

**CITIZENS' HEARING – 5:30 P.M.**

Joe Hayes, American Red Cross, addressed the City Council regarding Red Cross month.

Michelle Shaffer, Maxabilities of York County Executive Director, complimented the City Council on the new transit system.

Totty Wilkerson addressed the City Council regarding the Women's Art initiative.

Tamika Poag made a brief presentation on Juneteenth 2019 accomplishments.

Jan Smiley, addressed the City Council regarding the 2020 US Census Bureau process.

Dale Johnson, 1140 Saluda Street, addressed the City Council regarding the Saluda Street Business Owners Association.

Adrienne Wright, 716 Midvale Ave., addressed the City Council regarding public safety.

**EXECUTIVE SESSION**

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, the Mayor and Council went into Executive Session to discuss four matters. None of these matters were scheduled to appear on the agenda tonight except for the last two items. The items tonight are 1) receive and discuss background information related to potential zoning legal issues for the City's downtown and related areas, 2) receive background information and discuss negotiations incident to proposed contractual arrangements and the extension of City utilities to properties near the I-77 area, 3) receive background information and legal advice concerning a potential amendment to an intergovernmental agreement related to the downtown area, and 4) discuss Council appointments to City Boards and Commissions.

**REGULAR SESSION - 6:00 P.M.**

Council met in regular session with Mayor Gettys, Mayor Pro Tem Pender and Councilmembers Black, Jackson, Lindsay, Reno, and Sutton. Also present were City Manager David Vehaun, Deputy City Manager Jimmy Bagley, Deputy City Manager Steven Gibson, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. Matthew Kreh from WRHI was also in attendance.

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, the City Council approved the following ten consent agenda items:

**MINUTES OF WORK SESSION OF FEBRUARY 24, 2020**

**MINUTES OF REGULAR SESSION OF FEBRUARY 24, 2020**

**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** - Adopted

There have been no changes to the ordinance since first reading.

**ORDINANCE TO APPROVE A POLE ATTACHMENT AGREEMENT BETWEEN THE CITY OF ROCK HILL AND NEW CINGULAR WIRELESS PCS, LLC.** - Adopted

Exhibit A was added to the ordinance since first reading. There have been no other changes.

**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** - Adopted

There have been no changes to the ordinance since first reading.

**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.** -

Adopted

As requested by Council at first reading, the applicant's representative requested to add the property to the Meadow Lakes II homeowner's association.

There have been no changes to the ordinance since first reading.

**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)** - Adopted

There have been no changes to the ordinance since first reading.

**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.** -

Adopted

There have been no changes to the ordinance since first reading.

**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)** - Adopted

There have been no changes to the ordinance since first reading.

**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** - Adopted

There have been no changes to the ordinance since first reading.

**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** – First Reading

Reading

An ordinance entitled 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 was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

This ordinance is a new General Bond Ordinance for the combined Downtown and Textile Tax Increment Financing District (TIF), the “Consolidated Redevelopment Project Area”. The ordinance sets the form of future bonds and the repayment sources to be pledged as security for repayment of the bonds. Rock Hill School District has approved a new Intergovernmental Agreement with the City to provide for continued expansion of both Tax Increment Districts. Under this General Bond ordinance, the City will issue TIF bonds up to the original cap amounts of \$20 million in the Downtown TIF and \$40 million in the Textile TIF to be repaid with City, County, and School District incremental taxes. Future debt above the caps can be issued and secured by City and School

District incremental taxes, or by City, School District, and County incremental taxes if the County approves an agreement.

David Vehaun, City Manager, presented the item to the City Council.

**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** – First Reading

An ordinance entitled 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 was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance will be the first ordinance under the new General Bond Ordinance. The purpose of the ordinance is to authorize refunding of existing TIF debt and issue new bonds in an amount equal to the original TIF caps of \$20

million in the Downtown TIF (\$8,625,000 in new funds) and \$40 million in the Textile TIF (an added \$3,990,000 in new funds). These bonds will support infrastructure on the University Center site and the White Street/Dave Lyle and/or Herald site developments. These bonds will be secured by City, School and County TIF revenues.

David Vehaun, City Manager, presented the item to the City Council.

#### **TRANSFER OF GAVEL TO MAYOR PRO TEM PENDER**

Mayor Gettys announced that he was recusing himself from the next item on the agenda and passed the gavel to Mayor Pro Tem Pender.

#### **CONSIDER GROWTH MANAGEMENT INCENTIVE APPLICATION FOR CITYVIEW BUILDERS & SERVICES, INC.**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved a Growth Management Incentive application for Cityview Builders & Services, Inc. An official copy of Mayor Getty's recusal statement has been made an official part of the record.

CityView Builders & Services is constructing seven single family houses on the site of the former Red Coach Inn. The site was cleared in 2008 but it has sat vacant since then. The applicant seeks reimbursement for water meter set fees and building permit fees. Incentives would be paid based on actual amounts paid by the developer only after Certificates of Occupancy have been issued. Two of the houses are already under construction. The applicant sought approval to reimburse fees on all seven houses at a 100% reimbursement, which was approved by the City Council. Housing, like other uses, is eligible for assistance through the GMI program within Opportunity Zones.

David Lawrence, Knowledge Park Development Manager, presented the item to the City Council.

#### **RETURN OF GAVEL TO MAYOR GETTYS**

#### **AWARDED 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**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved 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.

Upgrades are needed to the 20-million-gallon-per-day (MGD) Manchester Creek Wastewater Treatment Plant (WWTP) in order to serve the demands of our customers. Per the existing Capital Improvements Plan reviewed with City Council at the Retreat in January, the Headworks Project is the next step for overall improvements to the WWTP and the low bidder was Adams Robinson Enterprises, Inc. Hazen and Sawyer (H&S), engineering consultant for the

project, reviewed the bid submissions and issued a letter of recommendation for Adams Robinson Enterprises, Inc. City Council approved an ordinance for the low interest State Revolving Fund (SRF) funding on November 25, 2019. Staff recommended approval of awarding the contract to Adams Robinson Enterprises, Inc. in the amount of \$79,931,000.

Jimmy Bagley, Deputy City Manager, presented the item to the City Council.

### **AMEND AGENDA**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved amending the City Council meeting agenda to add first reading of an Ordinance to provide for the refunding of Combined Utility System bonds.

David Vehaun, City Manager, presented the item to the City Council.

### **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 RELATED THERETO** – First Reading

An ordinance entitled 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 RELATED THERETO was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

Due to an unexpected federal interest rate cut, an opportunity may exist to fix the City's variable rate debt at a low fixed interest rate. The City Council gave first reading, by title only, to allow the City to circulate a request for proposals for a fixed interest rate bond.

David Vehaun, City Manager, presented the item to the City Council.

### **ANNOUNCED SMARTSWITCH WINNER**

This month's SmartSwitch winner, chosen at random by computer, is Kelsie Crisp. This customer will receive a \$100 credit on their next utility bill.

### **CITY COUNCIL COMMITTEE REPORTS**

There were no City Council committee reports.

**MISCELLANEOUS BUSINESS**

There was no miscellaneous business.

**RETURNED TO EXECUTIVE SESSION**

**RETURNED TO REGULAR SESSION**

The City Council returned to Regular Session and Mayor Gettys reported that no action was taken.

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council approved the following appointments to City Boards and Commission.

Clean and Green Board

Gary Bottomley, 1717 Trellis Drive, to a term expiring April 14, 2023.  
Kristy Bengivenga, 1321 Ebinport Road, to a term expiring April 14, 2023.  
Melissa Chapman, 2675 Claxton Drive, to a term expiring April 14, 2023.  
Gale Moore, 1543 Herlong Court, to a term expiring April 14, 2023.

Community Relations Council

Jessica Yang, 4615 Noel Court, to a term expiring March 10, 2023.

Construction and Fire Prevention Board of Appeals

Clint Holmes, 782 Herrons Ferry Road, to a term expiring April 8, 2023.

Downtown Parking Management Commission

Josiah Blevins, 402 Pickens Court, to a term expiring April 1, 2023.

Housing Authority Commission

Love Mills-Byrd, 1720 Wallick Lane #108, to a term expiring April 12,  
2025.  
Helen McFadden, 129 Hardin Street, to a term expiring April 12, 2025.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Anne P. Harty, Municipal Clerk