

CITIZENS' HEARING – 5:30 P.M.

Norma Gray, 407 Marshall Street, Fort Mill, SC, addressed the City Council regarding Police Department communications.

Don Hayes, 420 Anvil Draw Place, addressed the City Council regarding the Sweetwater subdivision.

Victor Smith, 704 Rawlings Place, addressed the City Council regarding the Sweetwater subdivision.

Larry Schindel, 1598 Williamsburg Drive, addressed the City Council regarding recycling.

Larry Winsch, 1816 Hyatt Avenue, addressed the City Council regarding Police Department communications.

EXECUTIVE SESSION

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, the Mayor and Council went into Executive Session to discuss five matters not on the agenda, with the exception of the last item. The items discussed were 1) receive background information and discuss of negotiations incident to proposed contractual arrangements concerning a potential sale of property in the downtown area, 2) receive background information and discuss negotiations incident to proposed contractual arrangements concerning a potential amendment or amendments of an existing agreement related to property in the downtown area, 3) receive background information and discuss negotiations incident to proposed contractual arrangements concerning agreements related to annexation of property in the Celanese area, 4) receive background information, receive legal advice related covered by the attorney-client privilege and discuss negotiations incident to proposed contractual arrangements concerning City owned property in the downtown area, and 5) 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 Brent Thompkins, and Municipal Clerk Anne P. Harty. City Attorney Paul Dillingham was not in attendance at the meeting. No members of the media were in attendance.

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

MINUTES OF SPECIAL SESSION OF MAY 26, 2020

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 8.5 ACRES LOCATED ON WILSON STREET FROM INDUSTRY BUSINESS (IB) TO DOWNTOWN (DTWN). TAX PARCEL 598-22-01-001 & -002

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 2: ADMINISTRATION CONCERNING BOARDS AND COMMISSIONS - Adopted

An ordinance entitled ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 2: ADMINISTRATION CONCERNING BOARDS AND COMMISSIONS was given second reading and adopted upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Lindsay dissenting.

There were minor changes to the ordinance since first reading on May 11, 2020.

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 – First Reading

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

As of July 1, 2020, the City will no longer offer high-pressure sodium (HPS) or metal halide (MH) lighting; all new installations will be LED light fixtures. All existing HPS or MH light fixtures will be grandfathered into the City's system, but any future replacement will be LED light fixtures. Security pole fees are also proposed to increase to reflect the City's up-front installation and maintenance costs.

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

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 – First Reading

An ordinance entitled 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 was

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

The Ground Lease Agreement is for a 35-year lease of raw land at the Airport. The area is approximately 110,000 square feet with an initial rental amount of at least \$8,342 per year with annual CPI increases. The tenant will construct a minimum of 24 t-hangars and 5 small box hangars along with 1 restroom facility. The City will own the hangars at the end of the lease term. This lease is modeled after a similar ground lease agreement approved in 2017. The tenant is to complete construction within 18 months of commencement of the lease. The estimated annual City tax revenue from the hangars would be \$9,436 and from total aircraft would be \$6,956. Staff recommended approval.

Steven Gould, Airport Director, presented the item to the City Council.

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 – First Reading

Mayor Gettys recused himself from this item due to a potential conflict of interest and turned the gavel over to Mayor Pro Tem Pender. An official copy of his statement has been made a part of these minutes.

An ordinance entitled 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 was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved upon a vote of 6-0.

This Redevelopment Agreement with Catalyst Capital Partners, LLC establishes a mixed use development project to be known as The Exchange. The project will include 229 multifamily units, 20,000 square feet of commercial space, and 329 parking spaces. The developer has committed to a total private investment of at least \$40,000,000. The plan calls for up to \$600,000 in public improvements to be funded by TIF revenues. The City would be fully reimbursed should the developer receive the Textile Tax Credits on the site. The City is also being asked to fund up to \$135,000 in Façade Grants and up to \$500,000 in Growth Management Incentives. Both are at the discretion of Council later in the development process. Staff recommended approval of this Redevelopment Agreement. Upon approval of the item Mayor Pro Tem Pender returned the gavel to Mayor Gettys.

Stephen Turner, Economic and Urban Development Director, presented the item to the City Council.

APPROVED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCK HILL REQUIRING THE CLOSING OF A PORTION OF AN ALLEY NEAR CHERRY ROAD TO VEHICULAR AND PEDESTRIAN TRAFFIC

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a Resolution of the City Council of the City of

Rock Hill requiring the closing of a portion of an alley near Cherry Road to vehicular and pedestrian traffic.

First Land Company plans to develop parcels between Oakland Avenue and College Avenue Extension at Cherry Road. Part of the redevelopment includes closing an additional portion of the existing alley per the attached site plan. The closure is subject to an easement agreement between Lancaster Land, LLC, First Land Company, Galleria Land, LLC and the City for providing emergency services to the area.

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

APPROVED ITEMS RELATED TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved items related to the Community Development Block Grant (CDBG).

The City of Rock Hill receives CDBG funding annually. This year the City will receive \$531,208 in normal CDBG funds and an additional \$312,492 as a result of the Coronavirus Aid, Relief, and Economic Security (CARES) Act. HUD requires all CDBG entitlement communities to develop numerous plans and budgets to allocate this funding. Included in this effort is: a) the 2020-2024 CDBG Consolidated Plan to guide work over a five-year period; b) the 2020-2021 CDBG funding allocations; c) the 2020-2024 Analysis of Impediments to Fair Housing; d) a previous Consolidated Plan Amendment relative to the CARES Act and e) the Citizen Participation Plan. The City of Rock Hill has completed these plans and budgets according to HUD standards. A draft of the documents was made available for public review and comment. The Consolidated Plan received some public feedback which was provided to City Council. No comments were received on the other documents.

Amanda Werts, OMB Grants Supervisor, presented the item to the City Council.

APPROVED THE 2020 – 2024 CDBG CONSOLIDATED PLAN

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved the 2020 – 2024 CDBG Consolidated Plan.

The Consolidated Plan includes a community needs assessment, housing market analysis, strategic plan, and annual action plan including funding allocations.

Amanda Werts, OMB Grants Supervisor, presented the item to the City Council.

APPROVED FUNDING ALLOCATIONS FOR THE 2020 – 2021 CDBG PROGRAM YEAR

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved funding allocations for the 2020 – 2021 CDBG program year.

The City of Rock Hill will receive an allocation of \$531,208 for the 2020-2021 program year. The proposed projects have not changed since they were first presented to Council on March 23, 2020.

Amanda Werts, OMB Grants Supervisor, presented the item to the City Council.

APPROVED THE 2020 – 2024 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING DOCUMENT

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved the 2020 – 2024 Analysis of Impediments to Fair Housing document.

The Analysis of Impediments to Fair Housing document discusses contributing factors provided by HUD that impede fair housing in our community as well as goals and milestones to address these factors over the next five years.

Amanda Werts, OMB Grants Supervisor, presented the item to the City Council.

APPROVED THE AMENDMENT TO THE 2015 – 2019 CONSOLIDATED PLAN AND 2019 – 2020 ANNUAL ACTION PLAN TO ALLOCATE CARES ACT FUNDING

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved the Amendment to the 2015 – 2019 Consolidated Plan and 2019 – 2020 Annual Action Plan to allocate CARES Act funding.

The City of Rock Hill will receive an additional CDBG-CV allocation of \$312,492 to the 2019-2020 program year. The proposed “CDBG-Coronavirus” row has been added in the attached CDBG Funding History document and will provide food, childcare, and housing assistance through the Unite Program.

Amanda Werts, OMB Grants Supervisor, presented the item to the City Council.

APPROVED CHANGES TO THE CITY OF ROCK HILL’S CDBG CITIZEN PARTICIPATION PLAN TO ACCOMMODATE LANGUAGE AROUND WAIVERS GRANTED BY HUD TO EXPEDITE USE OF CARES ACT FUNDING

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved changes to the City of Rock Hill’s CDBG Citizen Participation Plan to accommodate language around waivers granted by HUD to expedite use of CARES Act funding.

The City of Rock Hill’s CDBG Citizen Participation Plan has been amended to allow for virtual public hearings and shortened public comment periods in the event of an emergency.

Amanda Werts, OMB Grants Supervisor, presented the item to the City Council.

APPROVED GROWTH MANAGEMENT INCENTIVE APPLICATION FOR HOUSING DEVELOPMENT CORPORATION OF ROCK HILL

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved Growth Management Incentive application for Housing Development Corporation of Rock Hill.

The Housing Development Corporation of Rock Hill (HDCRH) is seeking reimbursement of eligible fees paid to the City of Rock Hill under the Growth Management Incentive program. HDCRH will construct six (6) houses located on Baker Street, Scoggins Street, Carolina Avenue, Harrison Street and Fewell Street. The rental housing units are to be priced at 30% to 80% of Area Median Income. This application sought and was approved for 100% reimbursement for water meter set fees at the six homes for \$1,020, \$170 per home. The homes are scheduled to be complete in June 2021.

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

APPROVED GROWTH MANAGEMENT INCENTIVE APPLICATION FOR WALK TO CAMPUS

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved Growth Management Incentive application for Walk to Campus.

W2C Fourteen LLC, an affiliate of Walk2Campus, seeks reimbursement of eligible fees under the Growth Management Incentive program. The company will undertake an adaptive re-use of the building located at 113 Hampton Street. This application seeks reimbursement for impact fees, water meter set fees and building permit fees. The amount sought and was approved for 100% reimbursement at \$10,886. The project investment is estimated at \$2 million. The company intends to grow its workforce from 10 to 22 people. The building will offer two floors and serve as the company's headquarters.

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

APPROVED CANCELLING JULY 13 MEETING

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved cancelling the July 13 City Council meeting.

At this time there are no items to come before the City Council in the month of July. Staff recommended cancelling the July meeting.

Mayor Gettys presented the item to the City Council.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Bobby Nelson. 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

Councilmember Lindsay commented on installment agreements for cemetery plot purchases.

Councilmember Jackson commented on the importance of transparency and communication in regards to the Police Department and expressed her support of a citizen's review board.

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.

Airport Commission

Colonel Robert Burton, 1137 Torrington Circle, to a term expiring August 1, 2023.

Timothy Gause, 515 Queensbridge Court, to a term expiring August 1, 2023.

Board of Historic Review

Jana Jeanette, 914 Sebring Drive #301, to a term expiring July 1, 2023.
Ashley Harper Barron, 222 College Avenue, to a term expiring July 1, 2023.

William Drennan, 685 Hicklin Drive, to a term expiring July 1, 2023.

Planning Commission

Randy Graham, 316 Guilford Road, to a six-month term with five automatic six-month renewals, expiring May 1, 2023.

Stormwater Advisory Board

Derrick Williams, 305 Rosemore Place, to a term expiring July 22, 2023.

Betsy Dreier, 1159 Winthrop Drive, to a term expiring July 22, 2023.

Renee Burt, Staff representative, to a term expiring July 22, 2023.

Zoning Board of Appeals

Stacey Reeves, 1561 Cureton Court, to a six-month term with three automatic six-month renewals, expiring May 1, 2022.

Randy Sturgis, 801 Camp Overlook Court, to a six-month term with five automatic six-month renewals, expiring May 1, 2023.

Chad Williams, 1536 Blanchard Bend, to a six-month term with five automatic six-month renewals, expiring May 1, 2023.

Michael Smith, 1682 Avalon Drive, to a six-month term with five automatic six-month renewals, expiring May 1, 2023.

York County Natural Gas Authority

Elizabeth Owen, 712 Land Fall Drive, to replace the City representative Charles Alvis who is no longer a City resident, to a term expiring March 1, 2021.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2020.

Anne P. Harty, Municipal Clerk