

Council Members

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

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

May 22, 2023

6:00 PM

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

**LANCASTER COUNTY COUNCIL
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, Charlene McGriff, and Billy Mosteller.

Absent: Jose Luis

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; John Bodner, Assistant County Administrator; Sherrie Simpson, Clerk to Council; Allison Hardin, Interim Planning Director; Veronica Thompson, Financial Services Director; Kim Belk, Budget Director; Graham Shuford, Budget Analyst; Sheriff Barry Faile; Clay Catoe, EMS Director; Darren Player, Fire Rescue/Emergency Management Director; Suzette Murphy, Auditor; 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 power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the County Council meeting to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting. He recognized that this meeting would be John Bodner's, Assistant County Administrator, last Council meeting. He thanked John for his hard work and wished him well in his new position in Florida.

Pledge of Allegiance led by Veteran Gary Alden and Invocation delivered by Allen Blackmon

Veteran Gary Alden led the Pledge of Allegiance to the American Flag and Councilmember Allen Blackmon delivered the Invocation.

Approval of the Agenda

Brian Carnes moved to approve the agenda. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Luis

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments:

1. Tindall Yarborough, Lancaster, SC, spoke regarding the homeless problem in Lancaster.
2. Bobbie Payne, Heath Springs, SC, spoke regarding vandalism of her vehicle at the Heath Springs Soccer Complex and the need for security cameras.
3. Josh Faulkenberry, EMS, spoke regarding services that EMS provides for memorials and funerals.
4. Clare McConaughay, Indian Land, SC, spoke again in support of Sheriff Faile's budget requests, along with the need for pay increases for deputies, first responders and firefighters.
5. Marc Howie, Vice President of Community Development with York Electric Cooperative, introduced himself to Council.

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

1. Joseph Spiegel, Indian Land, SC, submitted a citizen comment regarding higher salaries for first responders, which is attached as Schedule A to the written minutes in the Clerk to Council's office and a summary of that written comment was provided by Dennis Marstall, County Administrator, during the meeting. A copy of the written comment was provided to each Councilmember.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **6a.**, **6b.**, **6c.**, and **6d.** [which are the same as Item **a.**, **b.**, **c.**, and **d.** listed below]. Seconded by Charlene McGriff.

Motion to Approve the Consent Agenda Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nays: None; Absent: Luis

- a. **Approval of Minutes from the May 3, 2023 Administrator's Budget Presentation And Special Meeting**
- b. **Approval of Minutes from the May 8, 2023 County Council Regular Meeting**
- c. **Approval of Minutes from the May 10, 2023 Committee of the Whole Special Meeting**
- d. **2nd Reading of Ordinance 2023-1847 regarding Rezoning Property Located at 3867 Pageland Highway from RR to RUB to Remedy Non-Conformity and to Allow Minor Subdivision of Property (Applicant Richard F. Duncan)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.206 Acres (Portion Of TM 0059-00-058.00) Located At 3867 Pageland Hwy, From Rural Residential (RR) District To Rural Business (RUB) District. - ***Planning Case Number: RZ-2023-0215.***

Non-Consent Agenda

Award Contract for Independent Audit Services - Veronica Thompson

Approval of independent auditing services for FY2023-2025, with the option of additional two years.

Veronica Thompson stated Lancaster County received two proposals for an independent audit services contract. The bid from CHK was disqualified for the lack of a valid license to practice in South Carolina; therefore, Mauldin & Jenkins was the only responsive bidder that met all criteria and qualifications listed in the Request For Proposal (RFP). She reviewed the bids and stated there were no issues with the firm.

Brian Carnes moved to award the contract for independent audit service for Fiscal Year 2023-2025 with the option of an additional two years to Mauldin & Jenkins. Seconded by Charlene McGriff. Allen Blackmon stated he has concerns about using the same Certified Public Accountant firm over and over again and will not be supporting this motion. The motion Passed 5-1. Ayes: Carnes, Graham, Harper, McGriff, Mosteller; Nays: Blackmon; Absent: Luis.

Resolution 1237-R2023 regarding Establishing the Local Option Sales Tax Credit Factor

Resolution Title: A Resolution Establishing The Local Option Sales Tax Credit Factor For The 2023 Tax Year.

Charlene McGriff moved to approve Resolution 1237-R2023. Seconded by Billy Mosteller.

Dennis Marstall stated the Local Option Sales Tax Credit Factor for the coming year would be .000866, and was determined by the Lancaster County Auditor. Terry Graham asked how this credit compared to last year's credit factor. Suzette Murphy stated last year's credit factor was .000784 so it did increase which would give you a higher credit.

Motion to approve Resolution 1237-R2023 Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nays: None; Absent: Luis.

Public Hearing and 3rd Reading of Ordinance 2023-1842 regarding Authorization of a Special Source Revenue Credit Agreement with Project Spider

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Lancaster County, Snider Tire, Inc., And Snider 1081 RVD, LLC (Previously Identified By The County As Project Spider), Including Any Related Or Affiliated Entities, Providing For Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund.

Brian Fulk stated this would be 3rd reading on a transportation company known as Snider Tire, LLC and recommended approval.

Steve Harper opened the Public Hearing for 3rd Reading of Ordinance 2023-1842 at approximately 6:29 p.m.

He noted that no one signed up to speak at the Public Hearing for the Ordinance.

There were approximately 12 citizens in attendance during the Public Hearing for this Ordinance.

The following speakers came forward to make comments or sent in written comments regarding the Resolution: None.

Steve Harper closed the Public Hearing at approximately 6:29 p.m.

Allen Blackmon moved to approve. Seconded by Terry Graham.

The motion to approve the 3rd Reading of Ordinance 2023-1842 Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nays: None; Absent: Luis.

Dennis Marstall recognized this as Brian Fulk's first successful project and congratulated him and the Economic Development Team.

Public Hearing and 1st Reading of Ordinance 2023-1848 regarding Rezoning Property Located at and adjacent to 8574 Charlotte Highway, Indian Land, From PDD-26 to Regional Business and From Regional Business to PDD-26 (Applicant Crossridge Development LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 5.81 Acres (TM# p/o 0010-00-059.00; p/o 0010-00-061.01; p/o 0010-00-057.00; p/o 0010-00-056.00) Located At And Adjacent To 8574 Charlotte Highway, Indian Land, From PDD-26 To Regional Business (RB) (p/o 0010-00-059.00 And p/o 0010-00-061.01) And From Regional Business (RB) To PDD-26 (p/o 0010-00-057.00 And p/o 0010-00-056.00). - **Planning Case Number: RZ-2023-0531.**

Allison Hardin reviewed the County power point presentation regarding rezoning parcels at 8574 Charlotte Highway in order to align zoning and parcel boundaries to the existing road network.

Steve Harper opened the Public Hearing for Ordinance 2023-1848 at approximately 6:35 p.m.

He noted that no one signed up to speak at the Public Hearing for the Ordinance.

There were approximately 12 citizens in attendance during the Public Hearing for this Ordinance.

The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None.

Steve Harper closed the Public Hearing at approximately 6:35 p.m.

Brian Carnes moved to approve 1st Reading of Ordinance 2023-1848. Seconded by Charlene McGriff.

The motion to approve 1st Reading of Ordinance 2023-1848 Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nays: None; Absent: Luis.

1st Reading of Ordinance 2023-1850 regarding Amending the County Code related to the Position of the Deputy County Administrator

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Position Of Deputy County Administrator

Charlene McGriff moved to approve 1st Reading of Ordinance 2023-1850. Seconded by Terry Graham.

Dennis Marstall stated he would like to change the title of Deputy County Administrator to Assistant County Administrator in the current Lancaster County Code. He stated he viewed the position of Deputy different than the Assistant County Administrator as an Assistant would have direct department oversight whereas the Deputy role would be more without department oversight. Instead the Deputy would have county-wide initiatives and would be a true number two behind the County Administrator.

Council discussed needing an organizational chart and job descriptions for Deputy County Administrator and Assistant County Administrator.

Allen Blackmon moved to postpone the 1st Reading of Ordinance 2023-1850 until the next meeting when Council would receive two organizational charts and two job descriptions. Seconded by Terry Graham. The motion Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nays: None; Absent: Luis.

1st Reading of Ordinance 2023-1851 regarding Amending the County Code related to the Residency Requirement for Certain Management Positions

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Residency Requirement For Certain Management Positions

Charlene McGriff moved to approve 1st Reading of Ordinance 2023-1851. Seconded by Brian Carnes.

Dennis Marstall stated this ordinance would amend the County Code that required the County Administrator, Deputy County Administrator and the Economic Development Director to reside in Lancaster County within six (6) months of being hired. He asked that since Lancaster is tied so closely with the Charlotte-Metro region that the County consider allowing the Deputy County Administrator position and the Economic Development Director position to live outside the county.

Council discussed the possibility of allowing the positions up to one (1) year to move to Lancaster County. They stated they believed it would be best that these positions be required to reside inside the County.

Terry Graham moved to postpone the 1st Reading of Ordinance 2023-1851 until the next meeting, so as to combine it with the previous ordinance and explore options of the region and how to define the region in terms of mileage. Seconded by Billy Mosteller. The motion Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nays: None; Absent: Luis.

1st Reading of Ordinance 2023-1849 regarding Approval of the Fiscal Year 2023-2024 Budget

Ordinance Title: An Ordinance To Appropriate Funds And Approve A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2023 And Ending June 30, 2024 (FY 2023-24); To Set Millage Rates For The Levy Of Ad Valorem Taxes; To Approve A Schedule Of Taxes, Fees And Charges For FY 2023-24; And To Provide For Matters Related Thereto.

Charlene McGriff moved to approve 1st Reading of Ordinance 2023-1849. Seconded by Brian Carnes.

Dennis Marstall stated the Administrator's Recommended Budget presentation on May 3rd highlighted a zero millage increase budget along with an alternative budget that did have a millage increase. He stated the County has a new proposal and that the presentation would a smaller millage increase.

Kim Belk reviewed the County power point presentation regarding the fiscal year 2023-2024 budget. She stated this budget would have a 2.3 mil increase and have a 6.5% across the board increase for all employees.

There were discussions regarding fees to pull building permits; the parks and recreation fees for field rentals and comparisons with surrounding areas; solicitor salaries/raises; the need for scoreboards in Buford; the need for lighting fields in Indian Land; and the debt service fund.

Additionally, there was discussion concerning fire fees, especially Pleasant Valley and Indian Land Fire Departments. Mr. Marstall stated the fire fee of \$175 would be needed for these two departments in order for them to sustain their budget needs for 2023-2024. Suzette Murphy discussed putting the \$175 fire fee on the current year's tax bills. Mr. Marstall stated we would check to see if this could be done.

Chairman Harper called for a break at approximately 7:53 p.m.

Chairman Harper called the meeting back to order at approximately 8:06 p.m.

Charlene McGriff stated she supported a 6.5% across the board raise for all employees and would like the Sheriff's Office sworn officers and detention officers to get a 10% raise to keep their salaries competitive. Allen Blackmon stated he supported an increase of \$280,000 for Fire Rescue pay increases to make their salaries competitive. Mr. Blackmon requested the Coroner come forward to discuss the weekend work schedule, how her office is strapped for help, and how she would like to request to move a part-time position to full-time for approximately \$28,000. Mr. Blackmon also asked about charging a cold storage fee to funeral homes. Charlene McGriff asked for Clay Catoe to come forward to explain what EMS would need to make their salaries competitive. Clay Catoe stated an 8% raise (\$350,000) would make them comparable but a 10% raise would make them competitive. Clay Catoe stated Lancaster County and Kershaw County work the same hours, but that Kershaw pays higher salaries. Terry Graham discussed the need for a special meeting before second reading. Council requested that the percentages be translated to numbers to better understand the overall budget. Allen Blackmon stated he had asked for an organizational chart with the budget and he would not support the budget

until he got the organizational chart.

The motion to approve 1st Reading of Ordinance 2023-1849 Passed 5-1. Ayes: Carnes, Graham, Harper, McGriff, Mosteller; Nays: Blackmon; Absent: Luis.

Chairman Harper stated County Council would hold a Budget Workshop meeting at 4:00 p.m. on Wednesday, May 31, 2023.

Suzette Murphy requested that her staff be included in additional raises to get them to their midpoint.

Allen Blackmon stated that the County needed to set a pay scale that staff could not change and to establish personnel policies that make sense.

Discussion and Action Items

Approval of Reappointments to Various Boards or Commissions

- Sheila Hinson as the District 6 Representative to the Planning Commission to fill a four year term that would expire on 06/30/2027 (3rd Term - Requires a Super Majority Vote of Council)
- Miles Gardner as the District 7 Representative to the Historical Commission to fill a four year term that would expire on 06/30/2027 (2nd Term)
- Dr. James M. Timmons, Jr., as the District 6 Representative to the Library Board to fill a four year term that would expire on 06/30/2027 (1st Term)
- Clara Jones as the District 2 Representative to the Community Relations Commission to fill a four year term that would expire on 06/30/2027 (3rd Term - Requires a Super Majority Vote of Council)

Brian Carnes moved to approve the appointments as listed. Seconded by Charlene McGriff. The motion to approve the appointments Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nays: None; Absent: Luis.

Status of items tabled, recommitted, deferred or held

- a. POSTPONED UNTIL THE 6/12/2023 COUNCIL MEETING - 2nd Reading of Ordinance 2022-1831 regarding Rezoning Property Located at 4263 Doby's Bridge Road, Indian Land, SC, from Low Density Residential District (LDR) to Institutional District (INS) to Allow Development of a Daycare Facility

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 4.84 Acres (TM# 0013-00-024.00) Located At 4263 Doby's Bridge Road, Indian Land, From Low Density Residential (LDR) District To Institutional (INS) District. - ***Planning Department Case Number: RZ-2022-1759. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Public Hearing held at the November 14, 2022 County Council Meeting but 1st Reading deferred until the January 9, 2023 County Council Meeting. Passed 5-2 at the January 9, 2023 County Council Meeting (Opposed Jose Luis and Billy Mosteller). 2nd Reading Postponed until the June 12, 2023 County Council Meeting by a vote of 6-1 (Opposed Jose Luis). - Allison Hardin***
- b. POSTPONED UNTIL THE 6/12/2023 COUNCIL MEETING - 1st Reading of Ordinance 2023-1846 regarding Establishing a Policy and Procedure for Naming Rights

Ordinance Title: An Ordinance Establishing A Policy And Procedure For Naming County-Owned Properties Or Structures. - ***Postponed to June 12, 2023 at the April 11, 2023 County Council Meeting. - Chris Clouden***

There were no discussions regarding the status of items tabled, recommitted, deferred or held.

Adjournment

Terry Graham moved to adjourn. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Luis

There being no further business, the regular meeting of County Council adjourned at approximately 8:54 p.m.

Respectfully Submitted:

Approved by Council on June 12, 2023

Donna Greene

Donna Greene
Deputy Clerk to Council

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

Billy Mosteller, Secretary