



**York County
County Council
Agenda
April 7, 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

Vice-Chairman Tom Audette, District 1

Oath of Office for newly appointed Board and Commission Members

Dennis Kelley, Lake Wylie Parks and Recreation District Board

Appearances

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

Consent Agenda

1. Minutes of County Council Workshop - March 11, 2025
2. Minutes of County Council Transportation Committee Meeting - March 17, 2025
3. Minutes of County Council Workshop - March 17, 2025
4. Minutes of County Council - County Council Meeting - March 17, 2025
5. Rezoning Action: Consider Third Reading
 - Case # 25-02
 - Tax Map # 738-00-00-042
 - Zoning Request: To rezone from RMX-10 to OI
 - Acres: 1.01
 - Council District: Seven (7) - Cloninger
 - Applicant: JCI Homes LLC
 - Owner: JCI Homes LLC
 - Location: 1850 Dobys Bridge Road, Fort Mill
 - Planning Commission Date: February 10, 2025
 - Staff Recommendation: Approve
 - PC Recommendation: Approve (5-0)

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Executive Summary: The request to rezone the subject parcel from RMX-10 to OI is consistent with the future land use designation of *Neighborhood Residential*. The purpose of the proposed change is to construct an 8,000-square-foot office building on a currently vacant parcel located within a three-way intersection. A staff report and analysis with findings has been performed.

6. COUNCIL TO CONSIDER AMENDING AND PROVIDING SECOND READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE, SUBCHAPTER F: *NONCONFORMITIES*, TO ALLOW EXISTING NONCONFORMING LOTS TO BE MADE LESS NONCONFORMING THROUGH LOT COMBINATION OR RECOMBINATION; TO ALLOW FOR THE LIMITED EXPANSION OF NONCONFORMING RESIDENTIAL AND NONCONFORMING NONRESIDENTIAL USES; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The proposed ordinance amendments allow more flexibility for the staff to authorize the combination/recombination of lots, and for reasonable additions and expansions of residential accessory uses/structures and nonresidential principal uses/structures, except where approval by the Board of Zoning Appeals is required. The loosening of the nonconforming regulations is expected to have a positive impact on both property owners and small businesses, particularly those that have been in place for decades.

7. Council to authorize an Intergovernmental Magistrate Agreement to provide Magistrate services to the Town of Clover

Executive Summary: Update Intergovernmental Agreement with the Town of Clover to provide Magistrate Services for a fee.

8. Council to authorize annual maintenance and support from Catalis Tax & CAMA, formerly Patriot Properties, Inc. for the County CAMA software, for a total cost of \$99,438.16

Executive Summary: Council to authorize annual maintenance and support from Catalis Tax & CAMA, formerly Patriot Properties, Inc. for the County CAMA software, for a total cost of \$99,438.16.

9. Council to authorize the purchase of replacement batteries for Voter Registration and Elections equipment.

Executive Summary: The ballot marking devices need replacement motherboard and rechargeable batteries.

10. Council to approve design contract with Johnson, Mirmiran, & Thompson, Inc. (JMT) in a not-to-exceed amount of \$283,430.91 for Pennies 5 Project 24341-018: Tom Joye Road/St. Paul Church Road Intersection.

Executive Summary: The intersection of Tom Joye Road and St. Paul Church Road is a Pennies 5 project that was approved by the voters in November. JMT is a design firm selected to provide the design services for this project. With approval of this agreement, JMT can be design on this intersection improvement.

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11. Council to approve the purchase of 290 service weapons for use by the Sheriff's Office via state contract (SC#4400033912) from Amchar Wholesale Inc., of Rochester NY, and to further authorize weapons trade-in from existing inventory, for a total purchase cost of \$132,077.63.

Executive Summary: The York County Sheriff's Office is replacing its current inventory of 290 service weapons via SC State Contract #4400033912, from Amchar Wholesale Inc., of Rochester NY. The Sheriff's Office further requests authorization of weapons trade-in from existing inventory to offset the purchasing cost of \$230,262.63. If approved, the trade-in value will yield a total savings of \$98,185.00, for a total adjusted purchasing cost of \$132,077.63.

12. Council to approve a contractual agreement regarding RFQ #2952 for HVAC Preventive Maintenance Services, with Naylor Naylor Building Partnerships, Inc. of Cornelius NC, for a total cost of \$371,210.00 for year one of a three year contractual agreement, with the option to extend for two additional one year periods.

Executive Summary: On January 20, 2025, County Council authorized the selection of Naylor Building Partnerships, Inc. of Cornelius, North Carolina, per RFQ #2952 and authorized staff to enter into contract negotiations for HVAC preventative maintenance and repair services throughout York County facilities. Following the successful completion of negotiations, County Management, Procurement, and Public Works recommend Council authorization to approve the contract for a total first year cost of \$351,210.00 with 3% increase thereafter. Additionally, the contract includes an hourly rate for as-needed and emergency repairs and excludes refrigerant and other minor incidentals, so an estimated \$20,000 is requested for those additional needs as they arise .

13. Council to authorize the agreement renewal with Duke Energy

Executive Summary: The fiberoptic cable that runs from the Government Center to the McCelvey and Historical Centers was taken down during construction. With this agreement in place, we can run the cabling back to those locations. Right now the Museum employees have very slow access to the internet and County resources.

14. Council to approve declaration of a wrecked 2017 Chevrolet Silverado Truck, as York County salvage, and approve acceptance of an insurance settlement from State Farm Insurance Company, for a total amount of \$18,829.00.

Executive Summary: On February 4, 2025, a county-owned 2017 Chevrolet Silverado Truck was involved in a vehicular accident. The vehicle sustained substantial damage as a result of the collision. As such, the Council is requested to consider acceptance of an insurance settlement for the loss of the vehicle.

15. Council to approve a request from Sheriff Breeden to allow retiring Captain Carson Neely to retain his service weapon.

Executive Summary: Sheriff Breeden and County Management recommend approval of allowing Captain Carson Neely to receive his service weapon upon his retirement.

16. Council to authorize the Sheriff's Office to accept, if awarded, the 2025 Body Armor Assistance

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Grant from the S.C. Dept. of Public Safety in the amount of \$228,678.

Executive Summary: Council to authorize the Sheriff's Office to accept, if awarded, the 2025 Body Armor Assistance Grant from the S.C. Dept. of Public Safety in the amount of \$228,678.

17. Council to authorize the Solicitor's Office to accept, if awarded, a FY 25/26 Victims of Crime Act Continuation Grant in the amount of \$97,632.

Executive Summary: The Solicitor's Office seeks renewal of funding for a VOCA grant which is currently funded at the State level via SAVS, Supplemental Allocation for Victims Services, by the Attorney General's office. Funds are distributed through the SC Office of Attorney General – Department of Crime Victim Assistance grants.

18. Council to approve the Solicitor's Office purchase order for Karpel Solutions to fund annual maintenance and hosting for our case management system, Prosecutor by Karpel in the amount of \$73,671.25.

Executive Summary: The Solicitor's Office began using Prosecutor by Karpel (PbK) in 2014 as our case management software. The Solicitor is well satisfied with this product and the support provided by Karpel.

19. Council to approve Willis Engineers, Inc., Contract Amendment #1, in a not-to-exceed amount of \$594,000.00 plus 10% contingency for Project 23348 Eastern Sewer Study.

Executive Summary: Willis Engineers was approved by Council on March 4, 2024 to perform the Eastern Sewer Study. Phase 1 of the study is complete. Contract Amendment #1 will take the Phase 1 study results to move onto Phase 2, which will complete the detailed study of the eastern sewer system and make recommendations for short and long-term capital improvements.

20. Council to approve award regarding Bid #2956 for the construction of Traffic Improvements at the Baxter Collection & Recycling Center, to RNF Construction of York SC, for a total cost of \$1,032,221.45 for the base bid and Alternate 3.

Executive Summary: The Public Works Collection and Recycling Department operates sixteen Collection & Recycling Centers throughout York County for the safe disposal of solid waste and the collection of recyclable material for the residents of York County. To better serve the residents of York County, safety and efficiency improvements were identified at the Baxter Collection & Recycling Center including a dedicated turning lane, an improved entrance lane, a divider island, a right turn only exit lane and fencing and gate upgrades.

21. Council to approve design contract with Parrish and Partners in a not-to-exceed amount of \$246,682.16 for Pennies 5 Project 24341-017: US 321/Devinney Road Intersection.

Executive Summary: The intersection of US 321 and Devinney Road is a Pennies 5 project that was approved by the voters in November. Parrish and Partners is a design firm selected to provide the design services for this project. With approval of this agreement, Parrish and Partners can begin design on this intersection improvement.

22. Council to approve design contract with ESP Associates, Inc. in a not-to-exceed amount of

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\$321,365.00 for Pennies 5 Project 24341-007: Bethel Street/Jackson Terrace Intersection.

Executive Summary: The intersection of Bethel Street and Jackson Terrace is a Pennies 5 project that was approved by the voters in November. ESP is a design firm selected to provide the design services for this project. With approval of this agreement, ESP can begin design on this intersection improvement.

23. Council to approve design contract with Infrastructure Consulting & Engineering (ICE) in a not-to-exceed amount of \$875,966.31 for Pennies 5 Project 24341-019: Ebinport Road/Marett Blvd. Intersection.

Executive Summary: The intersection of Ebinport Road and Marett Blvd. is a Pennies 5 project that was approved by the voters in November. ICE is a design firm selected to provide the design services for this project. With approval of this agreement, ICE can begin design on this intersection improvement.

24. Council to approve design contract with CHA Consulting, Inc. in a not-to-exceed amount of \$344,645.20 for Pennies 5 Project 24341-016: Church Street/E. Jefferson Street Intersection.

Executive Summary: The intersection of Church Street and E. Jefferson Street is a Pennies 5 project that was approved by the voters in November. CHA is a design firm selected to provide the design services for this project. With approval of this agreement, CHA can be design on this intersection improvement.

25. Council to approve design contract with CHA Consulting, Inc. in a not-to-exceed amount of \$375,765.97 for Pennies 5 Project 24341-009: Church Street/E. Liberty Street/Hunter Street Intersection.

Executive Summary: The intersection of Church Street, E. Liberty Street, and Hunter Street is a Pennies 5 project that was approved by the voters in November. CHA is a design firm selected to provide the design services for this project. With approval of this agreement, CHA can be design on this intersection improvement.

26. Council to approve design contract with Mead and Hunt, Inc. in a not-to-exceed amount of \$4,853,228.44 for Pennies 5 Project 24341-003: US 21 Widening.

Executive Summary: The widening of US 21 from Hwy. 160 to Sutton Road is a Pennies 5 project that was approved by the voters in November. Mead and Hunt is a design firm selected to provide the design services for this project. With approval of this agreement, Mead and Hunt can be design on this widening project.

27. Council to approve design contract with HNTB Corporation in a not-to-exceed amount of \$409,438.94 for Pennies 5 Project 24341-011: Hwy. 49/Blucher Circle Intersection.

Executive Summary: The intersection of Hwy. 49 and Blucher Circle is a Pennies 5 project that was approved by the voters in November. HNTB is a design firm selected to provide the design services for this project. With approval of this agreement, HNTB can begin design on this intersection improvement.

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28. Council to authorize staff to apply for, and accept if awarded, a 2025 Federal Historic Preservation Grant to update the 1992 "York County Historical and Architectural Inventory Survey Report".

Executive Summary: Council to authorize staff to apply for, and accept if awarded, a 2025 Federal Historic Preservation Grant to update the 1992 "York County Historical and Architectural Inventory Survey Report". The grant request is estimated to be \$40,000. A 50% match is required and has been recommended for approval by the York County Forever Commission.

29. Council to authorize the Sheriff's Office to apply for and accept if awarded a supplemental allocation for Victims Services (SAVS) Grant

Executive Summary: Council to authorize the Sheriff's Office to apply for and accept, if awarded, a Supplemental Allocation for Victims Services (SAVS) Grant in the amount of \$65,000.

30. Council to approve the purchase of one used 2023 Ford Expedition SUV for use by the Sheriff's Office, from Burns Ford of York Inc., of York SC, for a total cost of \$43,076.50.

Executive Summary: The Sheriff's Office is requesting to purchase a preowned 2023 Ford Expedition SUV with approximately 59,990 miles, from Burns Ford of York SC, for a total cost of \$43,076.50. This vehicle will be driven on an as needed basis and will not be included in the County's Vehicle Replacement Program.

31. Council to ratify an emergency procurement with Xylem Water Solutions USA Inc., regarding sewer pump repair at Allison Creek's Pump Station, for a total cost of \$79,518.49.

Executive Summary: The Little Allison Sewer Pump Station serves all customers in the Western Service Area from Lake Wylie, South to Rock Hill City Limits. This station has two pumps responsible for sending 1.35 Million Gallons per Day of sewage to Rock Hill Wastewater Treatment Plant. One pump had to be removed due to failure and repaired quickly for redundancy.

32. Council to approve the Community Development Block Grant 2025 Needs Assessment listing for York County.

Executive Summary: The needs assessment process is a requirement of the SC Department of Commerce, which oversees the CDBG program in South Carolina, and Housing and Urban Development, which funds CDBG projects. A needs assessment hearing and completion of a Needs Assessment for each of the four counties (Chester, Lancaster, Union, and York) are required for the Catawba Region Planning Grant application.

Public Hearing(s)

1. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	25-03
Tax Map #	586-02-01-001; -037; -038; 592-10-01-012;-027
Zoning Request:	Rezone from RMX-20 or OI to RMX-6
Acres:	12.38 acres
Council District:	6 - Watts
Applicant:	York County Council

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Owner:	Lake Club, Devonridge, and Magnolia Place condominiums
Location:	Rock Hill area
Planning Commission Date:	February 10, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve

Executive Summary: The purpose of this council-initiated request is to rezone three existing multifamily properties to the newly created RMX-6 district and remove their nonconforming status. No new development will result from this action. A staff report and analysis with findings has been performed.

2. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	25-04
Tax Map #	535-00-00-153
Zoning Request:	Rezone from NC to RSF-30
Acres:	2.13
Council District:	4 - Roddey
Applicant:	Thomas Lee McClellan
Owner:	Thomas Lee and Anna D. McClellan
Location:	McConnells Hwy, Rock Hill
Planning Commission Date:	March 10, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve

Executive Summary: The request to rezone the subject parcel from NC to RSF-30 is consistent with the future land use designation of *Single Family Residential*. The purpose of the proposed change is to rezone the parcel to a residential district and to subdivide the parcel to create two separate lots for the existing homes. A staff report and analysis with findings has been performed.

3. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	25-05
Tax Map #	739-00-00-155 and 741-00-00-080
Zoning Request:	Rezone from RSF-40 to RUD and from RUD to RSF-40
Acres:	0.185 acre portion of two parcels
Council District:	7 - Cloninger
Applicant:	Julio Moreno and Jean Wyland
Owner:	Julio Moreno and Jean Wyland
Location:	Holbrook Road, Fort Mill
Planning Commission Date:	March 10, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve

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Executive Summary: The purpose of the request to rezone approximately 8,000 SF of each parcel is to exchange portions of their respective lots to resolve an encroachment along their shared border. The total land area zoned RSF-40 and RUD will remain unchanged, and the intended uses of the properties will also remain unchanged. A staff report and analysis with findings has been performed.

4. Council to hold a Public Hearing and consider First Reading of an ordinance to amend Chapter 154: *Land Development Code* to revise the definition of "minor subdivision" to exclude lots created prior to October 21, 2019, to clarify that division of a lot into seven or more lots requires preliminary plat approval; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The proposed ordinance amendment revises the definition of a "minor subdivision", to exclude any lot created prior to the adoption of minor subdivisions in the *Land Development Code*, which was October 21, 2019, thus providing additional certainty for property owners and review staff.

5. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER THIRD READING OF AN ORDINANCE TO AUTHORIZE THE SALE OF PROPERTY IDENTIFIED BY TAX MAP NUMBER #020-06-01-068 AND SITUATED ON KANAWHA STREET, FORT MILL SC; TO ENTERTAIN AN EXISTING OFFER TO PURCHASE THE PARCEL; TO AUTHORIZE THE EXECUTION OF THE CONTRACT OF SALE AND ISSUANCE OF A DEED FOR THE PARCEL; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The Kanawha Street surplus property in Ft. Mill SC, consisting of 1.153+/- acres of real estate (TM #020-06-01-068), was properly advertised for sale via the RFP (#2949) process at the current appraised value of \$80,000. Council to consider the sole offer received regarding this request.

Old Business

1. Rezoning Action: Consider Second Reading

Case #	24-61
Tax Map #	713-00-00-143; -216
Zoning Request:	To rezone from RSF-40 to RMX-10
Acres:	0.71
Council District:	Seven (7) - Cloninger
Applicant:	Agnes Diblosi
Owner:	Agnes Diblosi
Location:	Ritch Street and Old Nation Road, Fort Mill
Planning Commission Date:	December 9, 2024
Staff Recommendation:	Deny
PC Recommendation:	Deny

Executive Summary: The request to rezone the subject parcel from RSF-40 to RMX-10 is not

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consistent with the future land use designation of *Single Family Residential*. The purpose of the proposed rezoning is to recombine the parcels and construct one new dwelling unit. A staff report and analysis with findings has been performed.

2. COUNCIL TO CONSIDER AMENDING AND PROVIDING THIRD READING OF AN ORDINANCE ADOPTING A PUBLIC EDUCATION FACILITIES IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW RESIDENTIAL DEVELOPMENT IN THE FORT MILL SCHOOL DISTRICT NO. 4 PURSUANT TO YORK COUNTY ORDINANCE NO. 2718: IMPACT FEE PROCEDURES, TO ENSURE THAT PUBLIC EDUCATION FACILITIES WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED FOR PUBLIC EDUCATION FACILITIES EXPECTED TO BE GENERATED FROM THE SCHOOL CHILDREN IN NEW RESIDENTIAL DEVELOPMENTS IN THE SCHOOL DISTRICT, BASED ON THE DISTRICT'S LEVEL OF SERVICE STANDARDS AND CAPITAL IMPROVEMENTS PLAN; TO ASSIGN THE COSTS OF SUCH PUBLIC EDUCATION FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW RESIDENTIAL DEVELOPMENT WITH AN ESTABLISHED IMPACT FEE FOR A SINGLE FAMILY DETACHED DWELLING UNIT AT \$29,640, AND AN ESTABLISHED IMPACT FEE FOR A MULTI-FAMILY DWELLING UNIT AT \$20,796; TO AUTHORIZE AN INTERGOVERNMENTAL AGREEMENT BETWEEN YORK COUNTY AND THE FORT MILL SCHOOL DISTRICT NO. 4, DEFINING THE RESPECTIVE RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS OF THE PARTIES REGARDING THE IMPACT FEE; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: The Fort Mill School District requests approval of a new Capital Improvements Plan, impact fee study, and impact fee through adoption of this ordinance. The proposed impacts fees are \$29,640 for a single family detached dwelling and \$20,796 for a multi-family dwelling.

3. Council to Provide Third Reading of AN ORDINANCE AUTHORIZING THE ASSIGNMENT OF THE EXISTING AGREEMENT BETWEEN YORK COUNTY AND FORT MILL RESCUE REGARDING THE PROVISION OF EMS SERVICES WITHIN THE COUNTY TO ATRIUM HEALTH FORT MILL EMS, INC. (AHFM), CONDITIONED UPON AHFM MEETING AND MAINTAINING THE REQUIREMENTS IN STATE REGULATION 61-7 REGARDING EMERGENCY MEDICAL SERVICES, AND FURTHER CONDITIONED UPON AHFM REACHING A NEW AGREEMENT WITH YORK COUNTY ADDRESSING INTER ALIA, THE TERMS AND CONDITIONS FOR AHFM'S PARTICIPATION AS AN EMS PROVIDER OPERATING WITHIN YORK COUNTY AND AS PART OF YORK COUNTY'S 9-1-1 DISPATCH SYSTEM; PROVIDING DISPATCH, RESPONSE, AND DRIVE TIME STANDARDS AND REQUIREMENTS FOR AHFM; ESTABLISHING STAFFING MINIMUM LEVELS FOR AHFM RESCUE UNITS; SETTING INSURANCE COVERAGE REQUIREMENTS FOR AHFM; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

Executive Summary: Atrium Hospital has reached an agreement to acquire Fort Mill EMS assets and operations, ensuring continued emergency medical services in York County. The transition will not affect response times, service coverage, or county financial commitments. Atrium Hospital will operate an Advanced Life Support (ALS) service, assume all billing and operational

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expenses, and comply with county reporting and transport protocols. A review with public safety partners found no adverse impact on existing EMS agreements. York County Management recommends executing a new agreement with Atrium Hospital to facilitate this transition.

New Business

1. Council to approve applying for and accepting, if awarded, the Community Development Block Grant in the amount of \$1,667,500 for the Stateline Waterline Extension project in Lake Wylie.

Executive Summary: The proposed CDBG project extends an existing 12" waterline from the intersection of Highway 274 and Kingshire Road to the intersection of Stateline Road and Lake Valley Road. The purpose of the project is to provide public water service to the Southwoods Subdivision and Lake Wylie Mobile Home Park; which is a Low to Moderate Income (LMI) area within Lake Wylie.

2. Council to authorize 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: This agreement between York County and the Affordable Communities Group dictates which entity will provide the local funds for the Community Development Block Grant, if awarded, for the Southwoods Water Line project.

3. Council to Suspend the Rules requiring the referral of a Resolution to Committee and hereby Adopt the Council Resolution to pledge support for the matching funds for York County's Community Development Block Grant application for the Stateline Waterline Extension project in Lake Wylie.

Executive Summary: In order to apply for CDBG funding and meet application requirements, York County must submit a resolution pledging support to provide local funding and any additional funding for the CDBG grant project. Per the Financial Agreement with the County, Affordable Housing Communities and Lake Wylie MHP Utilities, LLC, will provide all the local funding and additional cost funding upfront to the County before submitting the application. The County will then in turn use ACG funds to pay for the match and any additional costs.

4. Council to consider a request from Sheriff Tony Breeden to increase the Law Enforcement Pay Ranges 5% and to issue an across-the-board increase to the employees within that pay range.

Executive Summary: Based upon the request from Sheriff Tony Breeden to increase the law enforcement pay ranges 5% to make the York County Law Enforcement starting salaries more competitive with other local law enforcement agencies (Information attached). Based on current policy, employees must be paid at least the minimum salary of the grade level salary range assigned to their positions. Therefore, the request is also to increase the salaries of the employees within the Law Enforcement Pay Ranges by 5% in the next full pay cycle following approval.

5. COUNCIL TO APPROVE FIRST READING BY TITLE ONLY OF AN ORDINANCE

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AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND THAT CERTAIN ENTITY OR ENTITIES IDENTIFIED BY THE COUNTY AS "PROJECT UNAGI" WHEREBY CERTAIN PROPERTY WILL BE SUBJECT TO CERTAIN STATUTORY PAYMENTS IN LIEU OF TAXES AND BENEFIT FROM CERTAIN SPECIAL SOURCE CREDITS, THE PLACEMENT OF PROPERTY COMPRISING PROJECT UNAGI WITHIN THE BOUNDARIES OF A MULTI COUNTY PARK; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: York County to enter into an Infrastructure Credit Agreement with Project Unagi. Project Unagi is looking to invest \$5,000,000 and create 146 jobs with an average salary of \$39.00 per hour.

6. Council to Provide First Reading by Title Only of an Ordinance AUTHORIZING A FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL AND YORK COUNTY RELATING TO THE TEXTILE CORRIDOR REDEVELOPMENT PLAN, THE AMENDED DOWNTOWN REDEVELOPMENT PLAN, THE RED RIVER REDEVELOPMENT PLAN, THE MANCHESTER VILLAGE REDEVELOPMENT PLAN; AND OTHER MATTERS RELATED THERETO

Executive Summary: The Fourth Amendment reduces the TIF allocations from \$54,000,000 to \$48,000,000. The request for the Fourth Amendment comes about to account for a grant received by the City and re-prioritized needs in the District. The City is essentially relinquishing TIF assistance on all other projects due to the significant need for parking assistance to get these very large projects at The Thread and The Herald sites completed. As for the bridge (pedestrian overpass), the City received a \$10 million grant to go towards that construction; however, the City needs to an allocation of \$1.2 million from the original \$6 million to over engineering and architectural services that the grant will not cover. Attached is a spread sheet showing the totals from the third amendment and totals in the current revised fourth amendment.

Committee and Other Reports

1. Economic Development Committee Meeting, Thursday, March 6, 2025. 4:30pm, Chairman Watts Huckabee
2. Health & Environmental Protection Committee Meeting, Thursday, March 27, 2025, 5:30pm Chairman Andy Litten
3. Planning & Zoning Committee Meeting, Monday, March 31, 2025, 5:00pm Chairwoman Debi Cloninger
4. Finance & Operations Committee Meeting, Monday, April 7, 2025 5:30pm Chairman Tom Audette

Citizen Concerns

Pastor Ray Scott to provide information to Council regarding the Greater Things Ministry Program.

Council Member New/Non-agenda Comments

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Executive Session

Receipt of Legal Advice: Litigation Update

Receipt of Legal Advice/Contractual Matter: Interstate Exchanges; Preservation Properties; AMISUB, Atrium Health Fort Mill EMS (if necessary)

Personnel Matter: County Auditor's Office

Matters for consideration following Executive Session**Adjourn**

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