



City Council Agenda

Monday, March 9, 2020

Council Chambers

CITIZENS HEARING 5:30 P.M.

Michelle Shaffer, Maxabilities of York County Executive Director, has requested to address City Council.

Totty Wilkerson has requested to address City Council.

Presentation by Tamika Poag regarding Juneteenth 2019 accomplishments.

Jan Smiley, US Census Bureau, has requested to address City Council.

EXECUTIVE SESSION

Consider holding Executive Session for the discussion of appointments to Boards and Commissions of the City of Rock Hill and for discussions covered by the attorney/client privilege.

REGULAR SESSION 6:00 P.M.

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Consider Consent Agenda.
 - a. Minutes of Work Session of February 24, 2020.
 - b. Minutes of Special Session of February 24, 2020.
 - c. Second reading and adoption of an Ordinance to provide for public right of way use by agreement between the City of Rock Hill and New Cingular Wireless PCS, LLC for telecommunications services.
 - d. Second reading and adoption of an Ordinance to approve a pole attachment agreement between the City of Rock Hill and New Cingular Wireless PCS,

LLC.

Attachments: [Pole Attachment Ord](#)

- e. Second reading and adoption of an Ordinance to add an uncodified ordinance to the Code of the City of Rock Hill to certify a portion of the Celanese Acetate Plant as a Textile Mill Site under the South Carolina Textiles Communities Revitalization Act.
- f. Second reading and adoption of an Ordinance to amend Chapter 7, Annexations, of the Code of the City of Rock Hill, so as to provide for the annexation, zoning and ward designation of McConnells Highway Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2020-03)
Attachments: [Ltr re admission to MLII HOA -2-27-2020.pdf](#)
- g. Second reading and adoption of an Ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 14.76 acres of unaddressed property located between Farrow Drive and McConnells Highway from Residential Development I (RD-I) in York County to Single-Family Residential-3 (SF-3). (Case #M-2020-03)
- h. Second reading and adoption of an Ordinance to amend Chapter 7, Annexations, of the Code of the City of Rock Hill, so as to provide for the annexation, zoning and ward designation of Albright Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2020-04)
- i. Second reading and adoption of an Ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 10.75 acres at 891 Albright Road and adjacent unaddressed property from Urban Development District (UD) in York County and General Commercial (GC) to Commercial Industrial (CI). (Case #M-2020-04)
- j. Second reading and adoption of an Ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 4: Land Use: Primary Uses; Chapter 6: Community Design Standards; Chapter 8: Development Standards; and Chapter 9: Site and Building Design Standards, in relation to regulations for residential infill uses. (Case #T-2020-02)

4. Consider Ordinances for First Reading.

- a. An Ordinance authorizing and providing for the issuance of Tax Increment Bonds (Consolidated Redevelopment Project Area) of the City of Rock Hill, South Carolina; prescribing the form of bonds; providing for the payment of the bonds from the sources provided herein; creating certain funds and providing for payments into such funds; making other covenants and agreements in

connection with the foregoing; and other matters relating thereto.

Attachments: [General Bond Ordinance-Consolidated TIF District Bonds](#)

- b. A First Supplemental Ordinance providing for the issuance and sale of City of Rock Hill, South Carolina, Tax Increment Refunding and Improvement Bonds (Consolidated Redevelopment Project Area - Downtown Projects) in one or more series, in the aggregate principal amount of not exceeding \$19,525,000, and City of Rock Hill, South Carolina, Tax Increment Refunding and Improvement Bonds (Consolidated Redevelopment Project Area - Textile Corridor Projects) in one or more series, in the aggregate principal amount of not exceeding \$8,475,000, in order to defray the costs of certain redevelopment projects and refund certain outstanding tax increment bonds; limiting the payment of the bonds to the sources provided herein; authorizing the Mayor, the City Manager and the Chief Financial Officer to determine certain matters with respect to the bonds; providing for the payment of the bonds and the disposition of the proceeds thereof; prescribing the form and details of such bonds; and other matters relating thereto.

Attachments: [First Supplemental Ordinance-2020A and 2020B Consolidated TIF Bonds](#)

5. Other Items.

- a. Consider Growth Management Incentive application for Cityview Builders & Services, Inc.

Attachments: [GMI CityView Builders memo & application](#)
[Growth Mgt Incentive policy](#)

- b. Consider award of contract in the amount of \$79,931,000 to low bidder Adams Robinson for the construction of the Manchester Creek Wastewater Treatment Plant (WWTP) initial upgrades-Headworks Project.

Attachments: [Engineer letter](#)
[Bid Tabulation](#)

- c. Consider a motion to amend the agenda to add first reading of Item 5(d) below, which is first reading of an ordinance to provide for the refunding of combined utility system bonds.
- d. Consider a first reading of a Ninth Supplemental Ordinance authorizing the issuance and sale of the City of Rock Hill, South Carolina, Combined Utility System Refunding Revenue Bonds, in one or more series, in the Aggregate Principal amount of not exceeding \$23,000,000; delegating the authority to the Mayor or City Manager to determine certain matters with respect to the bonds; prescribing the form and details of the bond; establishing certain funds and accounts in connection with the bonds; and other matters relating thereto.

6. Announce SmartSwitch Winner.
7. City Council Committee Reports.
8. Miscellaneous Business.
9. Consider holding Executive Session for the discussion of appointments to Boards and Commissions of the City of Rock Hill and for discussions covered by the attorney/client privilege.
10. Adjourn.