

CITIZENS' HEARING – 5:30 P.M.

Chip Hutchison, Historic Rock Hill, addressed the City Council to give an update on the operations of Historic Rock Hill.

Tom Hutto, 1820 Sharonwood Lane, addressed the City Council regarding short term rentals.

Amy Jopson, Ward 5 Rock Hill, addressed the City Council regarding the mask ordinance.

Norma Gray, 215 E. Main Street, addressed the City Council regarding the mask ordinance.

Dana Adams, Rock Hill resident, addressed the City Council regarding the mask ordinance.

Luis Roman, Rock Hill resident, addressed the City Council regarding the mask ordinance.

Emily Ransom, Rock Hill resident, addressed the City Council regarding the mask ordinance.

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. 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 seven consent agenda items:

MINUTES OF SPECIAL SESSION OF OCTOBER 23, 2020

MINUTES OF WORK SESSION OF OCTOBER 26, 2020

MINUTES OF SPECIAL SESSION OF OCTOBER 26, 2020

ORDINANCE TO PROVIDE FOR THE LEASE OF SPACE AT THE AIRPORT FROM THE CITY OF ROCK HILL TO L3HARRIS TECHNOLOGIES, INC. - 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 1.5 ACRES LOCATED ON CRAWFORD ROAD FROM NEIGHBORHOOD OFFICE (NO) TO OFFICE AND INSTITUTIONAL (OI) - 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 4.69 ACRES ON SOUTH YORK AVENUE FROM MULTI-FAMILY-15 (MF-15) TO MULTI-FAMILY RESIDENTIAL (MFR) -

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 0.60 ACRE LOCATED ON CHERRY ROAD FROM GENERAL COMMERCIAL (GC) AND SINGLE-FAMILY RESIDENTIAL-5 (SF-5) TO OFFICE AND INSTITUTIONAL (OI) - Adopted

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

ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON FAITH BOULEVARD 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 ON FAITH BOULEVARD IN THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This is a request to proceed with an easement abandonment located at 2784 Faith Blvd. on property owned by JM Cope Investments, LLC. The easement was originally granted as part of development plans for Southcross Lot # 7. The site plans have since changed and the easement abandonment is required to accommodate a building and a fence for a new daycare. Staff recommended approval.

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

APPROVED INCORPORATING DESIGN RECOMMENDATIONS INTO THE DOWNTOWN TRAFFIC MANAGEMENT PROJECT

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved incorporating design recommendations into the Downtown Traffic Management Project.

The Downtown Traffic Management Project consists of two project components: 1) signal coordination to direct traffic around the blocked railroad crossings, and 2) improve non-motorized mobility of Wilson Street to include bike lanes, new sidewalks, and a standard 3-lane typical roadway. The City engineering consultants recommended improvements in the project area that will enhance the traffic detour routes, roadway alignment, and improve traffic safety. The Traffic Commission recommended approval of the design recommendations at their October 14, 2020 meeting by a vote of 6-0. In addition, the RFATS Policy Committee met on September 25, 2020 and approved an additional CMAQ allocation of

\$464,872 for the design recommendations. The City's 20% local match of \$116,218 will be funded through the FY 2020 TIF Bond. The project will include a Black Street lane drop at Dave Lyle Blvd, new 3-lane markings on Black Street, new 3-lane markings on Main Street, a new right turn lane from Black Street to Wilson Street, new markings on Annie Lane at Hope Street, new markings from the railroad to Oakland Avenue, and roadway construction from the railroad to Ebenezer Avenue for a total project cost of \$581,090.

Jason Vance, Project Manager, General Services, presented the item to the City Council.

APPROVED A RESOLUTION TO ACCEPT THE DEDICATION OF STREETS AS SET FORTH IN THE OFFICIAL ROAD MAP UPDATED NOVEMBER 2, 2020 PURSUANT TO CHAPTER 26 OF THE MUNICIPAL CODE

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved a resolution to accept the Dedication of Streets as set forth in the Official Road Map updated November 2, 2020 pursuant to Chapter 26 of the Municipal Code.

In order to comply with Chapter 26, Article VIII regarding ownership of streets, Council must consider approval by resolution of an updated Official Road Map by list or map. The updated map and list show all changes since the most recent resolution.

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

APPROVED GROWTH MANAGEMENT INCENTIVE APPLICATION FOR RH APARTMENTS QOZB, LLC (CATALYST CAPITAL PARTNERS)

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.

Upon a motion by Councilmember Reno for a GMI of 50%, which was duly seconded and approved upon a vote of 4-2 with Councilmembers Jackson and Lindsay dissenting, approved a 50% Growth Management Incentive application for RH Apartments QOZB, LLC (Catalyst Capital Partners).

City Council approved a Development Agreement with the developer (Catalyst Capital Partners) on June 22, 2020. The developer is requesting a Growth Management Incentive (GMI) for multi-family residential units to be built at the former Good Motors property, now known as the Exchange. This \$43 million project includes 229 apartments in three new multi-family residential buildings. The GMI application sought 100% reimbursement for water meter set, impact and building permit fees in the amount of \$251,931. The developer has committed to a minimum of ten (10) affordable housing units at 80% area median income (AMI). The Affordable Housing Policy, approved in August 2020 (after this Development Agreement was approved by the City Council), advises that for an incentive exceeding \$100,000, the minimum number of affordable housing units should be at least 20% for households under 80% AMI. The Growth Management Policy indicates a scale for consideration. City Council has the ability to provide an incentive which is higher or lower (0% to 100%). The GMI Committee has reviewed the request and recommended approval of the incentive. Staff recommended City Council

consideration at 50%, or \$125,965, due to the timing of the Development Agreement approval and the number of affordable units proposed. The percentage of the incentive is at the discretion of the City Council. Upon approval of the item at 50%, Mayor Pro Tem Pender returned the gavel to Mayor Gettys.

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

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

Upon a motion by Councilmember Sutton, 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, in partnership with Saranac Management, is undertaking the construction of one house to be located at 1128 Cherokee Avenue. This application seeks reimbursement of a water meter set fee in the amount of \$170.

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

APPROVED REALLOCATION OF \$50,946 IN UNDESIGNATED LOCAL HOSPITALITY TAX FUNDS

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved reallocation of \$50,946 in undesignated local hospitality tax funds.

The balance of remaining undesignated funds in the City of Rock Hill's Hospitality Tax Fund is \$50,946. Staff recommended reallocating these funds as \$36,826 to Miracle Park for impact fees/permits and \$14,120 for enhancements at the Rock Hill Sports and Event Center.

Mark Sexton, Parks Recreation & Tourism Operations Supervisor, presented the item to the City Council.

APPROVED REQUEST TO CHANGE FY2021 ATAX GRANT PROJECT DUE TO COVID-19 IMPACT

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved request to change FY2021 ATax grant project due to COVID-19 impact.

During the FY2021 allocation of accommodations tax, the White Home originally requested funding for marketing. Due to the impact of COVID-19, the applicant is now seeking to use approximately \$29,085 in marketing funds for operations and maintenance. The requested amendments meet the South Carolina Tourism Expenditure Review Committee (TERC) requirements as eligible uses.

Mark Sexton, Parks Recreation & Tourism Operations Supervisor, presented the item to the City Council.

APPROVED REQUEST BY COMMUNITY RELATIONS COUNCIL FOR FINAL APPROVAL OF ART ON CALDWELL STREET

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

approved a request from the Community Relations Council for final approval of art on Caldwell Street.

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 presented to the City Council.

Summersby Okey, Community Relations Committee, presented the item to the City Council.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Mark Walker. 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

Mayor Gettys announced Bill Meyer's retirement and the promotion of Leah Youngblood as the new Planning and Development Director.

EXECUTIVE SESSION

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Mayor and Council went into Executive Session to discuss ten matters. The City Council received background information and discussed potential economic development contracts and the extension of City utilities related to properties near Neely Road, I-77, and Dave Lyle Blvd, received background information and received legal advice related to two City zoning issues, discussed a potential downtown economic development grant, and received legal advice regarding two intergovernmental agreements.

RETURNED TO REGULAR SESSION

The City Council returned to Regular 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