

Council Chambers  
Special Session  
Monday, September 28, 2020

**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.

**RECOGNIZED LEGION BASEBALL STATE CHAMPIONS**

Mayor Gettys and the City Council recognized Rock Hill Post 34 American Legion baseball team for winning the State Championship in Sumter on August 17, 2020.

Members of the team and coaching staff were present and were recognized.

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 REGULAR SESSION OF SEPTEMBER 14, 2020**

**TENTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF ROCK HILL, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BONDS, IN ONE OR MORE SERIES, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$21,400,000; AUTHORIZING THE MAYOR OR CITY MANAGER TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF SUCH BONDS; PROVIDING FOR THE ISSUANCE AND SALE OF ONE OR MORE BOND ANTICIPATION NOTES PENDING ISSUANCE OF SAID BONDS; AND OTHER MATTERS RELATING THERETO** – Adopted

Minor changes were made to the ordinance after first reading.

**ORDINANCE AUTHORIZING THE ISSUANCE OF UNIVERSITY CENTER FACILITIES CORPORATION V INSTALLMENT PURCHASE REVENUE BONDS (CITY OF ROCK HILL PROJECT) IN ONE OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$17,000,000, BY UNIVERSITY CENTER FACILITIES CORPORATION V TO PROVIDE FUNDING TO FINANCE THE COSTS OF ACQUIRING CERTAIN PARKING FACILITIES AND TO FINANCE THE COSTS OF ACQUISITION AND CONSTRUCTION OF CERTAIN OTHER PUBLIC PROJECTS; AUTHORIZING THE EXECUTION AND DELIVERY OF A BASE LEASE AND**

**CONVEYANCE AGREEMENT BY AND BETWEEN THE CITY AND THE CORPORATION, AND THE CONVEYANCE OF CERTAIN PROPERTY OF THE CITY TO THE CORPORATION THEREUNDER; AUTHORIZING THE EXECUTION AND DELIVERY OF A MUNICIPAL FACILITIES PURCHASE AND OCCUPANCY AGREEMENT BY AND BETWEEN THE CITY AND THE CORPORATION; CONSENTING TO THE FORM OF A TRUST AGREEMENT TO BE ENTERED INTO BY THE CORPORATION AND THE TRUSTEE FOR THE BONDS; AND MAKING PROVISION FOR ALL OTHER MATTERS RELATING TO THE FOREGOING** – First Reading

An ordinance entitled ORDINANCE AUTHORIZING THE ISSUANCE OF UNIVERSITY CENTER FACILITIES CORPORATION V INSTALLMENT PURCHASE REVENUE BONDS (CITY OF ROCK HILL PROJECT) IN ONE OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$17,000,000, BY UNIVERSITY CENTER FACILITIES CORPORATION V TO PROVIDE FUNDING TO FINANCE THE COSTS OF ACQUIRING CERTAIN PARKING FACILITIES AND TO FINANCE THE COSTS OF ACQUISITION AND CONSTRUCTION OF CERTAIN OTHER PUBLIC PROJECTS; AUTHORIZING THE EXECUTION AND DELIVERY OF A BASE LEASE AND CONVEYANCE AGREEMENT BY AND BETWEEN THE CITY AND THE CORPORATION, AND THE CONVEYANCE OF CERTAIN PROPERTY OF THE CITY TO THE CORPORATION THEREUNDER; AUTHORIZING THE EXECUTION AND DELIVERY OF A MUNICIPAL FACILITIES PURCHASE AND OCCUPANCY AGREEMENT BY AND BETWEEN THE CITY AND THE CORPORATION; CONSENTING TO THE FORM OF A TRUST AGREEMENT TO BE ENTERED INTO BY THE CORPORATION AND THE TRUSTEE FOR THE BONDS; AND MAKING PROVISION FOR ALL OTHER MATTERS RELATING TO THE FOREGOING was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance will authorize Installment Purchase Revenue Bonds (IPRB) for the remaining infrastructure needs at University Center. Approximately \$10 million of the bond proceeds will be used for Parking Deck B on the site. The remaining proceeds will provide for public improvements for a concert/event gathering area and for various streets, curb, and gutter on the site. The bonds will be repaid with tax increment revenues from University Center which are secured by Municipal Improvement District Assessments. The ordinance is drafted to allow for flexibility as negotiations are on-going with the developer on the amount of proceeds and the taxable and tax-exempt portions of the bonds. In order to receive the best possible financing structure, the City will circulate a Request for Proposals at the beginning of October for pricing not to exceed \$17 million, as well as different options for a private placement or a public sale. Additional documents including a Base Lease, a Facilities Agreement, and a Trust Agreement are being developed and will be provided prior to second reading. The term will extend until 2039, the end of the Tax Increment District, and the bonds are expected to be issued before December 31, 2020.

Anne P. Harty, Chief Financial Officer, presented the item to the City Council.

**ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON OR NEAR CONSTITUTION BOULEVARD, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO ROCK HILL ECONOMIC DEVELOPMENT CORPORATION** – First Reading

An ordinance entitled ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON OR NEAR CONSTITUTION BOULEVARD, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO ROCK HILL ECONOMIC DEVELOPMENT CORPORATION was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

The Purchase and Sale Agreement (PSA) is between the City of Rock Hill and the Rock Hill Economic Development Corporation (RHEDC) for eight (8) City-owned parcels located in the vicinity of Lee Street and Constitution Boulevard. The sales price will be set by appraisal at a later date. This PSA is being pursued for the purpose of taking the parcels through DHEC's Voluntary Clean-up Contract process. Development interest in these sites has increased due to the investment at University Center nearby and the Knowledge Park economic development efforts.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2020-21 BY WRBR LIMITED, LLC (FRANKIE WRIGHT) TO REZONE APPROXIMATELY 1.75 ACRES AT 2500 EBENEZER RD. FROM URBAN DEVELOPMENT DISTRICT (UD) IN YORK COUNTY TO LIMITED COMMERCIAL (LC). THE SUBJECT PROPERTY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCEL 591-00-00-003**

Upon a motion by Councilmember Pender, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Sutton dissenting, approved Planning Commission recommendation regarding Petition M-2020-21 by WRBR Limited, LLC (Frankie Wright) to rezone approximately 1.75 acres at 2500 Ebenezer Rd. from Urban Development District (UD) in York County to Limited Commercial (LC). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 591-00-00-003.

This annexation was initiated by the City in accordance with an agreement between the City and the property owner from 2017. Annexation of properties contiguous to the City promotes greater efficiency in City services and reduces jurisdictional issues. No additional development is proposed. The Planning Commission recommended approval of the proposed LC zoning at their September meeting by a vote of 6-1 (Martens opposed).

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

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF CELANESE ROAD/EBENEZER ROAD AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED AUGUST 1, 2017**

Upon a motion by Councilmember Pender, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Sutton dissenting, approved a Petition for Annexation to the City of Rock Hill of Celanese Road/Ebenezer Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated August 1, 2017.

This is the annexation petition for the property at 2500 Ebenezer Rd. Eric Hawkins, Planner III, 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/EBENEZER 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/EBENEZER 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 Reno, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Sutton dissenting.

This ordinance will enact the annexation of the property at 2500 Ebenezer Rd. 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 1.75 ACRES AT 2500 EBENEZER RD. FROM URBAN DEVELOPMENT DISTRICT (UD) IN YORK COUNTY TO LIMITED COMMERCIAL (LC) – 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 1.75 ACRES AT 2500 EBENEZER RD. FROM URBAN DEVELOPMENT DISTRICT (UD) IN YORK COUNTY TO LIMITED COMMERCIAL (LC) was given first reading upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Sutton dissenting.

This ordinance will enact the LC zoning for the property at 2500 Ebenezer Rd as recommended by the Planning Commission.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2020-23 BY FIORENZA PROPERTIES LLC (ADAM FIORENZA) TO REZONE APPROXIMATELY 41.64 ACRES AT 2114 RIVERCHASE BOULEVARD FROM PLANNED UNIT DEVELOPMENT (PUD) TO MASTER PLANNED-RESIDENTIAL (MP-R). TAX PARCEL 662-05-01-003**

Upon a motion to reject by Councilmember Sutton, which was duly seconded and failed on a vote of 2-5 with Mayor Gettys and Councilmembers Black, Jackson, Pender and Reno dissenting, and upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Lindsay and Sutton dissenting, approved Planning Commission recommendation regarding Petition M-2020-23 by Fiorenza Properties LLC (Adam Fiorenza) to rezone approximately 41.64 acres at 2114 Riverchase Boulevard from Planned Unit Development (PUD) to Master Planned-Residential (MP-R). Tax Parcel 662-05-01-003.

The applicant is requesting the rezoning in order to develop a mix of unique residential uses on the property. He made a similar rezoning request in August 2019, which was not approved by City Council for two main reasons: concerns about adding more traffic to Celanese Road prior to the impact of planned intersection improvements and concerns that the developer had not included affordable housing units. The intersection improvements were completed earlier this year. In addition, the developer has also agreed to incorporate affordable housing units. The project would include up to 250 multi-family units. The developer has agreed to provide at least 10% of these units as affordable to those with income levels that are a maximum of 80% of the Area Median Income, or at least 5% of these units as affordable to those with incomes levels that are a maximum of 60% of the Area Median Income. The current master plan is similar to the original concept, with minor changes to the layout of the community and concept modifications for certain single-family detached homes. The Planning Commission recommended approval of the rezoning at their September meeting by a vote of 6-0 (Graham recused).

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

Adam Fiorenza, 301 Fieldbrook Place, Charlotte, NC addressed the City Council.

Michael Wickline, Design Resource Group, 2459 Wilkinson Blvd Suite 200, Charlotte, NC, addressed 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 41.64 ACRES AT 2114 RIVERCHASE BOULEVARD FROM PLANNED UNIT DEVELOPMENT (PUD) TO MASTER PLANNED-RESIDENTIAL (MP-R) – 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 41.64 ACRES AT 2114 RIVERCHASE BOULEVARD FROM PLANNED UNIT DEVELOPMENT (PUD) TO MASTER PLANNED-RESIDENTIAL (MP-R) was given first reading upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Lindsay and Sutton dissenting.

This ordinance will enact the MP-R zoning for the property at the end of Riverchase Blvd as recommended by the Planning Commission.  
Dennis Fields, Planner II, presented the item to the City Council.

**APPROVED PLANNING COMMISSION RECOMMENDATION  
REGARDING PETITION M-2020-24 BY BRYAN GLADDEN TO REZONE  
APPROXIMATELY 2.46 ACRES AT 761 RIVERVIEW ROAD AND ADJACENT  
RIGHT-OF-WAY FROM BUSINESS DEVELOPMENT DISTRICT III (BD-III) TO  
COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS  
PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX  
PARCEL 662-00-00-027**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2020-24 by Bryan Gladden to rezone approximately 2.46 acres at 761 Riverview Road and adjacent right-of-way from Business Development District III (BD-III) to Community Commercial (CC). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 662-00-00-027.

The applicant is proposing annexation in order to convert the building into an automotive body shop. The proposed use is a conditional use in the Community Commercial (CC) zoning district. One of the conditions is a 250-foot separation from residential uses which this property does not meet. The applicant will need to seek approval from the Zoning Board of Appeals to reduce the separation. The Planning Commission recommended approval of the proposed CC zoning at their September meeting by a vote of 7-0.

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

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK  
HILL OF RIVERVIEW ROAD AREA IX LYING ADJACENT TO THE CITY  
LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED  
SEPTEMBER 2, 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 Riverview Road Area IX lying adjacent to the City limits of the City of Rock Hill, S.C. as shown on Map dated September 2, 2020.

This is the annexation petition for the property at 761 Riverview Rd.

Eric Hawkins, Planner III, 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 RIVERVIEW ROAD AREA IX 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

RIVERVIEW ROAD AREA IX 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 761 Riverview Rd.

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 2.46 ACRES AT 761 RIVERVIEW ROAD AND ADJACENT RIGHT-OF-WAY FROM BUSINESS DEVELOPMENT DISTRICT III (BD-III) TO COMMUNITY COMMERCIAL (CC) – 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 2.46 ACRES AT 761 RIVERVIEW ROAD AND ADJACENT RIGHT-OF-WAY FROM BUSINESS DEVELOPMENT DISTRICT III (BD-III) TO COMMUNITY COMMERCIAL (CC) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the CC zoning for the property at 761 Riverview Rd as recommended by the Planning Commission.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION T-2020-05 BY ROCK HILL PLANNING COMMISSION TO AMEND THE ZONING ORDINANCE AFFECTING CHAPTER 4: LAND USE: PRIMARY USES; CHAPTER 7: CONSTRUCTION STANDARDS FOR SUBDIVISION, PUBLIC IMPROVEMENTS, AND SITE INFRASTRUCTURE; AND CHAPTER 8: DEVELOPMENT STANDARDS, IN RELATION TO PARKING STANDARDS, FLOOD PROTECTION STANDARDS, EXTENDED HOURS RESTAURANTS SERVING ALCOHOL, AND SPECIAL HEAVY INDUSTRIAL USES**

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition T-2020-05 by Rock Hill Planning Commission to Amend the Zoning Ordinance affecting Chapter 4: Land Use: Primary Uses; Chapter 7: Construction Standards for Subdivision, Public Improvements, and Site Infrastructure; and Chapter 8: Development Standards, In relation to Parking Standards, Flood Protection Standards, Extended Hours Restaurants Serving Alcohol, and Special Heavy Industrial Uses.

These proposed amendments include four different topics: parking standards, flood protection standards, extended hours restaurants serving alcohol, and special heavy industrial uses. The Planning Commission recommended approval of the amendments at their September meeting by a vote of 7-0.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

**ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 4: LAND USE: PRIMARY USES; CHAPTER 7: CONSTRUCTION STANDARDS FOR SUBDIVISION, PUBLIC IMPROVEMENTS, AND SITE INFRASTRUCTURE; AND CHAPTER 8: DEVELOPMENT STANDARDS, IN RELATION TO PARKING STANDARDS, FLOOD PROTECTION STANDARDS, EXTENDED HOURS RESTAURANTS SERVING ALCOHOL, AND SPECIAL HEAVY INDUSTRIAL USES** – First Reading

An ordinance entitled ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 4: LAND USE: PRIMARY USES; CHAPTER 7: CONSTRUCTION STANDARDS FOR SUBDIVISION, PUBLIC IMPROVEMENTS, AND SITE INFRASTRUCTURE; AND CHAPTER 8: DEVELOPMENT STANDARDS, IN RELATION TO PARKING STANDARDS, FLOOD PROTECTION STANDARDS, EXTENDED HOURS RESTAURANTS SERVING ALCOHOL, AND SPECIAL HEAVY INDUSTRIAL USES was given first reading upon a motion by Councilmember Black, which was duly seconded and unanimously approved.

This ordinance will enact the amendments to the zoning ordinance as recommended by the Planning Commission.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

**CONSIDERATION OF “ROCK HILL FOR ALL” MURAL ON CALDWELL STREET**

Consideration of “Rock Hill for All” Mural On Caldwell Street failed for lack of a motion.

The proposed mural on Caldwell Street is a partnership with the Community Relations Council to be funded through a grant from the Arts Council and private donations. An exact rendering was unavailable and the item failed for lack of a motion.

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

Carlo Dawson, 1479 Fieldcrest Circle, addressed the City Council.

**APPROVED STORM DRAIN ART**

Upon a motion by Councilmember Pender, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Black and Sutton dissenting, approved storm drain art.

The project will offer artistic designs at select storm drains with ecology themes. The project is funded through a grant from the Arts Council and private donations.

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

**APPROVED GETTYS CENTER PARKING LOT MURALS**



Upon a motion by Councilmember Pender, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Black and Sutton dissenting, approved Gettys Center Parking Lot Murals.

The Arts Council of York County is proposing a large-scale mural or series of murals to be painted in the parking lot and the alley at the Gettys Center. The project would be funded through a grant from the Arts Council and private donations.

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

**APPROVED ASPEN BUSINESS PARK DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROCK HILL, ROCK HILL ECONOMIC DEVELOPMENT CORPORATION, CK ASPENDALE, LLC, AND BARRON PARK, LLC.**

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, approved Aspen Business Park Development Agreement between the City of Rock Hill, Rock Hill Economic Development Corporation, CK Aspendale, LLC, and Barron Park, LLC.

The Aspen Business Park Development Agreement is intended to formalize ideas from the January 16, 2020 Project Initiation Agreement. The agreement helps to facilitate the development of Aspen Business Park. Necessary infrastructure improvements include the expansion of sewer mains and the expansion of Museum Road into the business park, connecting it from Celanese Road/Route 161 to Heckle Boulevard. The infrastructure improvements are being funded by a combination of private and public sources, including several grants due to the regional public importance of the project. Current budget estimates indicate the need for the City to contribute \$500,000 toward the sewer expansion and manage construction of the road and the sewer expansion. City staff recommended approval of the Development Agreement and authorizing the City Manager to execute the agreement with final modifications that are acceptable to the City with City Attorney review.

Sally Baker, Senior Financial Analyst, Economic & Urban Development, presented the item to the City Council.

**APPROVED GROWTH MANAGEMENT INCENTIVE APPLICATION FOR 161 WEST MAIN STREET LLC.**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved a 100% Growth Management Incentive Application for 161 West Main Street LLC.

161 West Main Street, LLC filed a Growth Management Incentive application regarding the redevelopment of the building located at 161 West Main Street. The former YLI Building (15,000 sq. ft.) will be redeveloped with Common Market taking about one-third of the building. The Common Market offers groceries, a bar and a deli in a unique setting. The remaining space will be leased to other commercial tenants. This application seeks reimbursement for water meter set fees, impact fees and building permit fees in the amount of \$15,437.50. The amount reimbursed may be less depending on tenant

requirements. Reimbursements are only paid based on actual fees paid. The GMI Committee has reviewed the request and recommended approval.

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

**APPROVE FACADE REHABILITATION GRANT PROGRAM  
APPLICATION FOR 161 WEST MAIN STREET SUBMITTED BY 161 WEST  
MAIN STREET, LLC.**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved Facade Rehabilitation Grant Program application for 161 West Main Street submitted by 161 West Main Street, LLC.

161 West Main Street, LLC is redeveloping the building located at 161 West Main Street. About one-third of the building will be occupied by The Common Market offering grocery items, a bar and deli. The remaining space will be leased to commercial tenants. The facade improvements will carry a cost of \$318,083. As per the Facade Rehabilitation Grant Program policy, funding limits apply to each facade as follows: Front facade 25% limited to \$20,000.00; Rear facade 25% \$ 2,443.75; Side 1 facade 25% limited to \$15,000.00; Side 2 facade 25% \$ 4,600.00; for a total reimbursement of \$42,043.75. Staff recommended approval of the request.

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

**APPROVED EMPLOYMENT AGREEMENT WITH MUNICIPAL JUDGE**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved an employment agreement with Municipal Judge.

Section 19-3 of the City Code provides for the City Council to appoint a judge for a term of two years. The City Council approved an agreement with Judge Jane Modla through September 29, 2022.

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

**FAILED TO APPROVE ENDING THE CITY OF ROCK HILL  
ORDINANCE REQUIREMENT FOR INDIVIDUALS TO WEAR FACE  
COVERINGS RELATED TO COVID-19 PANDEMIC CONDITIONS**

Upon a motion by Councilmember Sutton, which was duly seconded and failed upon a vote of 2-5 with Councilmembers Gettys, Jackson, Lindsay, Pender, and Reno dissenting, failed to approve ending the City of Rock Hill ordinance requirement for individuals to wear face coverings related to Covid-19 pandemic conditions.

Council adopted a COVID-19 related face covering ordinance on September 14, 2020. The Ordinance provides that face covering requirements would end upon a majority vote of Council in open session. This item was requested for consideration at this meeting.

Mayor Gettys presented the item to the City Council.

Rebecca Lugthart, Ward 4, addressed the City Council.

Ellen White, addressed the City Council.  
Amanda Beam, Ward 3, addressed the City Council.

**ANNOUNCED SMARTSWITCH WINNER**

This month's SmartSwitch winner, chosen at random by computer, is Shante Morris. 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 Sutton requested that consideration to end the mask ordinance be placed on the next agenda.

Councilmember Lindsay requested that consideration of funding for Rock Hill Economic Development Corporation be placed on the next agenda.

**EXECUTIVE SESSION**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss six matters not on tonight's agenda which included receipt of background information and discussion of potential economic development contracts related to properties near the University Center area and Dave Lyle Boulevard near Downtown, receipt of background information and receipt of legal advice related to a City taxation issue, receipt of legal advice related to a zoning matter, receipt of background information and receipt of legal advice related to a City contractual issue involving a City Park, and discussion of City appointments to Boards and Commissions.

**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.

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Anne P. Harty, Municipal Clerk