

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

November 16, 2022

4:00 PM

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

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

MINUTES

Council Members Present: Allen Blackmon, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff, and Billy Mosteller

Staff Members/Others present: Dennis Marstall, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; John Bodner, Assistant County Administrator; Rox Burhans, Development Services Director; Veronica Thompson, Finance Director; Sheriff Barry Faile; Captain Larry Deason, Detention Center; Fred Thomas, Associate Chief Magistrate; Chad Catledge, Perception Builders; the press; various Department Heads; various employees and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order - Chairman Steve Harper

Chairman Steve Harper called the Committee of the Whole meeting to order at approximately 4:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Terry Graham

Terry Graham led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Brian Carnes moved to approve the agenda as submitted. Seconded by Charlene McGriff. Motion Passed 7-0.

Citizens Comments

The following citizens signed up for Citizens Comments: None.

The following citizens submitted electronic, written comments for Citizens Comments:

1. Lydia Myrick, Indian Land, SC, sent in an email asking that Council place a moratorium on growth in the Indian Land area. Dennis Marstall provided a brief summary of the email and Council Members were provided a hard copy of the email at their seats. The email is attached as Schedule A to the written minutes in the Clerk to Council's office.

Discussion and Action Items

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.)

Dennis Marstall stated that Council had a list of 2023 Calendar meetings for Council, Committees, Boards and Commissions and Advisory Boards in their packets. He explained that these schedules would be presented for adoption at the November 28, 2022 Council meeting. There were no comments from Council.

County Debt Capacity and Portfolio - Dennis Marstall/Veronica Thompson

Veronica Thompson reviewed the County power point presentation on debt capacity, and that County presentation is attached to the written minutes in the Clerk to Council's office.

Council and staff discussed Capital Project Sales Tax (CPST) funds, excess CPST funds, financing of installment purchase revenue bonds, and purchases of land and funding streams for land.

Update on New Detention Center - Dennis Marstall/Sheriff Barry Faile/Chad Catledge, Perception Builders

Sheriff Barry Faile and Chad Catledge provided an update on the new detention center via a Power Point presentation and that presentation is attached as Schedule B to the written minutes in the Clerk to Council's office.

Alan Richardson, consultant, reviewed the part of the power point presentation regarding programming, average daily population, average length of stay, housing, and facility space summary. They discussed how COVID effected detention centers.

Frank Reynolds, consultant, reviewed the part of the power point presentation regarding the master site plan.

Blake Taylor, with S.C. Department of Corrections, reviewed the part of the power point presentation regarding inmate classifications and explained the importance of that system.

Finally, Chad Catledge reviewed the power point presentation regarding the programmatic budget. He stated the first budget presented included the Magistrate's Court and the costs were approximately \$112 million. He stated the second budget presented did not include the Magistrate's Court and that the costs were approximately \$89 million. Dennis Marstall stated the Capital Project Sales Tax referendum that the voters approved included the Magistrate's Office.

Council and staff discussed escalation of costs, budget, construction details, operation costs for staff and building, and similar detention centers in the State.

Allen Blackmon requested a spreadsheet of cash flow for the jail and Council expressed that they would like to visit other similar detention centers in the State.

Growth, Density and Cluster Developments - Dennis Marstall/Rox Burhans

Dennis Marstall stated that staff needed clarity on what County Council wanted for managing growth.

Rox Burhans reviewed the County Power Point presentation regarding growth management and that County presentation is attached to the written minutes in the Clerk to Council's office.

Council and staff discussed responsibilities to developers, providing guidance to developers and staff in writing, establishing parameters going forward for development, and obtaining legal advice regarding resolution versus changing the Unified Development Ordinance (UDO). They also discussed a possible moratorium, temporary setbacks, one (1) house per acre, Mixed Use (MX) districts; national trends; smart growth; recommendations from Planning, commercial growth; cluster subdivisions, and Impact Fees.

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Terry Graham. Motion Passed 7-0.

There being no further business, the Committee of the Whole meeting adjourned at approximately 6:08 p.m.

Respectfully Submitted:

Approved by Council on December 12, 2022

Donna Greene

Donna Greene
Deputy Clerk to Council

A handwritten signature in dark ink, appearing to read "B Mosteller", is written over a horizontal line.

Billy Mosteller, Secretary