



YORK COUNTY COUNTY COUNCIL

AGENDA • APRIL 19, 2021



County Council 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 Tom Audette, District 1

Oath of Office for newly appointed Board and Commission Members

Nichol Druckemiller, York County Forever (District 1)
Creighton Hayes, York County Forever (District 7)
Stephen Ballenger, Keep York County Beautiful (District 6)
Ashley Platts, Keep York County Beautiful (District 7)
Marie McFadden Keep York County Beautiful (At Large)
Elizabeth Beuch, Keep York County Beautiful (At Large)
Marion Ray, Keep York County Beautiful (At Large)
Marilyn Hakim, Keep York County Beautiful (At Large)
Billy Dunlap, Olde English District
Barbara Candler, Zoning Board of Appeals (District 2)
Tony Smith, Zoning Board of Appeals (District 3)
Derrick Williams, Zoning Board of Appeals (District 4)
Ron Domurat, Lake Wylie Parks and Recreation District
Lisa Arrowood, Catawba Regional Workforce Investment Board
Benjamin Bolding, Catawba Regional Workforce Investment Board
Joe Costello, Bethel Fire Tax District Board

Appearances

Receipt of Information from Wanda Hemphill, Executive Director of Voter Registration and Elections, regarding municipal/county election procedures.

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

Consent Agenda

1. Minutes of County Council - Special Called Meeting - Mar 31, 2021 4:10 PM
2. Minutes of Planning & Economic Development Committee - Planning & Economic Development Committee - Mar 31, 2021 4:15 PM
3. Minutes of County Council - County Council Meeting - Apr 5, 2021 6:00 PM

“York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager’s Office at 803-684-8511 if you need assistance.”

4. Rezoning Action: Consider Second Reading

Case # 21-04
Tax Map # 613-00-00-025
Zoning Request: To rezone from UD to RUD-I
Acres: 20.75 +/- acres
Council District: Five (5) Christi Cox
Applicant: Reid Smith
Owner: Fincher/Smith
Location: Bechtler Road, Rock Hill
Planning Commission Date: March 8, 2021
Staff Recommendation: Approve
PC Recommendation: Approve

5. Council to Consider Second Reading of AN ORDINANCE TO AMEND, AS A MINOR CHANGE, THE LAZY HAWK ROAD PLANNED DEVELOPMENT DISTRICT, COMPRISING 179.12 +/- ACRES OF LAND (OWNED BY TOM CAT TOO, LLC AND CAT REAL ESTATE HOLDINGS, LLC AND BLACKWELL FAMILY PROPERTIES, LLC AND LAZY HAWK PROPERTY OWNERS ASSOCIATION) AND LOCATED AT LAZY HAWK ROAD IN THE ROCK HILL COMMUNITY, REFERENCED BY TAX MAP 617; PARCELS 1, 26, 77, 84, AND 85 OF THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAP(S), FOR PURPOSES OF CLARIFYING CERTAIN ASPECTS OF THE PD DISTRICT AND PLAN, INCLUDING BUT NOT LIMITED TO, THE ORIENTATION AND TREATMENT OF LOADING DOCKS AS INCLUDED IN THE PARKING NOTE FOR THE PD PLAN AND SEPARATION OF CERTAIN PERMITTED USES FROM ADJOINING PROPERTIES AS INCLUDED IN THE PERMITTED USES NOTE, THAT DO NOT ALTER THE OVERALL CHARACTERISTICS OF THE TOTAL PLAN AND THAT CREATE NO ADVERSE IMPACTS ON ADJACENT USES OR PUBLIC SERVICES AND FACILITIES; TO PROVIDE FOR A PUBLIC HEARING, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.
6. Council to consider First Reading of an Ordinance to amend the York County Code of Ordinances, Chapter 151, Floodplain Management, to revise the chapter title to "Flood Damage Prevention", to add a definition for "Non-Encroachment Area" (NEA); to amend use of the term "Floodway" to include "Non-Encroachment Area"; to add a definition for "Special Flood Hazard Area" (SFHA); to clarify specific standards where lowest adjacent grade (LAG) applies to elevated building; to amend specific standards for accessory structures; to amend the establishment of an appeal board; to amend variance requirements for accessory and agricultural structures; to amend the York County Code of Ordinance, Chapter 152, Stormwater Management and Sediment Control, to amend the duties of the Stormwater Appeals Board; to provide for a Public Hearing; and to provide for other matters related thereto.

7. Council to approve contract renewal with Palmetto Posting, Inc. of Spartanburg SC, regarding RFP #2445 for services to post levy sheets on designated parcels throughout York County on behalf of York County's Tax Collection Office, for the total cost of \$20.00 per parcel for 1,500+/- parcels.
8. Council to authorize negotiations regarding RFP #2725 for Forestry Management services for York County's Riverbend Park.
9. Council to approve award regarding Bid #2732 for the Joseph R. Moss Justice Center's camera and door access security package to the lowest responsive and responsible bidder, A3 Communications of Charlotte NC, for a total cost not to exceed \$170,000.00, which includes a contingency of \$31,135.00 .
10. Council to approve award regarding Bid #2736 for the purchase of an advanced water metering infrastructure software system and 1,200 AMI smart water meters, for use by the Public Works Department, to the lowest responsive and responsible bidder, Fortiline, Inc., dba Fortiline Waterworks of Concord, NC, for a total cost of \$641,198.64.
11. Council to approve award regarding Bid #2740 for the Spratt Street and Fort Mill Parkway intersection improvement project as part of the Pennies for Progress 3; 2011 Capital Projects Sales and Use Tax Program, to the lowest responsive and responsible bidder, Eagle Construction Company Inc. of Newberry SC, , for a total cost of \$4,937,591.21.
12. Council to Approve Second Reading of AN ORDINANCE APPROVING THE TRANSFER OF THE RIGHT OF WAY PURCHASED FROM PROPERTY OWNERS ALONG GUINN STREET EXTENSION, BETWEEN RD. S-4 (OLD N. MAIN) AND U.S. HWY 321 IN CLOVER TO THE TOWN OF CLOVER, NECESSARY FOR COMPLETION OF PENNIES 3 PROJECT 11149-003 (PHASE 1).
13. Council to Approve the Acceptance for Roadway Maintenance of specific roads in Council District 1, Located in the Fort Mill Area
14. Council to authorize up to an additional \$10,000 to the authorized approved amount payable for tax software maintenance provided by PubliQ.
15. Council to consider authorization of a contract amendment with PSD Software to provide additional asset management software services for the Facilities Maintenance division of the Public Works Department.

16. Council to Approve the HARDWARE MAINTENANCE AND SOFTWARE LICENSE, MAINTENANCE AND SUPPORT SERVICES AGREEMENT BY AND BETWEEN YORK COUNTY AND THE ELECTION SYSTEMS & SOFTWARE, LLC
17. Council to provide First Reading by Title Only of AN ORDINANCE AUTHORIZING THE SALE OF E.C. BLACK BUILDING LOCATED AT 13 CONGRESS STREET SOUTH, YORK, SOUTH CAROLINA, 29745, IDENTIFIED BY TAX MAP NUMBERS 070-11-01-008 and 009, “AS IS, WHERE IS” TO THE CITY OF YORK, AND AUTHORIZING THE CHAIRMAN, COUNTY MANAGER, AND OTHER COUNTY OFFICIALS TO EXECUTE SUCH DOCUMENTS INCIDENT TO THE CLOSING AND SALE OF THE PROPERTY, INCLUDING THE DEED FOR THE PROPERTY; PROVIDING FOR A PUBLIC HEARING, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.
18. COUNCIL TO CONSIDER APPROVAL OF A RESOLUTION COMMITTING YORK COUNTY TO ENTER INTO A FEE IN LIEU OF TAX AGREEMENT WITH A COMPANY IDENTIFIED AS PROJECT BEAR CLAW AND OTHER MATTERS RELATED THERETO.
19. COUNCIL TO CONSIDER APPROVAL OF A RESOLUTION COMMITTING YORK COUNTY TO ENTER INTO A FEE AGREEMENT WITH A COMPANY IDENTIFIED UNDER THE CODE NAME “PROJECT RECON” WHICH INCLUDES CERTAIN CREDITS AGAINST FEE IN LIEU OF TAX (“FILOT”) PAYMENTS FOR CERTAIN INVESTMENTS IN INFRASTRUCTURE AND OTHER MATTERS RELATED THERETO.

Public Hearing(s)

Old Business

New Business

Committee and Other Reports

Planning and Economic Development Committee Meeting, Wednesday, March 31, 2021, 4:15pm Chairman Joel Hamilton

Finance & Operations Committee Meeting, Monday, April 19, 2021, 5:30pm Chairman Robert Winkler

Council Member New/Non-agenda Comments

Citizen Concerns

Executive Session:

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Receipt of Legal Advice: PD change regarding Tax Map 617, Parcels 1, 26, 77, 84, and 85

Contractual Matter: Millers Gas & Produce Agreement

Receipt of Legal Advice: Request for Settlement Authority for County Engineering Project #16245 Tract 126

Matters for consideration following Executive Session

Adjourn