

Council Members

District 1: Stuart Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Vice Chair
District 4: Jose Luis
District 5: Steve Harper
District 6: Bryant Neal, Secretary
District 7: Brian Carnes, Chair

**Interim County Administrator**

Steve Willis

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

**March 11, 2026
4:00 PM**

LANCASTER COUNTY COUNCIL

COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION
BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

MINUTES

Council Members Present: Brian Carnes, Steve Harper, Jose Luis, Billy Mosteller, Charlene McGriff, Bryant Neal, Stuart Graham

Staff Members/Others Present: Steve Willis, Interim County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Dr. April Williams, Director of Library Services; April Williams, Planning Director; Clay Catoe, Emergency Medical Services Director; Chief Greg Nicholson, Interim Director of Fire Services; Chris Clouden, Director of Parks and Recreation; the press; various elected officials; 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 PowerPoint presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Special Meeting - Chair Brian Carnes

Chair Brian Carnes called the Special meeting of County Council to order at approximately 4:00 p.m.

Welcome and Recognition - Chair Brian Carnes

Chair Brian Carnes welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Charlene McGriff

Council Member Charlene McGriff led the Pledge of Allegiance to the American Flag and provided the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Steve Harper. There was no

discussion from Council. The motion to approve the agenda Passed by unanimous vote of 7-0.

Citizens Comments

The following citizens signed up for and spoke during the Citizen Comments:

1. Libby Sweatt-Lambert, Lancaster, SC, spoke regarding her concerns related to fire, EMS, and law enforcement coverage for the County and that they need more employees.

The following citizens submitted electronic, written comments for Citizen Comments: None.

Special Presentations

a. Memory Café Program - *Dr. April Williams*

Dr. April Williams introduced the new Outreach Librarian, Maggie Vincelette. Ms. Vincelette explained that the library had a new program for people with memory loss. She provided a handout on Alzheimer's Disease And Related Dementias and that handout is attached to the minutes as Schedule A. She noted that this new program was not a medical program, but was rather an activities program. She noted that folks with memory loss could often feel isolated and that this program, hopefully, would help with that issue. She stated that the program was being held once per month at the Del Webb Library in Indian Land and that the program lasts for one hour. She explained that the participants would come to the program with their caretakers.

Discussion and Action Items

a. Update on the Detention Center - *Chad Catledge, Perception Builders*

Chad Catledge, with Perception Builders, provided an update on the Detention Center via a PowerPoint presentation and that PowerPoint is attached to the minutes as Schedule B. Council and staff discussed that the project currently remains on budget.

b. Discussion of EMT Response for County-Wide Response by Lancaster County Fire/Rescue - *Clay Catoe / Chief Greg Nicholson*

Clay Catoe discussed a new proposed plan to combine EMT response by using both the Indian Land Consolidated fire services department and the EMS department. He noted that the departments would need to sign Memorandums of Understanding (MOU's). He further explained that EMS would provide all the training for the EMTs, that all EMTs would be regulated by EMS, and that all supplies would be purchased through the EMS department, which would mean that additional funding would be needed for the program. He also noted that EMS would need one additional employee for the next budget year because they would need to keep up with all the training and certifications for the new EMTs. He explained that the benefit of the program was that citizens would get an initial "medical" response from a fire services EMT rather than having to wait on ambulance staff. He explained that fire services staff would be dually certified in fire services and as an EMT. He noted that this proposed program would enhance the public safety response by the County.

Council and staff discussed whether the program would save in personnel costs, and Mr. Catoe

explained that this proposed program originated in Lexington County, South Carolina. He explained that the proposed program could possibly be used as a recruiting tool. He also noted that the proposed program should decrease response time for medical personnel to arrive on the scene.

Council and staff also discussed how the program would affect the building of EMS stations and whether fire and EMS stations would now be able to be built as joint stations, considering the newly proposed program. Mr. Catoe reviewed the "proposal" handout for the new program that was included in the agenda packet.

Next, Council and staff discussed the fact that the Fire Commission does seem receptive to the proposal. They also discussed whether the County was moving forward on the McDonald Green program. They also discussed that the proposed program would affect the volunteer firefighters. Clay Catoe and Chief Greg Nicholson explained that the proposed program would allow for only fire services personnel to go out on lift-assist calls without bringing out a big fire truck. They discussed whether the program would require additional personnel.

Council asked whether there was a down side to the proposed program. Staff stated that there was no downside, in their opinion, and that all they needed was Council support in order to move forward with the program. They explained the program could be up and running in thirty (30) days. They noted that MOUs would need to be signed and that Council would need to adopt the program via Resolution, if they so desired to implement the program.

c. Strategic Plan Quarterly Update - *Stephany Snowden*

Stephany Snowden provided an update on the Strategic Plan via the County PowerPoint presentation. Council and staff discussed that the Strategic Plan should be reviewed annually. Council also asked to receive information on the number of new grants received by the County now that the County had a grants staff member.

d. Discussion of Infrastructure and Public Services for The Haven development Project - *April Williams*

Planning Director April Williams explained that if Council had any questions on public safety that she had asked Chief Greg Nicholson and Clay Catoe to be available for questions so that they could hear from the experts. Steve Willis explained that he prepared a handout related to public safety costs and that handout is attached as Schedule C. Council and staff discussed needing a comprehensive plan of where the County stands in regard to public safety infrastructure and where the County needs to be and the cost differential to accomplish that plan.

Billy Mosteller noted that the fire department that would serve The Haven development project was Shiloh-Zion fire department. It was noted that this department was working on a three (3) year plan and a five (5) year plan for services, and that they were in favor of creating a fire fee district. He noted that there was no need for a "new" fire station for the development when they already have an existing station. Chief Greg Nicholson noted that many fire departments want a separate fire fee district that would be the same as Indian Land has. Stuart Graham noted that Indian Land residents were paying for fire services in their districts and in the southern part of Lancaster also.

Steve Harper thanked the Development Agreement (DA) Committee for negotiating the rooftop fees. He asked if the rooftop fees allocated for the schools could be reallocated to public safety needs for the County. He also noted the County would have additional revenue from building permit fees once the development was in progress, which could be an opportunity for the County to build an EMS station in that area. Clay Catoe explained that EMS needed the following stations: one station on Highway 521, a multi-station in the City that would house two (2) trucks, and one station on Highway 200 near Bell Town. Members of the Development Agreement (DA) Committee noted that they were trying to use The Haven DA as a template for other DAs. They discussed removing the clause from The Haven DA that the rooftop fees would match future impact fees. Clay Catoe stated that, in his opinion, impact fees do not help EMS. Stephany Snowden indicated that she would send out the ten (10) year fire plan that she developed.

Council asked if the County had an estimate of how much public safety costs were incurred by the County when a new home was built. Clay Catoe stated that EMS was conducting a call volume study for the County. Council discussed whether they should reinstate an Infrastructure Committee. They asked for a timeline for building new EMS stations and noted that they would also need to consider operation costs for those stations. Council discussed whether they could get the Edgewater development to pay Impact Fees. Council discussed building shared stations for EMS and Fire rather than having two separate stations, which should cut down on operational costs. Council discussed whether The Haven DA should go back to the Ad-Hoc DA Committee, but no decision was finalized.

Non-Consent Agenda

a. 1st Reading of Ordinance 2026-2023

Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Comporium Communications Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 00681-0F-023.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easements And To Effectuate The Purposes Of This Ordinance. - Steve Willis

Steve Harper moved to approve the 1st Reading of 2026-2023. Seconded by Jose Luis.

Steve Willis explained that Ordinances 2026-2023, 2026-2024, and 2026-2025 were all utility easements for the Detention Center. He noted that the exhibits for the easements were less than ideal, but that easements for utilities may need to vary and that the County would get better exhibits once the utility work was completed. There was no discussion from Council.

The motion to approve the 1st Reading of Ordinance 2026-2023 Passed by unanimous vote of 7-0.

b. 1st Reading of Ordinance 2026-2024

Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Duke Energy Carolinas, LLC Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 00681-0F-023.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easements And To

Effectuate The Purposes Of This Ordinance. - Steve Willis

Jose Luis moved to approve the 1st Reading of Ordinance 2026-2024. Seconded by Billy Mosteller. There was no discussion from Council. The motion to approve the 1st Reading of Ordinance 2026-2024 Passed by unanimous vote of 7-0.

c. 1st Reading of Ordinance 2026-2025

Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Natural Gas Authority Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068I-0F-023.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easements And To Effectuate The Purposes Of This Ordinance. - Steve Willis

Jose Luis moved to approve the 1st Reading of Ordinance 2026-2025. Seconded by Charlene McGriff. There was no discussion from Council. The motion to approve the 1st Reading of Ordinance 2026-2025 Passed by unanimous vote of 7-0.

Adjournment

Jose Luis moved to adjourn the Special meeting of County Council. There being no further business to discuss, the Special meeting adjourned at approximately 6:27 p.m.

Respectfully Submitted:

Sherrie Simpson

Sherrie Simpson
Clerk to Council

Approved by Council on April 13, 2026

Bryant Neal

Bryant Neal, Secretary

Schedule A

ALZHEIMER'S DISEASE AND RELATED DEMENTIAS (ADRD) IN LANCASTER COUNTY, SC

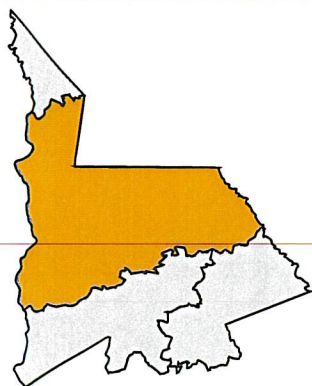
JANUARY 2025

ACCORDING TO THE SC ALZHEIMER'S DISEASE REGISTRY*

- 1,497 individuals in Lancaster County were living with Alzheimer's Disease or Related Dementias (ADRD).
- Lancaster County has seen a 220% increase in documented Registry cases since 2000.
- Statewide, 125,538 South Carolinians were living with ADRD.

*Fact sheet data is from 2022, the most current year that complete data is available.

COUNTY MAP: CASES BY ZIP CODE†



- Greater than 500
- 301-500
- 151-300
- 71-150
- 0-70

†Values reflect cases in an entire ZIP Code. Since some ZIP Codes cross county boundaries, only a portion of cases from shared ZIP Codes are included in the total cases for the county.

ABOUT THE REGISTRY

The South Carolina Alzheimer's Disease Registry is a comprehensive statewide registry of South Carolina residents diagnosed with Alzheimer's disease and related dementias. Established in 1988, it is the nation's most comprehensive registry of its kind.

The Registry is maintained by the University of South Carolina Office for the Study of Aging, with support from the SC Department of Health and Human Services and the SC Revenue and Fiscal Affairs Office.

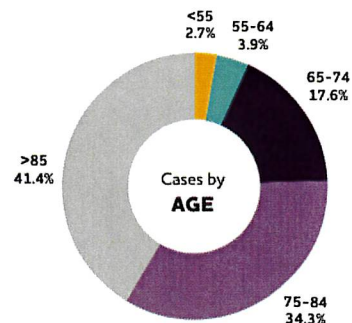


Office for the Study of Aging
Arnold School of Public Health
UNIVERSITY OF SOUTH CAROLINA

Learn more or download the full SC Alzheimer's Disease Registry Report at osa-sc.org.

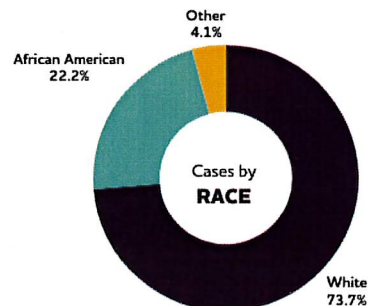
COUNTY CASES BY AGE

While most individuals with ADRD were 65 or older, 6.7% of county cases were under the age of 65.



COUNTY CASES BY RACE

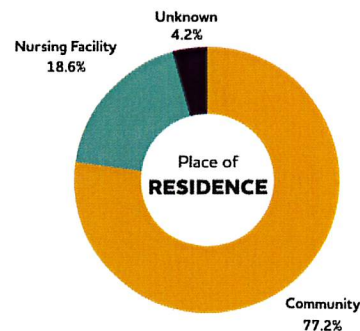
African Americans in this county were 81% more likely to have ADRD than their non-Hispanic white counterparts, compared to an average of 34% more likely statewide.



Other includes Asian, American Indian, Hispanic, and Unknown.

PLACE OF RESIDENCE

At time of diagnosis, most county residents were living in a community setting (which may include Assisted Living environments) rather than in a Skilled Nursing Facility setting.



Schedule B



Lancaster County Detention Center Project Update

Update Highlights

- 95% of the Concrete Tilt Panels installed. The remaining panels were left out for Steel Cell delivery paths through the building.
- Continuing connections with beams and joints in Area A.
- Completed metal roof decking on the low roof of Area D.
- Masonry load bearing walls erected in Area B North to bearing height for hollow corepanels.
- Masonry continues to be installed in Area C load bearing walls for the remaining hollow core slabs.
- MEP subs are following the mason to install wall and hollow core rough-in.
- Site Grading continues at the new drive path.
- Next month load bearing masonry walls in Area C to be complete.
- Structural steel and roof decking to be complete in Area A, steel joists to start in Area B.
- The Lancaster County Detention Center is approximately **50%** complete

Update Highlights

Water Line Extension Project

Anticipated Completion: Mid-April, 2026

Contract Completion May 1, 2026

Flushing and testing of new line will be done. Upon flushing and testing, individual meters from old 6 inch line will be tapped into new 12 inch line. Once all meters are tied in, the existing 6 inch line will be filled and abandoned. All work is anticipated to be completed by May 1.

Roadway Widening

NTP: Mid-April 2026

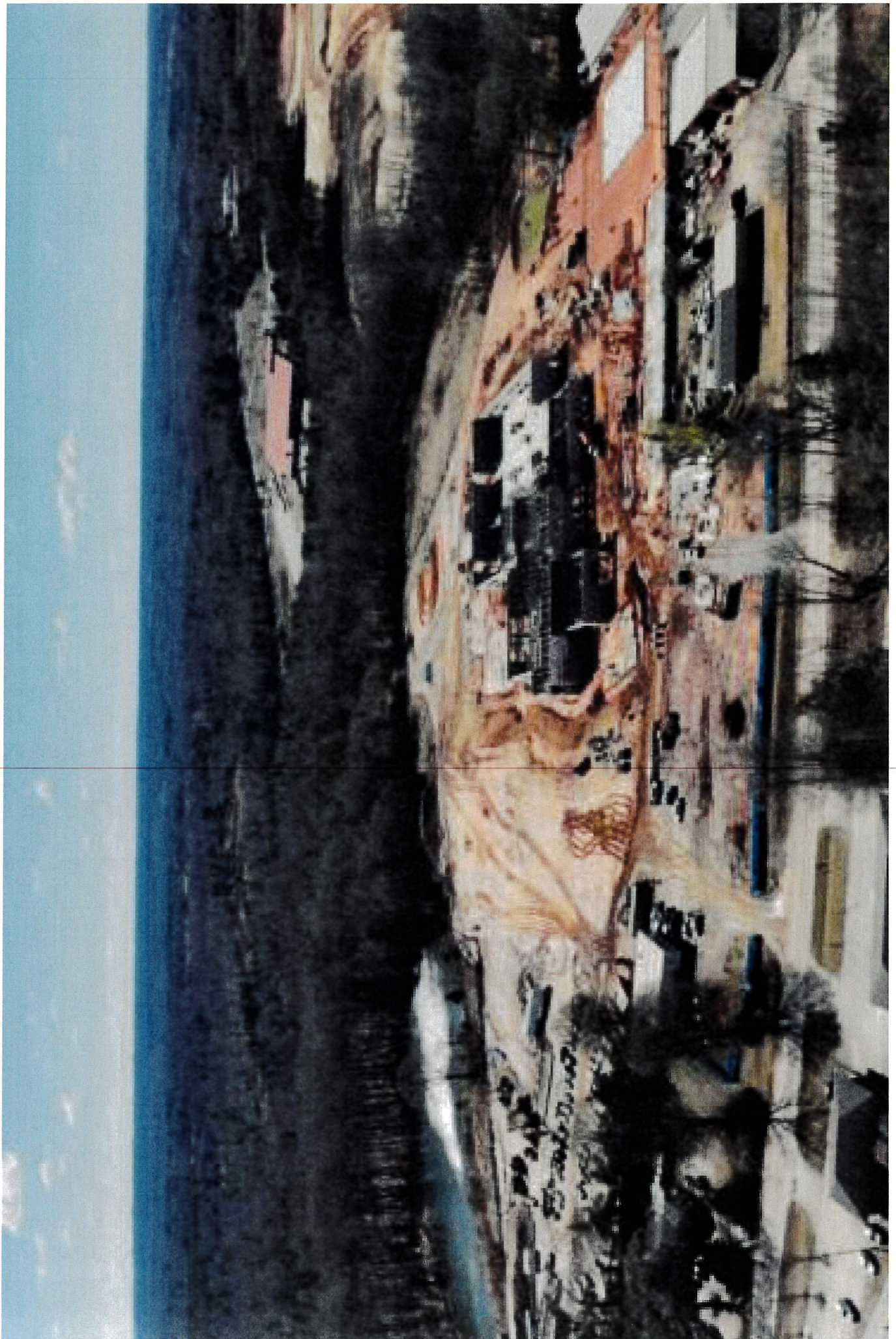
Construction Period: 120 Calendar Days

King Asphalt has been awarded the project and Campco will be conducting a pre-construction conference within the next two weeks. The start of the turn lane work has been pushed to mid-April so work does not affect the completion of the water line work. Anticipated completion is mid to late August 2026.

Update Photos











Project Budget - Detention Center

Total Construction Document Phase Project Budget - December 2025 \$90,000,000.00

Construction Cost to Date

\$37,957,137.03

Project Soft Cost to Date

\$ 5,831,917.74

Total Project Cost to Date

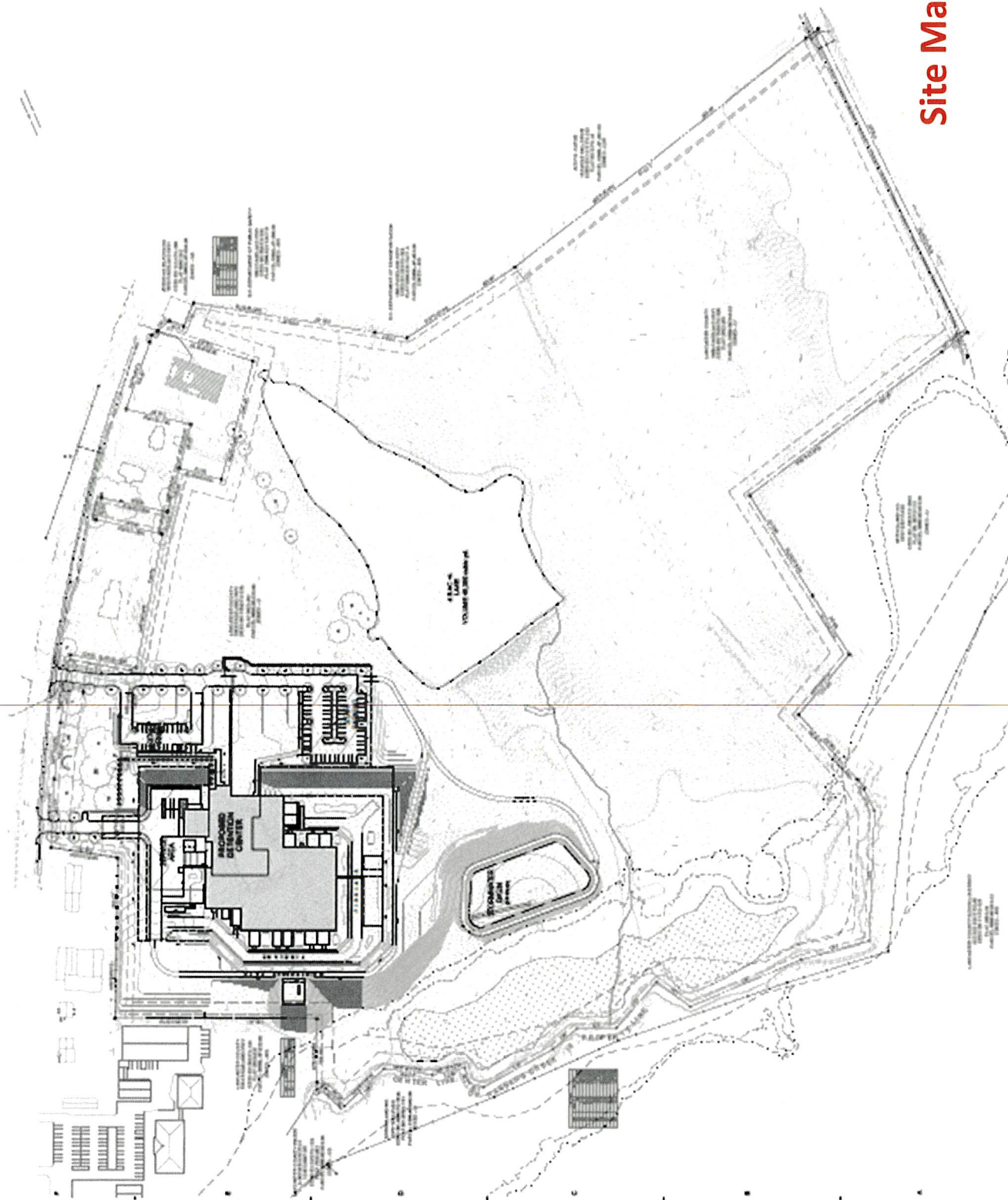
\$43,789,054.77

Construction Progress 50.22% Complete

Project Milestones - Detention Center

- Building Topped Out
- Building Dried In
- Substantial Completion
- Owner Training Can Begin
- Final Completion

May 2026
May 2026
December 2026
December 2026
January 2027



Site Master Plan

Schedule C

In response to Council's request for planning information on the cost to provide public safety for new developments, the following information is offered. Please keep in mind that a single development would not drive the demand for all the personnel and equipment listed below. This is an aggregate for what would be needed in a growing area of Lancaster County.

Lancaster County is experiencing continued residential growth, resulting in increased demand for all public safety services. In order to maintain acceptable response times, protect life and property, and preserve public safety ratings, additional public safety infrastructure is necessary. The need will vary depending upon the service being provided. Fire protection often depends on road miles from the nearest fire station, emergency medical service tends to be based upon response times, while law enforcement needs often vary based on calls for service as does Public Safety Communications – E911. Coroner needs will vary based on the demographics of the community.

The common denominator in addressing the needs is a dedication of tax dollars to address these needs. Council is often faced with the dilemma that residential growth does not yield enough property tax, especially in senior communities where a Homestead Tax Exemption is common, while at the same time we know that commercial development, which yields a much higher property tax in addition to sales tax revenue, follows rooftops. Without residential development, there will be no commercial development.

The following breaks down the needs of the various disciplines.

Fire Rescue

In the case at hand, Lennar is proposing to donate five acres of land with direct access to U.S. 521 and grade the site so that it is ready for building. Utilities will be available at the site. This is a significant cost savings, and I would note the actual dollars saved would vary greatly from location to location depending upon land values in the area and site topography.

Without additional fire protection capacity, the County risks:

- Increased emergency response times;
- Greater risk to residents and first responders;
- Higher property loss during fire incidents;
- Potential negative impacts to ISO fire protection ratings; and
- Increased long-term operational costs due to reactive expansion.

Establishing a strategically located fire station now allows the County to plan responsibly for future needs.

There will be significant financial needs in order to staff and equip the proposed station. A brief summary includes:

- **Fire Station Construction and Furnishings:** Estimated **\$9,000,000** *presuming we are looking at a future manned station versus just a station to store one or two trucks.*
- **Fire Apparatus (Fully Equipped):** Estimated **\$1,320,000**
- **Personnel Costs (Annual, Including Benefits):**
 - Three (3) Captains: **\$350,000**
 - Three (3) Engineers: **\$277,000**
- **Turnout Gear:** \$7,500 per firefighter (6 firefighters) — **\$45,000 total**
- **Uniforms:** \$2,500 per firefighter (6 firefighters) — **\$15,000 total**
- **Recurring Station Operating Costs:** Utilities, fuel, maintenance, and other ongoing operational expenses — **to be determined**

This yields a total capital outlay (station, apparatus and turnout gear) of \$10,365,000 and recurring expenses (personnel and uniforms) of \$642,000. The recurring cost for utilities and fuel has yet to be determined. This admittedly will be an estimate as the McDonald Green station will be our first two firefighter station.

I need to take a moment here to note that Chief Nicholson does NOT recommend the use of two man stations as it is impossible to begin an initial fire attack with that staffing level. He recommends a four firefighter per station staffing level. That would change the cost estimate to:

- **Personnel Costs (Annual, Including Benefits):**
 - Three (3) Captains: **\$350,000**
 - Three (3) Engineers: **\$277,000**
 - Three (3) Firefighter II: **\$264,000**
 - Three (3) Firefighter I: **\$246,000**
- **Turnout Gear:** \$7,500 per firefighter (12 firefighters) — **\$90,000 total**
- **Uniforms:** \$2,500 per firefighter (12 firefighters) — **\$30,000 total**

Leaving the turnout gear as a capital outlay, this would turn the \$642,000 recurring expense into \$1,167,000. Staffing levels are of course a policy decision of County Council.

I would take a minute here to editorialize that we need to plan on providing the same level of service to all quadrants of Lancaster County, not just in the central and southern areas.

Council is obviously concerned about planning for the future so this would need to be phased in. For each station with two firefighters, the recurring millage impact would be just over one mil (2025 mil value of \$599,976). For a four firefighter station, the recurring millage impact would be just over two mils.

Emergency Medical Services

The proposal by Lennar would include land for an EMS station in the five acres with direct access to U.S. 521 and with utilities available.

The risks to the county by not funding this are similar to Fire Rescue except that there are no ISO ratings for the provision of emergency medical services.

This will be slightly different from the information above in that EMS Director Clay Catoe is proposing to change the countywide EMS staffing model to include 24 hour on, 72 hour off units; 24 hours on, 48 hours off units at the locations with fewer calls for service, and 12 hour units to cover the peak times/ locations within the County.

The station proposed at the Lennar site would likely involve the relocation of the current Station 2 at the corner of Hubbard and Gregwood. The station would be designed to house two ambulances and one Quick Response Vehicle giving it flexibility to handle different types of staffing.

The cost to build the station has yet to be determined. Design work is currently underway for the two Capital Project Sales Tax EMS Stations. They were budgeted at \$1,800,000 each but given the inflation in construction material and the passage of time since the CPST cost proposals were done, I have no confidence that the stations can be built for that amount today.

While the number of medics would vary from one to staff a QRV to six to staff a 24 – 48 unit to eight to staff a 24 – 72 unit, I can report on the recurring cost per medic. This is for a Paramedic while an EMT would have a lower cost.

- **EMS Station Construction and Furnishings:** Estimated **\$1,800,000 based on CPST3 but we believe that is low.**
- **Ambulance (Fully Equipped):** Estimated **\$550,000**
- **QRV (Fully Equipped):** Estimated **\$92,000**
- **Personnel Costs (Annual, Including Benefits):**
 - One (1) Paramedic: **\$118,784** – *note: this is a 24-48 schedule medic which includes a significant amount of built-in overtime.*

As indicated in a separate e-mail, the key issue facing EMS today is the need to transition to a 24 – 72 schedule. This is the standard shift schedule for most adjoining counties. The addition of 12 hour QRV units would allow for a rapid response during peak times.

Law Enforcement

While not mentioned specifically as no station was included in the discussion the other night, I would note that law enforcement demands will also increase. Please keep in mind that you would be adding staff in multiples of four, as it takes four deputies to increase each shift by one deputy.

- **Patrol vehicle (Fully Equipped):** \$65,000 each or **\$260,000 for four**
- **Technology:** \$3,000 each or **\$12,000 for four**
- **Law enforcement equipment:** \$11,500 each or **\$46,000 for four** (note: while uniforms would be annual most such as weapons, radio, etc. would not)
- **Personnel Costs (Annual, Including Benefits):**
 - Deputy: \$90,662 each or **\$362,648 for four**
- **Fuel and maintenance:** \$3,000 each or **\$12,000 for four**

For four deputies there would be approximately \$318,000 in non-recurring costs (just over ½ mil) and \$374,000 in annual recurring costs (just under 2/3 mil).

Public Safety Telecommunications

Again, not mentioned specifically but as calls for service increase, so will the demand for Telecommunicators. Please keep in mind that you would be adding staff in multiples of four, as it takes four Telecommunicators to increase each shift by one TCO.

- **Personnel Costs (Annual, Including Benefits):**
 - Telecommunicator: \$70,600 each or **\$282,400 for four**