

**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

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**December 14, 2022**

**4:00 PM**

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

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**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, Terry Graham, Charlene McGriff, and Billy Mosteller

Council Members Absent: Steve Harper, Larry Honeycutt

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, Chief Financial Officer; Kim Belk, Budget Director; Clay Catoe, Emergency Management Services (EMS) Director; Darren Player, Emergency Management/Fire Rescue Director; Britt Blackmon, Fire Rescue Training Officer; Greg Nicholson, Pleasant Valley Fire Department Chief; Chris Miller, Indian Land Fire Department Chief; Chris Clouden, Interim Parks and Recreation Director; Kelvin Alexander, Facilities Project Manager; Tim Greene, Facilities Project Manager; Frannie Heizer, Attorney with Burr & Forman; Andrew Pack, Woolpert; the press; various Department Heads; various Elected Officials; 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 - Vice-Chair Brian Carnes**

Vice-Chairman Brian Carnes called the Committee of the Whole meeting to order at approximately 4:00 p.m.

**Welcome and Recognition - Vice-Chair Brian Carnes**

Vice-Chairman Brian Carnes welcomed everyone to the meeting.

### **Pledge of Allegiance and Invocation - Council Member Terry Graham**

Terry Graham 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 Charlene McGriff. The motion to approve the agenda Passed 5-0; Absent: Harper, Honeycutt

### **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**

#### **Regional Park Amenities and Initial Costs, plus operational costs - Presentation by Woolpert**

Andrew Pack with Woolpert provided an overview on the Regional Park amenities, capital costs, and operational costs via the County power point presentation and that presentation is attached to the written minutes in the Clerk to Council's office.

Council, staff, and the Consultant discussed funding for the various phases of the park; parking concerns; the number of ingresses and egresses; a possible cross country trail system; the impacts of a larger recreation center on parking; and possible expansion for future growth. There were continued discussions regarding the need for additional parking. Dennis Marstall stated that he would bring back costs and acreage for the possible land purchase for expansion of the Park.

#### **Discussion of Project Financing and Bonding Capacity - Dennis Marstall, County Administrator, and Frannie Heizer, Attorney with Burr Forman**

Dennis Marstall reviewed the County projects and noted that all projects have different funding sources; for example, the regional park has the hospitality tax as a primary source of funding and the detention center has Capital Project Sales Tax (CPST) as the primary source of funding.

Frannie Heizer, bond counsel with Burr Forman, stated that Lancaster County has an excellent AA3 credit rating. She stated the County could borrow a large sum of money and that the final numbers would be presented at the next meeting by Brian Nurick. She stated the County has two streams of revenue, the CPST and the Hospitality Tax. She explained that they are asking the County to use installment purchase revenue bonds for the Detention Center. She noted that the County used installment purchase revenue bonds to build the Courthouse. She explained that the Detention Center was being funded over two CPST cycles and she provided a brief overview of the installment purchase revenue bond process.

She explained that, for the Regional Park, Council could either use a stand alone revenue bond where Council pledges the Hospitality Tax for payment, or use one transaction of the installment purchase revenue bond to include both the Detention Center and the Regional Park projects. She noted that there would be economies of scale when it came to financing using this method. She noted that the County would have to determine how much of the Hospitality Tax they wanted to use for operational costs versus how much they wanted to use for debt service.

Council and staff discussed current collections for the Hospitality Tax and other revenue streams. Frannie Heizer,



again, reviewed the process for using installment purchase revenue bonds. She noted that installment purchase revenue bonds do not count against the County eight percent debt limit.

Council discussed various borrowing strategies and being good stewards of tax payer money.

### **Discussion of Naming Rights and Sponsorships for Park Facilities - John Bodner/Chris Clouden**

John Bodner stated that staff wanted feedback on naming rights and sponsorships for the parks and recreation facilities. He noted that, after receiving this feedback, they would be able to return with an ordinance some time in the new year.

Chris Clouden provided an overview on naming rights and sponsorships for park facilities via the County power point presentation, and that presentation is attached to the written minutes in the Clerk to Council's office. He explained that they researched other Counties' policies and procedures in regards to brand management and enhancing the brand. He noted that the next steps would be to present more in depth information at the February Committee of the Whole meeting and then to have the 1st Reading of an Ordinance in March.

Council and staff discussed whether this project would generate enough funds to be worthwhile, and that parameters would be needed in order to protect the County's assets.

### **Discussion of Potential Merger of Indian Land and Pleasant Valley Fire Departments and Fire Fee Boards - Dennis Marstall/Darren Player**

Darren Player reviewed the County power point presentation regarding the potential merger of Indian Land and Pleasant Valley Fire Departments and Fire Fee Boards, and that presentation is attached to the written minutes in the Clerk to Council's office. He noted that both of the Fee Boards had met and were in favor of the merger.

Dennis Marstall reviewed the need to increase the roof top fee and/or adjust the ERU so that these fees can be adjusted for the upcoming October 2023 tax bills. He explained that staff begins to work on the bills at the end of summer, and so, he noted that, the decision regarding the merger needed to be made before June. Council and staff discussed the possibility of phasing in the increase in the roof top fee, fees versus millage, benefits of the merger for strategic planning purposes, that impact fees have not generated much money for fire services, and using millage for fire services. Brian Carnes suggested moving forward with an ordinance for the merger. Council and staff continued discussions regarding the possibility of increasing impact fees, including fire service fees in Development Agreements (DAs), the number of entitled approved apartments in Indian Land, and expiration dates on Planned Development Districts (PDDs) and Development Agreements (DAs).

Dennis Marstall explained that he would bring back the merger ordinance sometime in February or March. He noted that Council could provide feedback between now and then.

### **UDO Update for Residential Developments - Rox Burhans**

Rox Burhans provided an overview of possible targeted updates to the Unified Development Ordinance (UDO) regarding residential developments via the County power point presentation, and that presentation is attached to the written minutes in the Clerk to Council's office. He explained that Council has been talking about some of these possible targeted changes to the UDO throughout the year.

Dennis Marstall provided a proposed Resolution entitled "A Resolution Approving And Directing The Incorporation of Smart Growth And Slow Growth Principles In The Pending Update To The Lancaster County Comprehensive Plan And The Pending Rewrite Of The Lancaster County Unified Development Ordinance" to Council and that handout is attached as Schedule A to the written minutes in the Clerk to Council's office. He asked Council to review the proposed Resolution and noted that it would come back to them at a later date. Council asked staff to define smart growth and slow growth principles within the Resolution.

### Adjournment

Billy Mosteller moved to adjourn the meeting. Seconded by Allen Blackmon. Motion Passed 5-0.; Absent: Harper, Honeycutt

There being no further business, the Committee of the Whole meeting adjourned at approximately 6:37 p.m.

DRAFT