

Council Chambers
Regular Session
Monday, February 8, 2021

CITIZENS' HEARING – 5:30 P.M.

Rick Lee, Tennis Center Advisory Committee, addressed the City Council with an update on the Tennis Center.

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

John Richmond, Rock Hill resident, Ward 5, addressed the City Council regarding the mask ordinance.

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

Brenda Sloan, 1565 Blanchard Bend, 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, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. Deputy City Manager Steven Gibson was not in attendance and Director of Strategy Management Lisa Brown attended in his place. 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 eleven consent agenda items, with the record reflecting that Mayor Gettys recused himself from the item related to Hampton and Marion Street:

MINUTES OF SPECIAL SESSION OF JANUARY 25, 2021

MINUTES OF WORK SESSION OF JANUARY 27, 2021

ORDINANCE TO AMEND CHAPTER 29, UTILITIES, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING ELECTRIC RATES - 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 0.34 ACRES ON HAMPTON STREET FROM MULTI-FAMILY-15 (MF-15) TO NEIGHBORHOOD COMMERCIAL (NC) - 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 7.15 ACRES LOCATED ON WHITE STREET AND JONES AVENUE FROM INDUSTRY HEAVY (IH) 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 1.0 ACRE LOCATED ON HAMPTON STREET AND MARION STREET FROM MULTI-FAMILY-15 (MF-15) TO SINGLE-FAMILY RESIDENTIAL-5 (SF-5) - 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 ROCK HILL INDUSTRIAL PARK AREA III 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.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 5.56 ACRES LOCATED ON ANDERSON ROAD AND MOUNT GALLANT ROAD FROM URBAN DEVELOPMENT DISTRICT (UD) TO INDUSTRY GENERAL (IG) - 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 CELANESE ROAD/ROSEWOOD DRIVE AREA I 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.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 13.37 ACRES LOCATED ON CELANESE ROAD FROM RESIDENTIAL DEVELOPMENT I (RD-I), RESIDENTIAL CONSERVATION I (RC-I) AND BUSINESS DEVELOPMENT I (BD-I) TO SINGLE FAMILY RESIDENTIAL -3 (SF-3) AND NEIGHBORHOOD COMMERCIAL (NC) - 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 6.83 ACRES LOCATED ON

HECKLE BOULEVARD AND SALUDA STREET FROM MASTER PLANNED COMMERCIAL (MP-C) TO LIMITED COMMERCIAL (LC) - Adopted

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

ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL, SOUTH CAROLINA AND YORK COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO

- Adopted

An ordinance entitled ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL, SOUTH CAROLINA AND YORK COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO was given second reading and adopted upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

The City of Rock Hill and York County have negotiated a proposed document regarding an intergovernmental agreement governing the Downtown Tax Increment District and the Textile Corridor Tax Increment District. Under the terms of the agreement, the County has agreed to drop the financial caps contained in prior agreements and use County tax increment revenues to cover up to an additional \$54 million in tax increment related debt. The County has already approved these terms in this intergovernmental agreement. The City Manager and City Attorney recommend approval of the proposed agreement.

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

ORDINANCE CONFIRMING THE ASSESSMENT ROLL RELATED TO THE AVALANCHE MUNICIPAL IMPROVEMENT DISTRICT; AND OTHER MATTERS RELATING THERETO – First Reading

An ordinance entitled ORDINANCE CONFIRMING THE ASSESSMENT ROLL RELATED TO THE AVALANCHE MUNICIPAL IMPROVEMENT DISTRICT; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

Pursuant to SC Code Section 5-37-130, this ordinance confirms the assessment roll as part of the financing process for the infrastructure on the Panthers Project. On January 15, 2021, the City Council authorized by ordinance the creation of a Municipal Improvement District for the purpose of providing additional security for future bonds issued. That ordinance included a Rate and Method of Apportionment of Assessment (RMA) and an assessment roll which identified the properties (the Panthers site) to receive an assessment in the event of a shortfall. The RMA requires the Developer's consent, which is attached to this ordinance. Second reading of this ordinance is scheduled with a special called meeting on February 26, 2021, which is after the expiration of an appeal period required under State law. City attorney recommended approval.

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

ENDORSED 2021 GOALS FOR ROCK HILL ECONOMIC DEVELOPMENT CORPORATION

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, endorsed the 2021 goals for the Rock Hill Economic Development Corporation (RHEDC).

The 2021 RHEDC goals were presented at a joint work session with City Council and RHEDC on January 14, 2021. The goals were finalized and adopted by the RHEDC Board at their February 2, 2021 meeting. Staff recommended approval.

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

FAILED TO APPROVE AN APPLICATION TO THE FACADE REHABILITATION GRANT PROGRAM SUBMITTED FOR 417 EAST WHITE STREET

Upon a motion by Councilmember Pender, which was duly seconded and failed upon a vote of 3-4 with Councilmembers Black, Lindsay, Reno, and Sutton dissenting, denied an application to the Façade Rehabilitation Grant Program submitted for 417 East White Street.

Patrick Williamson will complete various exterior improvements to the existing building located at 417 East White Street. Additional improvements to the interior and roof are ongoing as well. \$34,702 is the expected investment in exterior improvements. The application sought a 25% reimbursement (\$8,675.50) of the eligible facade improvements.

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

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Nicole Granados. 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 and the City Council discussed the City's mask ordinance.

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 eleven matters not on the agenda except for the last item. For areas near Hardin Street, Dave Lyle Boulevard, Celriver Road, White Street, and Newport, Council will receive background information and discuss negotiations incident to potential contracts involving the City's economic development department and the extension of City utilities and an amendment of an existing intergovernmental agreement related to property in the Downtown area. The City Council will receive attorney client privileged legal advice regarding a potential

litigation matter involving the City's Public Works Department, receive attorney client privileged legal advice regarding the City's court system, discuss potential City PRT sponsorship contracts and receive related privileged legal advice, and discuss a potential RHPD contract for services and receive related privileged legal advice. The City Council will also discuss 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.

Citizen's Review Board

Ward 1: Alice Hardin Meeks, 828 Green Street, to a term expiring January 31, 2023.

Ward 2: Cleopatra Allen, 704 Pinebough Lane, to a term expiring January 31, 2023.

Ward 3: Randy Sturgis, 801 Camp Overlook Court, to a term expiring January 31, 2023.

Ward 4: Wes Burton, 1553 Blanchard Bend, to a term expiring January 31, 2022.

Ward 5: Persell Ross, Jr. 1808 Bon Rea Drive, to a term expiring January 31, 2022.

Ward 6: Judy Honeycutt, 2958 Sancreek Drive, to a term expiring January 31, 2022.

Mayor's Appointment: Apostle Norma Gray, 407 Marshall Street, to a term expiring January 31, 2023.

At-Large Member: RHPD Supervisor of Internal Affairs Kathy Harveston, to a term expiring January 31, 2022.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2021.

Anne P. Harty, Municipal Clerk