

**Council Members**

District 1: Terry Graham  
District 2: Charlene McGriff  
District 3: Billy Mosteller, Secretary  
District 4: Larry Honeycutt  
District 5: Steve Harper, Chair  
District 6: Allen Blackmon  
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis Marstall

**County Attorney**

John K. DuBose III

**Clerk to Council**

Sherrie Simpson

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**November 16, 2022**

**4:00 PM**

**101 North Main Street  
Lancaster, SC 29720**

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**LANCASTER COUNTY COUNCIL  
COMMITTEE OF THE WHOLE  
County Council Chambers, County Administration  
Building, 101 North Main Street, Lancaster, SC 29720**

**AGENDA**

1. **Call to Order - Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Council Member Terry Graham**
4. **Approval of Agenda**

*[deletion and additions of non-substantive matter]*

5. **Citizens Comments**

*[Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at [ssimpson@lancastersc.net](mailto:ssimpson@lancastersc.net) or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancastersc.org/>. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day before the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]*

6. **Discussion and Action Items**

- a. Review of the 2023 Calendar Meeting Schedule for Council, Committees, Boards and Commissions and Advisory Boards for Changes, Additions or Deletions  
**(Adoption of the 2023 Calendar is scheduled for the November 28, 2022 Council meeting.)**
- b. County Debt Capacity and Portfolio - Dennis Marstall/Veronica Thompson
- c. Update on New Detention Center - Dennis Marstall/Sheriff Barry Faile/Chad Catledge, Perception Builders
- d. Growth, Density and Cluster Developments - Dennis Marstall/Rox Burhans

7. **Adjournment**

***Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website: [www.mylancastersc.org](http://www.mylancastersc.org)***

***Meetings are live streamed and can be found by using the following link:  
[https://mylancastersc.org/government/lancaster\\_county\\_council/County\\_Council\\_Meetings.php](https://mylancastersc.org/government/lancaster_county_council/County_Council_Meetings.php)***

## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson/Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 11/16/2022

### **Issue for Consideration:**

Please review the 2023 Calendar meeting schedule for Council and Committee meetings, Board and Commission meetings and Advisory Board meetings.

The 2023 Calendar has been reviewed by the Boards, Commissions and Advisory Boards. Please notify the Clerk to Council of any changes that need to be made to the meeting schedule.

### **Points to Consider:**

The 2023 Calendars are attached for review and consideration and include the following:

- Regular County Council Meeting dates
- Committee of the Whole meeting dates
- Budget workshop meeting dates
- Annual planning retreat meeting date

Plus the official County Holiday dates, and each Board and Committee/Commission meeting dates..

We will still need to add a couple of dates for Strategic Plan discussions, but that will be added, once the Strategic Plan consultants have been selected.

Please note that these calendars will be posted in the newspaper.

### **Funding and Liability Factors:**

The calendars will be posted in the local newspaper and the costs for advertising have already been budgeted.

### **Council Options:**

The Calendar is for review only at this time. The adoption of the 2023 Calendar will be on the agenda for the November 28, 2022 Council meeting.

### **Recommendation:**

Review the Calendar for potential changes.

### **ATTACHMENTS:**

| Description                                          | Upload Date | Type            |
|------------------------------------------------------|-------------|-----------------|
| Proposed Meeting Schedule for Boards and Commissions | 11/9/2022   | Backup Material |
| Proposed Meeting Schedule for Advisory Boards        | 11/9/2022   | Backup Material |
| Proposed 2023 County Holiday Schedule                | 11/9/2022   | Backup Material |

## Lancaster County Meeting and Holiday Schedule

*Anyone requiring special services to attend any meeting should contact 803-285-1565 at least 24 hours in advance of the meeting.*

**County Council meets the second and fourth Monday in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 6:00 p.m. \*Please Note: There is only one meeting scheduled in July. It will be the 3<sup>rd</sup> Monday.**

|                                                 |                   |                   |                  |                                                            |                                                 |
|-------------------------------------------------|-------------------|-------------------|------------------|------------------------------------------------------------|-------------------------------------------------|
| <b>January</b>                                  | * Tuesday         | January 3, 2023   | <b>June</b>      | Monday                                                     | June 12, 2023                                   |
|                                                 | Monday            | January 9, 2023   |                  | Monday                                                     | June 26, 2023                                   |
|                                                 | Monday            | January 23, 2023  | <b>July</b>      | <b>Monday</b>                                              | July 17, 2023                                   |
|                                                 | Tuesday - Retreat | January 31, 2023  |                  | <b>*changed to the 3<sup>rd</sup> Monday of the month*</b> |                                                 |
| <b>February</b>                                 | Monday            | February 13, 2023 | <b>August</b>    | Monday                                                     | August 14, 2023                                 |
|                                                 | Monday            | February 27, 2023 |                  | Monday                                                     | August 28, 2023                                 |
| <b>March</b>                                    | Monday            | March 13, 2023    | <b>September</b> | Monday                                                     | September 11, 2023                              |
|                                                 | Monday            | March 27, 2023    |                  | Monday                                                     | September 25, 2023                              |
| <b>April</b>                                    | <b>** Tuesday</b> | April 11, 2023    | <b>October</b>   | Monday                                                     | October 9, 2023                                 |
|                                                 | Monday            | April 24, 2023    |                  | Monday                                                     | October 23, 2023                                |
| <b>May</b>                                      | Monday            | May 8, 2023       | <b>November</b>  | Monday                                                     | November 13, 2023                               |
|                                                 | Monday            | May 22, 2023      |                  | Monday                                                     | November 27, 2023                               |
| <b>* Organizational Meeting</b>                 |                   |                   | <b>December</b>  | Monday                                                     | December 11, 2023                               |
| <b>** Due to Easter Monday - Holiday</b>        |                   |                   |                  | Monday                                                     | December 25, 2023                               |
| <b>***Strategic Plan dates to be determined</b> |                   |                   |                  |                                                            | <b>MEETING CANCELLED</b><br>(Christmas Holiday) |

**The Committee of the Whole meets on the Wednesday following the 1<sup>st</sup> Council Meeting of the month in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 4:00 p.m., and at other times as called by the Chair.**

|          |           |                   |           |           |                    |
|----------|-----------|-------------------|-----------|-----------|--------------------|
| January  | Wednesday | January 11, 2023  | July      | Wednesday | July 19, 2023      |
| February | Wednesday | February 15, 2023 | August    | Wednesday | August 16, 2023    |
| March    | Wednesday | March 15, 2023    | September | Wednesday | September 13, 2023 |
|          |           |                   | October   | Wednesday | October 11, 2023   |
| May      | Wednesday | May 10, 2023      | November  | Wednesday | November 15, 2023  |
| June     | Wednesday | June 14, 2023     | December  | Wednesday | December 13, 2023  |

**County Council Budget Workshop meets in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 1:00 p.m.**

|       |           |                                                   |
|-------|-----------|---------------------------------------------------|
| March | Wednesday | March 29, 2023 – Department Presentations         |
| April | Wednesday | April 12, 2023 – Department Presentations         |
|       | Wednesday | April 19, 2023                                    |
| May   | Wednesday | May 3, 2023 – Administrator's Budget Presentation |

**Lancaster County Intergovernmental Agencies meet quarterly in February, May, August, and November in the Historic Courthouse, 100 North Main Street, Lancaster, South Carolina at Noon.**

|          |        |                  |          |        |                  |
|----------|--------|------------------|----------|--------|------------------|
| February | Friday | February 3, 2023 | August   | Friday | August 11, 2023  |
| May      | Friday | May 5, 2023      | November | Friday | November 3, 2023 |

**The Lancaster County Community Relations Commission meets the third Thursday at the Lancaster – Main Library, 313 S. White Street, Lancaster, South Carolina at 6:00 p.m.**

|                 |          |                   |                  |          |                          |
|-----------------|----------|-------------------|------------------|----------|--------------------------|
| <b>January</b>  | Thursday | January 19, 2023  | <b>July</b>      | Thursday | July 20, 2023            |
| <b>February</b> | Thursday | February 16, 2023 | <b>August</b>    | Thursday | August 17, 2023          |
| <b>March</b>    | Thursday | March 16, 2023    | <b>September</b> | Thursday | September 21, 2023       |
| <b>April</b>    | Thursday | April 20, 2023    | <b>October</b>   | Thursday | October 19, 2023         |
| <b>May</b>      | Thursday | May 18, 2023      | <b>November</b>  | Thursday | November 16, 2023        |
| <b>June</b>     | Thursday | June 15, 2023     | <b>December</b>  | Thursday | <b>December 21, 2023</b> |

**The Lancaster County Fire Commission meets the first Thursday in the Emergency Operations Center, 111 Covenant Place, Lancaster, South Carolina at 7:00 p.m.**

|                 |          |                  |                  |          |                   |
|-----------------|----------|------------------|------------------|----------|-------------------|
| <b>January</b>  | Thursday | January 5, 2023  | <b>July</b>      | Thursday | June 29, 2023     |
| <b>February</b> | Thursday | February 2, 2023 | <b>August</b>    | Thursday | August 3, 2023    |
| <b>March</b>    | Thursday | March 2, 2023    | <b>September</b> | Thursday | September 7, 2023 |
| <b>April</b>    | Thursday | April 6, 2023    | <b>October</b>   | Thursday | October 5, 2023   |
| <b>May</b>      | Thursday | May 4, 2023      | <b>November</b>  | Thursday | November 2, 2023  |
| <b>June</b>     | Thursday | June 1, 2023     | <b>December</b>  | Thursday | December 7, 2023  |

**The Lancaster County Health and Wellness Commission meets the second Wednesday – EVERY OTHER MONTH, via Zoom, at 11:45 a.m. The Zoom link to the meeting will always be at the top of the agenda, which is on the website: [mylancastersc.org](http://mylancastersc.org)**

|                 |           |                  |                 |           |                   |
|-----------------|-----------|------------------|-----------------|-----------|-------------------|
| <b>February</b> | Wednesday | February 8, 2023 | <b>August</b>   | Wednesday | August 9, 2023    |
| <b>April</b>    | Wednesday | April 12, 2023   | <b>October</b>  | Wednesday | October 11, 2023  |
| <b>June</b>     | Wednesday | June 14, 2023    | <b>December</b> | Wednesday | December 13, 2023 |

**The Lancaster County Historical Commission meets the second Tuesday – EVERY OTHER MONTH at the Lancaster County Historic Courthouse, 100 North Main Street, Lancaster, South Carolina at 6:00 p.m., and at other times at the call of the chair.**

|                |         |                  |                  |         |                    |
|----------------|---------|------------------|------------------|---------|--------------------|
| <b>January</b> | Tuesday | January 10, 2023 | <b>July</b>      | Tuesday | July 11, 2023      |
| <b>March</b>   | Tuesday | March 14, 2023   | <b>September</b> | Tuesday | September 12, 2023 |
| <b>May</b>     | Tuesday | May 9, 2023      | <b>November</b>  | Tuesday | November 14, 2023  |

**The Indian Land Fire Protection District Commission meets the third Wednesday of each month at the Indian Land Fire Station, 285 Six Mile Creek Road, Indian Land, South Carolina at 7:00 p.m.**

|                 |           |                   |                  |           |                    |
|-----------------|-----------|-------------------|------------------|-----------|--------------------|
| <b>January</b>  | Wednesday | January 18, 2023  | <b>July</b>      | Wednesday | July 19, 2023      |
| <b>February</b> | Wednesday | February 15, 2023 | <b>August</b>    | Wednesday | August 16, 2023    |
| <b>March</b>    | Wednesday | March 15, 2023    | <b>September</b> | Wednesday | September 20, 2023 |
| <b>April</b>    | Wednesday | April 19, 2023    | <b>October</b>   | Wednesday | October 18, 2023   |
| <b>May</b>      | Wednesday | May 17, 2023      | <b>November</b>  | Wednesday | November 15, 2023  |
| <b>June</b>     | Wednesday | June 21, 2023     | <b>December</b>  | Wednesday | December 20, 2023  |

**The Lancaster County Library Board meets the fourth Tuesday – EVERY OTHER MONTH at 6:30 p.m. The location of the meetings can be held at the Del Webb Library, the Kershaw Library, or the Lancaster Library. The location is listed beside each date below and will be on the agenda of each meeting.**

|                |         |                         |                  |         |                           |
|----------------|---------|-------------------------|------------------|---------|---------------------------|
| <b>January</b> | Tuesday | January 24, 2023 – Main | <b>July</b>      | Tuesday | July 25, 2023 – Del Webb  |
| <b>March</b>   | Tuesday | March 28, 2023 – Main   | <b>September</b> | Tuesday | September 26, 2023 – Main |
| <b>May</b>     | Tuesday | May 23, 2023 – Kershaw  | <b>November</b>  | Tuesday | November 28, 2023 – Main  |

**The Lancaster Planning Commission meets in the County Administration Building Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 5:00 pm on the first Thursday for Work Session/ 6:00 pm on the third Tuesday for Regular Meeting.**

|                  |                 |          |                    |
|------------------|-----------------|----------|--------------------|
| <b>January</b>   | Work Session    | Thursday | January 5, 2023    |
|                  | Regular Meeting | Tuesday  | January 17, 2023   |
| <b>February</b>  | Work Session    | Thursday | February 2, 2023   |
|                  | Regular Meeting | Tuesday  | February 21, 2023  |
| <b>March</b>     | Work Session    | Thursday | March 2, 2023      |
|                  | Regular Meeting | Tuesday  | March 21, 2023     |
| <b>April</b>     | Work Session    | Thursday | April 6, 2023      |
|                  | Regular Meeting | Tuesday  | April 18, 2023     |
| <b>May</b>       | Work Session    | Thursday | May 4, 2023        |
|                  | Regular Meeting | Tuesday  | May 16, 2023       |
| <b>June</b>      | Work Session    | Thursday | June 1, 2023       |
|                  | Regular Meeting | Tuesday  | June 20, 2023      |
| <b>July</b>      | Work Session    | Thursday | July 6, 2023       |
|                  | Regular Meeting | Tuesday  | July 18, 2023      |
| <b>August</b>    | Work Session    | Thursday | August 3, 2023     |
|                  | Regular Meeting | Tuesday  | August 15, 2023    |
| <b>September</b> | Work Session    | Thursday | September 7, 2023  |
|                  | Regular Meeting | Tuesday  | September 19, 2023 |
| <b>October</b>   | Work Session    | Thursday | October 5, 2023    |
|                  | Regular Meeting | Tuesday  | October 17, 2023   |
| <b>November</b>  | Work Session    | Thursday | November 2, 2023   |
|                  | Regular Meeting | Tuesday  | November 21, 2023  |
| <b>December</b>  | Work Session    | Thursday | December 7, 2023   |
|                  | Regular Meeting | Thursday | December 19, 2023  |

**The Pleasant Valley Fire Protection District Commission meets on the third Tuesday at the Pleasant Valley Fire Station #1, 9370 Possum Hollow Road, Indian Land, South Carolina at 7:00 p.m.**

|                 |         |                   |                  |         |                    |
|-----------------|---------|-------------------|------------------|---------|--------------------|
| <b>January</b>  | Tuesday | January 17, 2023  | <b>July</b>      | Tuesday | July 18, 2023      |
| <b>February</b> | Tuesday | February 21, 2023 | <b>August</b>    | Tuesday | August 15, 2023    |
| <b>March</b>    | Tuesday | March 21, 2023    | <b>September</b> | Tuesday | September 19, 2023 |
| <b>April</b>    | Tuesday | April 18, 2023    | <b>October</b>   | Tuesday | October 17, 2023   |
| <b>May</b>      | Tuesday | May 16, 2023      | <b>November</b>  | Tuesday | November 21, 2023  |
| <b>June</b>     | Tuesday | June 20, 2023     | <b>December</b>  | Tuesday | December 19, 2023  |

**The Van Wyck Fire Protection District Fee Board meets on the second Thursday at the Van Wyck Fire Station, 4455 Old Hickory Road, Lancaster, South Carolina at 7:00 pm.**

|                 |          |                  |                  |         |                    |
|-----------------|----------|------------------|------------------|---------|--------------------|
| <b>January</b>  | Thursday | January 12, 2023 | <b>July</b>      | Tuesday | July 13, 2023      |
| <b>February</b> | Thursday | February 9, 2023 | <b>August</b>    | Tuesday | August 10, 2023    |
| <b>March</b>    | Thursday | March 9, 2023    | <b>September</b> | Tuesday | September 14, 2023 |
| <b>April</b>    | Thursday | April 13, 2023   | <b>October</b>   | Tuesday | October 12, 2023   |
| <b>May</b>      | Thursday | May 11, 2023     | <b>November</b>  | Tuesday | November 9, 2023   |
| <b>June</b>     | Thursday | June 8, 2023     | <b>December</b>  | Tuesday | December 14, 2023  |

**The Lancaster County Board of Zoning Appeals meets on the first Tuesday (exceptions July and November) in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 6:00 p.m.**

|                 |         |                  |                  |         |                   |
|-----------------|---------|------------------|------------------|---------|-------------------|
| <b>January</b>  | Tuesday | January 3, 2023  | <b>July</b>      | Tuesday | July 11, 2023     |
| <b>February</b> | Tuesday | February 7, 2023 | <b>August</b>    | Tuesday | August 1, 2023    |
| <b>March</b>    | Tuesday | March 7, 2023    | <b>September</b> | Tuesday | September 5, 2023 |
| <b>April</b>    | Tuesday | April 4, 2023    | <b>October</b>   | Tuesday | October 3, 2023   |
| <b>May</b>      | Tuesday | May 2, 2023      | <b>November</b>  | Tuesday | November 14, 2023 |
| <b>June</b>     | Tuesday | June 6, 2023     | <b>December</b>  | Tuesday | December 5, 2023  |

**The following Boards or Commissions meet at the call of the Chair:**

Lancaster County Board of Assessment Appeals  
Lancaster County Construction Board of Appeals  
Lancaster County Fire Code Appeals Board  
Lancaster County Transportation Commission  
Keep Lancaster County Beautiful Committee

#### **HOLIDAY OBSERVANCES FOR THE YEAR 2023**

| <b>Holiday</b>                             | <b>Date Observed</b>                                                                 |
|--------------------------------------------|--------------------------------------------------------------------------------------|
| New Year's Day                             | Monday, January 2, 2023                                                              |
| Martin Luther King Day                     | Monday, January 16, 2023                                                             |
| Easter Monday                              | Monday, April 10, 2023                                                               |
| Memorial Day                               | Monday, May 29, 2023                                                                 |
| Independence Day                           | Tuesday, July 4, 2023                                                                |
| Labor Day                                  | Monday, September 4, 2023                                                            |
| Veterans Day                               | Friday, November 10, 2023                                                            |
| Thanksgiving Day<br>Day After Thanksgiving | Thursday, November 23, 2023<br>and Friday, November 24, 2023                         |
| Christmas Holiday                          | Friday, December 22, 2023<br>Monday, December 25, 2023<br>Tuesday, December 26, 2023 |
| New Year's Day                             | Monday, January 1, 2024                                                              |

## Lancaster County Meeting and Holiday Schedule

*Anyone requiring special services to attend any meeting should contact 803-285-1565 at least 24 hours in advance of the meeting*

The Lancaster Recreation Advisory Board meets on the second Tuesday at the Barnett Building, 1228 Colonial Commons, Lancaster, South Carolina at 6:00 pm. Special meetings are held at the call of the chair.

|                 |         |                   |                  |                             |                    |
|-----------------|---------|-------------------|------------------|-----------------------------|--------------------|
| <b>January</b>  | Tuesday | January 10, 2023  | <b>July</b>      | <b>NO MEETING SCHEDULED</b> |                    |
| <b>February</b> | Tuesday | February 14, 2023 | <b>August</b>    | Tuesday                     | August 8, 2023     |
| <b>March</b>    | Tuesday | March 14, 2023    | <b>September</b> | Tuesday                     | September 12, 2023 |
| <b>April</b>    | Tuesday | April 11, 2023    | <b>October</b>   | Tuesday                     | October 10, 2023   |
| <b>May</b>      | Tuesday | May 9, 2023       | <b>November</b>  | Tuesday                     | November 14, 2023  |
| <b>June</b>     | Tuesday | June 13, 2023     | <b>December</b>  | Tuesday                     | December 12, 2023  |

The Lancaster Stormwater Advisory Council meets quarterly at the Del Webb Library, 7641 Charlotte Hwy., Indian Land, South Carolina at 2:30 pm. Special meetings are held at the call of the chair.

|                 |          |                  |
|-----------------|----------|------------------|
| <b>February</b> | Thursday | February 2, 2023 |
| <b>May</b>      | Thursday | May 4, 2023      |
| <b>August</b>   | Thursday | August 3, 2023   |
| <b>November</b> | Thursday | November 2, 2023 |

### The following Advisory Boards meet at the call of the Chair:

Lancaster County Animal Shelter Advisory Board  
Lancaster County Accommodation Tax Advisory Committee  
Lancaster County Airport Advisory Committee  
Lancaster County Economic Development Advisory Board  
Lancaster County Trail Advisory Committee

## HOLIDAY OBSERVANCES FOR THE YEAR 2022

| <b>Holiday</b>                             | <b>Date Observed</b>                                                                 |
|--------------------------------------------|--------------------------------------------------------------------------------------|
| New Year's Day                             | Monday, January 2, 2023                                                              |
| Martin Luther King Day                     | Monday, January 16, 2023                                                             |
| Easter Monday                              | Monday, April 10, 2023                                                               |
| Memorial Day                               | Monday, May 29, 2023                                                                 |
| Independence Day                           | Tuesday, July 4, 2023                                                                |
| Labor Day                                  | Monday, September 4, 2023                                                            |
| Veterans Day                               | Friday, November 10, 2023                                                            |
| Thanksgiving Day<br>Day After Thanksgiving | Thursday, November 23, 2023<br>and Friday, November 24, 2023                         |
| Christmas Holiday                          | Friday, December 22, 2023<br>Monday, December 25, 2023<br>Tuesday, December 26, 2023 |
| New Year's Day                             | Monday, January 1, 2024                                                              |

## HOLIDAY OBSERVANCES FOR THE YEAR 2023

| <b>Holiday</b>                             | <b>Date Observed</b>                                                                 |
|--------------------------------------------|--------------------------------------------------------------------------------------|
| New Year's Day                             | Monday, January 2, 2023                                                              |
| Martin Luther King Day                     | Monday, January 16, 2023                                                             |
| Easter Monday                              | Monday, April 10, 2023                                                               |
| Memorial Day                               | Monday, May 29, 2023                                                                 |
| Independence Day                           | Tuesday, July 4, 2023                                                                |
| Labor Day                                  | Monday, September 4, 2023                                                            |
| Veterans Day                               | Friday, November 10, 2023                                                            |
| Thanksgiving Day<br>Day After Thanksgiving | Thursday, November 23, 2023<br>and Friday, November 24, 2023                         |
| Christmas Holiday                          | Friday, December 22, 2023<br>Monday, December 25, 2023<br>Tuesday, December 26, 2023 |
| New Year's Day                             | Monday, January 1, 2024                                                              |



# Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Veronica C Thompson, Finance

Department: Finance

Date Requested to be on Agenda: 11/16/2022

## **Issue for Consideration:**

In 2023, the County will enter the municipal bond market to fund the detention center and regional sports park. Our bond counsel and municipal advisor will provide options which best suit the County's plan to finance these projects to include utilizing capital project sales and hospitality taxes. With these high dollar projects on the horizon, it is important to update Council concerning the County's debt portfolio and debt capacity. The County's portfolio currently includes general obligation debt (\$33,664,537) and other financing instruments. Local governments issue debt to finance capital projects and infrastructure in accordance with state and federal laws. Issuing debt spreads the burden of the taxpayers over the life of the asset. Debt management is our responsibility and we owe it to the citizens to issue debt in a responsible manner.

## **Points to Consider:**

Informing Council of the County's debt management program will assist with future planning and discussion. Debt decisions affect present and future stakeholders. Therefore, debt should be entered into well planned. There are laws, tax implications and long-term disclosure responsibilities which is why it is important to have a bond counsel and municipal advisor on the debt management team. It is best practice to consider the capital improvement (CIP) and strategic plans when issuing debt.

A PowerPoint presentation is attached which includes information on the County's debt capacity and debt portfolio.

## **Funding and Liability Factors:**

The County has several projects on the horizon, including a new detention center and regional park, that will need accompanying financial plans and mechanisms to be executed before construction can begin.

Knowing that there are several large expense projects that are about to begin, it is important for the Council and public to understand that these projects have different and varied funding sources and mechanism,. Given the various funding sources, the County can undertake all of these projects simultaneously and not negatively impact the County's financial strength.

## **Council Options:**

This is for information purposes only.

## **Recommendation:**

This is for information purposes only.

## **ATTACHMENTS:**

| Description                | Upload Date | Type         |
|----------------------------|-------------|--------------|
| Debt Capacity Presentation | 11/10/2022  | Presentation |

# Lancaster County's Debt Capacity & Profile

# Debt Instruments

(not all inclusive)

- **General Obligation Bonds**
  - Full faith, credit, and taxing power of the County is pledged
  - 8% debt limit applies with exception of:
    - Article X Section 12- (ex., Brookchase, Pleasant Valley)
    - Referendum approved by voters (ex., CPST2, Recreation Bond)
- **Special Revenue Bonds**
  - Pledge a specific revenue stream, usually supported by the project
  - Done without voter approval
- **Tax Anticipation Notes (TANs)**
- **Bond Anticipation Notes (BANs)**
- **Special Assessment Bonds (Revenue Bonds)**
  - Cost borne by those who benefit from the capital improvement
  - Edgewater, Walnut Creek, Sun City



# Debt Limit Capacity

(b) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended (the “Constitution”), provides that each county shall have the power to incur bonded indebtedness in such manner and upon such terms and conditions as the General Assembly shall prescribe by general law. Such debt must be incurred for a public purpose and a corporate purpose in an amount not exceeding eight percent (8%) of the assessed value of all taxable property of such county.

- Legal Limit (unconfirmed by bond counsel)
  - \$23,970,000 can be issued without referendum
  - Reported in the ACFR

## Debt Portfolio as of June 30, 2022

| GO Bond Series | Repayment Source | Bond Project                                         | Original Par Amount | Amount Outstanding  | Borrowing Interest Rate | Final Maturity |
|----------------|------------------|------------------------------------------------------|---------------------|---------------------|-------------------------|----------------|
| 2015B          | Fire Fees        | Pleasant Valley                                      | \$1,935,000         | \$1,205,000         | 2.815%                  | 2030           |
| 2015C          | Debt Millage     | Bond Refunding                                       | \$6,110,000         | \$3,535,000         | 2.388%                  | 2025           |
| 2016           | Debt Millage     | Fire Trucks                                          | \$6,750,000         | \$1,000,000         | 1.172%                  | 2023           |
| 2017           | Fee on tax bill  | Brookchase                                           | \$650,000           | \$425,377           | 2.593%                  | 2030           |
| 2019           | Debt Millage     | Mixed Debt-Recreation/Animal Shelter/Fleet/Refunding | \$19,905,000        | \$13,790,000        | 2.353%                  | 2039           |
| 2021 BAN       | Special Millage  | Reid Pointe                                          | \$649,160           | \$649,160           | 0.778%                  | 2022           |
| 2021 SOB       | Debt Millage     | Fire Apparatus/Mobile Command                        | \$6,140,000         | \$6,140,000         | 1.954%                  | 2037           |
| 2021           | Debt Millage     | Recreation bond- final                               | \$7,500,000         | \$6,920,000         | 1.738%                  | 2039           |
| <b>TOTALS</b>  |                  |                                                      | <b>\$49,639,160</b> | <b>\$33,664,537</b> |                         |                |

Committee of the Whole 11.16.2022

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# Long-term Liabilities- reported in the ACFR

| Long-term liabilities activity FY2022 for ACFR Statistics |                      |                  | (Unaudited)       |                      |
|-----------------------------------------------------------|----------------------|------------------|-------------------|----------------------|
|                                                           |                      |                  |                   |                      |
|                                                           |                      |                  |                   |                      |
| Item                                                      | Balance June 30,2021 | Additions FY2022 | Reductions FY2022 | Balance June 30,2022 |
| General Obligation Bonds                                  | 27,917,646           | 8,149,160        | (8,542,269)       | 27,524,537           |
| Special Obligation Bonds                                  | -                    | 6,140,000        | -                 | 6,140,000            |
| Capital Leases                                            | 570,000              | -                | (50,000)          | 520,000              |
| Special Source Revenue Bonds                              | 5,812,293            | -                | (955,577)         | 4,856,716            |
| Unamortized GO Premium                                    | 2,267,214            | 607,160          | (717,147)         | 2,157,227            |
| Unamortized SOB Premium                                   | -                    | 789,221.00       | (25,571.41)       | 763,650              |
| Total Long-Term Liabilities                               | 36,567,153           | 15,685,541       | (10,290,565)      | 41,962,129           |

# Municipal Bond Market

- Debt management policies
- Debt metrics
- Disclosure Requirements

**S&P Global**  
Ratings

Table 6

## Debt Management Policies

Has the organization established policies pertaining to the issuance of debt, such as projects that may or may not be funded with debt (including economic development projects); maturity and debt service structure; use of security and pledges, credit enhancement, and derivatives; and debt refunding guidelines?

|               |                                                                                                                                                                                                                                                                                                                      |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strong</b> | Debt policies exist and are well defined; strong reporting and monitoring mechanisms exist and are functioning. If swaps are allowed, a formal swap management plan has been adopted (see "Contingent Liquidity Risks in U.S. Public Finance Instruments: Methodology And Assumptions," published on March 5, 2012). |
| Standard      | Basic policies exist; policies are widely communicated and followed. If swaps are allowed there is a swap management plan in place, but it does not follow S&P's guidelines.                                                                                                                                         |
| Vulnerable    | Absence of basic policies or clear evidence that basic policies are followed. Swaps are allowed but there is no swap management plan in place, and/or there is no local (non-FA) knowledge about the swap.                                                                                                           |

# Municipal Bond Market



- Moody's rating methodology was updated on November 2, 2022

## EXHIBIT 1

### Scorecard Factors and Weights

Local Governments

| Broad Scorecard Factors | Factor Weighting | Sub-factors                                                           | Sub-factor Weighting |
|-------------------------|------------------|-----------------------------------------------------------------------|----------------------|
| Economy/Tax Base        | 30%              | Tax Base Size (full value)                                            | 10%                  |
|                         |                  | Full Value Per Capita                                                 | 10%                  |
|                         |                  | Wealth (median family income)                                         | 10%                  |
| Finances                | 30%              | Fund Balance (% of revenues)                                          | 10%                  |
|                         |                  | Fund Balance Trend (5-year change)                                    | 5%                   |
|                         |                  | Cash Balance (% of revenues)                                          | 10%                  |
|                         |                  | Cash Balance Trend (5-year change)                                    | 5%                   |
| Management              | 20%              | Institutional Framework                                               | 10%                  |
|                         |                  | Operating History                                                     | 10%                  |
| Debt/Pensions           | 20%              | Debt to Full Value                                                    | 5%                   |
|                         |                  | Debt to Revenue                                                       | 5%                   |
|                         |                  | Moody's-adjusted Net Pension Liability (3-year average) to Full Value | 5%                   |
|                         |                  | Moody's-adjusted Net Pension Liability (3-year average) to Revenue    | 5%                   |

Source: Moody's Investor Service

# Future Projects

## 1) Regional Park - Estimated \$30 - 40M (Potential Phases)

- Installment Purchase Revenue Bond (Hospitality Tax & Impact Fees)

## 2) Detention Center - Estimated \$65M

- Installment Purchase Revenue Bond (CPST3)

## 3) County Facilities- Fleet, Land Purchases, Other - Estimated \$9M

- General Obligation Bonds (will count towards 8% debt limit)

All can move simultaneously due to the different funding sources for each project.

# Questions?

## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Dennis Marstall / Administration and Sheriff Barry Faile / LCSO

Department: Administration

Date Requested to be on Agenda: 11/16/2022

### **Issue for Consideration:**

Project Team update for the Lancaster County Detention Center Project on progress since last formal presentation to Council on March 14, 2022.

Presentation will include results of full Programming activities, Master Space Planning, and Programmatic Budget.

### **Points to Consider:**

The presentation will include several presenters to cover the different aspect of the Detention Center project, including:

Final Program - Alan Richardson with Justice Planners

Master Space Plan -- Frank Randel, Architect

Inmate Classification System -- Blake Taylor, SC Dept of Corrections

Budget -- Chad Catledge, Project Manager

### **Funding and Liability Factors:**

The original detention center concept presented to the Capital Project Sales Committee on May 28, 2020 was based on having a 400-bed facility, with a variety of cells for different classifications of inmates. It also outlined one large and two smaller courtrooms and office spaces for the Magistrate's Court.

Since that proposal, and after detailed architect planning and engagement with the SC Department of Corrections, the facility is now conceptualized to be a bigger facility to house over 500 beds and include 5 Courtrooms for the Magistrate's Court.

These changes have significantly increased the anticipated cost of the facility above the original amount identified of \$47,246,120.

\$30 million was included in the Capital Projects Sales Tax 3 referendum for detention center funding, with the intention for the remainder of the detention center costs to be funded in a Capital Projects Sales Tax 4 initiative, or by Council through debt service millage.

County Council has subsequently authorized approximately \$12 million in excess funds from Capital Projects Sales Tax 2 to be directed toward the detention center project. That action has made \$42 million dollars as identified funding for the project.

### **Council Options:**

This is for information only.

### **Recommendation:**

This is for information only, but Council feedback on the concept plan for the facility will be solicited.

## Agenda Item Summary

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Ordinance # / Resolution #:

Contact Person / Sponsor: Dennis Marstall / Administration and Rox Burhans / Development Services Director

Department: Administration

Date Requested to be on Agenda: 11/16/2022

### **Issue for Consideration:**

Consider if County Council wants to take action to slow growth in the County over the next 20 months and enhance development components in rezoning proposals.

### **Points to Consider:**

County Council has expressed concern for the number and size of recent rezoning and development proposals, and their impact on schools, roads, and county services, particularly in the panhandle area.

Council has considered previous staff requests to adopt an interim UDO, but chose to take no action.

Several councilmembers have expressed support for reviewing the development density requirements and enhancing development components within Cluster developments.

There are a variety of ways to address density, as well as improve the quality of developments, particularly residential, which staff will highlight, including:

- Adopt a resolution or other measure reflecting Council's desire to not rezone properties to achieve a density greater than 1-unit per-acre (or some other measure) until the new Comprehensive Plan and UDO are adopted
- Consider not approving rezonings that put additional traffic through intersections that operate below the County's adopted LOS-level of service
- Rescind the Mixed Use Category of Zoning Districts
  - When putting it into Legacy status, remove the ability to construct apartments as part of its permitted uses for properties already zoned MX.
- Adopt Strategic Updates to Cluster Subdivision Ordinance
  - Increase minimum lot size and/or set back requirements
  - Limit amount of environmentally sensitive areas that can qualify as required open space
  - Limit amount of environmentally sensitive areas that can be used in density calculations
  - Examine ways to break up large clusters of lots with open space, etc.

### **Funding and Liability Factors:**

Growth and development impact county services needed to support growth, which has a budgetary and financial impact for the County, but the concepts being discussed do not have specific costs identified.

### **Council Options:**

This is for Council information and consideration and to determine if any interim actions to slow growth are warranted as planning and development services staff continues to work on revisions to the full UDO.

### **Recommendation:**

Provide guidance to County Administrator as to any future actions County Council would like to consider to slow growth or

enhance development proposals.