

EXECUTIVE SESSION – 4:30 P.M.

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. None of these matters were scheduled to appear on the agenda except for the last item. The Council received background information and legal advice concerning six potential agreements involving the extension of City services for properties near Southern Street, Cherry Road, Hwy. 72, Hwy. 901, Heckle Boulevard, and Mt. Gallant Road, received legal advice concerning existing and potentially new agreements concerning City services and infrastructure for properties near the downtown area, discussed a legal matter concerning the zoning code, received legal advice concerning potential intergovernmental agreements related to properties along and near I-77, and discussed Council appointments to City Boards and Commissions.

CITIZENS' HEARING – 5:30 P.M.

William Cureton, 1224 Colby Ave., addressed the City Council regarding educating the public about illegal dumping in the City.

Alexander Jennings, 211 Rock Street, addressed the City Council regarding stormwater.

Melody Barber, 791 Rockdale Drive, addressed the City Council regarding stormwater.

Lora Grase, 824 Rockdale Drive, addressed the City Council regarding stormwater.

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. Alex Zietlow from The Herald and Journalist Linh Le were also in attendance.

RECOGNIZED ROCK HILL SMALL FRY ALLSTAR FOOTBALL TEAM FOR WINNING THE STATE CHAMPIONSHIP

The City Council recognized the Rock Hill Small Fry Allstar football team for winning the State Championship on Saturday, December 11, 2021.

Coaches and members of the team were present and recognized by the City Council.

RECOGNIZED ROCK HILL PEE WEE ALLSTAR FOOTBALL TEAM FOR WINNING THE STATE CHAMPIONSHIP

The City Council recognized the Rock Hill Pee Wee Allstar football team for winning the State Championship on Saturday, December 11, 2021.

Coaches and members of the team were present and recognized by the Mayor and City Council.

RECOGNIZED ROCK HILL GRAY-Y ALLSTAR FOOTBALL TEAM FOR WINNING THE STATE CHAMPIONSHIP

The City Council recognized the Rock Hill Gray-Y Allstar football team for winning the State Championship on Saturday, December 11, 2021.

Coaches and members of the team were present and recognized by the Mayor and City Council.

PRESENTED A PROCLAMATION TO RECOGNIZE AND CONGRATULATE THE SOUTH POINTE HIGH SCHOOL FOOTBALL TEAM AND COACH DEVONTE HOLLOMAN FOR THEIR OUTSTANDING ATHLETIC ACCOMPLISHMENTS

Presented a proclamation to recognize and congratulate the South Pointe High School Football Team and Coach DeVonte Holloman for their outstanding athletic accomplishments.

The South Pointe High School Football team won the state championship on Thursday, December 2, 2021.

Coach DeVonte Holloman and members of the football team were present and recognized by the Mayor and City Council.

HELD A PUBLIC HEARING WITH RESPECT TO HOUSING AUTHORITY OF THE CITY OF ROCK HILL MULTIFAMILY HOUSING REVENUE NOTES OF NOT TO EXCEED \$18,000,000 (JOHNSTON FARMS APARTMENT HOMES)

The City Council held a public hearing with respect to Housing Authority of the City of Rock Hill multifamily housing revenue notes of not to exceed \$18,000,000 (Johnston Farms Apartment Homes).

The Housing Authority of the City of Rock Hill is seeking to issue multifamily revenue bonds, not to exceed \$18,000,000, for the financing of 120 tax-credit apartments (Johnston Farms Apartment Homes) located on the southwest corner of Princeton Road and South Anderson Road. City Council, as the elected legislative body which appoints the Board of Commissioners of the Housing Authority, was asked to hold the public hearing and to also consider a resolution with respect to the bonds to satisfy Internal Revenue Code and Treasury Regulations.

Dewayne Alford, Housing Authority Executive Director, addressed the City Council.

Jeff Carroll, 4301 Horseshoe Bend, Matthews, NC addressed the City Council.

Alec Miller, 400 E. Chappell Road, addressed the City Council.

Norma Gray, 407 Marshall Street, addressed the City Council.

Lawrence Sanders, Saluda Street area, addressed the City Council.

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

MINUTES OF WORK SESSION OF NOVEMBER 22, 2021

MINUTES OF SPECIAL SESSION OF NOVEMBER 22, 2021

ORDINANCE ADOPTING THE RESILIENCY ELEMENT, A NEW ELEMENT OF THE COMPREHENSIVE PLAN UPDATE - ROCK HILL 2030 ROCK HILL, SOUTH CAROLINA - Adopted

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

ORDINANCE AMENDING CHAPTER 4, AIRPORT, OF THE CITY OF ROCK HILL CODE BY ADOPTING NEW AIRPORT MINIMUM STANDARDS - 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 NEAR CEL-RIVER ROAD IN THE CITY OF ROCK HILL - 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 3.48 ACRES LOCATED ON BRICE STREET AND CRAWFORD ROAD FROM SINGLE-FAMILY RESIDENTIAL-4 (SF-4) TO OFFICE AND INSTITUTIONAL (OI) - 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 CEL-RIVER 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.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 0.9 ACRES LOCATED ON CEL-RIVER ROAD FROM BUSINESS DEVELOPMENT DISTRICT III (BD-III) IN YORK COUNTY TO COMMUNITY COMMERCIAL (CC) - Adopted

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

APPROVED AN AMENDED AND RESTATED FINANCE AND CONSTRUCTION ADMINISTRATION AGREEMENT BETWEEN THE CITY OF ROCK HILL AND GT REAL ESTATE HOLDINGS, LLC

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved an Amended and Restated Finance and Construction Administration Agreement between the City of Rock Hill and GT Real Estate Holdings, LLC. The motion was amended without objection to allow the City Manager to make changes to the final agreement upon recommendation of the City Attorney.

This amended Finance and Construction Administration Agreement (FCAA) will facilitate the construction management and financing of the Carolina Panthers Training Facility public infrastructure projects. The FCAA was previously approved by Council, but this amendment is specifically tailored to the City's upcoming related bond issuance. With the previous approval, with the exception of a very limited City assessment backstop, the sole source of repayment for the bonds are the park fees generated from the new development on the site along with certain guarantees by the Developer. This amendment also provides for the early development of a hotel site along with related hotel public parking, and a small option parcel for potential future development.

Paul Dillingham, City Attorney, 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 0.7 ACRES LOCATED ON WOOD STREET AND MAIN STREET FROM LIMITED COMMERCIAL (LC) TO INDUSTRY GENERAL (IG) – Adopted

An ordinance entitled AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 0.7 ACRES LOCATED ON WOOD STREET AND MAIN STREET FROM LIMITED COMMERCIAL (LC) TO INDUSTRY GENERAL (IG) was given second reading and adopted upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 6-1, with Councilmember Jackson dissenting.

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

CITY OF ROCK HILL, SOUTH CAROLINA 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 – Adopted

An ordinance entitled CITY OF ROCK HILL, SOUTH CAROLINA 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 second reading and adopted upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This revision to the City's General Bond Ordinance along with the related First Supplemental Ordinance and Second Lien Bond Ordinance allow for flexibility to issue a portion of the bonds for the Carolina Panthers Training Facility infrastructure as senior and junior lien bonds. The City's underwriters have advised that this modification will enhance the marketability of the bonds. These ordinances do not authorize any additional debt than what Council has previously authorized.

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

CITY OF ROCK HILL, SOUTH CAROLINA 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 – Adopted

An ordinance entitled CITY OF ROCK HILL, SOUTH CAROLINA 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 second reading and adopted upon a motion by Councilmember Reno which was duly seconded and unanimously approved.

This revision to the City's First Supplemental Bond Ordinance along with the related General Bond Ordinance and Second Lien Bond Ordinance allow for flexibility to issue a portion of the bonds for the Carolina Panthers Training Facility infrastructure as senior and junior lien bonds. The City's underwriters have advised that this modification will enhance the marketability of the bonds. These ordinances do not authorize any additional debt than what Council has previously authorized.

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

CITY OF ROCK HILL, SOUTH CAROLINA ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF MUNICIPAL IMPROVEMENT DISTRICT REVENUE BONDS (PANTHERS PROJECT - SECOND LIEN) OF THE CITY OF ROCK HILL, SOUTH CAROLINA, IN ONE OR MORE SERIES, IN THE AGGREGATE 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 - Adopted

An ordinance entitled CITY OF ROCK HILL, SOUTH CAROLINA ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF MUNICIPAL IMPROVEMENT DISTRICT REVENUE BONDS (PANTHERS PROJECT - SECOND LIEN) OF THE CITY OF ROCK HILL, SOUTH CAROLINA, IN ONE OR MORE SERIES, IN THE AGGREGATE 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 second reading and adopted upon a motion by Councilmember Reno which was duly seconded and unanimously approved.

This revision to the City's Second Lien Bond Ordinance along with the related General Bond Ordinance and First Supplemental Bond Ordinance allow for flexibility to issue a portion of the bonds for the Carolina Panthers Training Facility infrastructure as senior and junior lien bonds. The City's underwriters have advised that this modification will enhance the marketability of the bonds. These ordinances do not authorize any additional debt than what Council has previously authorized.

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

APPROVED A RESOLUTION APPROVING THE ISSUANCE BY THE HOUSING AUTHORITY OF THE CITY OF ROCK HILL OF ITS MULTIFAMILY HOUSING REVENUE BONDS OR NOTES (JOHNSTON FARMS APARTMENT HOMES), AS REQUIRED BY SECTION 147 (F) OF THE INTERNAL REVENUE CODE, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$18,000,000

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved a Resolution approving the issuance by the Housing Authority of the City of Rock Hill of its multifamily Housing Revenue Bonds or Notes (Johnston Farms Apartment Homes), as required by Section 147 (f) of the Internal Revenue Code, in the maximum principal amount of \$18,000,000.

The Housing Authority is seeking to develop Johnston Farms Apartment Homes that includes 120 workforce housing units in five, 3-story apartment buildings. Units will be leased to working households earning \$27,000 to \$73,000/year depending on household size. A total of 12 units are proposed to be fully-accessible and leased on a priority basis to veterans with mobility issues. There are several site amenities including a BBQ/picnic area, gazebo/patio, playground, dog park, walking trails, community room, and onsite management

of the facility. The City's participation through considering the resolution does not obligate the City in any way for the repayment of the bonds or the project.

Dewayne Alford, Housing Authority Executive Director, presented the item to the City Council.

APPROVED ROOF AND NEON SIGN REQUEST

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved a roof and neon sign request.

Jay Coleman, The Keith Corporation, requested approval for roof and neon signage for The Thread redevelopment project at 220 W White Street. Council adopted amendments to the Zoning Ordinance requiring Council approval for roof and neon sign requests for redevelopment projects located in the Downtown zoning district. Staff recommended approval.

Leah Youngblood, Planning & Development Director, presented the item to the City Council.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Angela Lynch. This customer will receive a \$100 credit on their next utility bill.

CITY COUNCIL COMMITTEE REPORTS

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council approved the following appointments to City Boards and Commission.

Commission for Children and Youth

Jenifer Crawford, 1997 Cavendale Drive, to a term expiring December 31, 2024.

Erica Smith, 1939 Cavendale Drive, to a term expiring December 31, 2024.

Rickey Gist, 2367 Eden Terrace, Apt. 204, to a term expiring December 31, 2023. **Parks and Recreation Commission**

Bev Carroll, 515 Guilford Road, to a term expiring January 1, 2025.

John Coleman, 956 Southland Drive, to a term expiring January 1, 2025.

Tourism Commission

Connie Delaney, 1437 Kilgarnin Court, to a term expiring December 10, 2024.

MISCELLANEOUS BUSINESS

There was no miscellaneous business.

RETURNED TO EXECUTIVE SESSION

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 _____ 2022.

Anne P. Harty, Municipal Clerk