



YORK COUNTY
COUNTY COUNCIL
MINUTES • NOVEMBER 20, 2023
FINAL



County Council Meeting

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

6:00 PM

District 1 Tom Audette: Present, Vice-Chairwoman Allison Love: Present, District 3 Tommy Adkins: Present, District 4 William "Bump" Roddey: Absent, Chairwoman Christi Cox: Present, District 6 Watts Huckabee: Present, District 7 Debi Cloninger: Present.

Oath of Office for newly appointed Board and Commission Members

(6:02pm) Annette Killian, Catawba Regional Workforce Investment Board

Appearances

(6:03pm) Kristin Kunde with York County 4-H addressed Council regarding the importance of 4-H in York County. Ms. Kunde explained that the program has 400 members now and has 24 clubs, with additional programs coming in the future. Gavin Lewis and Caroline Cook, 4-H members explained how much they enjoy the 4-H program and the great lessons they have learned.

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

(6:10pm) Alysén Woodruff, Keep York County Beautiful staff liaison addressed Council regarding her concerns with the removal of the At Large seats. Ms. Woodruff explained all the projects that the board members participate in and explained that removing the 7 At Large members could be detrimental to the board. Ms. Woodruff requested that the board structure remain the same.

(6:12pm) Andy Clinton with Rock Hill/York County Convention and Bureau addressed Council regarding his concerns with the removal of the At Large seats on the CVB. Mr. Clinton explained that he uses the 8 At Large seats as hoteliers, restaurateurs, etc. to represent the board. Mr. Clinton requested that the board structure remain the same.

(6:14pm) Evie Martell, 205 Park Drive, Fort Mill, South Carolina addressed Council regarding her support for the 4-H program and the great programs it provides.

(6:15pm) Kylie Beamguard, 1840 Beamguard Road, Clover, South Carolina addressed Council regarding her support for the 4-H program and the great programs it provides.

Consent Agenda

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

AYES: Audette, Love, Adkins, Cox, Huckabee, Cloninger

ABSENT: William "Bump" Roddey

1. Approval of November 6, 2023 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

2. Rezoning Action: Consider Second Reading

Case #	23-38
Tax Map #	659-00-00-013
Zoning Request:	To rezone from RSF-30 to RMX-10
Acres:	0.99 acres
Council District:	One (1) - Audette
Applicant:	Martha Suezan Burnette
Owner:	Martha Suezan and Rocky Burnette
Location:	283 Country Haven Lane and 1718 Country Lodge Road, Fort Mill
Planning Commission Date:	October 9, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

3. Rezoning Action: Consider Second Reading

Case #	23-39
Tax Map #	522-00-00-014; -021
Zoning Request:	To rezone from RUD to AGC
Acres:	5.63-acre portion of two parcels
Council District:	Five (5) - Cox
Applicant:	James and Heather Rogers

Owner: Rogers/Whitesell
Location: 4755 and 4847 Steele Village Road, Rock Hill
Planning Commission Date: October 9, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

4. Rezoning Action: Consider Second Reading

Case # 23-40
Tax Map # 650-00-00-021
Zoning Request: To rezone from NC to GC
Acres: 0.824-acre parcel
Council District: One (1) - Audette
Applicant: Sacksone Kounbandith
Owner: Nguyen Danh
Location: 1800 Gold Hill Road, Fort Mill
Planning Commission Date: October 9, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

5. Rezoning Action: Consider Second Reading

Case # 23-41
Tax Map # 672-00-00-053
Zoning Request: To rezone from UD to RSF-30
Acres: 9.62-acre parcel
Council District: Four (4) - Roddey
Applicant: Mark Daniel Lindsey
Owner: Mark Daniel Lindsey
Location: 701 Porter Road, Rock Hill
Planning Commission Date: October 9, 2023
Staff Recommendation: Approve

PC Recommendation: Approve

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

6. COUNCIL TO GIVE THIRD READING OF AN ORDINANCE TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 35, PROCUREMENT CODE, BY AMENDING SECTIONS 35.006 (DEFINITIONS) 35.007 (ORGANIZATION AND STANDARDS) 35.008 (PURCHASING PROCEDURES) 35.009 (METHODS OF SOURCE SELECTION) AND 35.010 (CONTRACTS) SO AS TO INCREASE THE DESIGNATION OF COMPETITIVE THRESHOLD REQUIREMENTS FOR SINGLE PURCHASES; TO ADOPT AWARD THRESHOLD AMOUNTS REGARDING PRE QUALIFIED PROFESSIONAL ARCHITECT AND ENGINEERING SERVICES; TO ADOPT AWARD THRESHOLD AMOUNTS REGARDING NON TAX DOLLAR EXPENDITURES FOR USE BY YORK COUNTY’S FIRE TAX DISTRICTS; TO CLARIFY AND AMEND DEFINITIONS AND TERMINOLOGY TO REFERENCE PROCUREMENT AS OPPOSED TO PURCHASING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

7. COUNCIL TO APPROVE FIRST READING OF AN ORDINANCE TO AMEND SECTION 32.124 (A) OF YORK COUNTY CODE OF ORDINANCES, “MEETINGS,” IN ORDER TO REDUCE THE KEEP YORK COUNTY BEAUTIFUL BOARD MEETING FREQUENCY FROM MONTHLY TO BI-MONTHLY AND TO PROVIDE FOR MATTERS RELATED THERETO.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

8. Council to approve FY 2024 insurance premium regarding worker's compensation coverage for the Culture and Heritage Museums, with the South Carolina State Fiscal Accountability Authority Insurance Reserve Fund, for a total cost of \$43,933.00.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

9. Council to authorize purchase of a storage solution through, Data Network Solutions, in the amount of \$215,512.82, as provisioned by section 35.009 of York County's Procurement Code.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

10. Council to approve purchase of services and equipment for electronic storage of data needed by the Public Defender through a Body-Worn Camera Fund grant from the South Carolina Department of Public Safety, in the amount of \$150,360.78.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

11. Council to authorize contract negotiations regarding RFP #2895 for an interactive digital budget book software solution for York County's website.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

12. Council to approve a forensic software annual maintenance agreement with The Computer Solution Company of Virginia LLC, for use by the Sheriff's Office, for a total cost of \$33,410.36.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

13. Council to approve Change Order #10 with Midwest Maintenance Inc., of Piqua OH, for the structural stabilization of Historic Brattonsville's Colonel Bratton and Homestead Houses project (RFP #2827), in the amount of \$2,158.00.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

14. Council to approve the third of three one year contract renewal options regarding Bid #2646 for landscaping and grounds care services for York County Government Properties, York County Library Properties, and Culture & Heritage Museum Properties, with the following lawn service providers: Caretaker Management Services Inc. of Rock Hill, SC; EarthClean LLC of Clover, SC; R&J of the Carolinas LLC, of Rock Hill, SC; Bethel Lawn & Landscaping of Clover, SC; and Premier Lawns LLC of Rock Hill, SC, for a total cost not to exceed \$478,831.44.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

15. Council to approve the procurement of 772 AMI Water Meters from Fortiline Waterworks of Concord NC, for a total cost not to exceed \$1,300,050.00, as provisioned by section 35.009 of York County's Procurement Code.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

16. Council to approve award regarding Bid #2897 for the purchase, delivery, and installation of new, unused, current production emergency lights and equipment, for five furnished F350 2022 Ford Emergency Response Vehicles, to the lowest responsive and responsible bidder, Campbell-Brown Inc., of Charlotte NC, for a total cost of \$121,124.15.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

17. Council to Consider First Reading by Title Only of AN ORDINANCE AMENDING CHAPTER 52, SEWER, OF THE YORK COUNTY CODE OF ORDINANCES, BY MODIFYING THE EXISTING COUNTY POLICY IN § 52.03, APPLICATIONS FOR SERVICE, THAT AN OWNER OR OCCUPANT OF A RESIDENCE WITHIN THE YORK COUNTY SERVICE TERRITORY FOR SEWER SERVICE IS RESPONSIBLE FOR MAINTAINING THE SERVICE LINES TO THE POINT OF CONNECTION WITH THE COUNTY SEWER MAIN, IN ORDER TO CLARIFY THAT THE EXISTING POLICY IS APPLICABLE TO PROPERTIES WHICH ABUT A RIGHT-OF-WAY THAT HAS A COUNTY SEWER MAIN BY ADDING LANGUAGE TO DISTINGUISH THAT PROPERTIES PREVIOUSLY WITHIN THE BLUE GRANITE FRANCHISE TERRITORY, NOW WITHIN THE YORK COUNTY SERVICE TERRITORY, WHICH HAVE BEEN OR CAN BE IDENTIFIED AS LACKING A SERVICE CONNECTION DIRECTLY TO A COUNTY SEWER MAIN LOCATED WITHIN A RIGHT-OF-WAY OF A ROAD OR STREET ABUTTING THE PROPERTY SHALL ALSO REMAIN THE PROPERTY OF THE OWNER, BUT THAT IN SUCH INSTANCES THE RESPONSIBILITY OF THE OWNER OR OCCUPANT SHALL EXTEND TO THE PROPERTY LINE OF THE PREMISES RATHER THAN TO A SERVICE CONNECTION LOCATED WITHIN THE RIGHT-OF-WAY; BY AMENDING § 52.15, CONDITIONS AND CHARGES FOR SERVICE CONNECTIONS AND REPAIRS, TO REFLECT THE SAME CLARIFYING CHANGES AS APPLICABLE TO § 52.03 FOR THOSE PROPERTIES PREVIOUSLY WITHIN THE BLUE GRANITE FRANCHISE TERRITORY AND WHICH HAVE BEEN OR CAN BE IDENTIFIED AS LACKING A SERVICE CONNECTION DIRECTLY TO A COUNTY SEWER MAIN LOCATED WITHIN A RIGHT-OF-WAY OF A ROAD OR STREET DIRECTLY ABUTTING THE PROPERTY; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

18. Council to Consider and Adopt the RESOLUTION OF THE YORK COUNTY COUNCIL TO RECEIVE, ACCEPT, AND ADOPT THE UPDATED CATAWBA BEND PARK MASTER PLAN, AS REVISED AND AMENDED, AND AS PRESENTED BY THE PARKS DEPARTMENT AND COUNTY MANAGEMENT, TO AUTHORIZE YORK COUNTY MANAGEMENT, PARKS DEPARTMENT, PERSONNEL, AND/OR ANY OTHER DESIGNEE TO INITIATE THE IMPLEMENTATION OF PARK DEVELOPMENT PHASING, SPECIFICALLY ALL PHASES AS DETAILED WITHIN THE PLAN, FOR THE PURPOSE OF FULFILLING THE LONG TERM PLAN TO TRANSFORM 1900 ACRES ALONG THE CATAWBA RIVER INTO AN OUTDOOR RECREATION AREA AND NATURE-BASED PARK AND PRESERVE BENEFITING THE CITIZENS OF AND VISITORS TO YORK COUNTY FOR GENERATIONS TO COME; AND TO ADDRESS OTHER MATTERS RELATING THERETO.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

19. Consider approval to proceed with applying for, and accepting if awarded, the 2024 Land and Water Conservation Fund Grant to assist with construction of Mountain Bike Trails at Catawba Bend Preserve and committing to the 50% of local investment and any costs that exceed the grant funding to complete the project.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

20. Council to authorize York County Management to negotiate and enter agreements with Municipalities within the County and/or the South Carolina Department of Transportation in order to facilitate the placement of speed tables, as may be authorized through the use of County C-Funds during fiscal year 2023-24, on roadways owned and maintained by other governmental entities within the County, contingent upon the permission from and authorization by the particular municipality or SCDOT, as applicable, for the speed table placement sought.

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

Public Hearing(s)

1. Public Hearing

(6:18pm) Diane Dil, Planning and Development Manager provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:21pm) Sheila Quinn, Superintendent of Clover School District thanked Council for addressing this issue and expressed her support for the proposed rezoning.

(6:24pm) Mark Hopkins, Chief Operations Officer for Clover School District addressed Council regarding his support for the proposed rezoning.

(6:28pm) Matt Burris, Clover School Board member addressed Council regarding his support for the proposed rezoning.

(6:30pm) Michael Schonfield, 2549 Pats Road, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:32pm) Jeff Ledford, 2095 Cutterpoint Drive, Lake Wylie, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:34pm) Winston Martinez, 739 Arrow Point Court, Lake Wylie, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:37pm) John Gossett, 5717 Lake Wylie Road, Lake Wylie, South Carolina addressed Council regarding his support for the proposed rezoning. Mr. Gossett also stated that the grand tree ordinance should not be applied to the schools.

(6:42pm) There being no one else interested in speaking for or against the proposed rezoning a motion was made by Council member Tom Audette and seconded by Council member Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

AYES: Audette, Love, Adkins, Cox, Huckabee, Cloninger

ABSENT: William "Bump" Roddey

Rezoning Action: Hold a Public Hearing and consider Second Reading

Case #	23-44
Tax Map #	488-00-00-002;-003;-004;-006;-007;-008;-009;-010;-011;-013;-014;-015;-016;-017;-018;-019;-020;553-00-00-006;-032;-100;-103;-104
Zoning Request:	PD amendment
Acres:	+/- 1,473 acres
Council District:	Two (2) - Love
Applicant:	Clover School District
Owner:	See attached list
Location:	Daimler Blvd/Westport Blvd area – between Highway 274 and Highway 49, York
Planning Commission Date:	November 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Pending

(6:42pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

AYES: Audette, Love, Adkins, Cox, Huckabee, Cloninger

ABSENT: William "Bump" Roddey

Old Business

1. Rezoning Action: Consider First Reading

Case #	23-26
Tax Map #	456-00-00-111
Zoning Request:	To rezone from RSF-30 to NC
Acres:	1.97 acres
Council District:	Two (2) - Love
Applicant:	Jeff Solana
Owner:	Jeff Solana
Location:	1820 S. Paraham Road, York
Planning Commission Date:	October 9, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:44pm) Chairwoman Cox reported that the applicant has officially withdrawn his application and no action needs to be taken.

New Business

1. Council to approve an architectural and engineering services contract with CPL in the amount of \$439,803.00 plus 10% contingency for Project 20312, Coroner's Facility Project.

(6:45pm)

APPROVED [Unanimous]

MOVANT:	Watts Huckabee
SECOND:	Tom Audette
AYES:	Audette, Love, Adkins, Cox, Huckabee, Cloninger
ABSENT:	William "Bump" Roddey

2. Council to Consider First Reading by Title Only of an Ordinance TO AMEND SECTIONS 32.03 (A) AND (B) OF THE YORK COUNTY CODE OF ORDINANCES IN ORDER TO REDUCE THE SIZE OF THE ROCK-HILL YORK COUNTY CONVENTION AND VISITORS BUREAU TO SEVEN (7) DISTRICT-SPECIFIC MEMBERS APPOINTED BY COUNTY COUNCIL, TO REMOVE "AT-LARGE" MEMBERSHIP TO THE BOARD; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(6:52pm) Motion to approve was made by Council member Allison Love. Motion fails for lack of a second.

(6:53pm) Motion was made by Council member Watts Huckabee and seconded by Council member Tommy Adkins to deny.

DENIED [Unanimous]

MOVANT: Watts Huckabee
SECOND: Tommy Adkins
AYES: Audette, Love, Adkins, Cox, Huckabee, Cloninger
ABSENT: William "Bump" Roddey

3. Council to Consider First Reading by Title Only of an Ordinance TO AMEND SECTIONS 153.16(A)(1) and (A)(2) OF THE YORK COUNTY CODE OF ORDINANCES IN ORDER TO REDUCE THE SIZE OF THE YORK COUNTY PLANNING COMMISSION TO SEVEN (7) DISTRICT-SPECIFIC MEMBERS APPOINTED BY COUNTY COUNCIL, TO REMOVE "AT-LARGE" MEMBERSHIP TO THE BOARD; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(6:55pm)

APPROVED [5 to 1]

MOVANT: Tom Audette
SECOND: Tommy Adkins
AYES: Audette, Love, Adkins, Cox, Cloninger
NAYS: Watts Huckabee
ABSENT: William "Bump" Roddey

4. Council to Consider First Reading by Title Only of an Ordinance TO AMEND SECTIONS 32.36 (A)(1) AND (A)(3) OF THE YORK COUNTY CODE OF ORDINANCES IN ORDER TO REDUCE THE SIZE OF THE YORK COUNTY CULTURE AND HERITAGE COMMISSION TO SEVEN (7) DISTRICT-SPECIFIC MEMBERS APPOINTED BY COUNTY COUNCIL, TO REMOVE "EX-OFFICIO" MEMBERSHIP TO THE BOARD; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(6:57pm)

APPROVED [5 to 1]

MOVANT: Tom Audette
SECOND: Debi Cloninger
AYES: Audette, Love, Adkins, Cox, Cloninger
NAYS: Watts Huckabee
ABSENT: William "Bump" Roddey

5. Council to Consider First Reading by Title Only of an Ordinance TO AMEND SECTIONS 32.121 (A) AND (B) OF THE YORK COUNTY CODE OF ORDINANCES IN ORDER TO REDUCE THE SIZE OF THE KEEP YORK COUNTY BEAUTIFUL BOARD TO SEVEN (7) DISTRICT-SPECIFIC MEMBERS APPOINTED BY COUNTY COUNCIL, TO REMOVE "AT-LARGE" MEMBERSHIP TO THE BOARD; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(6:58pm)

DENIED [Unanimous]

MOVANT: Allison Love
SECOND: Watts Huckabee
AYES: Audette, Love, Adkins, Cox, Huckabee, Cloninger
ABSENT: William "Bump" Roddey

Committee and Other Reports

(6:59pm) Health and Environmental Protection Committee, Wednesday, November 8, 2023
6:00pm Chairman Watts Huckabee

(7:00pm) Finance & Operations Committee, Monday, November 20, 2023 5:00pm Chairwoman Allison Love

Citizen Concerns

(7:03pm) Marshall Burns addressed Council regarding his proposal to allow Tiny Houses on Wheels as Accessory Dwelling Units within our County.

Council Member New/Non-agenda Comments

(7:08pm) Council member Tom Audette wished everyone a Happy Thanksgiving.

(7:09pm) Council member Tommy Adkins reminded everyone to give thanks everyday not just during Thanksgiving.

Executive Session

Receipt of Legal Advice: Litigation Update

Contractual Matter/Receipt of Legal Advice: Satisfaction and Release Agreement

Matters for consideration following Executive Session

1. Motion to authorize the settlement and release agreement related to an Economic Development Project known as part of Project Gekko in York County as discussed in Executive Session.

(7:47pm)

ADOPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

AYES: Audette, Love, Adkins, Cox, Huckabee, Cloninger

ABSENT: William "Bump" Roddey

2. Motion to authorize execution of the satisfaction and release agreement with Blue Granite as discussed in Executive Session.

(7:47pm)

ADOPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

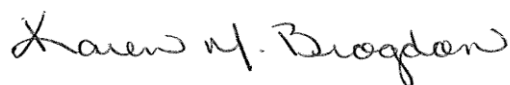
AYES: Audette, Love, Adkins, Cox, Huckabee, Cloninger

ABSENT: William "Bump" Roddey

Adjourn

7:47pm

There being no further business, the meeting adjourned at 7:47pm.



Karen M. Brogdon, Clerk to Council