



City Council Agenda

Monday, October 11, 2021

COUNCIL CHAMBERS

CITIZENS HEARING 5:30 P.M.

Paul Bremner has requested to address City Council.

EXECUTIVE SESSION

Consider holding Executive Session for discussions covered by the attorney/client privilege.

REGULAR SESSION 6:00 P.M.

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Public Hearing.
 - a. Hold a Public Hearing regarding the City's redistricting plan.
 - b. Hold a Public Hearing regarding the Southside Redevelopment Plan pursuant to Sections 31-6-10 through 31-6-120 of the South Carolina Code of Laws 1976, as amended.

Attachments: [Southside Redevelopment Plan](#)
 - c. Hold a Public Hearing with respect to Housing Authority of the City of Rock Hill multifamily housing revenue notes of not to exceed \$17,600,000 (Magnolia Terrace Apartments).

Attachments: [Magnolia Terrace PH Notice](#)
 - d. Hold a Public Hearing with respect to Housing Authority of the City of Rock Hill multifamily housing revenue notes of not to exceed \$25,000,000 (The Park at Wilkerson Road).

Attachments: [The Park at Wilkerson Rd PH Notice](#)

4. Proclamations/Recognitions.
 - a. Honor Sam Foster's contributions to the City of Rock Hill.

5. Consider Consent Agenda.
 - a. Minutes of Work Session of September 27, 2021.
 - b. Minutes of Special Session of September 27, 2021.

6. Consider Ordinances for Second Reading and Adoption.
 - a. An Ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 1: General Provisions and Chapter 3: Zoning Districts, to establish a Design Overlay District (DOD) and to apply it to the properties listed therein. (Case #T-2021-04)
Attachments: [Design Overlay District Memo 2nd Reading](#)

7. Consider Ordinances for First Reading.
 - a. An Ordinance establishing the Southside Redevelopment Project Area as a Redevelopment Project Area under Section 31-6-10 Et. Seq. of the South Carolina Code of Laws 1976, as amended (The "Act"); approving a Southside Redevelopment Plan for the Southside Redevelopment Project Area in accordance with The Act; and other matters relating thereto.
Attachments: [Southside Redevelopment Ordinance](#)
 - b. A 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.
Attachments: [General Bond Ordinance V3 - MID Revenue Bonds \(Panthers Projects\)](#)
 - c. A 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.
Attachments: [First Supplemental Ordinance V2 - MID Revenue Bonds \(Panthers Project\)](#)

8. Resolutions.

- a. Consider a Resolution approving the issuance by the Housing Authority of the City of Rock Hill of its multifamily Housing Revenue Bonds or Notes (Magnolia Terrace Apartments), as required by Section 147 (f) of the Internal Revenue Code, in the maximum principal amount of \$17,600,000.
Attachments: [Magnolia Terrace Resolution](#)
- b. Consider a Resolution approving the issuance by the Housing Authority of the City of Rock Hill, South Carolina of its not to exceed \$25,000,000 revenue bonds or notes (The Park at Wilkerson Road), in one or more series, taxable or tax-exempt, pursuant to the provisions of Section 147(F) of the Internal Revenue Code.
Attachments: [The Park at Wilkerson Rd Resolution](#)

9. Other Items.

- a. Consider approval of criteria for the development of a redistricting plan.
- b. Consider reallocation of 2020-2021 South Carolina Accommodations Tax Marketing and Promotions Fund (65%) to the Advertising and Promotion Special Fund (30%).

10. Announce SmartSwitch Winner.

11. City Council Committee Reports.

12. Miscellaneous Business.

13. Consider holding Executive Session for discussions covered by the attorney/client privilege.

14. Adjourn.