt Company property as a Textile Mill Site under the South Carolina Textiles Communities Revitalization Act. No one appeared, and the matter was closed.
- G. Chairman Lynch declared open a public hearing to consider an Ordinance to amend the **Spartanburg County Floodplain Ordinance** to incorporate and adopt new floodplain maps. No one appeared, and the matter was closed.
- H. Chairman Lynch declared open a public hearing to consider an Application for Special Public Event Exclusion from the Noise Ordinance requested by **Greer Dragway** from 4:00 p.m. until 10:00 p.m. on Saturday, March 27, 2021, April 10, 2021, and April 24, 2021 for a drag race at 1792 Dragway Road, Greer. No one appeared, and the matter was closed.

VIII.

Motion made by Mr. Britt to authorize the County Administrator to distribute the accommodations tax monies as discussed in Executive Session. Motion seconded by Mr. Mabry and carried.

IX.

Motion made by Mr. Walker to appoint Romesena Holman, County Council District 6, to serve on the Community Development Advisory Committee. Motion seconded by Mr. Mabry and carried. Motion made by Mr. Mabry to appoint Jason Merchant and Douglas Ray Finch to the Cooley Springs/Fingerville Fire Service Area Board. Motion seconded by Mr. Britt and carried. The Twin Lakes Special Tax District Appointments were carried over. Motion made by Mr. Walker to appoint Norman R. (Rudy) Jordan, Jr. to serve on the Tyger River Fire District Board. Motion seconded by Mr. Britt and carried. The Una Community Fire Service Area Board was also carried over.

X. Economic Recruitment and Development Committee

Honorable David Britt, Chairman
Honorable Manning Lynch, Member
Honorable Jack Mabry, Member

- A. Motion made by Mr. Lynch to adopt a Resolution authorizing the delivery by Spartanburg County, South Carolina of a Fee in Lieu of Tax Agreement between the County and **Project Sunrise – LS1**. Motion seconded by Mr. Mabry and carried.

Council Action:

Motion made by Mr. Britt to adopt Resolution. Motion carried.

- B. Motion made by Mr. Lynch to render first reading to an Ordinance authorizing the execution and delivery of a Fee in Lieu of Tax Agreement by and between Spartanburg County, South Carolina and **Project Sunrise – LS1**. Motion seconded by Mr. Mabry and carried.

Council Action:

Motion made by Mr. Britt to render first reading to Ordinance. Motion carried.

- C. Motion made by Mr. Lynch to adopt a Resolution authorizing and approving the Assignment and Assumption of a Fee in Lieu of Tax Agreement by and among Spartanburg County, South Carolina, **RW Woods Chapel Industrial Owner, LLC, Lothlorien Properties LLC and Lonely Warehouse SC LLC**. Motion seconded by Mr. Mabry and carried.

Council Action:

Motion made by Mr. Britt to adopt Resolution. Motion carried.

- D. Motion made by Mr. Lynch to render first reading to an Ordinance authorizing the reconveyance by Spartanburg County to **Isomedix Operations Inc.** (the "Company") of Fee Title to certain real property pursuant to the terms of a Lease Agreement with the County and Title [4], Chapter [29], South Carolina Code, 1976, as amended (the "Act"), as provided in the Act and the Lease Agreement; and other matters related thereto. Motion seconded by Mr. Mabry and carried.

Council Action:

Motion made by Mr. Britt to adopt Resolution. Motion carried.

- E. Motion made by Mr. Lynch to adopt a Resolution authorizing the execution and delivery by Spartanburg County, South Carolina of a Fee in Lieu of Tax Agreement with one or more related or affiliated legal entities as Sponsors and as Sponsor Affiliates identified by the County as **Project Slapshot**. Motion seconded by Mr. Mabry and carried.

Council Action:

Motion made by Mr. Britt to adopt Resolution. Motion carried.

- F. Motion made by Mr. Lynch to render first reading to an Ordinance authorizing the execution and delivery of a Fee in Lieu of Tax Agreement by and between Spartanburg County, South Carolina and one or more related or affiliated legal entities as Sponsors and as Sponsor affiliates identified by the County as **Project Slapshot**. Motion seconded by Mr. Mabry.

Council Action:

Motion made by Mr. Britt to render first reading to Ordinance. Motion carried.

- G. Motion made by Mr. Lynch to render first reading to an Ordinance authorizing the execution and delivery of a Fee in Lieu of Tax Agreement by and between Spartanburg County, South Carolina, **Royal Appliance MFG. Co. d/b/a TTI Floor Care North America, and Inland 85 Building C, LLC** (entities previously identified by the County as Project Spartan). Motion seconded by Mr. Mabry and carried.

Council Action:

Motion made by Mr. Britt to render first reading to Ordinance. Motion carried.

- H. Motion made by Mr. Lynch to render first reading to an Ordinance authorizing the execution and delivery of a Special Source Credit Agreement by and between Spartanburg County, South Carolina and **110 Franklin Avenue Property Owner LLC**. Motion seconded by Mr. Mabry and carried.

Council Action:

Motion made by Mr. Britt to render first reading to Ordinance. Motion carried.

Mr. Britt stated the above projects represent \$68.7 million invested in Spartanburg County and 174 new jobs.

XI. Personnel and Finance Committee

Honorable Jack Mabry, Chairman

Honorable Bob Walker, Member

Honorable Manning Lynch, Member *(Interim Appointment until the Councilmember from Council District 6 is elected and seated)*

- A. Mr. Bogue Wallin and Mr. Josh Lonon, Wyche Law Firm, were present to answer any questions in reference to a Resolution to approve an extended Special

Assessment Period under Section 70-171 of the Spartanburg County, South Carolina Code of Ordinances for that certain parcel of improved property identified as **Tax Map No. 7-12-18-076.00. (Aug Smith)** Motion made by Mr. Mabry to adopt Resolution. Motion seconded by Mr. Walker and carried.

Council Action:

Motion made by Mr. Mabry to adopt Resolution. Motion carried.

- B. Mr. Daniel Craig, Attorney, Johnson, Smith, Hibbard & Wildman Law Firm, LLP, presented information in reference to a Resolution of Historic Designation for Special Tax Assessment under Section 70-169 of the Spartanburg County, South Carolina Code of Ordinances and to approve an Extended Special Assessment Period under Section 70-171 of the Spartanburg County, South Carolina Code of Ordinances for that certain parcel of improved real property known as the **Mary H. Wright School**. Mr. Craig was present on behalf of 201 Caulder Avenue LLC. This is also known as the Bailey Bill. A Development Agreement was passed by the City of Spartanburg in December. Last month, the City of Spartanburg granted this property the historic designation. Because this is a 20-year Bailey Bill, it also needs Council consent. Mr. Britt stated the City depends on County Council to grant the Bailey Bill designation in partnership. For instance, the Aug Smith building and other buildings within the City, the County and the City team up to give them the designation. Then they can go ahead and make the investments and get the benefits of it. Otherwise these buildings would stay stagnant and deteriorate. Mr. Craig stated that it locks the value in at the price paid for the property for a period of 20 years provided the developer meets all the historical standards for the rehabilitation. Motion made by Mr. Lynch to adopt Resolution. Motion seconded by Mr. Walker and carried.

Council Action:

Motion made by Mr. Mabry to adopt Resolution. Motion carried.

- C. Ms. Kathy Rivers, Director of Community Development, presented information in reference to a request from the **Community Development Department** to reclassify position 1501 from a Sr. Administrative Assistant, grade 10, to a Housing Services Specialist, grade 11, effective March 15, 2021. The employee was hired as an Administrative Assistant but assumed the duties of the Housing Services Specialist in 2011, after the Housing Services Specialist resigned. This position is crucial to the operation of the Housing Program and requires an extensive amount of case management for housing opportunities, coordinating with other agencies, and negotiating terms for housing purposes. The increase will be approximately \$3,000. Motion made by Mr. Lynch to approve request. Motion seconded by Mr. Walker and carried.

Council Action:

Motion made by Mr. Mabry to approve request. Motion carried.

- D. Mr. Kevin Stiens, Parks and Recreation Director, presented information in reference to a request from the **Parks Department** for the reclassification of position 1686, Senior Recreation Coordinator (grade 13) to Senior Site Coordinator (grade 9) and the reclassification of position 1538, Park Maintenance Technician (grade 6) to Small Engine Mechanic (grade 8). The Parks Department requested permission to reclassify these two positions within the department. One is to document some of the changes they have made in their Youth Development Programs following COVID to be more efficient by reassigning some fulltime employees. The other one is to acknowledge one of their Park Maintenance Technicians that is spending most of his time repairing a lot of mowers and helping the Parks Department be much more efficient. The switch from the Senior Recreation Coordinator to the Senior Site Coordinator will be a net savings to the County of about \$8,000. The transition from the Park Maintenance Technician to the Small Engine Mechanic will be an additional \$2,000. These two changes will save the County approximately \$6,000 per year. Motion made by Mr. Lynch to approve request. Motion seconded by Mr. Walker and carried.

Council Action:

Motion made by Mr. Mabry to approve request. Motion carried.

- E. Mr. Jamie Nelson, Director of Environmental Enforcement Department, presented information in reference to the funding of a **Spartanburg County employee based Roadside Litter Crew**. In March of 2020, the South Carolina Department of Corrections made the safe and correct decision to keep their inmates inside their facilities for their safety. By making this decision, it directly affects our ability to keep up with the roadside litter issue. This request is for funding approval to add a Spartanburg County Employee Roadside Litter Crew. In 2019, 147 tons of roadside litter was removed by our inmate crew and volunteers. In 2020, only 34 tons of roadside litter was removed. This group will be able to go out five days a week and clean up roadside. They are going to focus on Spartanburg County roadways. For the current fiscal year, the approval will consist of three (3) fulltime positions. The positions will include one Roadside Crew Leader position (Grade 04) and two Roadside Crew Member positions (Grade 01). The approval will also include the funding for one truck to County's Auto Fleet to be utilized by the crew. Total impact for current fiscal year is estimated at \$65,500. Mr. Alverson stated that Mr. Nelson and his team brought to Administration's collective vision that our roadways have become a problem. We lost a valuable asset in terms of inmate labor from the Department of Corrections that was allowing us to keep roads in good shape. In order to correct this, Administration wants to staff a County Litter Crew with fulltime employees. Once everything normalizes, if the South Carolina Department of Corrections puts back in place the litter program, we would then have two County Crews running at any given time. The impact this year is about \$65,000. The resources have been located within our Budget. For next year, Staff has confidence that

we will be able to sustain the fulltime employees without any real burden or any real pressures on other areas that County Council may see as real highlights for next year's Budget. Mr. Alverson stated that the added benefit would be that the employees could be cross-trained. If there is a day that the Litter Crew cannot be out, the employees can help with other positions at the Collection Centers or where we may need them. An outside contractor route was considered, but Staff feels it is best to go with paid staff for a couple of reasons. There are not a lot of people that provide the service, and having fulltime County employees provides the utility and flexibility to be able to shift labor as seen fit based upon the demands in Solid Waste and elsewhere, if needed, as long as it is in the scope of their responsibilities. Motion made by Mr. Lynch to approve request. Motion seconded by Mr. Walker and carried.

Council Action:

Motion made by Mr. Mabry to approve request. Motion carried.

- F. Updated financial data and personnel vacancy reports were received.

XII. Livability Committee

Honorable Jack Mabry, Chairman (*Interim Appointment until the Councilmember from Council District 6 is elected and seated*)

Honorable Monier Abusaft, Member

Honorable Justin McCorkle, Member

- A. Mr. Cole Alverson, County Administrator, presented information in reference to an Uncodified Ordinance to enter into an Amendment to Perpetual Easement Agreement for recreational use with **Drayton Holdings, LLC** with respect to an easement granted on the property identified as parcel number 7-08-16-043.00. (One Slide of Survey included in backup) When Drayton Mill was redeveloped and rehabilitated, the developer at the time put in a trail network across the street on some undeveloped property. Since then, another developer, Orange Capital, has come before the City and others to seek approval to put in some multi-family units at this location in an apartment complex. There is a section of the trail easement which the County holds, as the body who ordinarily holds any easement for public trails in the unincorporated areas of the County, which basically fits within the footprint of where the apartment complex would go. They are seeking to amend the easement that is in place now to remove this to allow them to build the apartment complex. There is a trail that will remain in place. Motion made by Mr. Abusaft to render first reading to Ordinance. Motion seconded by Mr. McCorkle and carried.

Council Action:

Motion made by Mr. Mabry to render first reading to Ordinance. Motion carried.

- B. Information received regarding activities of the Parks Department.

XIII. Public Safety and Judiciary Committee

Honorable Monier Abusoft, Chairman
Honorable David Britt, Member
Honorable Bob Walker, Member

- A. Updated information received regarding activities of Building Codes Department.

XIV. Land Use Committee

Honorable Justin McCorkle, Chairman
Honorable David Britt, Member
Honorable Manning Lynch, Member

- A. Ms. Joan Holliday, Interim Planning Director, presented information in reference to an Ordinance to amend the **Spartanburg County Unified Land Management Ordinance (ULMO)**, Ordinance No. O-99-15, so as to provide a mechanism to allow the mixing of uses in the form of a new type of conditional use for certain qualified sites, to set forth the requirements thereof, and to resolve some typographical errors and minor inconsistencies. (Presentation included in backup) We have developer interest in providing this type of product in the Partial Restriction District (ULMO Area). Adopting the ULMO amendment will allow these desirable, high quality projects to proceed. The Planning and Development Commission considered the proposed amendment at their March 2, 2021 meeting. They voted unanimously to recommend the amendment favorably to County Council with one change: existing buildings to be used as a part of a mixed use project would be able to be reused without variances for heights and setbacks as long as they do not pose a danger to the public. The purpose of a Mixed-Use Project is to utilize innovative land planning and site design concepts that support a high quality of life and integrate a variety of uses into a unified development and, therefore, create opportunities for more desirable living and working environments. Mixed-Use generally blends residential, commercial, cultural, institutional, or entertainment uses into one space, where those functions are to some degree physically and functionally integrated. It may be applied in new real estate development projects in a city or suburb, or may apply to a single building, existing or new neighborhood, or in zoning policy across an entire city or county. It can be new construction, reuse of an existing building or brownfield site, or a combination. Mixed-Use Examples were shown in the presentation. A Mixed-Use Project is a development which shall include at least two different uses from the following: Residential Single Family, Residential Multi-Plex Development, Commercial, Office, Institutional, and Light Industrial on a single parcel. A Mixed-Use Project – Residential Only is a Mixed-Use Project which must include both Single Family Residential and an Attached Multi-Plex Development Project. An Overview of the Design Requirements was presented.

The architectural style must reflect the character of the area. Lighting, glare, and noise requirements will follow the Performance Zoning Ordinance. The project must include at least two different types of uses. The percentage of any use shall not be less than ten percent of the acreage of the project. No internal buffers are required to separate uses. Instead, a landscaping plan will be required. The total common open or green space shall be a minimum of 20% of the gross acreage of the project. All proposed signage shall be in character with the surrounding area. Height requirements would apply. At least two principal vehicular access points, separated by no less than 300 feet, shall be designed to permit smooth traffic flow. Where this access is impossible, there shall be an access through either an inter-neighborhood tie or a boulevard section. All outparcels will have to face internally. Parking will follow Table 6 of the ULMO. Traffic and Operational Safety Studies shall be required. Sidewalks, walking trails and bicycle lanes shall be encouraged. Adjacent public blueways, trails, or parks should be connected. Cross-access easements shall be required for shared storm water facilities, parking, access, or other shared facilities. The basic requirements for a Mixed Use Project would be for the project site to be at least five acres in size. One of the project site entrances must be within 1,500 linear feet measured along the roadway to the intersection with a Collector or Arterial Street.

Requirements for a Mixed Use Project with a Density Bonus would be a project site of at least ten acres in size. A minimum of five percent of the gross floor area must be a different use. If eighty percent of the frontage of the parcel is located on a Minor Road, the second required use may be reduced to two percent of the gross floor area. Residential Density on a Collector Road shall not exceed 25 units per acre. Residential Density on a Minor Road shall not exceed 15 units per acre. Signage would be subject to the standards under Appearance Corridor S-1 criteria, Article 6. Any changes would have to go back to the Planning Commission. Mr. Lynch stated these developments have been around for a long time, and we have just not agreed on a way to make it happen in Spartanburg County. Mr. Lynch applauded Staff for coming up with a way to do it now. This development is being done all over the place. Mr. Britt agreed with the Chairman and stated that in the past we did not have people pushing to get it done like we do now. Motion made by Mr. Britt to render first reading to Ordinance. Motion seconded by Mr. Lynch and carried.

Council Action:

Motion made by Mr. McCorkle to render first reading to Ordinance. Motion carried.

- B. Updated Planning Department Reports on Development Activity were received.

XV. Public Works, Buildings and Grounds Committee

Honorable Manning Lynch, Chairman

Honorable Jack Mabry, Member

Honorable David Britt, Member *(Interim Appointment until the Councilmember from Council District 6 is elected and seated)*

- A. Mr. Nick Franchina, Developer, presented information in reference to a request for funding from the Steve Belue Infrastructure Fund for the B Street Improvement Project. (Presentation included in backup) The Developer is doing a small development in Spartanburg County. It is a 61 lot subdivision on the backside of a mill. The streets are in rough condition. They are looking at upgrading the streets with most of their funds and are requesting that the County join in with them through The Steve Belue Infrastructure Fund. The total construction costs are expected to be approximately \$73,063. CJN, LLC requested \$24,350 to be funded from the Steve Belue Infrastructure Fund. Mr. Travis Brown, Public Works Director, stated the roads are about 16 feet wide. They would go in and widen them to 20 feet. It is really a safety project. Spartanburg County will be managing the project. Motion made by Mr. Britt to approve request. Motion seconded by Mr. Mabry and carried.

Council Action:

Motion made by Mr. Lynch to approve request. Motion carried.

- B. **Capital Penny Phase I Update** was presented by Mr. Alverson. Mr. Alverson presented a verbal update on the progress at the Courthouse. On the Parking Deck, precast assembly was completed on February 26, 2021. Crane was removed until needed to set equipment in Central Energy Plant. Lighting is being installed throughout deck. They have poured first section of ground level slab, and they are working on the next section. The last slab sequence should be poured March 26 through April 1. Cable barriers start March 22. They are working on installing window system now on levels two through six. They will finish level one sometime after April 2. Joint sealants are being installed now. Elevators will be installed in April. Curbing will be seen around the site the middle of April. We are still on track to be complete with the Parking Deck the beginning of July or thereabouts. The Central Energy Plant (CEP) is coming along very well. The screen walls are up. The water proofing is close to complete. The stucco veneer will be applied in late March. They have formed up the equipment pads, and they are being poured. They are due to set the equipment starting late March. They will do start up, testing, and balancing in April. They will cutover to existing Courthouse at the end of April. We are over halfway finished with the abatement of Annex I. When we complete the CEP late April, the abatement of Annex I will also be complete. We will cut over the power to the Courthouse and then demolish Annex I in May. We already have Target Construction on board for demolition. This sets us up to have groundbreaking on the Courthouse sometime around July. We are still in the design phase on the Courthouse. We are at the end of the VE Process. We are still combating

material escalation costs. We are finalizing pricing on 50% construction drawings and starting to choose interior finishes. On the Emergency Operations Center, we are pricing design development documents. When we validate that we are within striking distance of our Budget, we will move on to construction documents. Construction is anticipated later this year. The Municipal police station is going through a VE effort on the schematic design documents to reduce cost before doing a lot of design development.

- B. Updated information received regarding activities of the Public Works Department.

XVI.

Ms. Barb Honig, 320 Malachi Court, Spartanburg, appeared in reference to fireworks in the County. (Handout included in backup) Mr. Mike Benke, 240 Henry Court, Spartanburg, appeared in reference to start time of the Council meetings. Ms. Kirsti Schenkel, 172 Dellwood Drive, Spartanburg, appeared in reference to County finances related to the Courthouse and proposed Detention Center. Mr. Alfred Howard, 513 Royal Oak Drive, Spartanburg, appeared in reference to condos being built behind him.

XVII.

- A. Motion made by Mr. Britt to render third reading to an Ordinance authorizing the execution and delivery of a Fee in Lieu of Tax Agreement by and between Spartanburg County, South Carolina and **Pacolet Ft. Prince, LLC** (Project Juniper). Motion seconded by Mr. Mabry and carried.
- B. Motion made by Mr. Britt to render third reading to an Ordinance to provide for the issuance and sale of not exceeding ten million dollars (\$10,000,000) Spartanburg County, South Carolina **General Obligation Bonds**, in one or more series; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto. Motion seconded by Mr. Abusaft and carried.
- C. Motion made by Mr. Mabry to render third reading to an Ordinance finding that **Startex-Jackson-Wellford-Duncan Water District**, South Carolina may issue not exceeding \$18,000,000 of General Obligation Bonds; to authorize Startex-Jackson-Wellford-Duncan Water Commission to issue such bonds and to provide for the publication of notice of the said find and authorization. Motion seconded by Mr. Abusaft and carried.
- D. Motion made by Mr. Britt to render third reading to an Ordinance authorizing the **Woodruff-Roebuck Water District**, South Carolina to (1) enlarge, diminish and confirm its service area, and (2) issue not exceeding \$8,000,000 General Obligation Bonds, in one or more series; providing for the publication of notice of

- the said findings and authorization; and generally approving other matters relating thereto. Motion seconded by Mr. Mabry and carried.
- E. Motion made by Mr. Abusaft to render second reading to Ordinance authorizing the delivery by Spartanburg County, South Carolina of a Fee in Lieu of Tax Agreement between the County and **CV QOZP Victor Hill, LLC**. Motion seconded by Mr. Mabry and carried.
 - F. Motion made by Mr. Abusaft to render second reading to an Ordinance authorizing and approving (1) the development of a new Joint County Industrial and Business Park (**Project Pigeon - Exel Inc.**) pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended, in conjunction with Cherokee County (the "Park") such Park to be geographically located in Cherokee County. Motion seconded by Mr. Mabry and carried.
 - G. Motion made by Mr. Abusaft to render second reading to an Ordinance authorizing the execution and delivery of a Fee in Lieu of Tax Agreement by and between Spartanburg County, South Carolina and **Pall Corporation (Project Stone I)**. Motion seconded by Mr. Mabry and carried.
 - H. Motion made by Mr. Abusaft to render second reading to an Ordinance authorizing the execution and delivery of a Fee in Lieu of Tax Agreement by and between Spartanburg County, South Carolina and **Pall Corporation (Project Stone II)**. Motion seconded by Mr. Mabry and carried.
 - I. Motion made by Mr. Abusaft to render second reading to an Ordinance authorizing the Amendment and Restatement of the Fee in Lieu of Tax Agreement heretofore entered into between Spartanburg County, South Carolina and **W/C GSP JV III, LLC** and subsequently assigned to **CP Greer, LLC and W/C GSP Lot 3 Owner, L.L.C.** to add land to the project and other provisions therein; and other matters relating thereto. Motion seconded by Mr. Mabry and carried.
 - J. Motion made by Mr. Abusaft to render second reading to an Ordinance to add an Uncodified Ordinance to the Code of the County of Spartanburg to certify **480 W. Blackstock Road**, a portion of the former Dixie Shirt Company property as a Textile Mill Site under the South Carolina Textiles Communities Revitalization Act. Motion seconded by Mr. Mabry and carried.
 - K. Motion made by Mr. Abusaft to render second reading to an Ordinance to amend the **Spartanburg County Floodplain Ordinance** to incorporate and adopt new floodplain maps. Motion seconded by Mr. McCorkle and carried.

XVIII.

- A. Motion made by Mr. Abusaft to approve an Application for Special Public Event Exclusion from the Noise Ordinance requested by **Greer Dragway** from 4:00 p.m. until 10:00 p.m. on Saturday, March 27, 2021, April 10, 2021, and April 24, 2021 for a drag race at 1792 Dragway Road, Greer. Motion seconded by Mr. McCorkle and carried.

XIX.

- A. The following Budget Amendment Resolutions were provided to County Council. Budget Amendment Number 139-9 sets up for use program income received from HOME and CDBG participants in February 2021. Budget Amendment Number 222-9 recognizes additional funding from the City of Greer for their FY21 resurfacing project. Budget Amendment Number 244-9 – The Upstate Workforce Board received funds for an area business to conduct incumbent worker training in PLM Phase 3 and Operator Training. Budget Amendment Number 245-9 – The Upstate Workforce Board received funds for an area business to conduct incumbent worker training in Initial Lean Transformation Project Training. Budget Amendment Number 396-9 closes C Fund projects 19012L (FY19 Annual County Paving), 20013L (FY20 Annual County Paving), 20014L (FY20 Town of Greer Paving), 20015L (FY20 Town of Lyman Paving), 20016L (FY20 Town of Cowpens Paving), 20017L (Maple Street Set-a-Side Rep. Tallon), 200195 (Project Evaluation Set-a-side Rep. Allison), and 20024L (Replacement of CTC Vehicle). Budget Amendment Number 529-9 authorizes the addition of an in-house Roadside Litter Crew within the Environmental Enforcement Department as well as provides the resources to fund the Crew. Budget Amendment Number 532-9 closes a completed CIP project and returns the unused funding to its original source. Budget Amendment Number 533-9 accepts and sets up a grant award from the South Carolina Department of Parks, Recreation and Tourism, Park and Recreation Development Fund (PARF) for improvements at Pacolet Park. Budget Amendment Number 553-9 sets up budget for revenue received in February 2021 for the Gambling Fund and the State Drug Fund. Budget Amendment Number 556-9 recognizes additional funding from the Town of Duncan for paving work on Edwards Lane. Budget Amendment Number 683-9 establishes a project string within the Steve Belue Fund for a contribution to the B Street project. Budget Amendment Number reclassifies two positions in the Spartanburg County Parks Department resulting in a net savings to the County. Budget Amendment Number 21021 amends the FY21 Authorized Staffing for the Sheriff's Office. Budget Amendment Number 21022 authorizes the addition of two mini-excavators to the Roads and Bridges equipment fleet.

Motion made by Mr. Britt to approve the Budget Amendment Resolutions provided to Council. Motion seconded by Mr. Mabry and carried.

Spartanburg County Council
March 15, 2021

XX.

Meeting adjourned.

SPARTANBURG COUNTY COUNCIL

By:



A. Manning Lynch, Chairman

Attest:



Deborah C. Ziegler
Clerk to Council