

**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

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**June 14, 2023**

**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, Steve Harper, Jose Luis, Charlene McGriff, and Billy Mosteller.

Absent: Terry Graham.

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Allison Hardin, Development Services Division Director; Veronica Thompson, Financial Services Division Director; Kim Belk, Budget Director; Graham Shuford, Budget Analyst; Jeff Catoe, Public Services Division Director; Brenda Thompson, Communications and Marketing Director; Lisa Robinson, Human Resources Director; Sheriff Barry Faile; Stuart Barfield, Chief of Operations, Planning & Implementation; Chief Chris Miller, Indian Land Fire Department; Robert Purser, Public Safety Communications Director; 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 - 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. Chairman Harper recognized Don Cockman from South Carolina Department of Natural Resources.

### **Pledge of Allegiance and Invocation - Council Member Jose Luis**

Council Member Jose Luis led the Pledge of Allegiance to the American Flag and delivered the Invocation.

### **Approval of Agenda**

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

### **Citizens Comments**

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

1. Thomas Hagins, Heath Springs, SC, spoke regarding the safety of Timber Lane. He stated the private road has not been maintained.
2. Don Cockman, South Carolina Department of Natural Resources, Kershaw County, spoke regarding Ember Lane. He gave a handout that is attached as Schedule A to the written minutes in the Clerk to Council's office.
3. Jessica Threatt, Heath Springs, SC, spoke regarding Timber Lane. She stated that she and her family own the private road and did not need the County to do anything to the road.

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

### **Special Presentations**

Andrew Pack, with Woolpert, updated Council on the regional park. He reviewed the County power point presentation which is attached to the minutes in the Clerk to Council's office.

Frannie Heizer, bond counsel, reviewed the County's funding potentials. She explained that revenue bonds would pledge hospitality tax, and noted that the rating agency would want to see debt service coverage ratio. She stated they recommend using installment purchase revenue bonds for \$34 million with no deficit from the hospitality tax, which would collateralize debt using the property and then no debt service coverage ratio would be required. She stated they also recommend financing with the detention center project as one installment purchase revenue bond with different funding sources, hospitality and Capital Project Sales Tax.

There was discussion regarding timing of interest payments, the total costs of both projects, interest rates, the bond process, whether the County should move forward with the regional park, whether the County should bond the regional park, lowering the hospitality tax, the history of the hospitality tax, and phasing of the project. Councilmember Blackmon requested breaking up the plan into phases, which had been presented to Council in December.

Dennis Marstall stated the itemized list broken out into phases as presented a few months ago would be presented at the July Committee of the Whole meeting and then a decision would be made in August.

### **Discussion and Action Items**

#### **Legacy Subdivisions and Abandoned Roads - Allison Hardin**

Dennis Marstall recognized Allison Hardin as the new Development Services Division Director. Allison Hardin reviewed the County power point presentation on legacy subdivisions and abandoned roads.

Council and staff discussed the ownership of the property on Ember Lane. Don Cockman with South Carolina Department of Natural Resources gave the history of the property on Ember Lane. Allen Blackmon asked

Attorney Merck-Dupont for case law and Ms. Merck-Dupont stated she would get that to Mr. Blackmon.

Jeff Catoe discussed the history of working Timber Lane and Ember Lane. Dennis Marstall stated staff would come back to Council in July for some direction or suggestions on creating a policy on street/road inventory.

### **Budget Discussion regarding Fire Fees/Equivalent Residential Units (ERUs) and General Budget Information for Fiscal Year 2023-2024 - Dennis Marstall**

Dennis Marstall presented some different scenarios on different equivalent residential units (ERU) and different fire fees for consideration. The Indian Land and Pleasant Valley Fire Departments presented staffing models for the merged district. Mr. Marstall asked for direction from Council on the ERU and the rooftop fee for this fire district.

There was discussion on charging commercial 225 ERU and leaving residential at \$90. Brad Carnes explained the ERU difference in fees. Dennis Marstall explained that a higher level justification would be needed for most commercial.

Council and staff discussed the number of firefighters that would be needed for the new merged district. They discussed the need to balance commercial and residential ERUs and impacts on commercial versus residential.

Chairman Harper recommended starting the conversation at the next Council meeting at \$150 and ERU at 1000. Dennis Marstall stated there will need to be an amendment to the 3rd reading of the budget.

Dennis Marstall stated the current budget after 2nd reading is a 4.7 mil increase, which would mean an approximately \$32 increase on a \$250,000 home with two vehicles.

Charlene McGriff stated that Council has gone through the budget process and should not lower the budget, as that would be micro-managing. Ms. McGriff left the meeting at approximately 6:16 p.m. for another appointment.

Allen Blackmon stated that funds could be cut without hurting the day-to-day operations to take away the burden from taxpayers. He stated the burden would be placed on the tax paying citizens.

### **Adjournment**

Brian Carnes moved to adjourn. Seconded by Allen Blackmon. Motion Passed 5-0.; Absent: Graham, McGriff

There being no further business, the Committee of the Whole meeting adjourned at approximately 6:26 p.m.