

EXECUTIVE SESSION

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss two matters not on tonight's agenda which were to discuss negotiations incident to proposed contractual arrangements concerning a potential amendment or amendments of an existing agreement related to property in the downtown area and to receive background information and legal information and legal advice concerning a potential zoning dispute involving property near the eastern area of the City limits.

SPECIAL SESSION - 6:00 P.M.

Council met in special 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. No members of the media were in attendance.

HELD PUBLIC HEARING ON THE FY 2020/2021 BUDGET AND RELATED ITEMS

Pursuant to State law (Section 6-1-80) the City Council held a public hearing on the FY 2020/2021 Budget and related items. This second public hearing was advertised with the adjustment in sanitation revenues to continue residential curbside recycling. Citizens were given an opportunity to provide input on the proposed budget.

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

RECOGNIZED ANGELO GETER, ROCK HILL'S POET LAUREATE, FOR BEING NAMED AS A 2020 POETS LAUREATE FELLOW BY THE ACADEMY OF AMERICAN POETS

Mayor Gettys and the City Council recognized Angelo Geter, Rock Hill's Poet Laureate, for being named as a 2020 Poets Laureate Fellow by the Academy of American Poets.

Angelo Geter, Rock Hill's Poet Laureate, was announced as a 2020 Poets Laureate Fellow by the Academy of American Poets. This prestigious fellowship will help support the Poet Laureate's goal to promote literacy through community outreach, civic engagement, and commemoration of our great city.

Upon a motion to move the FY21 budget adoption off of the consent agenda and approve the remaining consent agenda items by Councilmember

Reno, which was duly seconded and unanimously approved, the City Council approved the following eleven consent agenda items:

MINUTES OF REGULAR SESSION OF JUNE 8, 2020

ORDINANCE TO AMEND CHAPTER 29, UTILITIES, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING ELECTRIC RATES - Adopted

Ordinance has been revised to include the public school rate. A scrivener's error omitted them at first reading.

ORDINANCE TO AMEND APPENDIX A, FEE SCHEDULE OF THE CODE OF THE CITY OF ROCK HILL CONCERNING WATER RATES -

Adopted

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

ORDINANCE TO AMEND APPENDIX A, FEE SCHEDULE OF THE CODE OF THE CITY OF ROCK HILL CONCERNING SEWER RATES -

Adopted

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

ORDINANCE TO AMEND APPENDIX A, FEE SCHEDULE, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING BUILDING INSPECTION FEES - Adopted

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

ORDINANCE TO AMEND APPENDIX A, FEE SCHEDULE, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING ZONING FEES - Adopted

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

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 - Adopted

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

ORDINANCE TO AMEND CHAPTER 29, UTILITIES, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING PRIVATE WATER SYSTEMS -

Adopted

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

ORDINANCE TO AMEND CHAPTER 29, UTILITIES, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING SEWER SERVICE - Adopted

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

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 - Adopted

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

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 - Adopted

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

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 – Adopted

An ordinance entitled 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, was given second reading and adopted upon a motion by Councilmember Pender, which was duly seconded and approved upon a vote of 5-2, with Councilmembers Jackson and Sutton dissenting.

Minor changes to the form of contract were made since first reading to help facilitate the assignment of the contract to a third party developer including additional details regarding the property description, including a per acre purchase price for the development parcel, conditions to such assignment and changes to some of the terms of the contract if all or a portion of it are assigned to a third party developer. City Attorney and City Staff recommended approval.

Paul Dillingham, City Attorney, presented the item to the City Council.

ORDINANCE TO AMEND APPENDIX A, FEE SCHEDULE, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING SOLID WASTE RATES – Adopted

An ordinance entitled ORDINANCE TO AMEND APPENDIX A, FEE SCHEDULE, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING SOLID WASTE RATES, was given second reading and adopted upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 6-1, with Councilmember Black dissenting.

First reading of this ordinance included a motion with a \$0.78 per month increase to the average residential customer to maintain curbside recycling service. The ordinance reflects removal of the \$60 bulky item charge.

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 - Adopted

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

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

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 – Adopted

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 second reading and adopted upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 6-0, with Mayor Gettys recusing.

Since first reading there have been a number of edits to the agreement with Catalyst Capital Partners, LLC as shown on the attached redline document. The only significant change is the addition of Section 31, which requires that the developer cooperate with the City's economic development consultant, National Development Council (NDC), to allow NDC to complete due diligence activities on behalf of the City. Upon approval of the item Mayor Pro Tem Pender returned the gavel to Mayor Gettys.

ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED NEAR ASHCROFT LANE IN THE CITY OF ROCK HILL – First Reading

An ordinance entitled ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED NEAR ASHCROFT LANE IN THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This Ordinance enables the abandonment of a utility easement within a roadway that was never built. The landowner has requested the abandonment to facilitate future development of the property. The City Attorney recommended approval of this ordinance.

Paul Dillingham, City Attorney, presented the item to the City Council.

APPROVED 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

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

The applicant requested annexation and rezoning in order to facilitate the development of a restaurant without alcohol sales on the property. Staff recommended the proposed conditional use in the Neighborhood Commercial (NC) zoning district if certain use-specific standards can be met, including a setback standard. The applicant will request a variance from the Zoning Board of Appeals on this setback standard. The Planning Commission recommended approval of the proposed NC zoning at their June meeting by a vote of 6-1 (Martens opposed).

Dennis Fields, Planner II, presented the item to the City Council.

APPROVED 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

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved 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. This is the annexation petition for the property at the corner of Celanese Road and Hilltop Road.

Dennis Fields, Planner II, presented the item to the City Council.

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.– First Reading

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

This ordinance will enact the annexation of the property at the corner of Celanese Road and Hilltop Road.

Dennis Fields, Planner II, presented the item to the City Council.

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) – First Reading

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

This ordinance will enact the NC zoning for the property at the corner of Celanese Road and Hilltop Road as recommended by the Planning Commission.

Dennis Fields, Planner II, presented the item to the City Council.

APPROVED 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

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

The applicant is requesting the rezoning in order to operate a homeless shelter for women on the property. This use is classified as a Group Home, Type A, and is a Special Exception in the Neighborhood Office (NO) zoning district. The buildings on the site would be renovated and used for the facility. The main building would serve as the shelter and the outbuildings would be used for office and meeting space. The applicant has yet to provide a site plan indicating minor changes to include parking. Assuming favorable first reading, this will be

provided for City Council consideration at second reading. In addition to the Special Exception for the proposed use, the applicant will need to apply for a Special Exception to reduce the required separation from another group home (3,000 feet required, with 2,760 feet provided), along with variances from the minimum lot size for group homes (43,560 square feet required, with 33,585 square feet provided), setbacks, and buffers.

The Planning Commission recommended approval of the rezoning at their June meeting by a vote of 7-0.

Susan Fullerton, Truck of Love, addressed the City Council.

Eric Hawkins, Planner III, presented the item to the City Council.

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) – First Reading

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

This ordinance will enact the NO zoning for the property at 1556, 1558, & 1568 West Main Street as recommended by the Planning Commission.

Eric Hawkins, Planner III, presented the item to the City Council.

AWARDED BID FOR THE AIRPORT TERMINAL BUILDING EXPANSION IN THE AMOUNT OF \$536,658 TO EDISON FOARD INCORPORATED

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved bid for the Airport terminal building expansion in the amount of \$536,658 to Edison Foard Incorporated.

In conjunction with the Airport Layout Plan Update, this project includes the expansion of the aviation terminal building to allow for additional office space, and other improvements including the replacement of two security access doors, and enclosing a staircase for safety reasons. The total cost including engineering, design, and construction is estimated to be \$834,717. Low bidder for the construction portion of the project is Edison Foard for \$536,658. The City contribution of \$87,923 is included in the FY2021 recommended budget. Construction is estimated to take 120 calendar days.

Jeremy Winkler, Intergovernmental Manager, presented the item to the City Council.

**APPROVED APPROPRIATING RETAINED EARNINGS TO FUND YEAR
END EXPENSES, IF NECESSARY, AND TO ASSIGN FUND BALANCE AS
APPROPRIATE**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved appropriating retained earnings to fund year end expenses, if necessary, and to assign fund balance as appropriate.

As the end of the fiscal year approaches, the influence of many factors can still affect the year-end bottom line. Uncertainties and complexities in expenditures, particularly purchased power, and revenue receipts make it extremely difficult to predict exact year-end figures. At the end of each fiscal year, the City Council is asked to authorize the City Manager to appropriate from the City's retained earnings revenue necessary for the current fiscal year, and also assign fund balance for any dedicated revenues on hand at year end. Staff recommended approval.

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 Daniel McFadden. 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 Reno thanked staff for all they do for the community.

RETURNED TO EXECUTIVE SESSION

RETURNED TO SPECIAL SESSION

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

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2020.

Anne P. Harty, Municipal Clerk