

**CITIZENS HEARING – 5:30 P.M.**

Karen Brown, 127 Sonnys Way, Fort Mill, Alicia Schwartz, 1109 Trinity Ridge Parkway, Fort Mill, and Sarah Levans, 660 Sunset Point, Rock Hill, addressed the City Council regarding dog breeding.

**EXECUTIVE SESSION**

Upon a motion by Mayor Pro Tem Lindsay, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss nine matters. None of the matters were scheduled to appear on the agenda except for the last item. The Council discussed background information and received legal advice as to potential development agreement amendments related to University Center and Cherry Road, discussed and received legal advice and background information related to a potential contract concerning the sale and purchase of property near Heckle Boulevard and I-77, received legal advice concerning zoning related matters, and discussed Council appointments to City Boards and Commissions.

**REGULAR SESSION – 6:00 P.M.**

Council met in Regular Session with Mayor Gettys, Mayor Pro Tem Lindsay and Councilmembers Black, Faulkenberry, Reno, K. Sutton, and P. Sutton. Also present were Deputy City Manager Steven Gibson, Deputy City Manager Jimmy Bagley, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. City Manager David Vehaun was not in attendance. No members of the media were in attendance.

Upon a motion by Councilmember Reno, the City Council approved the following eight agenda items.

**APPROVED MINUTES OF SPECIAL SESSION OF MARCH 25, 2024**

**AN 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 AUTOMALL PARKWAY AREA VII LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C.** – Adopted

The applicant requested second reading to occur after the due diligence period ended. There were no changes to the ordinance since first reading.

**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 3.9 ACRES LOCATED ON AUTOMALL PARKWAY FROM URBAN DEVELOPMENT (UD) AND GENERAL COMMERCIAL (GC) TO COMMUNITY COMMERCIAL (CC)** – Adopted

The applicant requested second reading to occur after the due diligence period ended.

There were no changes to the ordinance since first reading.

**AN ORDINANCE TO APPROVE A POLE ATTACHMENT LICENSE AGREEMENT BETWEEN THE CITY OF ROCK HILL AND GIGAPOWER, LLC** – Adopted

As requested by Council, revisions were made to the insurance provisions to make them more consistent. There were no other changes since first reading.

**AN ORDINANCE GRANTING PUBLIC RIGHT OF WAY USE AND FRANCHISE BY AGREEMENT BETWEEN THE CITY OF ROCK HILL AND GIGAPOWER, LLC FOR TELECOMMUNICATIONS SERVICES** – Adopted

As requested by Council, revisions were made to the insurance provisions to make them more consistent. There were no other changes since first reading.

**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 76.1 ACRES LOCATED NEAR ANDERSON ROAD AND MORNINGSIDE DRIVE FROM MULTI-FAMILY RESIDENTIAL (MFR) AND SINGLE FAMILY RESIDENTIAL-4 (SF-4) TO OFFICE AND INSTITUTIONAL (OI)** – Adopted

The 100-150 foot buffer against residential units was added to the ordinance since first reading. There were no other changes since first reading.

**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 32.19 ACRES LOCATED ON CHERRY ROAD AND RIVERSIDE DRIVE FROM MASTER PLANNED COMMERCIAL (MP-C) TO AMENDED MASTER PLANNED COMMERCIAL (MP-C)** – Adopted

Mayor Gettys recused himself from voting on the item due to a potential conflict of interest. An official copy of his statement is made part of these minutes.

There were no changes to the ordinance since first reading.

**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 54 ACRES LOCATED ON PORTER ROAD FROM PLANNED UNIT DEVELOPMENT-MANUFACTURING HEAVY (PUD-MH) TO AMENDED PLANNED UNIT DEVELOPMENT-MANUFACTURING HEAVY (PUD-MH)** – Adopted

Mayor Gettys recused himself from voting on the item due to a potential conflict of interest. An official copy of his statement is made part of these minutes.

There were no changes to the ordinance since first reading.

**FIRST SUPPLEMENTAL ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, EXTENSION AND ENLARGEMENT OF THE COMBINED UTILITY SYSTEM OF THE CITY OF ROCK HILL, SOUTH CAROLINA, THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$8,500,000, PLUS CAPITALIZED INTEREST, IF ANY, FROM THE WATER POLLUTION CONTROL REVOLVING FUND BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND**

**AUTHORITY, PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR THE ACCEPTANCE OF A LOAN FROM, AND THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH, THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE FROM THE CITY TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO** – First Reading

An Ordinance entitled FIRST SUPPLEMENTAL ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, EXTENSION AND ENLARGEMENT OF THE COMBINED UTILITY SYSTEM OF THE CITY OF ROCK HILL, SOUTH CAROLINA, THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$8,500,000, PLUS CAPITALIZED INTEREST, IF ANY, FROM THE WATER POLLUTION CONTROL REVOLVING FUND BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR THE ACCEPTANCE OF A LOAN FROM, AND THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH, THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE FROM THE CITY TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

An application has been submitted to the State Revolving Loan Fund for the \$8.5 million Wildcat Forcemain Relocation wastewater project. This project, which is part of the City's long term Capital Improvement Program, will relocate a section of a 36" force main to ensure reliable water service and avoid potential pipe failure. Once approved, the loan terms will be attached to the ordinance at second reading. A loan approval with an interest rate of 2.1% and a twenty-year term is anticipated. Council's November 2023 utility work session and the recent utility rating process included this capital project.

Anne Harty, CFO, Finance, presented the item to the City Council.

**SECOND SUPPLEMENTAL ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, EXTENSION AND ENLARGEMENT OF THE COMBINED UTILITY SYSTEM OF THE CITY OF ROCK HILL, SOUTH CAROLINA, THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$10,600,000, PLUS CAPITALIZED INTEREST, IF ANY, FROM THE DRINKING WATER REVOLVING FUND BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR ACCEPTANCE OF A LOAN FROM, AND THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH, THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE FROM THE CITY TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO** – First Reading

An Ordinance entitled SECOND SUPPLEMENTAL ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, EXTENSION AND ENLARGEMENT OF THE COMBINED UTILITY SYSTEM OF THE CITY OF ROCK HILL, SOUTH CAROLINA,

THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$10,600,000, PLUS CAPITALIZED INTEREST, IF ANY, FROM THE DRINKING WATER REVOLVING FUND BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR ACCEPTANCE OF A LOAN FROM, AND THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH, THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE FROM THE CITY TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

An application has been submitted to the State Revolving Loan Fund for the \$10.6 million Alum Sludge Facility Water Filter Plant project. This project, which is part of the City's long term Capital Improvement Program, will provide solid handling of alum sludge at the Water Filter Plant creating operational efficiencies and meeting regulatory requirements. The City has received an \$8 million grant which will supplement this project cost. Additionally, the recent utility bond included another \$3 million for this project. Once approved, the loan terms will be attached to the ordinance at second reading. A loan approval with an interest rate of 2.1% and a twenty-year term is anticipated. Council's FY24 budget process, the November 2023 utility work session, and the recent utility rating process included review of this capital project.

Anne Harty, CFO, Finance, presented the item to the City Council.

#### **APPROVED CITY OF ROCK HILL RESOLUTION TO CERTIFY PROPERTY AT 167 LEE STREET, ROCK HILL, SC AS AN ABANDONED TEXTILE MILL SITE**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved City of Rock Hill Resolution to Certify Property at 167 Lee Street, Rock Hill, SC as an Abandoned Textile Mill Site.

This resolution enables certain tax credit options under the South Carolina Textile Communities Revitalization Act. The Act requires that the City Council pass a resolution certifying that the planned development is located on the site of a former textile mill that meets certain criteria under state law. There is no cost or liability for the City related to this certification. Staff recommended approval.

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

#### **ANNOUNCED SMARTSWITCH AND CUSTOMERCONNECT WINNERS**

Mayor Gettys announced Nancy Meleski as the SmartSwitch winner and Beverly B. Griffith as the CustomerConnect winner. Both were chosen at random by computer and each will receive a \$50 credit on their next utility bill.

#### **CITY COUNCIL COMMITTEE REPORTS**

There were no committee reports.

#### **MISCELLANEOUS BUSINESS**

Mark Sexton, Operations Manager, Parks, Recreation & Tourism, provided an update on the 2024 BMX World Championships.

Mayor Gettys announced the City had been named by *Money* magazine as one of Money's Best Places to Live 2024.

**RETURNED TO EXECUTIVE SESSION**

**RETURNED TO REGULAR SESSION**

Mayor Gettys reported that City Council met in executive session and that no action was taken.

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

Planning Commission

Shelly Goodner, 1938 Landry Lane, to a term expiring May 1, 2027.

Stephanie Gathings Haselrig, 1587 Jack White Drive, to a term expiring May 1, 2027.

Zoning Board of Appeals

Matthew Crawford, 1997 Cavendale Drive, to a term expiring May 1, 2027.

There being no further business the meeting was adjourned.

Minutes approved and adopted this \_\_\_\_ day of \_\_\_\_\_ 2024.

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Anne P. Harty, Municipal Clerk