

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

February 16, 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, Steve Harper, Larry Honeycutt, Charlene McGriff *[who entered the meeting late at approximately 1:23 p.m. during **Citizen Comments**]*, Billy Mosteller and Terry Graham *[who entered the meeting late at approximately 3:32 p.m., during **Airport Terminal Replacement and Lighting Vault Relocation Presentation**]*.

Council Members Absent: Brian Carnes.

Staff Members/Others present: Dennis Marstall, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Rox Burhans, Development Services Director; Jeff Catoe, Public Services Director; Veronica Thompson, Financial Services Director; Kimberly Belk, Budget Director; Jamie Gilbert, Economic Development Director; Clay Catoe, EMS Director; Darren Player, Fire/Emergency Services Director; Robert Purser, Public Safety Communications Director; Sheriff Barry Faile; Lisa Robinson, Human Resources Director; Ken Holt, Holt Consulting; the press; various public service 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 regular meeting of County Council to order at approximately 1:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting. He acknowledged the public service employees and thanked them for their service and for being the face of Lancaster County.

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

Allen Blackmon moved to approve the agenda. Seconded by Larry Honeycutt. Motion Passed 4-0.; Absent: Carnes, Graham, McGriff

Special Presentations

The County Administrator and Department Heads recognized various county employees for their work during the January ice storms. Dennis Marstall stated Lancaster County had a big ice storm event on January 15th and two other snow events the following weekends. He noted that during such events, that government assistance would likely be needed the most and that it was crucial to keep government operations going. He stated that during his short tenure here, it was great to have these employees step up and get the job done. He stated that everyone recognized at the meeting would get a Thumbs Up award. He stated the communication and coordination were outstanding.

Citizens Comments

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

George Kirlin, Indian Land, South Carolina, who spoke as Vice Chair of Library Board of Trustees, spoke directly to Item 7b - Discussion of Excess Funds from Capital Project Sales Tax #2. He explained to the libraries have become aware of certain deficiencies that need attention; such as, enhancement of building security systems at the Main Library and the Del Webb branch, which would allow outside groups to utilize the meeting spaces after hours; installation of audio systems in the meeting rooms at the Del Webb branch and the Main Library; installation of Wi-Fi cabling in the children's area of the Main Library and the Del Webb branch; and enhancement of the HVAC systems at the Main Library to allow for staff control of the system. Mr. Kirlin stated that the Board of Trustees were requesting that a portion of the excess funds be used to correct library deficiencies and that they would provide a detailed list of deficiencies over the next few weeks.

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

Discussion and Action Items

Dennis Marstall stated that a portion of this meeting would be dedicated to a budget workshop. He noted that some items were presented during the Council Retreat on January 21, 2022,, but that the information had been updated for Council. Mr. Marstall highlighted his approach to the budget process. He explained that he viewed the budget document as: 1) a spending plan; 2) a communications plan; and 3) a prioritization plan. He noted that he was looking forward to feedback from Council during the next three budget workshops.

ARPA Budget Overview - Kim Belk

Kim Belk provided an American Rescue Plan Act (ARPA) budget overview and the power point that she utilized for that presentation is attached as Schedule A to the written minutes in the Clerk To Council's Office. She noted that Lancaster County would receive \$19 million plus in ARPA funds. She stated that Council has already committed some of the funds and that the County currently has \$15.5 million left to spend. She noted that all funds must be obligated by 2024 and expended by 2026. She explained that the Treasury came out with the final rule allowing \$10 million for lost revenue for government services. Kim Belk reviewed the projects already approved, the prioritized list of projects, and the projects that staff was not recommending for approval, all of which were included in the power point presentation.

Charlene McGriff stated she would like more funding for non-profit organizations because they lost revenue during the pandemic and these organizations reach a great number of people.

Steve Harper noted his concerns that Council has three (3) years to spend the funds and that Council should look at needs versus wants. He explained that Council should consider adding benefits for constituents, such as parks.

Larry Honeycutt discouraged combining the Sheriff's Office evidence storage building with the Emergency Management storage building due to the critical importance of evidence. Chairman Harper stated that he would like to see alternatives explored about what would be stored and how much storage would be needed. Chairman Harper asked Director Darren Player to explain what storage was needed for Emergency Management. Darren Player stated that a storage building was designed without any land available. He explained the building was designed to house personal protective equipment (PPE), as well as allowing staff to be able to work on fire trucks out of the weather.

Allen Blackmon asked for a list of expenditures for IT over the last couple of years. Dennis Marstall reviewed IT items that were needed and explained that these items were on the list currently because of the lead time to get items ordered. Council asked for all IT projects to move forward and asked for a presentation at the February 28, 2022 Council Regular meeting.

Billy Mosteller stated that this federal funding would save tax dollars for citizens because these items would not be purchased by local tax dollars.

Dennis Marstall asked if Council wanted to fund any water and sewer infrastructure projects with ARPA funding. He reviewed possible water and sewer projects via a three (3) page handout that is attached as Schedule B to the written minutes in the Clerk To Council's Office.

Discussion of Excess Funds from Capital Project Sales Tax #2 - Veronica Thompson

Veronica Thompson provided an overview of the Capital Project Sales Tax #2 and the power point that she utilized during that presentation is attached as Schedule C to the written minutes in the Clerk To Council's Office. She noted that CPST #2 would end April 30, 2022. She noted that the County has collected \$68.4 million to date. She noted that the County is limited as to what excess funds can be spent on and she explained that the County has two options in regards to spending these funds: (1) the excess funds could be rolled into CPST #3, or (2) the County could spend the excess funds on road improvements, intersection improvements and/or pedestrian transportation. She noted that Council has to make a decision before the end of the CPST #2 period and that it must be stipulated via an ordinance. Veronica stated this would be the time to get all Library deficiencies corrected. Jeff Catoe reviewed the list of roads that could be added to the CPST #2 funding list. Larry Honeycutt stated that there needed to be a budget plan for the upkeep of the greenways.

Workforce Overview - Lisa Robinson

Dennis Marstall recognized Lisa Robinson and Kayla Vaughn, Public Information Officer/Marketing Coordinator, for their hard work during the January ice storms and he noted that they would be recognized with a Thumbs Up award.

Mr. Marstall advised Council that he wanted to utilize these workshops as a way to provide information to Council for discussion. He noted that the County needed to analyze its current workforce and its recruitment and retention strategy going forward.

Lisa Robinson provided a Workforce Overview and the power point that she utilized during that presentation is attached as Schedule D to the written minutes in the Clerk To Council's Office. Council and staff discussed looking at the pay scales in the surrounding counties. Mr. Marstall stated there is a need to implement a County

system to move people through pay scales. Council requested to discuss this item at the next workshop.

Chairman Steve Harper approved a 10 minute break, which began at approximately 3:06 p.m. Chairman Harper called the meeting back to order and the meeting resumed at approximately 3:18 p.m.

Airport Terminal Replacement and Lighting Vault Relocation - Ken Holt

Ken Holt, with Holt Consulting, reviewed a power point presentation entitled "Lancaster County Airport Terminal Program Update", which is attached as Schedule E to the written minutes in Clerk To Council's Office.

Bailes Ridge Corporate Park Phase II - Jamie Gilbert

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

A representative of Kimley Horn discussed the site constraints. Jamie Gilbert stated that this location was served by York Electric Cooperative, which meant that the County would have access to some of the Cooperative monies and South Carolina Power Team money to help with this project. He noted that the County has spoken to York Electric about the possibility of a speculative industrial building at this location.

Dennis Marstall stated that there was a need for clarification from Council on whether this property would stay with current zoning of low density residential or be changed to medium density/light industrial.

Development Impact Fee Study For Remaining Parts of Lancaster County - Dennis Marstall

Dennis Marstall spoke about the impact of growth and the different phases of growth. He stated that impact fees have already been implemented in the northern part of the county. He explained that Council has an opportunity to get ahead of growth by thinking about county-wide growth. He asked Council to consider re-engaging Tischler-Bise for a development impact fee study and develop a Capital Improvement Plan for the areas not covered in the previous study. He noted that the study would take 6 to 9 months.

Steve Harper had questions about cluster overlay districts. He went to a map in Council Chambers and explained that the Catawba Ridge/Edgewater developments would be exempt from impact fees. He mentioned that the County has used development agreements as a way to collect impact fees. He voiced concerns that there would not be enough revenue generated to pay for Capital Improvements. Council and staff discussed flex zoning and whether growth could pay for itself. Council and staff discussed how to prepare for growth. Charlene McGriff asked for a review of previous discussions regarding growth and impact fees.

Rox Burhans stated the Planning Department was expecting a draft of the flex district interim ordinance from the consultants later in the week. He noted that the interim ordinance would include the repeal of the cluster subdivision ordinance. He explained that this item would likely be placed on the Planning Commission's April agenda.

Dennis Marstall reminded Council of the bus tour (Special Meeting) on Friday, March 11, 2022.

Citizen Comments

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

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Allen Blackmon. Motion Passed 6-0.; Absent: Carnes

There being no further business, the Committee of the Whole meeting adjourned at approximately 4:36 p.m.

Respectfully Submitted:

Approved by Council on 3/14/2022

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