

Lancaster County Council Infrastructure and Regulation Committee

Tuesday, March 24, 2015

County Council Conference Room
Council Administration Building
100 N. Main Street
Lancaster, SC 29720

1. **Call to Order – Committee Chair Larry Honeycutt** 3:00 p.m.
2. **Approval of the agenda** *[deletions and additions of non-substantive matters]*
3. **Minutes of the March 10, 2015 meeting**
4. **Chairman Comments**
5. **Citizens Comments**
6. **Discussion / Action Items**
 1. Ordinance regarding 1033 W. Meeting Street Lease to Lancaster County Economic Development Corporation – John Weaver
 2. Capital Sales Tax Right of Way/Easement acquisition for County Maintained roads – Steve Willis and Jeff Catoe
 3. Restructure of Building Maintenance – Steve Willis/Jeff Catoe
 4. Lancaster County MS4 Presentation – Steve Willis/Jeff Catoe
7. **Adjournment**

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting.

Lancaster County Council Infrastructure and Regulation Committee agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org



MINUTES OF THE LANCASTER COUNTY COUNCIL INFRASTRUCTURE AND
REGULATION COMMITTEE
COUNTY ADMINISTRATION BUILDING
COUNCIL CONFERENCE ROOM
101 N. MAIN STREET, LANCASTER

Members of the Lancaster County Council Infrastructure and Regulation Committee

Larry Honeycutt, Committee Chairman – District 4
Larry McCullough, Council Member – District 1
Jack Estridge, Council Member – District 6

Tuesday, March 10, 2015

The Committee Members present were Larry Honeycutt, Larry McCullough and Jack Estridge. Also present was Steve Willis, John Weaver, Virginia Burgess and other staff members. A quorum of the Lancaster County Council Infrastructure and Regulation Committee was present for the meeting.

The following press was notified of the meeting by e-mail or by fax in accordance with the Freedom of Information Act: Lancaster News, Kershaw News Era, The Rock Hill Herald, Fort Mill Times, Cable News 2, Channel 9 and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building the required length of time and on the county website.

Approval of Agenda

MOTION to approve the agenda was made by Jack Estridge, SECONDED by Larry McCullough.

Discussion/ Action

Chairman, Larry Honeycutt, read an email from Kenneth Cauthen, Zoning Director, that stated an ongoing problem with mobile homes older than the state limitation of 1977 and newer, being set up in areas of Lancaster County. Mr. Honeycutt stated that this is a good example of an item that needs to be discussed at a future meeting when Mr. Cauthen can attend.

Steve Willis, County Administrator, explained that there is not going to be enough funds to fulfill all of the requests for new positions and new equipment being requested from all of the departments on this year's budget. He said that they would have to start marring up the service levels provided with the resources we have available. He also stated that we need to look at each of the services being funded and asking if it is a core function for County Government. He added that this Committee will give a forum for Department Heads to introduce ideas to Council Members and get some input before it goes to full Council. He also explained that it is important for the quarterly Departmental Reports to reflect any preventative measures being made by their departments.

Mr. Honeycutt asked each Department Head to discuss their thoughts on their expectations from this Committee.

Adjournment

There being no further business, the Committee adjourned.

Larry McCullough made a MOTION to adjourn. SECONDED by Jack Estridge.
Passed 3-0.

Respectfully Submitted:

Approved by Committee Chair

Virginia C. Burgess
Deputy Clerk to Council

Larry Honeycutt, Committee Chair

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

)
)
)

ORDINANCE NO. 2015-____

AN ORDINANCE

TO APPROVE THE LEASE OF CERTAIN REAL PROPERTY LOCATED AT 1033 W. MEETING STREET TO THE LANCASTER COUNTY ECONOMIC DEVELOPMENT CORPORATION; AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS ORDINANCE.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings.

The Lancaster County Council finds that:

(a) the County owns the property located at 1033 W. Meeting Street in the City of Lancaster being known and identified as Tax Parcel No. 0082C-0A-025.00 (Plat Book 2001, Page 0314) (the "Property");

(b) the Lancaster County Economic Development Corporation (the "LCEDC") proposes to lease from the County a portion of the Property (the "Leased Property") and to use the Leased Property as its office; and

(c) the public benefits to be received by the County for the lease of the Leased Property to the LCEDC are fair and reasonable compensation.

Section 2. Approval of Lease; Authority to Execute.

A. The County Administrator is authorized, empowered and directed, in the name of and on behalf of Lancaster County, to execute, acknowledge, and deliver a lease by and between the LCEDC and Lancaster County, providing for the lease of the Leased Property to the LCEDC (the "Lease"). The form of the Lease is attached hereto as Exhibit A and all terms, provisions and conditions of the Lease are incorporated herein by reference as if the Lease were set out in this ordinance in its entirety. By adoption of this ordinance, County Council approves the Lease and all of its terms, provisions and conditions. The Lease is to be in substantially the form as attached to this ordinance and hereby approved, or with such minor changes therein as shall be approved by the officials of Lancaster County executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Lease attached to this ordinance.

B. County Council authorizes and approves the lease of the Leased Property to the LCEDC.

Section 3. Authority to Act.

The Council Chair, Secretary and Clerk, the County Administrator and County Attorney, each are authorized to take such actions and to execute such documents as may be necessary to effectuate the purposes of this ordinance.

Section 4. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 5. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 6. Effective Date.

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED, this __ day of _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Bob Bundy, Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading:
Second Reading:
Public Hearing:
Third Reading:

Approved as to form:

John Weaver, County Attorney

Exhibit A to Ordinance No. 2015-____

**Lease
Lancaster County and Lancaster County Economic Development Corporation
1033 W. Meeting Street**

See attached.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Agenda Item Summary

Ordinance # / Resolution#:

Contact Person / Sponsor: Jeff Catoe/Steve Willis

Department: Public Works

Date Requested to be on Agenda: 3/24

Issue for Consideration:

Discuss Lancaster County Capital Sales right of way/easement acquisition for County maintained roads.

Points to Consider:

Feedback from initial requests to grant easements have not been positive. Council may need to consider options of working with current conditions, condemnation, or removing road from list.

Funding and Liability Factors:

Could incur additional costs for condemnation. Staff will not recommend paving some roads in current condition without widening.

Council Options:

Information Only

Recommendation:

Revisit all roads case by case with CTC and prioritize. Staff would support condemnation as a last resort, but there may be options for each road.

Agenda Item Summary

Ordinance # / Resolution#:

Contact Person / Sponsor: Jeff Catoe/Steve Willis

Department: Public Works / Building Maintenance

Date Requested to be on Agenda: 3/24

Issue for Consideration:

Restructure Building Maintenance from a stand alone department with a director to a component of Public Works. The director position will be reclassified as a superintendant, which is to be consistent with Road Maintenance and Solid Waste/Recycling, also under the Public Works Director, but with working superintendents.

Points to Consider:

Naming Daniel Hammond Interim Superintendent until job is reclassified through Archer study and posted.

Funding and Liability Factors:

Position is fully budgeted by current budget and included for Building Maintenance to keep 3 positions.

Council Options:

Approve or deny restructure.

Recommendation:

Approve restructure and Interim Superintendent.

Agenda Item Summary

Ordinance # / Resolution#:

Contact Person / Sponsor: Jeff Catoe/Steve Willis

Department: Public Works

Date Requested to be on Agenda: 3/24

Issue for Consideration:

Discuss Lancaster County MS4 Presentation

Points to Consider:

Defining MS4 and its affect on Lancaster County

Funding and Liability Factors:

Unfunded mandate currently absorbed by Public Works budget.

Council Options:

Information Only

Recommendation:

Move forward with letter of intent.