



YORK COUNTY

COUNTY COUNCIL

MINUTES • JANUARY 19, 2021

FINAL



County Council Meeting

York County Government Center
6 South Congress Street
York, SC 29745

6:00 PM

District 1 Tom Audette: Present, District 2 Allison Love: Present, Vice-Chairman Robert Winkler: Absent, District 4 William "Bump" Roddey: Present, Chairwoman Christi Cox: Present, District 6 Brandon Guffey: Present, District 7 Joel Hamilton: Present.

Notice of Meeting

Notice of the meeting was forwarded to members of Council, the news media, to staff, to the York County Library and all branches, to citizens requesting notification and posted to the county's web page.

Oath of Office for newly appointed Board and Commission Members

Jim Jones, Catawba Regional Workforce Investment Board **ABSENT**

Rease Hagner, Catawba Regional Workforce Investment Board **ABSENT**

Allan Chatham, Catawba Regional Workforce Investment Board

Alton Johnson, Catawba Regional Workforce Investment Board **ABSENT**

Jason Broadwater, Catawba Regional Workforce Investment Board **ABSENT**

Teresa Curtice, Catawba Regional Workforce Investment Board

Mark Van Sickle, Rock Hill/York County Convention and Visitor's Bureau (District 1)
ABSENT

Sam Hall, Rock Hill/York County Convention and Visitor's Bureau (District 3)

Philip Hanushek, Hospitality Tax Advisory Committee (District 1)

Antonio Mickel, York County Planning Commission (District 4)

Appearances

(6:02pm) Larry Finney with Green Finney presented the annual audit report. Mr. Finney reported that York County is in very good financial condition as of June 30, 2020 and the County received GFOA Certificate of Excellence in financial reporting for the 2019 CAFR. Mr. Finney stated that the County has a General Fund fund balance of \$78.1M as of June 30, 2020 which increased \$11.6M. However, there is a non-spendable fund balance of \$2.1M, restricted fund balance of \$5M, and a committed fund balance of \$24.1M. This leaves an unassigned fund balance of \$37.5M which represents 32% of 2021 budgeted expenditures.

Public Forum Session (limited to thirty (30) minutes, two (2) minutes per person)

Consent Agenda

(6:24pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton

ABSENT: Robert Winkler

1. Approval of January 4, 2021 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

2. Rezoning Action: Consider Second Reading

Case #	20-13
Tax Map #	6700000013
Zoning Request:	To rezone from UD to RC-II
Acres:	0.17 +/- acres
Council District:	Four (4) Bump Roddey
Applicant:	Mabel Alfonso
Owner:	Mabel Alfonso
Location:	334 Rock Grove Ave, Rock Hill
Planning Commission Date:	December 14, 2020
Staff Recommendation:	Approve
PC Recommendation:	Approve

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

3. Council to approve the execution of a professional services contract with Dodd Studios, LLC of Fort Mill, SC for \$110,000 to provide a comprehensive business and marketing plan for Riverbend Park

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

4. Council to defer, until February 1, 2021, the Third Reading of AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT AND INCENTIVE AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND A COMPANY OR COMPANIES KNOWN TO THE COUNTY AT THIS TIME AS "PROJECT JABBA" WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN NEGOTIATED PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE CREDITS; THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE CREDIT AGREEMENT BY AND BETWEEN THE COUNTY AND PROJECT JABBA WHEREBY CERTAIN PROPERTY THAT IS NOT ELIGIBLE FOR NEGOTIATED PAYMENTS IN LIEU OF TAXES, WILL BE SUBJECT TO CERTAIN NON-NEGOTIATED PAYMENTS IN LIEU OF TAXES INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE INFRASTRUCTURE CREDITS; THE PLACEMENT OF PROJECT JABBA WITHIN THE BOUNDARIES OF A MULTI-COUNTY PARK; AND OTHER MATTERS RELATED THERETO.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

5. Council to Provide AUTHORIZATION TO APPLY AND TO ACCEPT IF AWARDED, A SOUTH CAROLINA COORDINATING COUNCIL GRANT IN THE AMOUNT OF \$200,000. NO LOCAL MATCH REQUIRED.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

6. Council to approve insurance premium regarding property and liability coverage for the Culture and Heritage Museums, with the South Carolina State Fiscal Accountability Authority Insurance Reserve Fund, for a total premium cost in the amount of \$69,030.12.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

7. Council to approve Utility Relocation Agreements with Duke Energy, York County Natural Gas Authority and Comporium totaling \$440,560.74 for Pennies 3 Project 11149-008j, FMSB/Spratt Street Intersection Improvement, and authorizing The County Manager to execute the Relocation Agreements.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

8. Council to approve Utility Relocation Agreements with Duke Energy, York County Natural Gas Authority, Comporium, and Spectrum totaling \$602,693.23 for Pennies 3 Project 11149-010, SC 160 East Improvement, and authorizing The County Manager to execute the Relocation Agreements.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

9. Council to approve the Campspot SasS Licensing Agreement providing for implementation and use of the administrative software system at Ebenzer Park

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

10. Council to approve the FY 2021 - 2022 Budget Calendar.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

Public Hearing(s)

1. Public Hearing

The following individuals spoke in favor of the proposed ordinance:

(6:24pm) Luke Bolding, 2737 Windswept Cove, Director of Operations at Munzing, addressed Council regarding his support for the proposed ordinance. Mr. Bolding reported that this company will bring approximately 18-20 jobs to the community.

(6:26pm) There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Allison Love

AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton

ABSENT: Robert Winkler

Council to hold a public hearing and provide Third Reading of AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO AN EXISTING FEE-IN-LIEU OF AD VALOREM TAXES AGREEMENT TO PROVIDE FOR CHANGES TO AN EXISTING FEE-IN-LIEU OF AD VALOREM TAX INCENTIVE TO A COMPANY NOW IDENTIFIED UNDER THE CODE NAME OF "PROJECT DALEY AND FORD"; THE INCLUSION OF CERTAIN PROPERTY IN YORK COUNTY, SOUTH CAROLINA IN THE COUNTY'S MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH CHESTER COUNTY, S.C.; AND OTHER MATTERS RELATED THERETO.

(6:26pm)

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: Joel Hamilton
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

2. Public Hearing

(6:28pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Allison Love
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

Council to hold a Public Hearing and consider Second Reading of an ordinance to amend the York County Code of Ordinances, Chapter 154, Subdivision Code, to remove development criteria for the reduction in lot sizes, to reduce the spacing of certain buffer tree plantings, to establish "Cluster Subdivisions" which includes the following provisions: purpose, applicability, open space standards, perimeter buffer, and subdivision design; to amend the York County Code of Ordinances, Chapter 155, Zoning Code, to remove the required amenities and density bonuses for residential planned developments, to differentiate the required impervious ratio requirements between uses, to revise minimum lot sizes for residential uses, to establish lot sizes for Cluster Subdivision, to simplify the residential density table, to amend the open space section in its entirety, to remove the site amenities from the commercial design guidelines, to amend the tree protection section: to add a definition for tree save area, to clarify the process to remove a grand tree, to clarify which developments require a tree save area, to clarify when an aerial photograph may replace a physical tree survey; to provide for a public hearing; and to provide for other matters related thereto.

(6:28pm)

Motion to approve with the following amendment: that green space percentage requirement in RUD and RUD-I be applied only within the Urban Service Boundaries.

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: William "Bump" Roddey
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

3. Public Hearing

(6:28pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Joel Hamilton to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Joel Hamilton
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

Council to hold a public hearing and provide Third Reading of AN ORDINANCE TO AUTHORIZE THE SALE OF A 60,630 SQUARE FOOT (1.392 ACRES, MORE OR LESS) PORTION OF ONE UNDEVELOPED PARCEL LOCATED IN FORT MILL IN THE PROXIMITY OF THE INTERSECTION OF SPRATT STREET AND FORT MILL PARKWAY, IDENTIFIED BY TAX MAP NUMBER 020-20-01-057; TO ENTERTAIN AN EXISTING OFFER TO PURCHASE THE PARCEL; TO AUTHORIZE THE CHAIRWOMAN TO EXECUTE THE CONTRACT OF SALE AND DEED; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(6:29pm)

APPROVED [Unanimous]

MOVANT: Joel Hamilton
SECOND: Allison Love
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

4. Public Hearing

(6:29pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Allison Love and seconded by Council member William "Bump" Roddey to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Allison Love
SECOND: William "Bump" Roddey
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

Council to Hold a Public Hearing and Consider Third Reading of AN ORDINANCE TO ESTABLISH AND CREATE A SPECIAL TAX DISTRICT TO BE KNOWN AS BETHEL-LAKE WYLIE LAND ACQUISITION AND PRESERVATION PARKS DISTRICT IN YORK COUNTY, SOUTH CAROLINA, TO BE ADMINISTERED AS AN AGENCY OF THE COUNTY; TO DEFINE ITS AREAS AND BOUNDARIES; TO DEFINE THE NATURE OF THE SERVICES TO BE RENDERED THEREIN; TO FIX THE MAXIMUM LEVEL OF TAXES WHICH MAY BE LEVIED TO PROVIDE FOR THE OPERATION AND MAINTENANCE OF BETHEL-LAKE WYLIE LAND ACQUISITION AND PRESERVATION PARKS DISTRICT; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(6:30pm)

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: Joel Hamilton
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

Old Business

1. Rezoning Action: Consider Second Reading

Case #	20-11
Tax Map #	4080000120
Zoning Request:	To rezone from AGC to RUD
Acres:	4.0 +/- acres
Council District:	Five (5) Christi Cox
Applicant:	Robert Lee Carter
Owner:	Robert Lee Carter
Location:	3555 Armstrong Ford Road, Rock Hill
Planning Commission Date:	December 14, 2020
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:31pm)

DENIED [Unanimous]

MOVANT: Allison Love
SECOND: Brandon Guffey
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

New Business

1. The Solicitor's Office requests Council to ratify a grant application and to accept an award of \$7,145 from the Coronavirus Emergency Supplemental Funding Program Grant, with no local match.

(6:36pm)

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: William "Bump" Roddey
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

2. Council to approve Intergovernmental Agreement (IGA) for Exit 82 and Exit 85 interchanges as both projects were recently awarded grant funding from the State Infrastructure Bank.

(6:37pm)

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: Joel Hamilton
AYES: Audette, Love, Roddey, Cox, Guffey, Hamilton
ABSENT: Robert Winkler

Committee and Other Reports

(6:38pm) Finance and Operations Committee, Tuesday, January 19, 2021, 5:30pm, Council member Allison Love

Council Member New/Non-agenda Comments

(6:39pm) Council member William "Bump" Roddey addressed staff and Council members regarding litter pickup and requested that all citizens participate in litter pickup and/or report any illegal dumping, littering, etc.

(6:40pm) Council member Brandon Guffey echoed Council member Roddey's sentiments and encouraged everyone to help with litter control.

(6:41pm) Council member Allison Love stated that the Planning and Zoning Department has done an outstanding job on modifying current ordinances.

(6:43pm) Council member Tom Audette stated that as he receives information regarding the COVID vaccinations, he will provide to his constituents.

(6:44pm) Chairwoman Christi Cox explained to everyone that Keep York County Beautiful has a litter pick up initiative and also explained that she would provide COVID vaccination information as well.

Citizen Concerns

Executive Session

Receipt of Legal Advice: Contractual matter; Blue Granite Franchise

Receipt of Legal Advice: Rock Hill TIF

Matters for consideration following Executive Session

1. Motion to make minor amendments to the York County and Rock Hill Intergovernmental Agreement to change parking revenue language as well as the projects discussed in Executive Session.

(8:07pm)

ADOPTED [5 to 1]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

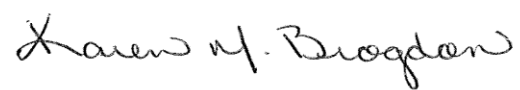
AYES: Audette, Roddey, Cox, Guffey, Hamilton

NAYS: Allison Love

ABSENT: Robert Winkler

Adjourn

There being no further business, the meeting adjourned at 8:07pm.

A handwritten signature in black ink, reading "Karen M. Brogdon". The signature is written in a cursive, flowing style.

Karen M. Brogdon, Clerk to Council