



City Council Agenda

Monday, June 22, 2020

COUNCIL CHAMBERS

WORK SESSION 5:00 P.M. COUNCIL CHAMBERS

Topic: Affordable Housing

EXECUTIVE SESSION

Consider holding Executive Session for discussions covered by the attorney/client privilege.

SPECIAL SESSION 6:00 P.M. COUNCIL CHAMBERS

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Public Hearing.
 - a. Hold Public Hearing on the FY 2020/2021 Budget and related items.
4. Proclamations/Recognitions.
 - a. Recognize Angelo Geter, Rock Hill's Poet Laureate, for being named as a 2020 Poets Laureate Fellow by the Academy of American Poets.
5. Consider Consent Agenda.
 - a. Minutes of Regular Session of June 8, 2020.
 - b. Second reading and adoption of an Ordinance to amend Chapter 29, Utilities, of the Code of the City of Rock Hill concerning Electric Rates.

Attachments: [Electric rates Redline](#)
 - c. Second reading and adoption of an Ordinance to amend Appendix A, Fee Schedule of the Code of the City of Rock Hill concerning Water Rates.

- d. Second reading and adoption of an Ordinance to amend Appendix A, Fee Schedule of the Code of the City of Rock Hill concerning Sewer Rates.
 - e. Second reading and adoption of an Ordinance to amend Appendix A, Fee Schedule, of the Code of the City of Rock Hill concerning Building Inspection Fees.
 - f. Second reading and adoption of an Ordinance to amend Appendix A, Fee Schedule, of the Code of the City of Rock Hill concerning Zoning Fees.
 - g. Second reading and adoption of an Ordinance authorizing the City of Rock Hill, South Carolina, to execute and deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$2,800,000 between the City and the lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto.
 - h. Second reading and adoption of an Ordinance to amend Chapter 29, Utilities, of the Code of the City of Rock Hill concerning Private Water Systems.
 - i. Second reading and adoption of an Ordinance to amend Chapter 29, Utilities, of the Code of the City of Rock Hill concerning Sewer Service.
 - j. Second reading and adoption of an Ordinance to raise revenue, adopt a Budget and Work Program for the City of Rock Hill, S.C. for the fiscal year ending June 30, 2021, and to authorize the issuance of tax anticipation notes from time to time during the fiscal year 2020/2021.
 - k. Second reading and adoption of an Ordinance to amend Chapter 29, Utilities, of the Code of the City of Rock Hill concerning Schedule OL Outdoor Security Light Service and Schedule DL Decorative Security Lighting.
 - l. Second reading and adoption of an Ordinance to provide for the ground lease of real property at the Rock Hill - York County Airport from the City of Rock Hill to Recon Carolina LLC.
6. Consider Ordinances for Second Reading and Adoption.
- a. An Ordinance to provide for the disposition by sale of property on Dave Lyle Boulevard, Rock Hill, South Carolina by the City of Rock Hill to Rock Hill Economic Development Corporation.
Attachments: [Dave Lyle property Redline](#)
 - b. An Ordinance to amend Appendix A, Fee Schedule, of the Code of the City of Rock Hill concerning Solid Waste Rates.
Attachments: [solid waste Redline](#)

- c. An Ordinance to approve the Redevelopment Agreement between the City of Rock Hill and Catalyst Capital Partners, LLC and authorize certain City officials to execute and deliver the Redevelopment Agreement.

Attachments: [Development Agreement - Catalyst and City REDLINE](#)

7. Consider Ordinances for First Reading.

- a. An Ordinance for partial abandonment of utility rights of way and easements on property located near Ashcroft Lane in the City of Rock Hill.

Attachments: [Ashcroft Lane ROW](#)

8. Consider Planning Commission Items.

- a-1. Consider Planning Commission recommendation regarding petition M-2020-12 by Joseph Marin to rezone approximately 2.2 acres at 1918 Hilltop, 2154 & 2164 Celanese Road, and adjacent right-of-way from Residential Conservation District I (RC-I) and Business Development District I (BD-I) in York County to Neighborhood Commercial (NC). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 634-11-03-011 to -013.

Attachments: [M-2020-12 CC Report.pdf](#)

- a-2. Consider a Petition for Annexation to the City of Rock Hill of Celanese Road/Hilltop Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated June 3, 2020. (Case #M-2020-12)

Attachments: [M-2020-12 Annex Petition](#)

- a-3. Consider first reading 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 Celanese Road/Hilltop Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2020-12)

Attachments: [M-2020-12 Annex Ord](#)

- a-4. Consider first reading 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 2.2 located on Hilltop Road and Celanese Road from Residential Conservation District I (RC-I) and Business Development District I (BD-I) to Neighborhood Commercial (NC). (Case #M-2020-12)

Attachments: [M-2020-12 Zon Ord](#)

- b-1. Consider Planning Commission recommendation regarding petition M-2020-13 by Truck of Love (Susan Fullerton) to rezone approximately 0.9 acres at 1556, 1558, & 1568 West Main Street and adjacent right-of-way from Single-Family Residential-3 (SF-3) to Neighborhood Office (NO). Tax parcels

595-02-01-001 to -003.

Attachments: [M-2020-13 CCReport.pdf](#)
[M-2020-13 Site](#)

- b-2. Consider first reading 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 0.9 acres located on Main Street from Single-Family Residential-3 (SF-3) to Neighborhood Office (NO). (Case #M-2020-13)

Attachments: [M-2020-13 Zon Ord](#)

9. Other Items.

- a. Consider awarding bid for the Airport Terminal Building Expansion in the amount of \$536,658 to Edison Foard Incorporated.
- b. Consider appropriating retained earnings to fund year end expenses, if necessary, and to assign fund balance as appropriate.

10. Announce SmartSwitch Winner.

11. City Council Committee Reports.

12. Miscellaneous Business.

13. Consider holding Executive Session for discussions covered by the attorney/client privilege.

14. Adjourn.