

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

April 13, 2022

1:00 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 (*arrived at 1:05 p.m.*), Steve Harper, Larry Honeycutt, Charlene McGriff, and Billy Mosteller.

Absent: Terry Graham

Staff Members/Others present: Dennis Marstall, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Rox Burhans, Development Services Director; Veronica Thompson, Financial Services Director; Jamie Gilbert, Economic Development Director; Sheriff Barry Faile; Darren Player, Fire Rescue/Emergency Management Director; the press; 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 County Council Committee of the Whole meeting to order at approximately 1:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Billy Mosteller

Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Charlene McGriff moved to approve. Seconded by Larry Honeycutt. Motion Passed 5-0.; Absent: Carnes, Graham

Special Presentations

As part of National County Government month, Dennis Marstall recognized the County employees with 28 or more years of service to Lancaster County and the list of employees that were recognized is attached as Schedule A to the written minutes in the Clerk to Council's office. Mr. Marstall stated this week is also Public Safety Telecommunications Week and we would like to thank the Telecommunication Officers for their dedicated service to Lancaster County.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments: None.

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

Discussion and Action Items

Fiscal Year 2023 Budget Discussion - Dennis Marstall/Kim Belk

Dennis Marstall and Kim Belk provided an overview of the Fiscal Year 2023 Budget and the power point presentation they utilized is attached as Schedule B to the written minutes in the Clerk To Council's Office. Kim Belk noted she will be giving an in-depth review at the April 28th meeting. Charlene McGriff and Steve Harper stated that Council used to receive monthly budget reports but they no longer get those reports. They requested that they receive the monthly budget reports moving forward.

ARPA funded projects and Renovations at the Barnett Building - Dennis Marstall

Dennis Marstall stated the Barnett building is a 50,000 square foot facility. He continued that we have spent \$1.2 million for various repairs. He noted the County spent this amount in order to house Voter Registration, Parks & Recreation, and Procurement. He stated there is still a significant portion of the facility not renovated and not being used. He noted some of these repairs include roof replacement, which was offset with insurance funds, mold remediation, plumbing replacement, window and lighting replacement, vinyl replacement, flooring repair/replacement, and HVAC system upgrades. Mr. Marstall stated this is the initial report but there will be more information in the coming months. He continued that he had originally asked Council for \$1 million to be used for renovations out of American Rescue Plan Act (ARPA) funds. He noted there is another set of funds in bond money that could also be used.

Charlene McGriff stated she would like to request another item be added to the ARPA list. She continued she would like some of the funds used for revitalization in Lancaster and Kershaw and used to demolish old houses. Council and staff discussed abatement laws, having these dilapidated houses signed over and acquiring titles to these homes, as well as affordable housing.

Larry Honeycutt and Billy Mosteller commented the County does not need to spend County funds on something that the State would fund. Billy Mosteller noted this would be a great time to update departments that the County would not normally be able to do.

Dennis Marstall stated staff will bring back a prioritized list and add \$550,000 in fleet vehicles for the Sheriff's Department and add revitalization.

Parks and Recreation Update and Indian Land Old EMS Building Use - Dennis Marstall/Hal Hiott

Hal Hiott, Katherine Jones and Kelvin Alexander provided an overview of the recreation bond projects and the power point presentation they utilized is attached as Schedule C to the written minutes in the Clerk To Council's Office.

Kelvin Alexander reviewed the project status for the following projects; Harrisburg Road, Heath Springs, and the Indian Land Recreation Center.

Katherine Jones reviewed the operational plans for each location. Ms. Jones stated Parks and Recreation are limited until July 1, due to staffing limitations. Hal Hiott stated the needed personnel has been placed in their budget request. Council and staff discussed staffing for these new facilities.

There was discussion on renovation possibilities for the Indian Land Recreation Center. Kelvin Alexander noted a change order could be added to reprogram the center. Council asked for a rendering to be presented at the April 25th Council meeting. Hal Hiott noted the ball field behind the facility could be transformed to a parking lot, which would be needed for this facility.

Council took a break in the meeting, which began at approximately 2:58 p.m. The meeting resumed at approximately 3:11 p.m.

Bailes Ridge Corporate Park Phase II Infrastructure Discussion - Jamie Gilbert

Jamie Gilbert provided an overview of the Bailes Ridge Corporate Park Phase II project and the power point presentation he utilized is attached as Schedule D to the written minutes in the Clerk To Council's Office.

Dennis Marstall stated this item was a follow-up item for consideration on how Lancaster County wanted to move forward with land use in Indian Land. Jamie Gilbert stated this presentation would be discussing infrastructure.

John Kelly Ashley reviewed the offsite infrastructure for Bailes Ridge Corporate Park Phase II. Staff and Council discussed roadways and who would be responsible. There was more discussion on developer interest and rezoning of the property. After discussion, it was determined that this item would be discussed in Executive Session on April 25th.

Discussion of Proposed Interim Unified Development Ordinance (UDO) - Rox Burhans

Rox Burhans provided an overview of the proposed interim Unified Development Ordinance (UDO) and the power point presentation he utilized is attached as Schedule E to the written minutes in the Clerk To Council's Office.

Steve Harper stated this item is a broad topic and he has vested interest in cluster subdivision projects so once this comes up, he will recuse himself from the discussion.

Council and staff discussed Lancaster County now being a high growth county which brings the challenges of mixed used zoning districts and development agreements. John DuBose stated the way the ordinance was written, development agreements could be used in flex districts.

Rox Burhans stated the next steps will be to take the interim ordinance to the May 17th Planning Commission meeting.

Steve Harper noted that change is needed for the section stating a parcel cannot be subdivided more than four (4) times.

Ordinance 2022-1799 regarding Amending the County Code Related to Certain Departments

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To Certain Departments To Provide Lancaster County Increased Flexibility In The Organizational Structure Of Lancaster County Government

Dennis Marstall stated this item addresses the concerns of Council from the previous meeting. Council and staff discussed that communication between Council and the Administrator was needed. John DuBose stated this Ordinance was prescriptive in enacting the ordinance and that the new Ordinance would give more flexibility to organizational chart changes without requiring three (3) readings via ordinance. The discussion continued that Council should have input in salaries, benefits and should approve the hiring of these positions. Billy Mosteller stated his concern regarding the Emergency Management position. Dennis Marstall stated this Ordinance addresses only ten (10) positions where clarification is needed. Mr. Marstall stated this item may be placed on the April 25th agenda after he receives more information.

Citizen Comments

All citizens were heard during Citizens Comments held at the beginning of the Council meeting.

Adjournment

Larry Honeycutt moved to adjourn the meeting. Seconded by Charlene McGriff. The motion to adjourn the meeting Passed 6-0.; Absent: Graham. There being no further business, the Committee of the Whole meeting adjourned at approximately 4:56 p.m.

Respectfully Submitted:

Approved by Council on May 9, 2022

Donna Greene

Donna Greene
Deputy Clerk to Council

A handwritten signature in cursive script, appearing to read 'B Mosteller', is written over a horizontal line.

Billy Mosteller, Secretary