

Council Chambers
Regular Session
Monday, April 12, 2021

CITIZENS' HEARING – 5:30 P.M.

William Cureton, Sunset Park area, addressed the City Council regarding litter and street conditions.

Sloan Simpson, 324 Marion Street, addressed the City Council regarding crime rates.

Dennis Hampton, 350 Marion Street, addressed the City Council regarding crime rates.

Harvey Lonnie, 2258 Blue Ridge Way, addressed the City Council regarding redistricting.

Deloris Berry, Frank Street, addressed the City Council regarding stormwater.

Amanda Witherspoon, Frank Street area, addressed the City Council regarding stormwater.

Leon Blake, Jr., 243 Booker Washington Street, addressed the City Council regarding stormwater.

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 nine matters including legal advice concerning an elections law issue; attorney client privileged legal advice involving potential agreements to extend City services and utilities for properties near University Center, Newport, and Heckle Boulevard; a potential contract concerning a public improvement project along Black Street; background information and legal advice concerning a signage zoning matter; background information and legal advice concerning a potential City Utilities litigation/collections issue; background information and legal advice concerning a potential intergovernmental grant related agreement; and potential Council appointments to City Boards and Commissions, which is on the agenda.

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. Cailyn Derickson from The Herald was also in attendance.

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 MARCH 22, 2021

ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON ANDERSON ROAD IN TECHPARK, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO ITS PROPERTIES, L.L.C. -

Adopted

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

ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO AMEND THE ORIGINAL ORDINANCE ADOPTED ON OCTOBER 28, 2019 AND TO RE-CERTIFY RANDOLPH YARNS MILL AS A TEXTILE MILL SITE AS PROVIDED BY SECTION 12-65-60 OF THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THAT CERTAIN PROPERTY LOCATED AT 175 CEL-RIVER ROAD, ROCK HILL, SOUTH CAROLINA - 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 PROPERTY LOCATED AT 803 AUGUSTUS LANE FROM PLANNED UNIT DEVELOPMENT (PUD) TO AN AMENDED PLANNED UNIT DEVELOPMENT (PUD) - Adopted

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

ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON NORTHPARK DRIVE IN TECHPARK, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO SILVER WATERFORD LLC. -

First Reading

An ordinance entitled ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON NORTHPARK DRIVE IN TECHPARK, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO SILVER WATERFORD LLC. was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

Silverlining Investments Limited (SIL) has signed a Purchase and Sale Agreement (PSA) for approximately 1.5 acres on NorthPark Drive for \$56,000 per developable acre and \$5,000 per floodplain acre. SIL is proposing a speculative flex office warehouse space. Staff recommended approval. Councilmember Reno requested a minor correction to dates in the ordinance.

Jennifer Wilford, Director of Economic and Urban Development, presented the item to the City Council.

ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO CERTIFY 520 CHERRY ROAD AS AN

ABANDONED BUILDING SITE UNDER THE SOUTH CAROLINA ABANDONED BUILDING REVITALIZATION ACT– First Reading

An ordinance entitled ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO CERTIFY 520 CHERRY ROAD AS AN ABANDONED BUILDING SITE UNDER THE SOUTH CAROLINA ABANDONED BUILDING REVITALIZATION ACT was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance enables certain tax credit options for the Cherry Road property currently under consideration for development. This ordinance tracks similar ordinances approved by City Council in the Downtown area. The City Attorney recommended adoption.

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

ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO AMEND THE ORIGINAL ORDINANCE ADOPTED ON MAY 9, 2016, AND AMENDED ON FEBRUARY 27, 2017, JANUARY 8, 2018 AND OCTOBER 8, 2018 TO RE-CERTIFY THE BLEACHERY SITE AS A TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT – First Reading

An ordinance entitled ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO AMEND THE ORIGINAL ORDINANCE ADOPTED ON MAY 9, 2016, AND AMENDED ON FEBRUARY 27, 2017, JANUARY 8, 2018 AND OCTOBER 8, 2018 TO RE-CERTIFY THE BLEACHERY SITE AS A TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

This ordinance enables certain tax credit options for the Bleachery Site currently under development. This ordinance tracks similar ordinances approved by City Council in the Downtown area. The City Attorney recommended adoption.

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

ORDINANCE GRANTING A LEASE OF REAL PROPERTY AND A PORTION OF THE CITY'S WATER TOWER TO NEW CINGULAR WIRELESS PCS, LLC. – First Reading

An ordinance entitled ORDINANCE GRANTING A LEASE OF REAL PROPERTY AND A PORTION OF THE CITY'S WATER TOWER TO NEW CINGULAR WIRELESS PCS, LLC. was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance seeks to renew a soon expiring tower lease. The proposed lease with New Cingular Wireless PCS, LLC (d/b/a AT&T) is for a 15' x 20' area of real property and space on the City's Herlong Avenue water tower. The initial term is for five years with two five-year extensions. Rent is \$2,675 a month for the first term and escalates for renewals. Staff recommended approval.

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

APPROVED A RESOLUTION TO APPROVE 16TH CIRCUIT TRAFFIC ENFORCEMENT MUTUAL AID AGREEMENT

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved a resolution to approve 16th Circuit Traffic Enforcement Mutual Aid Agreement.

The City has participated in the 16th Judicial Circuit Traffic Enforcement effort for over 10 years and City Council traditionally adopts the attached resolution as part of that participation. The current agreement has expired and needs to be reauthorized should Rock Hill Police continue to take part. This agreement allows the participating law enforcement departments in York and Union Counties to send police officers for traffic enforcement, primarily for designated checkpoints. There is no obligation to send police officers, but the agreement provides jurisdiction and rules if officers are sent. Staff recommended approval.

Major Michael Belk, Police Department, presented the item to the City Council.

APPROVED INITIAL FUNDING ALLOCATIONS FOR THE 2021 – 2022 CDBG PROGRAM YEAR

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved initial funding allocations for the 2021 – 2022 CDBG program year.

The City of Rock Hill will receive an allocation of \$536,852 for the 2021-2022 program year. The proposed projects to receive funding are Saluda Street Section 108 Loan Repayment (\$174,998), Osceola Expansion Infrastructure Development (\$86,854), Acquisition Rehab (\$50,000), First Time Homebuyer program (\$30,000), Brownsfield Assessments (\$50,000), Owner Occupied Rehab (\$50,000), Residential Historic Preservation (\$10,000), SPARKS program (\$15,000), Sunset Park Neighborhood Park Improvements (\$10,000), Clinton ConNEXTion Action Plan (\$50,000), and administration (\$10,000). City Council will vote on final approval for these items next month after public comment has been received. Staff recommended approval.

Jennifer Wilford, Director of Economic and Urban Development, presented the item to the City Council.

APPROVED GROWTH MANAGEMENT INCENTIVE APPLICATION FOR PROJECT RECON

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved Growth Management Incentive Application for Project Recon.

Project Recon seeks reimbursement of eligible fees to be paid to the City of Rock Hill for the construction of a \$6.5 million new office and manufacturing building at Aspen Business Park. The company is expanding from a location in

Charlotte and manufactures signs. The project is expected to bring 73 jobs with an average wage above \$57,000. Construction on the project is proposed to start in mid-April with completion estimated by year end. Staff has asked that any reimbursement funds not be released until the permanent access road is completed and the temporary access road is abandoned. Reimbursement is sought for eligible fees to include building permit fees (\$12,000), impact fees (\$52,100), and a water meter set fee (\$1,594) for a total reimbursement of \$65,694. The estimated fees are based on calculations made by the Planning Department. Reimbursements are only made based on actual fees paid. The GMI Committee reviewed the application and recommended approval.

Jennifer Wilford, Director of Economic and Urban Development, presented the item to the City Council.

APPROVED GROWTH MANAGEMENT INCENTIVE APPLICATION FOR THE THREAD

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 Sutton, which was duly seconded and unanimously approved, approved Growth Management Incentive Application for The Thread.

The Thread, a redevelopment project being undertaken by The Keith Corporation and Springsteen Properties, has submitted an application seeking reimbursement of eligible fees to be paid to the City of Rock Hill for the development of office, retail, restaurant and event space. The \$100 million redevelopment of the current Springs Creative Distribution facility (400,000 sq. ft.) will allow between 1,200 and 1,800 office employees to be potentially housed in the building. The fees estimated below are based on the most intense use of water services for the entire building. Should the building develop in a much less intense way, the fees will be dramatically lower. The reimbursement amount would not exceed building permit fees (\$108,865), impact fees (\$327,540), and water meter set fees (\$14,088) for a total reimbursement of \$450,493.

The estimated fees shown above are based on calculations made by the developer. Reimbursements are only paid based on actual fees paid. The GMI Committee reviewed the application and recommended approval.

Jennifer Wilford, Director of Economic and Urban Development, presented the item to the City Council.

Upon completion of the item, Mayor Pro Tem Pender returned the gavel to Mayor Gettys.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Kenneth Washington. 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

The City Council reminded the public of the South Carolina Department of Transportation's plan to partially close the I-77 bridge and Exit 82 for repair work in May.

The City Council notified the public that the Charlotte Avenue bridge will be closed for repairs for 90 days beginning April 20, 2021.

Mayor Gettys and the City Council extended condolences and their sympathy to the Adams, Lesslie, Lewis, and Shook families following a mass shooting in Rock Hill on April 7, 2021.

Councilmember Jackson and the Council extended their sympathy to the family of Clover Town Councilmember Martha Bratton.

RETURNED TO EXECUTIVE SESSION

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.

Clean and Green Board

Julie Johnson, 2634 Colecreek Lane, to a term expiring April 14, 2024.

Marilyn Hakim, 355 Peppermill Drive, to a term expiring April 14, 2024.

Kelly Munsee, 2784 Park Ridge Blvd., to a term expiring April 14, 2024.

Grace Lewis, 1487 Plantation Hills Drive, to a term expiring April 14, 2024.

Myra Roulette, 2792 Park Ridge Blvd., to a term expiring April 14, 2024.

Christopher Johnson, 1139 Woodland Drive, to a term expiring April 14, 2024.

Charlie Ruffalo, 5845 Wallace Court, to a term expiring April 14, 2024.

Downtown Parking Management Commission

Tami Windell, 549 E. Main Street, to a term expiring April 1, 2024.

Housing Authority Commission

David Casey, 2504 Shiland Drive, to a term expiring April 12, 2026.

Planning Commission

Shelly Goodner, 1938 Landry Lane, to a term expiring May 1, 2024.

Justin Smith, 1939 Cavendale Drive, to a term expiring May 1, 2024.

Zoning Board of Appeals

Matthew Crawford, 1997 Cavendale Drive, to a term expiring May 1, 2024.

Rodney Cullum, 1405 Beckworth Avenue, to a term expiring May 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