

CITIZENS' HEARING – 5:30 P.M.

Brett Taylor, 783 Heron's Ferry Road, addressed the City Council regarding short-term rentals.

Tom Hutto, 1816 Sharonwood Lane, addressed the City Council regarding short-term rentals.

Dennis Hampton, 344 Marios Street, addressed the City Council regarding short-term rentals.

Nathaniel Shell, 1843 Ebenezer Road, addressed the City Council with a County Court question.

Nancy Nicholson, 7074 Harbor Court, addressed the City Council regarding short-term rentals.

EXECUTIVE SESSION

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, the Mayor and Council went into Executive Session to discuss eight matters including receiving background information, legal advice and discussing negotiations incident to proposed contractual arrangements concerning an existing utility intergovernmental agreement, receiving background information and discussing negotiations incident to proposed contractual arrangements concerning a potential amendment of an existing intergovernmental agreement related to properties in the downtown area, receiving background information and discussing negotiations incident to proposed contractual arrangements concerning potential economic development and utility related agreements related to properties near Main Street, Southway Ave., I-77, and Dave Lyle Boulevard, receiving background information and discussing a potential economic development related agreement for the downtown area, and discussing Council appointments to City Boards and Commissions.

REGULAR SESSION - 6:00 P.M.

Council met in regular session with Mayor Gettys, and Councilmembers Black, Jackson, Oborokumo, Reno, and Sutton. Mayor Pro Tem Pender was not in attendance. 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. No members of the media were 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 WORK SESSION OF OCTOBER 28, 2019

MINUTES OF SPECIAL SESSION OF OCTOBER 28, 2019

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 MT. GALLANT ROAD AREA III 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 2.70 ACRES LOCATED ON MOUNT GALLANT ROAD FROM URBAN DEVELOPMENT DISTRICT (UD) TO NEIGHBORHOOD OFFICE (NO) - 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 32.19 ACRES LOCATED ON CHERRY ROAD FROM MASTER PLANNED COMMERCIAL (MP-C) TO A NEW MASTER PLANNED COMMERCIAL (MP-C) - Adopted

An ordinance entitled 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 FROM MASTER PLANNED COMMERCIAL (MP-C) TO A NEW MASTER PLANNED COMMERCIAL (MP-C) was given second reading and adopted upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 3-2 with Mayor Gettys recusing due to potential conflicts of interest and Councilmembers Jackson and Sutton dissenting.

There have been no changes to the ordinance since first reading. The Terms & Conditions document has been revised to reflect the changes made by Council at the October 28 meeting to change the time frame for conversion of unleased commercial area to two years and to require conversion approval by the City Council. An official copy of Mayor Gettys recusal statement is attached and is hereby made an official part of this record.

EIGHTH 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 \$55,300,000 FROM THE STATE DRINKING WATER REVOLVING LOAN 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 EIGHTH 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 \$55,300,000 FROM THE STATE DRINKING WATER REVOLVING LOAN 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.

During the Council Retreat in January 2019 and the during the Budget process in the Spring of 2019, the City Council reviewed and discussed the Combined Utility System Capital Improvement Plan (CIP). In May 2019, Council authorized by resolution an application to the SC Revolving Loan Fund (“SRF”) for the portion of the project that qualifies for this low interest rate fund. The application was submitted and the City has received notice of loan approval. This ordinance will authorize the \$55.3 million low interest rate loan from the State Drinking Water Revolving Loan Fund. The funding provides for a portion of the headworks package cost of upgrades to the City’s Waste Water Treatment Plant. \$40.6 million of the loan was approved at 2.8% for a 30-year term. The remaining \$14.7 million has been approved for financing at 2.6% for a 20-year term. Both terms are well below the useful life of the wastewater plant improvements. The FY20 budget and current sewer rates are sufficient to cover the repayment of the loan. Staff recommended approval.

Anne P. Harty, Chief Financial Officer/Municipal Clerk, presented the item to the City Council.

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION T-2019-02 BY THE ROCK HILL CITY MANAGER TO AMEND THE ZONING ORDINANCE AFFECTING CHAPTER 4: LAND USE: PRIMARY USES AND CHAPTER 10: NONCONFORMITIES, IN RELATION TO ALTERNATIVE FINANCIAL SERVICES

Upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 5-1, with Councilmember Jackson dissenting, approved Planning Commission Recommendation regarding Petition T-2019-02 by the Rock Hill City Manager to amend the Zoning Ordinance affecting Chapter 4: Land Use: Primary Uses and Chapter 10: Nonconformities, in relation to Alternative Financial Services.

The Zoning Ordinance classifies several types of businesses as alternative financial services: payday lenders, title loan companies, check cashing companies,

pawn shops, bail bonds companies, debt relief companies, and small loan companies. Staff has been approached by two small loan companies, one of which also offers debt consolidation services, that would like to expand in one case and to relocate in another. Because small loan companies and debt relief companies are considered alternative financial services, their expansion or relocation is very restricted under the zoning regulations. Staff proposed removing small loan companies and debt relief companies from the list of business types that are considered alternative financial services, and to consider them as an office use instead to allow them more flexibility in where to locate. Staff proposed this change because small loan companies and debt relief companies have not had the same visual impacts as the other types of alternative financial services that have located in Rock Hill. The Planning Commission recommended approval of the amendments at their November meeting by a vote of 6-1 (Martens opposed).

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

Aaron Barnes, 1424 Beckworth Ave., addressed the City Council.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 4: LAND USE: PRIMARY USES AND CHAPTER 10: NONCONFORMITIES, IN RELATION TO ALTERNATIVE FINANCIAL SERVICES – First Reading

An ordinance entitled ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 4: LAND USE: PRIMARY USES AND CHAPTER 10: NONCONFORMITIES, IN RELATION TO ALTERNATIVE FINANCIAL SERVICES was given first reading upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 5-1 with Councilmember Jackson dissenting.

This ordinance will enact the amendments regarding small loan companies and debt relief companies as recommended by the Planning Commission.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

Aaron Barnes, 1424 Beckworth Ave., addressed the City Council.

APPROVED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCK HILL REQUIRING THE CLOSING OF A PORTION OF AN ALLEY ADJACENT TO CHERRY ROAD TO VEHICULAR AND PEDESTRIAN TRAFFIC

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a Resolution of the City Council of the City of Rock Hill requiring the closing of a portion of an alley adjacent to Cherry Road to vehicular and pedestrian traffic.

First Land Company plans to develop parcels between Oakland Ave. and College Ave. at Cherry Road. Part of the redevelopment includes closing the entrance of the existing alley at the Cherry Road exit/entrance side. Property owners contiguous to the existing alley are generally agreeable to this closure because of safety concerns.

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

APPROVED EMPLOYMENT AGREEMENT WITH CITY MANAGER

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved employment agreement with the City Manager. Mayor Gettys presented the item.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Richard Smith. 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

Councilmember Reno requested that staff look at repairs to pot holes on Eden Terrace and acknowledged that this was a state maintained road.

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 Black, which was duly seconded and unanimously approved, the Council approved the following appointments to City Boards and Commission.

Accommodations/Tourism Committee

Daniel Wayne Holmes, 4655 Kyle Drive, to a term expiring December 10, 2022.

Letonia Gladden, 682 Stonehenge Drive, to a term expiring December 10, 2022.

Community Relations Council

Ayana Crawford, 3909 Galleria Pointe Circle, to a term expiring March 10, 2020.

Darryl Cunningham, 817 Rains Meadow, to a term expiring March 10, 2022.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2019.

Anne P. Harty, Municipal Clerk