

Council Chambers
Regular Session
Monday, July 12, 2010

CITIZENS' HEARING 5:30 P.M

Mr. Jethro Devane addressed the City Council regarding the storm drainage issues at 727 Douglas, bushes behind the house at 729 Crawford Road, a tree limb hanging on Tim Street, burned dwelling at Whitgreen Apartments, and problem with a tall fence at Highland Park.

Ms. Tricia Cummings-Lecque , representing the Census Bureau, addressed the City Council regarding the 2010 decennial census. She stated that the final count should be made available in February 2011.

EXECUTIVE SESSION

Upon a motion by Councilmember Sutton which was duly seconded and unanimously approved, the City Council moved into Executive Session for consideration of the following items: for discussion of contractual negotiations involving two potential agreements related to property near the textile corridor and to receive attorney client privileged legal advice related to these matters; for consideration of an agreement related to property on Constitution Blvd. and to receive attorney client privileged legal advice related to this matter, for consideration of a zoning matter which may involve litigation for property near downtown and to receive attorney client privileged legal advice related to this matter, and to receive attorney client privileged legal advice related to this matter.; and for discussion of Council appointments to City Boards and Commissions.

RETURNED TO OPEN SESSION

The City Council returned to Open Session and the Mayor reported that no action was taken during Executive Session.

REGULAR SESSION 6:00 P.M.

Council met in special session with Mayor Echols, Mayor Pro Tem Hinton, and Councilmembers Black, Pender, Roddey, and Sutton present. Councilmember Reno was absent. Also present were City Manager Carey Smith, Assistant City Manager Gerald E. Schapiro, Assistant City Manager/Municipal Clerk David Vahaun, and City Attorney Paul Dillingham. Herald reporter Matt Garfield was also in attendance.

After Mayor Echols called the meeting into session the entire assembly recited the Pledge of Allegiance.

APPROVED THE MINUTES OF THE SPECIAL SESSION OF JUNE 28, 2010

Upon a motion by Councilmember Hinton which was duly seconded and unanimously approved, the City Council approved the minutes of the Special Session of June 28, 2010.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 12.68 ACRES LOCATED AT 703 COWAN FARM RD. FROM MULTI-FAMILY RESIDENTIAL-15 (MF-15) TO OFFICE & INSTITUTIONAL (OI). (CASE #M-2010-06) – 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 12.68 ACRES LOCATED AT 703 COWAN FARM RD. FROM MULTI-FAMILY RESIDENTIAL-15 (MF-15) TO OFFICE & INSTITUTIONAL (OI). (CASE #M-2010-06) was given second reading and adopted upon a motion by Councilmember Sutton which was duly seconded and unanimously approved.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 193 ACRES LOCATED AT 640 AND 648 GALLERIA BLVD. FROM COMMUNITY COMMERCIAL (CC) AND PLANNED DEVELOPMENT-COMMERCIAL (PD-C) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C). (CASE #M-2010-08) – 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 193 ACRES LOCATED AT 640 AND 648 GALLERIA BLVD. FROM COMMUNITY COMMERCIAL (CC) AND PLANNED DEVELOPMENT-COMMERCIAL (PD-C) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C). (CASE #M-2010-08) was given second reading and adopted upon a motion by Councilmember Hinton which was duly seconded and unanimously approved.

Mr. Bill Meyer, Planning and Development Director, answered a question from Councilmember Sutton regarding the signage on the property. Mr. Meyer stated that a uniform program is the current intention but that it still needed to go back to the Planning Commission. Mr. Sutton stated that he preferred uniformity on the signage.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, ARTICLE 4: USE REGULATIONS; ARTICLE 5: DENSITY, INTENSITY, & DIMENSIONAL STANDARDS; ARTICLE 6: DEVELOPMENT & DESIGN STANDARDS; AND ARTICLE 10: DEFINITIONS & RULES FOR INTERPRETATION, CONCERNING DESIGN STANDARDS

FOR ALTERNATIVE ENERGY SYSTEMS AND FACILITIES. (CASE #T-2010-02) - Adopted

An ordinance entitled AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, ARTICLE 4: USE REGULATIONS; ARTICLE 5: DENSITY, INTENSITY, & DIMENSIONAL STANDARDS; ARTICLE 6: DEVELOPMENT & DESIGN STANDARDS; AND ARTICLE 10: DEFINITIONS & RULES FOR INTERPRETATION, CONCERNING DESIGN STANDARDS FOR ALTERNATIVE ENERGY SYSTEMS AND FACILITIES. (CASE #T-2010-02) was given second reading and adopted upon a motion by Councilmember Sutton which was duly seconded and unanimously approved.

ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF ROCK HILL, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BOND ANTICIPATION NOTES, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$13,000,000; AUTHORIZING THE MAYOR AND CITY MANAGER TO DETERMINE CERTAIN MATTERS RELATING TO THE BOND ANTICIPATION NOTES; PRESCRIBING THE FORM AND DETAILS OF THE BOND ANTICIPATION NOTES; LIMITING THE PAYMENT OF THE BOND ANTICIPATION NOTES FROM THE REVENUES DERIVED FROM THE OPERATION OF THE SYSTEM AND PLEDGING THE REVENUES TO SUCH PAYMENT; ESTABLISHING CERTAIN FUNDS AND ACCOUNTS; AND OTHER MATTERS RELATING THERETO – First Reading

An ordinance entitled AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF ROCK HILL, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BOND ANTICIPATION NOTES, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$13,000,000; AUTHORIZING THE MAYOR AND CITY MANAGER TO DETERMINE CERTAIN MATTERS RELATING TO THE BOND ANTICIPATION NOTES; PRESCRIBING THE FORM AND DETAILS OF THE BOND ANTICIPATION NOTES; LIMITING THE PAYMENT OF THE BOND ANTICIPATION NOTES FROM THE REVENUES DERIVED FROM THE OPERATION OF THE SYSTEM AND PLEDGING THE REVENUES TO SUCH PAYMENT; ESTABLISHING CERTAIN FUNDS AND ACCOUNTS; AND OTHER MATTERS RELATING THERETO was given first reading and adopted upon a motion by Councilmember Hinton which was duly seconded and unanimously approved. This ordinance authorizes the issuance and sale of Utility System Bond Anticipation Note (BAN) financing in the amount of \$13.0 million for the following projects:

South Cherry Road Widening Electric Project	\$ 395,000
Downtown Electric Feeders Electric Project	\$ 1,331,000
Mt. Gallant Road Electric Project	\$ 806,000
Albright Road Widening Electric Project	\$ 400,000
Church/Neely Rd. Water Extension	\$ 2,068,000
Operations Center	<u>\$ 8,000,000</u>
Total	\$13,000,000

This BAN financing is in accordance with the Capital Improvement Plan and related Funding Plan reviewed in budget work sessions. These BANs will be refinanced as a Utility System revenue bond in the future.

ORDINANCE TO AMEND CHAPTER 28, TREES, OF THE CODE OF THE CITY OF ROCK HILL – First Reading

An ordinance entitled AN ORDINANCE TO AMEND CHAPTER 28, TREES, OF THE CODE OF THE CITY OF ROCK HILL was given first reading and adopted upon a motion by Councilmember Pender which was duly seconded and unanimously approved. The Tree Commission is proposing changes to the Tree Ordinance in order to adopt more recognized standards for public tree management.

Mr. Clark Beavens, City Forrester, presented the item to the City Council.

APPROVED AN ELECTRIC NET METERING POLICY

Upon a motion by Councilmember Hinton which was duly seconded and unanimously approved, the City Council approved an electric net metering policy. The Electric Net Metering Policy allows within the framework of the City of Rock Hill's all requirements contract with Piedmont Municipal Power Agency (PMPA) the ability for a customer to install Customer-owned Renewable Generation (CRG) facilities and sell the excess energy back onto the electric utility system and receive credit for the energy delivered.

APPROVED APPOINTMENTS TO THE RAILROAD STUDY GROUP

Upon a motion by Councilmember Roddey which was duly seconded and approved on 5-1 vote with Councilmember Sutton dissenting, the City Council approved the following appointments to the Railroad Study Group.

1. Textile Corridor business owner - Gary Williams
2. Textile Corridor and community-wide business owner - Lee Gardner
3. Aragon Mill Neighborhood Association - Leslie Moma
4. Industrial Mill Neighborhood Association - Josh Gray
5. Norfolk Southern Railroad Road Trainmaster- Brian Stator
6. Neighborhood church representative - Tom Hardin (Northside Baptist)
7. Rock Hill Neighborhood Council - Sandra Oborokumo
8. City Council representative - Jim Reno (ex-officio)
9. York County Council representative - Chad Williams (ex-officio)
10. Rock Hill Planning Commission - Tom Roper (Chair-ex-officio)

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Ryon Burnside. 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

There was no miscellaneous business.

EXECUTIVE SESSION

The City Council returned to Executive Session.

APPOINTMENTS TO CITY BOARDS AND COMMISSIONS

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

Airport Commission

Mr. David Graham, 1217 Old Coach Lane, for a term to expire on August 1, 2013.

Cemetery Commission

Mr. Daniel Gaulden, 657 Ann Carson Ct., for a term to expire on August 11, 2013.

Planning Commission

Mr. Charles Smalls, 785 Laney Terrace, for a term to expire on May 1, 2014.
Mr. Duane Christopher, 1211 Rittenhouse Lane, for a term to expire on May 1, 2014.