

CITIZENS' HEARING – 5:30 P.M.

Jeff Tolson, 429 Burnage Way, addressed the City Council regarding community policing.

Brenda Sloan, 1565 Blanchard Bend, addressed the City Council regarding the mask ordinance.

David Kent, 1654 Elderwood Road, outside of the City limits, addressed the City Council regarding the mask ordinance.

Dr. Norma Gray, 407 Marshall Street, addressed the City Council regarding several items including the mask ordinance.

Todd Tillman, 596 N. Anderson Road, addressed the City Council regarding the mask ordinance.

Rebecca Lugthart, Ward 4, addressed the City Council regarding the mask ordinance.

REGULAR SESSION - 6:00 P.M.

Council met in regular session with Mayor Gettys and Councilmembers Black, Jackson, Lindsay, Reno, and Sutton. Mayor Pro Tem Pender was not in attendance. 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. Cailyn Derickson from The Herald was also in attendance.

**APPROVED COMPORIUM TAX CREDIT AGREEMENT/
PRESENTATION OF COMPORIUM INC. TAX CREDIT PAYMENT**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved a Comporium Tax Credit Agreement and presentation of Comporium Inc. tax credit payment.

Pursuant to S.C. Code Ann. Section 12-20-105(A), Comporium is authorized to apply for an infrastructure credit against its license tax liabilities to the State and use these credits to fund City of Rock Hill infrastructure improvements as authorized under S.C. Code Ann. Section 12-20-105(A). City Council approved the Comporium tax credit agreement which provides funding for upgrades to the water system, roads, electrical system and other public infrastructure costs in the development of Rock Hill business sites in Aspen Business Park. Comporium presented a check to the City in the amount of \$150,000 to fund a portion of a new sewer line at Aspen Business Park. Staff recommended approval of the agreement.

Rick Norwood, Director of Industrial Recruitment, Economic and Urban Development, presented the item to the City Council.

Matt Dosch and Shaun Barnes from Comporium were also present.

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

MINUTES OF SPECIAL SESSION OF NOVEMBER 23, 2020

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN UPDATE - ROCK HILL 2030 - Adopted

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

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 MUSEUM ROAD/MT. GALLANT ROAD AREA IV LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. - Adopted

There have been no changes to the ordinance since first reading. In response to a question at the November 23 Council meeting, the City Council was provided with a list of permitted uses for the Neighborhood Commercial zoning district.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 120 ACRES LOCATED ON MT GALLANT ROAD AND MUSEUM ROAD FROM RESIDENTIAL CONSERVATION DISTRICT I (RC-I), RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I) AND BUSINESS DEVELOPMENT DISTRICT I (BD-I) TO SINGLE-FAMILY RESIDENTIAL-2 (SF-2) AND NEIGHBORHOOD COMMERCIAL (NC) - Adopted

There have been no changes to the ordinance since 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 - Adopted

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

This ordinance authorizes the issuance of an Installment Purchase Revenue Bond by University Center Facilities Corporation V in an amount not to exceed \$17 million. Upon approval of an amended development agreement, the City's need for a project fund will be \$11.5 million and the bonds will be issued for the lesser amount. The bonds will fund an additional parking deck across from the Lowenstein building at University Center and ancillary infrastructure to complete the public improvements on the site. Proceeds remaining from a Spring 2020 Tax Increment Financing (TIF) Bond will fund the remainder of the project facilities. The bonds are issued by the corporation, rather than the City, for the purpose of claiming textile mill tax credits on the construction. Bids have been received with an 18-year term, the remaining term in the Textile TIF District, at 2.99%, and will close before year end upon approval of development agreements. Repayment of the bonds will come from incremental property taxes produced by the development, backed by Municipal Improvement District (MID) assessments. Exhibits to the ordinance include the form of a base lease, facilities agreement and trust agreement.

Anne P. Harty, Chief Financial Officer and Municipal Clerk, 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 21.92 ACRES LOCATED ON

BLAKE STREET AND AMERICA STREET FROM OFFICE AND INSTITUTIONAL (OI) TO MASTER PLANNED RESIDENTIAL (MP-R) - Adopted

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 21.92 ACRES LOCATED ON BLAKE STREET AND AMERICA STREET FROM OFFICE AND INSTITUTIONAL (OI) TO MASTER PLANNED RESIDENTIAL (MP-R) was given second reading and adopted upon a motion by Councilmember Jackson, which was duly seconded and unanimously approved.

In accordance with direction from City Council at first reading in August 2020, the applicant has taken the steps necessary to rezone the property to Master Planned Residential (MP-R). A neighborhood meeting was held on November 18 with 26 people in attendance. The applicant has prepared a Terms and Conditions document and a Master Plan that outlines the proposal. The number of proposed units has been reduced from 264 to 216 units. The site layout has been revised and the building types have been changed to provide a mix of one, two, and three story buildings. The buildings closest to the existing single-family residences are proposed to be one-story buildings with the larger two and three story buildings located in the rear of the property. In addition, a Traffic Impact & Analysis will be completed prior to site approval.

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

Hollis Fitch, 1515 Mockingbird Lane, Charlotte, representing the applicant Flatiron Partners LLC, also addressed 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 MCCONNELLS HIGHWAY AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C.

– Deferred

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 MCCONNELLS HIGHWAY AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was deferred without objection upon request of the applicant.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 22.10 ACRES LOCATED ON MCCONNELLS HIGHWAY FROM RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I), SINGLE FAMILY RESIDENTIAL-3 (SF-3) AND SINGLE FAMILY RESIDENTIAL-5 (SF-5) TO OFFICE AND INSTITUTIONAL (OI) - Deferred

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 22.10 ACRES LOCATED ON MCCONNELLS HIGHWAY FROM RESIDENTIAL

DEVELOPMENT DISTRICT I (RD-I), SINGLE FAMILY RESIDENTIAL-3 (SF-3) AND SINGLE FAMILY RESIDENTIAL-5 (SF-5) TO OFFICE AND INSTITUTIONAL (OI) was deferred without objection upon request of the applicant.

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

The easement to be abandoned was originally granted as part of development plans for 1800 Overview Drive. The site plans have since changed and the easement abandonment is required to accommodate the new development plans. Staff recommended approval.

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

ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON SOUTHWAY DRIVE IN THE SOUTHWAY INDUSTRIAL PARK, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO SINICKI PROPERTIES, LLC. – First Reading

An ordinance entitled ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON SOUTHWAY DRIVE IN THE SOUTHWAY INDUSTRIAL PARK, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO SINICKI PROPERTIES, LLC. was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

American Fiberglass, located at 228 Mt. Gallant Road, has been in business for over 31 years in Rock Hill Industrial Park. The President, James Sinicki, has chosen to relocate his business to Southway Industrial Park and build a new 24,000 square foot facility. The total investment is approximately \$1.5 million and the company plans to retain their existing 14 employees with an average salary of \$35,000 annually. This Purchase and Sale Agreement (PSA) includes approximately 9 acres at Southway with an estimated price of \$167,000; \$17,500 per developable acre and \$5,000 per flood plain acre. Staff recommended approval of this PSA.

Rick Norwood, Director of Industrial Recruitment, Economic and Urban Development, presented the item to the City Council.

GENERAL BOND ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF MUNICIPAL IMPROVEMENT DISTRICT REVENUE BONDS (PANTHERS PROJECT) OF THE CITY OF ROCK HILL, SOUTH CAROLINA; PRESCRIBING THE FORM OF BONDS; PROVIDING FOR THE

PAYMENT OF THE BONDS FROM THE SOURCES PROVIDED HEREIN; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING – First Reading

An ordinance entitled GENERAL BOND ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF MUNICIPAL IMPROVEMENT DISTRICT REVENUE BONDS (PANTHERS PROJECT) OF THE CITY OF ROCK HILL, SOUTH CAROLINA; PRESCRIBING THE FORM OF BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS FROM THE SOURCES PROVIDED HEREIN; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING was given first reading upon a motion by Councilmember Black, which was duly seconded and unanimously approved.

This general bond ordinance sets forth the legal form and framework of any debt the City may issue related to the Panthers Municipal Improvement District (MID). It identifies the security for repayment of the bonds and defines the conditions under which supplemental bonds are to be structured and approved, including defining the order of priorities for repayment. Authorization of specific amounts require separate approval of Supplemental Bond Ordinances to fall under this General Bond Ordinance. The Council findings and determinations in the General Bond Ordinance are entered into the record as follows: A. The City is an incorporated municipality located in York County and, as such, has all powers granted to municipalities by the Constitution and general laws of the State. B. Article X, Section 14, of the Constitution of the State of South Carolina, 1895, as amended, provides that indebtedness payable solely from a special source, which source does not involve revenues from any tax or license, may be issued by a municipality upon such terms and conditions as the General Assembly may prescribe by general law. C. Pursuant to the Act, the City is authorized to acquire, own, construct, establish, install, enlarge, improve, expand, operate, maintain and repair, and sell, lease and otherwise dispose of any improvement and to finance such acquisition, construction, establishment, installation, enlargement, improvement, expansion, operation, maintenance and repair, in whole or in part, by the imposition of assessments in accordance with the Act, by special district bonds, by general obligation bonds of the City, by revenue bonds of the City, or from general revenues from any source not restricted from such use by law, or by any combination of such funding sources. D. Pursuant to the Act, (i) the City may issue special district bonds or revenue bonds under such terms and conditions as the Council may determine, and (ii) such bonds may be secured by a pledge of and be payable from the assessments authorized by the Act or any other source of funds not constituting a general tax as may be available and authorized by the Council. E. Pursuant to the Act, the City has adopted the MID Ordinance wherein Assessments are authorized to be imposed and collected within the MID District. F. In the MID Ordinance, the Council has made findings that: (i) the Park Projects will be beneficial within the MID District, (ii) the Park Projects will preserve or increase

property values within the MID District, (iii) the Park Projects are likely to encourage development in the MID District, (iii) The Park Projects are likely to encourage new development in the MID District, (iv) the general welfare and tax base of the City will be maintained or likely improved by the Creation of the MID District, (v) it would be fair and equitable to finance all or part of the cost of the Park Projects by the Assessments, and (vi) written consent for the creation of the MID District and the imposition of the Assessments has been obtained from the sole owner of the property within the MID District at the time the MID Improvement Plan, MID District and Assessments were approved. G. Pursuant to the MID Ordinance, the Council has approved the terms and provisions of the Assessment Roll and filed the Assessment Roll with the Municipal Clerk of the City. H. Prior to the issuance of the initial Series of Bonds hereunder (a) the Assessment Roll will be confirmed by the Council pursuant to the Assessment Ordinance and (b) a copy of the Assessment Roll, certified by the Municipal Clerk of the City, will be filed in the office of the Clerk of Court of York County. I. Pursuant to the Park Act, counties that receive and retain revenues from joint county industrial and business parks created pursuant to the Park Act have the authority to allocate such revenues to the extent permitted by the Park Act. Pursuant to the Interlocal Agreement, York County has agreed, subject to the terms and conditions set forth in the Interlocal Agreement, to allocate a portion of the Net Fee Payments received and retained by York County to the City during the Development Period, such portion allocated to the City being the Panthers Net Fee Payments. 44324424 v2 11 J. Pursuant to the Interlocal Agreement, the Panthers Net Fee Payments are to be disbursed to the Trustee on behalf of the City for deposit into the Panthers Fund, and must be applied in the following order of priority: (1) to pay the Bond Requirements, (2) to fund or replenish any Reserve Fund, (3) to pay not exceeding \$7,500,000 of Developer Reimbursements accruing interest at the true interest cost of the applicable series of SSRBs, MID Bonds or Refunding Bonds for which the assessments are imposed to meet the Bond Requirements therefor, (4) to redeem, purchase, or legally defease SSRBs, MID Bonds, or Refunding Bonds prior to maturity, and (5) to disburse Surplus Net Park Fees in accordance with Section 3.3 of the Interlocal Agreement. K. Pursuant to the Interlocal Agreement, during the Development Period, the City may issue SSRBs, MID Bonds or Refunding Bonds, in one or more series, in an aggregate amount not exceeding the Maximum Amount, secured in whole or in part by a pledge of all or any part of the Panthers Net Park Fees to be deposited in the Panthers Fund. L. Pursuant to the Interlocal Agreement, SSRBs, MID Bonds or Refunding Bonds may not mature later than December 31, 2053. M. Pursuant to the Interlocal Agreement, SSRBs, MID Bonds or Refunding Bonds may not be issued as capital appreciation bonds or at a net discount to par value. N. Panthers Net Fee Payments do not constitute an Assessment or a general tax. O. In order to finance the Costs of Acquisition and Construction of the Park Projects, the City may issue Bonds from time to time pursuant to this Ordinance and Supplemental Ordinances hereto. Bonds issued pursuant to this Ordinance shall constitute MID Bonds or Refunding Bonds under the Interlocal Agreement. P. The Bonds are to

be issued under and pursuant to the provisions of the Act, and are to be secured by and payable solely from the Pledged Revenues. Q. By the enactment of this Ordinance, the City intends to provide for the issuance of the Bonds at the time and on the terms and conditions set forth in this Ordinance and Supplemental Ordinances hereto.

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

FIRST SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF ROCK HILL, SOUTH CAROLINA, MUNICIPAL IMPROVEMENT DISTRICT REVENUE BONDS (PANTHERS PROJECT), IN ONE OR MORE SERIES, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$290,000,000; AUTHORIZING THE CITY MANAGER TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF SUCH BONDS; AND OTHER MATTERS RELATING THERETO – First Reading

An ordinance entitled FIRST SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF ROCK HILL, SOUTH CAROLINA, MUNICIPAL IMPROVEMENT DISTRICT REVENUE BONDS (PANTHERS PROJECT), IN ONE OR MORE SERIES, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$290,000,000; AUTHORIZING THE CITY MANAGER TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF SUCH BONDS; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion by Councilmember Black, which was duly seconded and unanimously approved.

This ordinance is the First Supplemental Ordinance for Municipal Improvement District (MID) bonds for the Panthers Project in an amount not to exceed \$290,000,000. The bond proceeds will be used to fund acquisition and construction of public infrastructure required to support the development, a debt service reserve fund, capitalized interest as required, and costs of issuance. The projects and commitments are further described in a Finance, Construction and Administration Agreement and other related agreements between the City and the Panthers organization. On April 24, 2020, the City Council authorized an Interlocal Agreement with York County for this project which implements the financial mechanism to repay this bond from a portion of the fees-in-lieu of tax generated by the development. The bonds will be further secured by MID assessments to the extent set forth in the MID documents related to the MID.

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

APPROVED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCK HILL, SOUTH CAROLINA, DESCRIBING THE AVALANCHE MUNICIPAL IMPROVEMENT DISTRICT AND THE IMPROVEMENT PLAN FOR THE AVALANCHE MUNICIPAL IMPROVEMENT DISTRICT TO BE EFFECTED THEREBY, THE PROJECTED TIME SCHEDULE FOR THE ACCOMPLISHMENT OF THE IMPROVEMENT PLAN, THE ESTIMATED COST OF THE IMPROVEMENTS AND THE AMOUNT OF SUCH COSTS TO BE

DERIVED FROM ASSESSMENTS, BONDS, OR OTHER FUNDS; SETTING FORTH THE PROPOSED BASIS AND RATES OF ASSESSMENTS TO BE IMPOSED WITHIN THE IMPROVEMENT DISTRICT; ESTABLISHING THE TIME AND PLACE FOR A PUBLIC HEARING; AND OTHER MATTERS RELATING THERETO

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved a Resolution of the City Council of the City of Rock Hill, South Carolina, describing the Avalanche Municipal Improvement District and the Improvement Plan for the Avalanche Municipal Improvement District to be effected thereby, the projected time schedule for the accomplishment of the Improvement Plan, the estimated cost of the improvements and the amount of such costs to be derived from assessments, bonds, or other funds; setting forth the proposed basis and rates of assessments to be imposed within the Improvement District; establishing the time and place for a public hearing; and other matters relating thereto.

This resolution describes the Panthers Municipal Improvement District (MID) boundaries and the improvements to be constructed within the district. The resolution describes future bonds to be secured by MID assessments and calls for a Rate and Methodology of Apportionment of Assessments (RMA) to be established for the future determination of assessments. This Resolution is the initial step in the process of forming the MID under the South Carolina Municipal Improvement Act (S.C. Code Ann. 5-37-10 et seq). The resolution also calls for a Public Hearing in January 2021 on the establishment of the MID as well as an ordinance for future City Council consideration.

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

APPROVED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCK HILL REQUIRING THE CLOSING OF ALLEYS OFF EAST WHITE STREET AND SOUTH OAKLAND AVENUE TO VEHICULAR AND PEDESTRIAN TRAFFIC

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved a Resolution of the City Council of the City of Rock Hill requiring the closing of alleys off East White Street and South Oakland Avenue to vehicular and pedestrian traffic.

In 2000 these alleys were originally approved to provide access throughout the parcels. Now that the properties are being combined for the Exchange development, the alleys need to be abandoned. Staff recommended approval.

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

APPROVED TRAFFIC COMMISSION RECOMMENDATION TO CHANGE THE SPEED LIMITS ALONG ROSE STREET, ADAMS STREET, AND LEE STREET (BETWEEN WHITE STREET AND ROSE STREET) FROM 35 MPH TO 25 MPH

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Traffic Commission recommendation to change the speed limits along Rose Street, Adams Street, and Lee Street (between White Street and Rose Street) from 35 mph to 25 mph.

At the November Traffic Commission meeting, Ms. Kim Dzubay, a representative of Walk 2 Campus, expressed concern related to traffic speeds and safety along Rose Street. Rose Street, Adams Street, and Lee Street are maintained by the City of Rock Hill and are currently not posted with speed limit signs, which sets the speed limit, by default, as 35 mph. Traffic Commission voted to recommend that Council approve adjusting the speed limit on Rose Street, Adams Street, and Lee Street, between White Street and Rose Street, by posting the ends of each road with 25 mph speed limit signs.

Clifton Goolsby, Transportation Manager, Planning and Development, presented the item to the City Council.

APPROVED A FIFTH AMENDMENT TO KNOWLEDGE PARK RESTATED AND AMENDED DEVELOPMENT AGREEMENT

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, approved a Fifth Amendment to Knowledge Park Restated and Amended Development Agreement.

The Fifth Amendment to the Knowledge Park Restated and Amended Development Agreement is for the completion of the development of University Center, the site formerly known as Rock Hill Printing and Finishing/The Bleachery. This amendment streamlines the changes made in the four (4) previous amendments, extends the term of the Development Agreement as contemplated in the original Agreement, contemplates the issuance of the University Center Facilities Corporation V Installment Purchase Revenue Bonds previously approved by Council and provides additional and updated details on the remaining Development Parcel and Remaining Facilities of the Development including Parking Deck B across from the Lowenstein Building, an Open Space in front of the Power Plant, and final roads and infrastructure to complete the site.

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

APPROVED ACCEPTANCE AND VERIFICATION OF ANNEXATION PETITIONS, AND SPONSORSHIP OF REZONING FOR CELANESE ROAD/ROSEWOOD DRIVE AREA I

Upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 5-1 with Councilmember Jackson dissenting, approved Acceptance and Verification of Annexation Petitions, and Sponsorship of Rezoning for Celanese Road/Rosewood Drive Area I.

City Council verified that the petitions received from this area are sufficient to proceed under South Carolina Code of Laws section 5-3-150 to annex this area as defined in the petition. State law requires that the petitions be executed by at least 75% of the freeholders in the area, owning at least 75% of the assessed valuation of real property in the area. Tabulation of the petitions received shows that they are signed by 21 of 25 unique freeholders in the area,

or 84%. These 21 freeholders own \$133,564 in assessed value out of a total assessed value of \$157,886 in the area, or 85%. Also, the proposed zoning districts for the area are Neighborhood Commercial (NC) and Single-Family 3 (SF-3). The proposed zoning districts generally parallel the existing zoning districts in the unincorporated area.

Alex Boyce, Planner I, Planning and Development, presented the item to the City Council.

APPROVED A NEW FIVE-YEAR PROPOSAL FOR THE USE OF SOCCER FIELDS BEGINNING AUGUST 2021

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a new five-year proposal for the use of soccer fields beginning August 2021.

The current agreement with Independence Soccer Club, formerly Discoveries, includes the use of four fields at a rate of \$55,000 per year for five years and ends August 1, 2021. A request for proposals resulted in two proposals: one from Independence Soccer Club for \$312,853 annually for five years with the club programming recreational soccer for the City and the other from Charlotte Soccer Academy for field use only at \$115,000 annually for five years. Staff and the Public Parks and Recreation Commission recommended working with Independence Soccer Club for \$312,853 annually for a total of \$1,564,265 to the City over five years. Recreational soccer league fees will continue to be set by the Public Parks and Recreation Commission with approval by City Council. The agreement does not preclude the City of Rock Hill's from hosting various sporting events, tournaments, or field rentals at Manchester Meadows.

John Taylor, Parks, Recreation, and Tourism Director, presented the item to the City Council.

CANCELLED DECEMBER 28 CITY COUNCIL MEETING

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, cancelled the December 28 City Council Meeting.

There were no pending agenda items for December 28 at this time. Staff recommended canceling this meeting.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Ashley Burkett. 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

There was no miscellaneous business.

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 including discussion of negotiations incident to proposed contractual arrangements for property located along Dave Lyle Blvd., discussion of the potential employment of a new City employment position, receipt of background information and discussion of negotiations incident to proposed contractual arrangements concerning a potential amendment of an existing intergovernmental agreement related to properties in the downtown area, receipt of background information and legal advice involving a zoning matter, and discussion of Council appointments to City Boards and Commissions.

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.

Accommodations Tax/Tourism Commission

Sharad Patel, 1218 Sawgrass Drive, to a term expiring December 10, 2023.

Antonio Mickel, 1034 Flint Hill Street, to a term expiring December 10, 2023.

Betty Plumb, 858 Eden Terrace, to a term expiring December 10, 2023.

Arvin Salvacion, 512 Armory Road, Apartment 208, to a term expiring December 10, 2023.

Commission for Children and Youth

Mary Robbins Evans, 1155 Glenarden Drive, to a term expiring December 31, 2023.

Sara Blancke, 1273 Marydale Lane, to a term expiring December 31, 2023.

Cindy Taubenkimel, 1427 Autumn Creek Court, to a term expiring December 31, 2023.

John Sanders, 1025 Ogden Road, to a term expiring December 31, 2023.

Community Relations Council

Jonathan Nazeer, 517 S. Jones Avenue, to a term expiring March 10, 2022.

Parks and Recreation Commission

Rene Brannan, 946 Mallard Drive, to a term expiring January 1, 2024.

Larry Erwin, 601 Oakwood Lane, to a term expiring January 1, 2024.

Toy Rhea, 894 Sumter Avenue, to a term expiring January 1, 2024.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2021.

Anne P. Harty, Municipal Clerk