

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

July 20, 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 (*via telephone/conference call*), Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff, and Billy Mosteller (*via telephone/conference call*).

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, Financial Services Director; Jeff Catoe, Public Services Director; Darren Player, Emergency Management/Fire Rescue Director; Clay Catoe, Emergency Medical Services Director; 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 - Councilmember Larry Honeycutt

Larry Honeycutt led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Charlene McGriff moved to approve the agenda as submitted. Seconded by Terry Graham. A roll call vote was

taken. 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: None.

Discussion and Action Items

American Rescue Plan Act (ARPA) Update and Potential Funded Projects - Dennis Marstall/Kim Belk

Dennis Marstall stated this item was part of the County's ongoing discussion about the American Rescue Plan Act (ARPA) funds. He stated Lancaster County has been allocated \$19 million from the federal government. He stated to date, Council has allocated \$12.9 million to various projects. He explained that through Councilmember conversations, he realized Council has an interest in funding an EMS Mass Transit Bus. He reviewed the smaller bus vs. the larger bus. He stated the EMS bus must contain two components; custom built unit and it must be equipped with required DHEC equipment. He stated the larger bus would cost approximately \$1.2 million plus required DHEC equipment cost of \$273,000 for a total cost of \$1.56 million. He stated the smaller bus would cost approximately \$687,000 plus the required DHEC equipment cost of \$205,000 for a total cost of \$894,000.

Mr. Marstall also informed Council about a pay supplement for Public Safety employees. He stated the Pleasant Valley staff members did not receive the pay supplement that all other Public Safety employees received. He stated the County was waiting on a finding from the labor attorney. He continued that this supplement could impact ARPA funds for approximately \$90,000. He stated there would be more information at the August meeting.

Charlene McGriff questioned the need for a twelve (12) passenger transit bus vs. another EMS need. Clay Catoe gave several examples of when this unit could be used and stated this unit would take the place of two (2) ambulances. He explained that there were several events coming up in Lancaster for which this bus could be used. Councilwoman McGriff stated she now understood the need and agreed with funding the project. Allen Blackmon stated the need had been demonstrated and he agreed Lancaster County needed the small EMS bus. Steve Harper stated that he had concerns that the funds would be better spent on a new station and ambulances. Clay reviewed the current status of ambulance replacement. Brian Carnes and Billy Mosteller stated their support of the small EMS bus. Dennis Marstall stated the item would come before Council via Resolution at the next Council meeting. Allen Blackmon asked for a paper copy of the information on the EMS transit bus.

Dennis Marstall asked if Council had other ARPA projects they wanted to move forward. Charlene McGriff asked that non-profits be added to the discussion.

Allen Blackmon asked a question regarding Stormwater office space and if they could be put in the Barnett building since the County was spending so much money on that office space.

Billy Mosteller stated instead of a storage facility, he would like Council to consider purchasing two (2) Ford F-550 service trucks for Fire Rescue. Darren Player discussed the need for service trucks. He stated one truck Fire Rescue had has high mileage and would cost approximately \$84,000 because the current body could be moved to the new truck, while the other truck needed would be an entirely new vehicle that would cost approximately \$152,290. He asked that the new vehicle have a welder, compressor and a crane lift mount attached. Councilwoman McGriff asked if the two trucks were a priority. Darren stated, while he would like both storage and trucks, if he had to choose just one, it would be the two service trucks.

Discussion of Ordinance 2022-1811 regarding the Interim Unified Development Ordinance (UDO) -

Dennis Marstall/Rox Burhans/John DuBose

Rox Burhans reviewed the interim Unified Development Ordinance (UDO) via the County power point presentation, which is attached to the written minutes in the Clerk To Council's office. He stated there would be three (3) new flexible zoning districts. He stated this ordinance would convert five (5) existing Mixed Used (MX) districts to legacy districts. He also stated there would be changes to the cluster subdivision ordinance. He discussed the process and whether the ordinance should come to the Committee of the Whole before the Planning Commission. Terry Graham stated he was totally opposed to developer presenting projects to Council before the Planning Commission. Rox Burhans discussed the need for the interim UDO; discussed flexible zoning; and discussed involvement of Council. There were discussions on setbacks and spot zoning.

Dennis Marstall stated that the County would poll Councilmembers regarding a possible Special Meeting to further discuss the Interim UDO.

Legacy Subdivision Discussion - Rox Burhans/Jeff Catoe

Rox Burhans reviewed the County power point presentation regarding legacy subdivisions. The County power point is attached to the written minutes in the Clerk to Council's office. He stated the purpose of the discussion was to explain the safety concerns that emergency services and development services have for these lots. He stated a legacy subdivision is defined as a major subdivision that was recorded and approved prior to the County adopting subdivision ordinances back in the 1990's. He noted those lots were recorded before any infrastructure standards were introduced in Lancaster County. He explained that the subdivision/lots have a lack of emergency vehicle access and fire hydrant access. He stated many of these roads are actually county maintained. He discussed next steps and he noted that staff are trying to get more detailed information on these legacy subdivisions. Steve Harper discussed that these lots may have issues getting water and sewer and septic tanks. John DuBose discussed nuances to the question of whether the roads in these subdivisions would be considered county roads. He stated there are many layers to these questions; same as, vested rights, takings, equitable rights. Rox stated there have been no questions received to date but that they are trying to bring the issues to the table. Council discussed buyer beware, how to make Council's position known and whether developers have the responsibility to inform the end buyer of these possible issues. Steve Harper explained the need for a policy statement from Lancaster County.

Strategic Plan Process Outline - Dennis Marstall/John Bodner

Dennis Marstall stated Council approved funding for the County to have a consultant led Strategic Plan process this fiscal year. He stated the overall goal of the Strategic Plan is to bring Councilmembers, staff and the community together. He explained that he believes the Strategic Plan to be a road map for the County for the next five (5) years. He stated it is critically important to get this process right the first time. He noted that the Comprehensive Plan needed to feed into the Strategic Plan. He stated there is a budget connection to the Strategic Plan and, therefore he has tasked Assistant County Administrator John Bodner and Budget Director Kim Belk with this project. John Bodner reviewed the County power point presentation regarding the Strategic Plan and that power point is attached to the written minutes in the Clerk To Council's office. He stated the plan referenced is from Fort Collins, Colorado. He also stated the plan will be a live plan that is data driven.

Executive Session

- a. Two Items (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

- 1. One Legal Briefing regarding a Contractual Matter. SC Code 30-4-70(a)(2).*

- 2. Discussion of Economic Development Matters: Proposed Incentives. SC Code 30-4-70(a)(5).*

Allen Blackmon moved to go into Executive Session. Seconded by Charlene McGriff. A roll call vote was taken. Motion Passed 7-0. At approximately 6:27 p.m., Council went into Executive Session to discuss two items: one

Legal Briefing regarding a Contractual Matter, pursuant to South Carolina Code 30-4-70(a)(2); and discussion of Economic Development Matters: Proposed Incentives, pursuant to South Carolina Code 30-4-70(a)(5).

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 7:34 p.m. Charlene McGriff moved to come out of Executive Session. Seconded by Terry Graham. Motion Passed 5-0; Absent: Carnes, Mosteller. Brian Carnes and Billy Mosteller left the meeting after Executive Session and did not rejoin the meeting via telephone/conference call.

Upon returning to open session, John DuBose noted, for the record, that during Executive Session, Council discussed Economic Development matters, proposed incentives. He explained that the legal briefing on a contractual matter was foregone and unnecessary. He also noted that, during Executive Session, no votes were taken and no decisions were made.

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Allen Blackmon. Motion Passed 5-0.; Absent: Carnes, Mosteller

There being no further business, the Committee of the Whole meeting adjourned at approximately 7:35 p.m.

Respectfully Submitted:

Approved by Council on August 22, 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