



**York County
County Council
Minutes
May 19, 2025**

Regular Meeting

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

6:00 PM

Call to Order

Christi Cox, Chairwoman

Invocation and Pledge of Allegiance

Council member William "Bump" Roddey, District 4

Oath of Office for newly appointed Board and Commission Members

Stacie Harrison, Catawba Regional Workforce Investment Board

Appearances

Council to recognize Michael Davis, the 2025 SCAC Board of Directors Scholarship winner for York County.

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

(6:09pm) Lana Vivant, 148 Charter House Lane, Fort Mill, South Carolina, addressed Council regarding her opposition to Silfab Solar operating in Fort Mill.

(6:11pm) Brendan McCluskey, 729 Warwick Way, Fort Mill, South Carolina, addressed the Council regarding his opposition to Silfab Solar operating in Fort Mill.

(6:13pm) Natalia Mitchell, 965 Bradley Path, Fort Mill, South Carolina, addressed the Council regarding her opposition to Silfab Solar operating in Fort Mill.

(6:15pm) Brandon Dunford, 157 Rosetree Lane, Fort Mill, South Carolina, addressed the Council regarding his opposition to Silfab Solar operating in Fort Mill.

(6:17pm) Jamie Costea, 325 Brixam Place, Fort Mill, South Carolina, addressed the Council regarding his opposition to Silfab Solar operating in Fort Mill.

(6:19pm) Jennifer Williams, 3139 Horseshoe Trail, Fort Mill, South Carolina, addressed the Council regarding her opposition to Silfab Solar operating in Fort Mill.

(6:21pm) David Ortiz, Saddlegate Neighborhood, Fort Mill, South Carolina, addressed the Council regarding his opposition to Silfab Solar operating in Fort Mill.

(6:23pm) Ashley Horne, 4104 Bamborough Drive, Fort Mill, South Carolina, addressed the Council regarding her opposition to Silfab Solar operating in Fort Mill.

(6:25pm) Marissa Robbins, 11126 Kings Bottom Drive, Fort Mill, South Carolina, addressed the Council regarding her opposition to Silfab Solar operating in Fort Mill.

(6:27pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina, addressed the Council regarding the \$8M that is proposed from the reassessment and use the funding for the York County Parks Department, increase the budget times 3 for funds to municipalities recreation fund, decrease the millage on county residents who live outside municipalities and do not increase millage on residents who live within municipalities.

(6:29pm) Lawrence Shaheen, 209 Delbert Street, Davidson Street, North Carolina, addressed the Council regarding his support for rezoning case 25-09 and explained that there was a community meeting and they are coming together to reach an agreement.

(6:31pm) Bob Bennett, Lookout Circle, Waxhaw, North Carolina addressed the Council regarding his support for rezoning case 25-09.

(6:32pm) Derrick Lindsay, Rock Hill City Council member, addressed the Council and requested that the Council provide some clarification regarding the recreation tax proposal and requested that Council table the item for at least 6 months.

(6:35pm) Dr. Bradley Sabelli, 2099 Covered Bridge Court, Rock Hill, South Carolina, addressed the Council regarding his concerns with the proposed recreation tax proposal.

Consent Agenda

(6:38pm) Motion to approve the Consent Agenda with the removal of item #3 (rezoning 25-09) and moving it to #4 in New Business

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

1. Minutes of County Council - County Council Meeting - May 5, 2025

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Debi Cloninger
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

2. Rezoning Action: Consider Second Reading

Case # 25-08

Tax Map # 639-00-00-153

Zoning Request: Rezone from RMX-20 to RSF-40

Acres: 1.81

Council District: 6 - Huckabee

Applicant: Ralph Calhoun May, Jr.

Owner: Ralph Calhoun May, Jr/Josephine Comer May Trust

Location: Mt Gallant Road, Rock Hill

Planning Commission Date: April 14, 2025

Staff Recommendation: Approve

PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to allow the combination of the subject parcel with the adjacent parcel. The request to rezone from RMX-20 to RSF-40 is not consistent with the future land use designation of *Neighborhood Residential*. However, the proposed RSF-40 zoning district is consistent with the surrounding parcels, which are overwhelmingly zoned RSF-40. A staff report and analysis with findings has been performed.

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

4. Rezoning Action: Consider Second Reading

Case # 25-10

Tax Map # 664-00-00-038

Zoning Request: Rezone from UD to ID

Acres: 2.43 acres

Council District: 5 - Cox

Applicant: Stewart Hasty

Owner: Dennis and Dorothy Watson

Location: Corporate Blvd, Rock Hill

Planning Commission Date: April 14, 2025

Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to expand the allowed uses, specifically the ability for outdoor storage space. The request to rezone from UD to ID is consistent with the future land use designation of *Municipal Infill*, which aligns with the City of Rock Hill's future land use designation of *Employment Center*. A staff report and analysis with findings has been performed.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

5. Council to approve and accept a South Carolina Department of Public Health EMS Grant-in-Aid in the amount of \$20,689.34 with a required match of 5.5% being achieved from the receiving EMS providers.

Executive Summary: Council to approve and accept York County's Emergency Medical Services Grant In Aid annual allocation from the South Carolina Department of Public Health. These funds are passed through to contracted non-profit ambulance service providers.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

6. Council to rescind the authorization of an agreement between York County, a political subdivision of the State of South Carolina, and the Affordable Communities Group, LLC, a North Carolina limited liability company; Lake Wylie MHP Utilities, LLC, a South Carolina Limited Liability company; and ACG Lake Wylie, LLC, a South Carolina limited liability, for the matching and additional funds for the Community Development Block Grant Stateline Waterline Extension Project.

Executive Summary: Due to Affordable Housing Group's (ACG) decision to withdraw from the CDBG grant application, the Stateline Water Project in Lake Wylie, SC, was not

submitted to SC Commerce for consideration of CDBG funding. Therefore, this agreement is rendered null and void as of ACG's withdrawal. Nevertheless, the project is still moving forward and residents will be connected to York County water supply.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

7. Council to rescind prior adoption of York County Council Resolution No. 125 pledging support and matching funds for York County's Community Development Block Grant application for the Stateline Waterline Extension project in Lake Wylie.

Executive Summary: Due to Affordable Communities Group (ACG) withdrawing from York County's CDBG application, a resolution of support for the application and matching of funds is no longer necessary.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

8. Council to approve award regarding RFP #2958 for food services at York County's Detention Center, to Trinity Food Services Group Inc. of Oldsmar FL, for a total cost not to exceed \$1.637 per meal, for a three year period with an option to renew for up to two one year periods.

Executive Summary: During its April 21, 2025 Council meeting, the Council authorized the Sheriff's Office to enter into contract negotiations with Trinity Services Group Inc. for inmate food services.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	

RECUSED: None

9. Council to authorize the purchase of technology equipment from Dell Marketing, LP of Round Rock, TX., for use by multiple York County departments at a total cost of \$328,072.01

Executive Summary: Purchase of equipment including computers, monitors, laptops and keyboard/mouse pairs for use by multiple York County Departments. Total cost is \$328,072.01

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

10. Council to approve additional funds for USPS Postage related to monthly water and sewer billings, for a total amount of \$35,000.

Executive Summary: In July 2024, a Purchase Order was issued to Envelopes and Forms, Inc. of Duluth, GA for USPS Water and Sewer Billing Postage totaling \$133,500 to cover the cost of mailing over 20,000 water and sewer bills monthly. Due to the increase in billing costs associated with postage and new customers per month, an estimated \$35,000 of postage will be needed for the remaining fiscal year billing cycles.

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

11. Council to approve a purchase amendment to Lawmen's Safety Supply Inc. (SC#4400031680) regarding the purchase of body armor for use by the Sheriff's Office, for a total cost not to exceed \$75,000.00.

Executive Summary: The Sheriff's Office is requesting to increase a purchase order with Lawmen's Safety Supply Inc., for the purchase of additional body armor, for a total cost not to exceed \$75,000.00.

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

12. Council to approve a license renewal agreement for law enforcement extraction software with Magnet Forensics of Atlanta GA, for a total cost of \$114,220.00.

Executive Summary: The Sheriff's Office is requesting to renew a licensing agreement for a cell phone extraction software system with Magnet Forensics of Atlanta GA, for a total cost of \$114,220.00.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

13. Council to approve a license renewal agreement for law enforcement extraction software with Cellebrite Inc. of Vienna VA, for a total cost of \$173,468.40.

Executive Summary: The Sheriff's Office is requesting to renew a licensing agreement for a cell phone extraction software system with Cellebrite Inc. of Vienna VA, for a total cost of \$173,468.40.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

14. Council to approve the purchase of technology equipment from Dell Inc. of Round Rock TX, for a total cost of \$141,381.59, for use by the Sheriff's Office as part of the Technology Replacement program.

Executive Summary: The Sheriff's Office is requesting approval to purchase laptops, desktops, monitors, and associated technology equipment from Dell Inc. of Round Rock TX, for a total cost of \$141,381.59, as part of the County's Technology Replacement

program.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

15. Council to approve award regarding Bid #2964 for the purchase of one Ford F-550 4x4, Dual Rear Wheel, Extended Cab Truck, through state contract pricing to Dick Smith Ford of Columbia, SC for the total cost of \$75,010.00.

Executive Summary: This vehicle was identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this Ford F-550 4x4, Dual Rear Wheel, Extended Cab Truck used by the Fire Safety Department.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

16. Council to approve award regarding Bid #2965 for the purchase of a Freightliner M2-106 Roll-Off Truck, via cooperative purchasing to National Auto Fleet Group of Watsonville, CA for the total cost of \$229,091.00.

Executive Summary: This truck was identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this Roll-Off Truck used by the Solid Waste Collections division of Public Works for the collection and transport of waste and recyclables.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

17. Council to approve award regarding Bid #2966 for the purchase of a Ford F-350 Crew Cab Service Truck, to the lowest responsive and responsible bidder, Friendship Ford of Bristol TN, for the total cost of \$63,954.00.

Executive Summary: This vehicle was identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this 11,200 GVWR minimum, 4x4, Crew Cab, Truck w/8' Service Body used by the Utilities Department for system maintenance.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

18. Council to approve award regarding Bid #2967 for the purchase of six (6) Ford Explorer PIUs, to the lowest responsive and responsible bidder, Parks Ford of Hendersonville NC, for the total cost of \$289,671.30.

Executive Summary: Four of these vehicles were identified by the Vehicle Replacement Committee to be replaced in FY25 and two were budgeted as capital additions in 2025. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of six (6) Ford Explorer PIUs for use by the Sheriff's Office.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

19. Council to approve the purchase of one (1) Pierce Customer Pumper Fire Apparatus on a Freightliner M2-112 Cab and Chassis for a total cost of \$713,430.00 using Sourcewell Cooperative Purchasing.

Executive Summary: York County Fire Services seeks to replace a fire apparatus at Bullock Creek Fire Department that is over 18 years old. The proposed Pierce pumper will be purchased through Spartan Fire and Emergency Apparatus for \$713,430.00, funded from Fire Services capital account 1211-42240-742 using the Sourcewell Cooperative Purchasing contract. This unit meets all operational needs of Bullock Creek FD and the County. Approval of the purchase is recommended.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

20. Council to approve award regarding Bid #2968 for the purchase of one Ford Transit Cargo Van, to the lowest responsive and responsible bidder, Santee Automotive Group of Manning SC, for a total cost of \$55,080.00.

Executive Summary: This vehicle was identified by the Vehicle Replacement Committee to be replaced in FY25. Additional funding was approved in the FY 2025 to upgrade this vehicle to a cargo van to transport animals. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this extended length cargo van used by Animal Services for the transport of animals.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

21. Council to approve an award regarding Bid #2969 for the purchase of a Kubota M5-091HDC12-1 tractor with front end loader, via cooperative purchasing, to Comer Equipment of York SC, for a total cost of \$76,413.23.

Executive Summary: This equipment was identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this tractor with front end loader used by the Solid Waste Disposal division of Public Works for landfill maintenance.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

22. Council to approve award regarding Bid #2970 for the purchase of two (2) Ford F-150 4x4 Crew Cab Pickups to the lowest responsive and responsible bidder, Parks Ford of Hendersonville NC, for the total cost of \$92,032.00.

Executive Summary: One of these vehicles was identified by the Vehicle Replacement Committee to be replaced in FY25 and one was budgeted as capital addition in 2025. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of two (2) Ford F-150 4x4 Crew Cab Pickups for use by Public Works and Utilities Departments.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

23. Council to approve award regarding Bid #2971 for the purchase of one Caterpillar 305 12,000# Excavator, to the lowest responsive and responsible bidder, Blanchard Machinery of Rock Hill SC, for the total cost of \$94,492.27.

Executive Summary: This equipment was requested and approved as a capital addition to the fleet by Public Works in FY 2025 and will be used in the Road Maintenance division primarily for concrete and sidewalk repairs. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this Caterpillar 305 12,000# Excavator to be used by Public Works.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

24. Council to approve award regarding Bid #2973 for the purchase of one Bobcat E40 R2 Excavator, to the lowest responsive and responsible bidder, Bobcat of Rock Hill of Rock Hill, SC for the total cost of \$64,382.31.

Executive Summary: This equipment was identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this 9,000# Hydraulic Excavator used by the Utilities Department for system maintenance. The tabulation is listed below:

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

25. Council to approve award regarding Bid #2974 for the purchase of three Ford F-150 Police Responder Pickups, via state contract pricing to Beach Automotive Group of Myrtle Beach SC, for a total cost of \$146,280.00.

Executive Summary: These vehicles were identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of three (3) Ford F-150 Police Responder Pickups for use by the Sheriff's Office.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

26. Council to approve award regarding Bid #2975 for the purchase of one Ford Expedition SSV, through state contract pricing to Beach Automotive Group of Myrtle Beach SC, for a total cost of \$51,320.61.

Executive Summary: This vehicle was identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this 4x4 SUV w/Police or Special Service Package used by the Sheriff's Office.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

27. Council to approve award regarding Bid #2976 for the purchase of John Deere 5105M

tractor w/Alamo Mowers, to the lowest responsive and responsible bid to Deere & CO via James River Equipment of Rock Hill SC, for a total cost of \$149,389.06.

Executive Summary: This equipment was identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this tractor w/rear mounted & side mounted hydraulic flail mowers used by the Road Maintenance division of Public Works for right-of-way maintenance.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

28. Council to approve award regarding Bid #2977 for the purchase of eight Ford F-150 Police Responder Pickups, to the lowest responsive and responsible bidder, Beach Automotive Group of Myrtle Beach SC, for a total cost of \$389,289.20.

Executive Summary: These vehicles were identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of eight (8) Ford F-150 Police Responder Pickups for use by the Sheriff's Office Patrol Division.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

29. Council to approve award regarding Bid #2978 for the purchase of two (2) Ford F-150 4x4 Standard Cab Trucks, through state contract pricing to Beach Automotive Group of Myrtle Beach SC, for a total cost of \$85,000.00.

Executive Summary: These vehicles were identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of these Ford F-150 4x4 Standard Cab Trucks used by the Planning Department.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette

SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

30. Council to approve award regarding Bid #2981 for the purchase of one Ford Transit Mid-Roof cargo van with aluminum inmate transport module, through state contract pricing to Beach Automotive Group of Myrtle Beach, SC, for a total cost of \$77,799.55.

Executive Summary: This vehicle was identified by the Vehicle Replacement Committee to be replaced in FY25. After soliciting bids and reviewing state contract pricing, staff is recommending the purchase of this one-ton cargo van used by the Sheriff's Office Detention Center for the transport of inmates.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

31. Council to reject all responses received regarding Bid #2982 for the purchase of one new, unused, 4X4 Boom Mower for use by the Road Maintenance Division of Public Works.

Executive Summary: This equipment was identified by the Vehicle Replacement Committee to be replaced in FY25. Upon further consideration based on information obtained after the bid was advertised, it has been determined that the bid specifications need to be significantly modified. Therefore, staff is recommending rejection of this bid.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

32. Council to approve an amendment to a contractual agreement regarding Bid #2927 for waste tire disposal and recycling services by LTR Intermediate Holdings, Inc. dba US Tire Recycling Partners of Concord NC, for a total cost not to exceed \$161,953.50 annually.

Executive Summary: Per the South Carolina Solid Waste Policy and Management Act of 1991, County governments are required to manage waste tires. York County is in a contractual agreement with LTR Intermediate Holdings dba US Tire Recycling to provide this service. They have requested a price index based on the CPI in year two of the contract term and the department is requesting approval of an amendment to increase the per ton cost of transportation and disposal of small auto and large truck waste tires from \$146.41 to \$149.71 for a total cost not to exceed \$161,953.50.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

33. Council to approve the purchase of First Due RMS software from Carahsoft Technology Corporation using OMNIA Cooperative Purchasing Contract R240303 in the amount of \$128,690.94.

Executive Summary: County Fire Service has requested information and presentations from RMS vendors to replace the current ESO system which contract expires in October 2025. After demonstrations and input from the Fire Advisory Committee, the unanimous option was to recommend moving forward with purchasing First Due RMS Platform by Carahsoft Technology Corp. The total initial cost of \$128,690.94 includes a one-time implementation fee of \$16,880.61 and an annual fee of \$193,391.30. SC Fee of \$8,419.03 is included in the total cost.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

34. COUNCIL TO APPROVE FIRST READING BY TITLE ONLY OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT AND A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND A COMPANY OR COMPANIES KNOWN TO THE COUNTY AT THIS TIME AS PROJECT QUICKSILVER WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY. WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF

CERTAIN SPECIAL SOURCE CREDITS IN RESPECT OF INVESTMENT IN RELATED INFRASTRUCTURE; TO AMEND THE MULTI-COUNTY PARK AGREEMENT BETWEEN YORK COUNTY AND CHESTER COUNTY TO INCLUDE THE SITE OF THE PROJECT; AND OTHER MATTERS RELATED THERETO.

Executive Summary: In December 2024, the Council was presented with an Inducement Resolution for Project Quicksilver outlining the project scope and incentive terms that would be considered for approval at a later date in 2025. The company is ready to proceed with the agreements needed to finalize the incentives that were approved in December 2024. Project Quicksilver plans to invest \$92,500,000 and create a total of 116 new jobs paying an average wage of \$30.40 per hour.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

35. Council to approve a contractual amendment for professional architectural services with Stewart Cooper Newell of Gastonia NC, regarding the shower replacement project at the Moss Justice Facility, for a total cost of \$72,560.00.

Executive Summary: Stewart Cooper Newell (SCN) is contracted with York County for the design/engineering services for the Detention Shower Replacement Project at Moss Justice Center. The project was designed and awarded for construction. During the initial project demolition, the contractor identified subsurface conditions that differed from the original as-built plans for the facility. To accommodate these conditions, SCN must redesign a portion of the project; requiring a contract amendment for these additional services.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

36. Council to approve change order #1 with Hostetter & Son Construction, Inc. of Charlotte, NC, regarding Bid #2936 to include additional demolition and construction work to complete the Moss Justice Center Detention Center Shower Replacement project for a total contract amount of \$1,159,842.00.

Executive Summary: On October 21, 2024 County Council award bid #2936 for the replacement of showers in the Moss Justice Jail Facility I and J Block to Hostetter & Son Construction, Inc. of Charlotte, NC. The showers in both jail sections were in dire need of repair due to conditions. Stewart, Cooper, and Newell, Architects (SCN) designed the project based on the initial construction drawings and field observations. Hostetter and Son started construction in J Block and discovered multiple issues between the construction plans and field conditions. These unforeseen conditions required SCN to redesign portions of J-Block. After reviewing the revised drawings, Hostetter and Son Construction submitted Change Order #1 for the amount of \$79,447.00.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

Public Hearing(s)

Old Business

1. Council to approve SECOND READING OF AN ORDINANCE TO ESTABLISH THE OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025; TO PROVIDE FOR THE LEVY OF TAXES FOR YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025; TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS; TO ESTABLISH A CONSOLIDATED FEE SCHEDULE FOR ALL EXISTING COUNTY FEES RELATIVE TO THE OPERATION OF COUNTY GOVERNMENT, ITS BOARDS, AGENCIES, AND DEPARTMENTS, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: The FY 26 budget is a financial plan that aligns available resources with strategic priorities. It reflects a balanced approach to maintaining fiscal responsibility by ensuring expenditures do not exceed revenues while investing in long-term sustainability and quality of life for residents.

To review the FY 2026 recommended budget, please visit: [FY 2026 Budget Book](#)

(6:41pm) Motion to approve budget

Passed	Yes 4, No 3, Abstained 0
MOVANT:	William Bump Roddey
SECOND:	Andy Litten
AYES:	Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger

NAYS:	Tom Audette, Andy Litten, Ansel Watts Huckabee Sr
ABSENT:	
RECUSED:	None

(6:42pm) Motion to add 1.5mills for unincorporated areas back into the budget for recreation funding.

Failed	Yes 2, No 5, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee
AYES:	Tom Audette, Ansel Watts Huckabee
NAYS:	Andy Litten, Tommy Adkins, William "Bump" Roddey, Christi Cox, Debi Cloninger
ABSENT:	
RECUSED:	None

(7:30pm) Motion was made by Council member Tom Audette and seconded by Council member Watts Huckabee to increase Safe Passage's budget to \$150,000, Catawba Mental Health's budget to \$150,000, Keystone's budget to \$71,250 and support the additional Evidence Technician for the Coroner's Office.

(7:42pm) Motion was withdrawn by Council member Tom Audette

Council member Tom Audette requested that staff research the increase for Safe Passage, Catawba Mental Health, Keystone and Evidence Tech for the Coroner's Office.

Council member Tommy Adkins requested that staff research the increase for Cooperative Clemson Extension's request for additional funding for an employee for 4-H.

(7:44pm) Motion to reallocate \$60,000 of H-Tax funds from Field Day Park millage rate allocation to follow through with the Nanny's Mountain masterplan.

Passed	Yes 4, No 3, Abstained 0
MOVANT:	Andy Litten
SECOND:	Ansel Watts Huckabee
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

(7:51pm) Motion to amend the budget by removing the capital budget analyst from the County Manager's Office and using the funding for the Evidence Technician for the Coroner's Office.

Failed	Yes 2, No 5, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette

AYES:	Tom Audette, Andy Litten
NAYS:	Tommy Adkins, William "Bump" Roddey, Christi Cox, Ansel Watts Huckabee, Debi Cloninger
ABSENT:	
RECUSED:	None

(7:57pm) Council member Watts Huckabee would like staff to determine if an increase of funding for CVB by \$97,500 can be paid out of Accommodations Tax.

(8:04pm) Motion to reduce the general operation and expenses by 1.5 mills in the following fashion: eliminate the capital budget analyst position in the amount of \$142,000.61, eliminate the marketing manager position in the amount of \$107,292, eliminate the planning position in the amount of \$141,972, eliminate a total of \$266, 675 in one time expenses for studies within Planning (respectively \$100,000, \$91,675 and \$75,000) and eliminate \$350,000 facilities study public works study and direct management to determine if studies can be done in house, and if they cannot, the funds be approved by Council at a later date as a non-recurring one time expense rather than a GO recurring expense, direct that any county position in the general operating budget that has been vacant for more than 4 years be eliminated, and the position be re-instituted, direct that \$1,000,000.00 in the ED FILOT revenue be directed to fund the ED Department and eliminate the GO funding expenses for this amount and to increase the projected value of a mill to \$17,500.00 and this be made a priority by staff.

Passed	Yes 4, No 3, Abstained 0
MOVANT:	Christi Cox
SECOND:	William Bump Roddey
AYES:	Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger
NAYS:	Tom Audette, Andy Litten, Ansel Watts Huckabee Sr
ABSENT:	
RECUSED:	None

2. Council to Provide Second Reading of AN ORDINANCE TO ABOLISH THE SPECIAL TAX DISTRICT KNOWN AS THE YORK COUNTY RECREATION TAX DISTRICT IN YORK COUNTY EFFECTIVE AS OF DECEMBER 31, 2025, AS DESCRIBED MORE PARTICULARLY HEREIN; TO SPECIFY THE TIME AND APPLICATION OF THE FINAL LEVY OF TAXES FOR THE OPERATION AND MAINTENANCE OF THE YORK COUNTY RECREATION TAX DISTRICT; TO PROVIDE FOR THE WINDING DOWN AND CESSATION OF OPERATIONS OF THE YORK COUNTY RECREATION TAX DISTRICT AS AN ADMINISTRATIVE DIVISION OF THE COUNTY; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(8:26pm) Motion to approve

Passed	Yes 5, No 1, Abstained 0
MOVANT:	William Bump Roddey
SECOND:	Andy Litten
AYES:	Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger

NAYS:	Tom Audette
ABSENT:	Ansel Watts Huckabee
RECUSED:	None

3. Council to Provide Second Reading of AN ORDINANCE TO AMEND CHAPTER 33, PERSONNEL, IN ORDER TO CLARIFY SICK LEAVE AND SICK LEAVE BANK USAGE ADDRESSED IN SECTION 33.072; TO PROVIDE FOR PARENTAL INSTEAD OF MATERNITY LEAVE UNDER THE PARAMETERS ESTABLISHED IN SECTION 33.073; TO CREATE NEW SECTION 33.074 ESTABLISHING AND ADDRESSING BEREAVEMENT LEAVE; TO INCORPORATE PARENTAL LEAVE INTO FAMILY & MEDICAL LEAVE IN SECTION 33.078, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(8:29pm)

Passed	Yes 6, No 0, Abstained 0
MOVANT:	William Bump Roddey
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger
NAYS:	None
ABSENT:	Ansel Watts Huckabee
RECUSED:	None

New Business

1. Council to approve an award regarding Bid #2963 for the construction of York County's Coroner's Facility, to the lowest responsive and responsible bidder, JNB Services LLC, of Danville AL, for a total cost of \$\$4,786,487.01.

Executive Summary: As a part of York County's Capital Improvement Plan, the County intends to construct a new Coroner's facility, on a York County owned parcel in Rock Hill SC. With the larger aim of serving the criminal justice, public safety, and public health needs of York County. The County is constructing a professional Coroner's facility that is safe, secure, and respectful to decedents and their families.

(8:31pm)

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger
NAYS:	None
ABSENT:	Ansel Watts Huckabee
RECUSED:	None

2. Council to consider First Reading of an ordinance to amend Chapter 155: *Zoning Code*, Subchapter B: *Zoning Districts*, to update the list of protected areas in the Transportation

Corridor Preservation Overlay, to reflect the latest Pennies for Progress referendum, and to remove completed projects from overlay applicability; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The proposed ordinance amendment updates the list of protected areas as a result of the latest Pennies referendum and completed projects, and removes the reference to the *York County Preserved Transportation Corridors* document in favor of an in-text table.

(8:32pm)

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger
NAYS:	None
ABSENT:	Ansel Watts Huckabee
RECUSED:	None

3. Council to consider First Reading of an ordinance to amend Chapter 155: *Zoning Code*, Subchapter B: *Zoning Districts*, to increase the maximum allowed building height for a data center use, provided that rear and side setbacks are increased; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The proposed ordinance amendment would allow for additional building height beyond a district maximum for data centers only, in order to accommodate new technology. The increased height requires additional rear and side setbacks.

(8:34pm) Motion to approve

A motion was made by Council member Andy Litten and seconded by Council member William "Bump" Roddey to amend to strike the data center use and apply to all uses within the ID zoning. After Council discussion, Council member Roddey withdrew his second. Motion fails for lack of a second.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

3. Rezoning Action: Consider Second Reading
Case # 25-09

Tax Map #	648-00-00-009; -010; -022; -026; -030; -033; -038; -041
Zoning Request:	Rezone from RUD to RMX-6
Acres:	14.06 acres
Council District:	1 - Audette
Applicant:	Lawrence J Shaheen, Jr.
Owner:	Ron Perry, Dorothy Perry, Norvell Pettus, Debra Shannon, Glenda Fox, Karlton Pettis, Doretha R Pettus Life Estate
Location:	Highway 160 W, Fort Mill
Planning Commission Date:	April 14, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

Executive Summary: The purpose of the proposed change is to combine the properties and construct an age-restricted senior living townhome community. The request to rezone from RUD to RMX-6 is consistent with the future land use designation of *Transitional Area*. A staff report and analysis with findings has been performed.

The motion at first reading included the following condition:

1. The Deed Restrictions that limit the use of the property to age-restricted single-family attached homes shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

(8:41pm) Motion to approve with the deed restriction as presented: The deed restrictions that limit the use of the property to age-restricted single-family attached homes shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

Passed Yes 6, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger

NAYS: None

ABSENT: Ansel Watts Huckabee

RECUSED: None

Committee and Other Reports

Planning & Zoning Committee Meeting, Tuesday, May 6, 2025 Chairwoman Debi Cloninger

(8:43pm) Debi Cloninger provided a report of the Planning and Zoning Committee meeting.

Citizen Concerns

Council Member New/Non-agenda Comments

(8:45pm) Council member Tommy Adkins reminded everyone of the Memorial Day Ceremony on Sunday, May 25th at 3:45pm at Veteran's Park in York.

(8:45pm) Council member Debi Cloninger requested that Silfab be placed on the June 16th agenda for discussion.

(8:46pm) Council member Tom Audette also requested that Silfab be placed on the June 16th agenda for discussion.

(8:47pm) Council member William "Bump" Roddey reminded every one of the sacrifices that were made by our military members in recognition of the upcoming Memorial Day Holiday.

Executive Session

Receipt of Legal Advice: Litigation Update

Receipt of Legal Advice: Request to Authorize Condemnations regarding Project No. 17228-011 (Flint Hill Street Drainage Improvements), Tract Nos. 32, 38, 41, 93, 103, and 164

Contractual matters: Recreation Tax IGA's

Receipt of Legal Advice: Silfab Solar Matter(s)

(8:48pm) Motion was made by Council member Tom Audette and seconded by Council member Andy Litten to go into Executive Session.

Matters for consideration following Executive Session

(10:49pm) Motion to authorize the County Manager and County Council Chairwoman to issue a press release regarding Silfab, as discussed in Executive Session.

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey, Ansel Watts Huckabee
RECUSED:	None

(10:49pm) Motion to authorize condemnations regarding Project No. 17228-01 (Flint Hill Street Drainage Improvements), Tract Numbers 32, 38, 41, 93, 103 and 164 as discussed in Executive Session.

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Tommy Adkins
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey, Ansel Watts Huckabee
RECUSED:	None

Adjourn

(10:50pm) Motion to adjourn.

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey, Ansel Watts Huckabee
RECUSED:	None

Draft

Karen M. Brogdon, Clerk to Council