

Lancaster County Council Infrastructure and Regulation Committee Tour and Regular Meeting Agenda

Monday, February 9, 2016

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

1. **Tour of Fleet Maintenance Facility** **1:30 p.m.**
(Committee members will meet at the Fleet Maintenance Facility, 1980 Pageland Highway, Lancaster)
2. **Call to Order Regular Meeting – Committee Chair Larry Honeycutt** **3:00 p.m.**
3. **Approval of the agenda** *[deletions and additions of non-substantive matters]*
4. **Minutes of the January 12th and January 25th meetings – pgs. 2-6**
5. **Citizens Comments**
6. **Discussion / Action**
 - a. Lindsay Pettus Greenway. *Sherri Gregory*
 - b. Information regarding 521/Shelly Mullis retail site. *Steve Willis and Penelope Karagounis – pgs. 7-8*
 - c. Discussion of the proposed Fleet Operations facility. *Steve Willis*
 - d. Update on 9456 Charlotte Highway building (steel building). *Kenneth Cauthen – pgs. 9-15*
 - e. County vehicle trackers. *Steve Willis – pgs. 16*
 - f. List of properties owned by Lancaster County. *Steve Willis – pgs. 17-20*
 - g. Request for donation of flooring. *Hal Hiott – pgs. 21-22*
 - h. Parks and Recreation pool. *Hal Hiott – pgs. 23-25*
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

DRAFT

Tuesday, January 12, 2016

The Committee Members present were Larry Honeycutt, Larry McCullough and Jack Estridge. Also, present Steve Willis, John Weaver, Debbie Hardin 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

Larry McCullough moved to approve the agenda. SECONDED by Jack Estridge. Passed 3-0.

Minutes of the December 15, 2015

MOTION was made by Larry McCullough to approve the minutes of the December 15, 2015 meeting. SECONDED by Jack Estridge. Passed 3-0.

Citizen Comments

Waylon Wilson, 15117 Legend Oaks Court, Indian Land, spoke regarding the Unified Development Ordinance (UDO) and Development Agreements not being followed. He also discussed the agricultural roll back taxes.

Discussion/Action

Planning for Community Development Block Grant (CDBG) activity in 2016

Steve Willis reviewed this item would be coming to Council at the January 25 meeting. He proposed the following projects for planning purposes.

LANCASTER COUNTY COUNCIL INFRASTRUCTURE AND REGULATION
COMMITTEE

JANUARY 12, 2016

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1. Community Infrastructure – Kershaw Mill sewer phase two. As before Lancaster County would be the applicant of record and the Town of Kershaw would handle the grant match and actual sewer work.
2. Community Enrichment - Kenneth Cauthen has identified some commercial buildings in the Brooklyn and Ewrin Farm Areas demolition.
3. Special Projects - Lindsay Pettus Greenway

Mr. Willis further noted that we would be responsible for the grant match on the demolition project. We would see Thread Trail funding for the grant match on the Greenway.

Councilman Honeycutt and McCullough asked Kenneth Cauthen about demolition in their areas. Councilman McCullough specifically asked about the two-story iron structure on Highway 521 in Indian Land. Mr. Cauthen will report at the next meeting.

Parks and Recreational Development Fund (PARD) Grant

Hal Hiott reported that Lancaster County Parks and Recreation would like consideration for a grant match for the ball field fence completion project at Buford recreation complex. The funds for this grant match were included in the FY 15-16 budget year and were not approved. The grant match for the county is \$8,756.50. Per Kim Hill, budget analyst, grant match monies would come from leftover budgeted matches not used by other county departments.

Larry McCullough moved to proceed with obtaining the grant. Passed 3-0.

Review of departmental budget requests FY 2016-2017

Kimberly Hill, Budget Analyst and the various departments reviewed the budget request attached as schedule A.

Comments from Council Committee members were as follows:

Councilman McCullough requested that the master list of county owned properties be brought to the next meeting for discussion.

Councilman Estridge requested that a report be made regarding the vehicles trackers at the next meeting. The report should contain the following: How many we have, what departments have them, what departments are lacking and what the plan is to put them on all vehicles.

Chairman Honeycutt noted to send this budget on to the Administration Committee as reviewed favorably by the I&R Committee.

DRAFT

Adjournment

Larry McCullough moved to adjourn. Passed 3-0.

Respectfully Submitted:

Approved by Committee Chair

Debbie C. Hardin
Clerk to Council

Larry Honeycutt, Committee Chair



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

DRAFT

Tuesday, January 25, 2016

The Committee Members present were Larry Honeycutt, Larry McCullough and Jack Estridge. Also, present Steve Willis, John Weaver, Debbie Hardin, Jeff Catoe, Brandon Elliott, Kimberly Hill and citizens. 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

Larry McCullough moved to approve the agenda. Seconded by Jack Estridge. Passed 3-0.

Citizen Comments

There were no citizens that made comments.

Discussion/Action

Discussion of the proposed Fleet Operations facility

Steve Willis distributed the attached information (schedule A) regarding the cost and drawings of the proposed facility. This cost estimate does not include the offices for the Public Works Department.

Mr. Willis discussed best practices were two bays per mechanic and the way the building is drawn; it could be expanded if needed in years to come.

Brandon Elliott, Fleet Maintenance Supervisor, discussed the uses for each of the bays. He noted that he could run reports per vehicle that would include down time and other pertinent information that may be helpful in decision making. Jeff Catoe, Public Works Director stated

LANCASTER COUNTY COUNCIL INFRASTRUCTURE AND REGULATION
COMMITTEE

JANUARY 25, 2016

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that the building could possibly be turned with the bays facing the highway, which could result in less grading cost.

DRAFT

The Committee discussed the need for more information to make an informed decision. The Committee asked for the following for the next meeting.

1. What would be included in the building
2. The functionality of the bays
3. The impact, timing and costs
4. Volume of work of the Fleet Maintenance Department
5. Figure what can we get in a building - three different packages, with three different dollar amounts as follows:
 - 1.5 million
 - 3 million
 - 4.5 million

The Committee further discussed taking a tour of the Fleet Maintenance Shop to get a better idea of the needs.

Councilman McCullough asked if there was a mechanism where we could use fund balance for funding all or part of this project. Kimberly Hill, Budget Analyst noted that she is working on a policy that would include a target number to keep in fund balance so that Council can have information for such decisions.

Steve Willis noted the ordinance that was brought before Council (2016-1387) included the Fleet Maintenance Facility with the fire trucks in one bond. This ordinance will need to be separated so that the fire trucks bond can move forward since there is a 60-day window to pay our General Fund back from the purchase of the fire trucks.

Steve Willis also handed out for information regarding the trackers and a list of county properties (both attached as schedule B). These two items will be discussed at the next meeting.

Adjournment

Larry McCullough moved to adjourn. Passed 3-0.

Respectfully Submitted:

Approved by Committee Chair

Debbie C. Hardin
Clerk to Council

Larry Honeycutt, Committee Chair

Agenda Item Summary

Ordinance # / Resolution#: Information Only

Contact Person / Sponsor: Steve Willis, County Administrator and Penelope G. Karagounis, Planning Director
Department: Planning

Date Requested to be on Agenda: February 9, 2016 Infrastructure and Regulation Committee

Issue for Consideration: This is for information only about a proposed retail site at Highway 521 and Shelley Mullis Road dealing with transportation improvements on Highway 521.

Points to Consider:

We would like to share with the Infrastructure and Regulation Committee on the process we are undertaken with staff and SCDOT to resolve a safety situation near Highway 521 and Shelley Mullis Road.

(See attachment for proposed retail site).

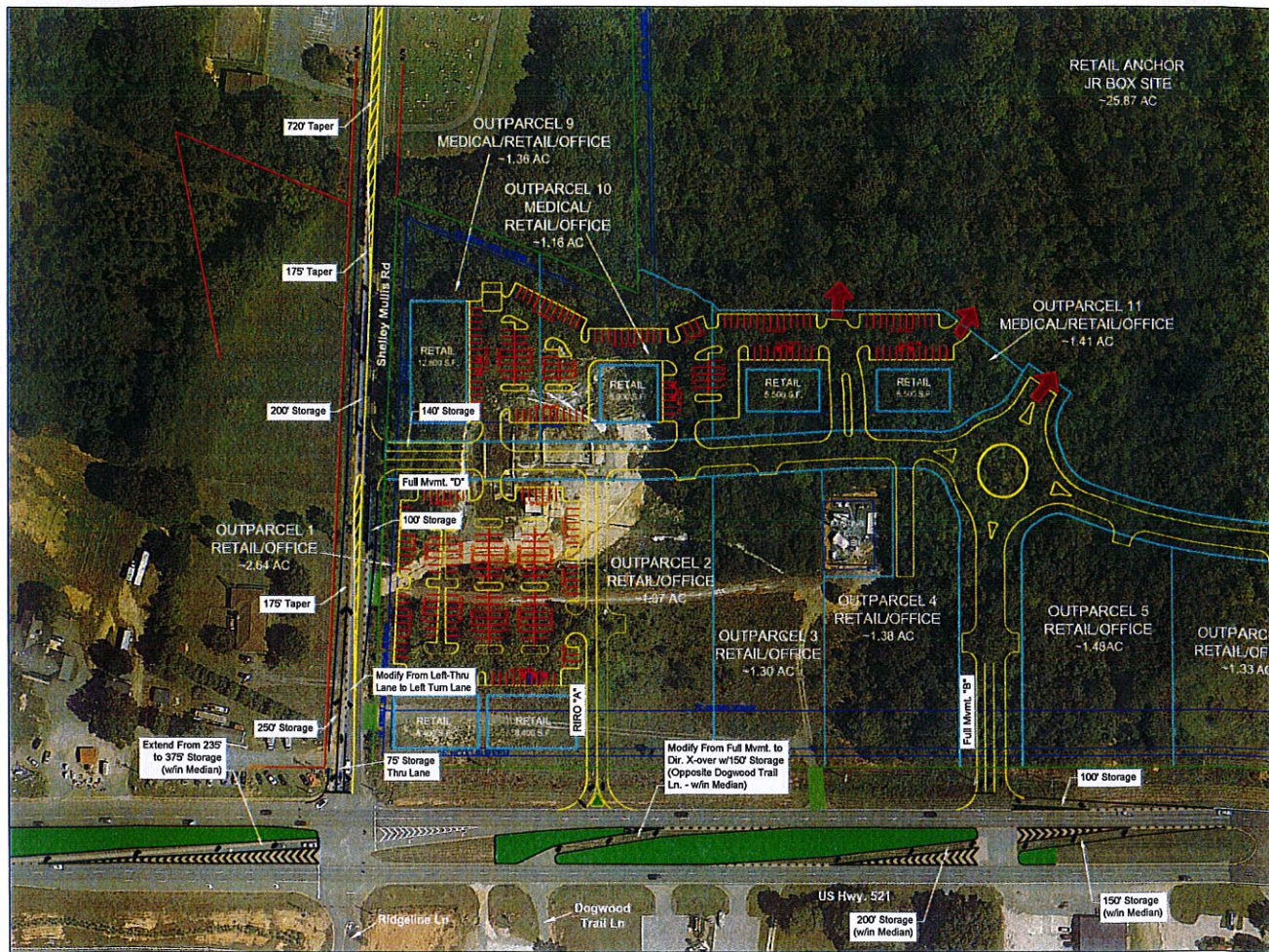
Funding and Liability Factors:

The improvements will be made by the private developer of the project. The current contact person for this retail project is Mr. Ronald C. Mariello from Egis Capital Partners.

Council Options:

N/A

Recommendation: We will be sending certified notices to property owners that utilize Dogwood Trail Road and properties that front on Highway 521 near the Dogwood Trail Road to provide information about modifications to a current median access.



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 Tel: 352.9609
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**US 521 & SHELLEY MULLIS
 ROAD TIA**
 LANCASTER COUNTY, SC

SCALE: 1"=120'
 PROJECT # S18-001
 DRAWN BY JCT
 CHECKED BY RJS

**SITE PLAN
 w/CONCEPTUAL
 IMPROVEMENTS**

SEPTEMBER 2015

REVISIONS
 1. 09/09/18 Rev per Agency mtg

Exhibit A

Copyright © 2015 Design Resource Group, PA. This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA, and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.



Lancaster County Zoning Department

101 N. Main Street
P.O. Box 1809
Lancaster, South Carolina 29721-1809

Telephone (803) 416-9777

Fax (803) 416-9797

January 28, 2016

To: Steve Willis

From: Kenneth Cauthen

Re: Edgewater Medical Real Estate at 9456 Charlotte Highway (steel building)

This is an update for the above referenced building. This is the building that was conveyed from Eric Sigmon on Charlotte Highway to this Medical Group. This parcel and building was in the process of foreclosure proceedings when Eric sold the building to this group of doctors. A mortgage was obtained by the grantees for an amount of \$1,000,000. This fact has further complicated this case. See an enclosed copy of a letter from a member of the group stating their intent to finish the building as a medical office. Well, this delighted our department at the time and our line of thinking was good, at least this wouldn't be another strip mall that everyone complains about. Bill Anderson was the Building Official at that time and that was during the time frame whereby the state legislature had extended all building permits to 2015 or maybe 2016, can't remember. His line of thinking was, and he was correct, nothing we can do, the permit won't expire and he was right.

As I stated in the I & R Committee meeting Hector and I met with the group and Hector required them to erect a fence for safety reasons. We condemned the building and see e-mails from their agent. Since that time I have received two calls from different realtors that said that they had serious clients that were interested. We sent an Order to Demolish and the certified letters were returned. After a week of trying to reach their new agent, got the telephone number off a sign, Amy finally got her. The group of doctors never disclosed to her that the building was condemned and that we had complaints. She did say that she has someone presently very interested in the property.

This is comparable to the Starnes St. case with liens. A lien for \$1,000,000 and who knows, maybe more. Certainly the county can't afford to demolish the structure with all of the heavy concrete involved. We can possibly write tickets, and sometimes that is not an easy fix. We know from past experiences that magistrates will not require the building to be removed. Another option would be to try to get the owners to remove all of the steel, place steel in the basement, get them to clean around the property, and it would at least look better. Any recommendations will be appreciated.

Thanks,

Kenneth

CC: John Weaver

Amy

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE

COUNTY OF LANCASTER)

)

KNOW ALL MEN BY THESE PRESENTS THAT, SIGMON PROPERTIES, LLC herein referred to as Grantor for and in consideration of the sum of ONE MILLION SEVENTY FIVE THOUSAND AND 00/100 (\$1,075,000.00) Dollars to it paid by EDGEWATER MEDICAL REAL ESTATE, LLC, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee its successors and assigns the following described property:

All that certain piece, parcel or lot of land with all improvements thereon, lying being and situate in the Township of Indianland, County of Lancaster, State of South Carolina, fronting on Hwy 521, being shown, described and designated as TRACT 1, containing 1.34 acres, more or less, on plat of survey entitled "Boundary and Subdivision Survey for Phillip D. & Fannie F. Ray" made by Pittman Professional Land Surveying, dated October 5, 2006, and recorded as Plat No. 2007-2 in the Register of Deeds Office for Lancaster, South Carolina, which plat is by reference made a part hereof.

Derivation: This being property conveyed unto Sigmon Properties, LLC by deed of Eric J. Sigmon and Julie R. Sigmon dated March 6, 2008, and recorded March 7, 2008, in Book 453, Page 314.

No new lots or lot lines established.

Grantee:

Edgewater Medical Real Estate, LLC
9456 Charlotte Highway
Indian Land, SC 29707

Tax Map Number:

008-00-084-02

2009016311

DEED	
RECORDING FEES	\$10.00
STATE TAX	\$2795.00
COUNTY TAX	\$1182.50
PRESENTED & RECORDED:	
12-23-2009	11:15 AM
JOHN LANE	
REGISTER OF DEEDS	
LANCASTER COUNTY, SC	
By: JENNIFER JOYNER DEPUTY	
BK:DEED 545	
PG:92-95	

EMC Edgewater Medical Center

URGENT CARE • FAMILY MEDICINE • INTERNAL MEDICINE • OCCURED

Lancaster County Department of Building & Zoning
PO Box 1809
Lancaster, SC 29721
Phone: (803) 285-1969
Fax (803) 416-9380

RE: 9456 Charlotte Highway
Indian Land, SC 29707

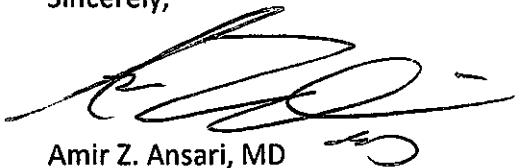
*Simon old
building*

Date: 09 February 2010

Dear Sir/Madam:

Enclosed is a copy of the deed for the above address that was recently purchased by Edgewater Medical Real Estate, LLC. Also included in this package is an agreement for the easement. These documents should help with the process for officially receiving commercial zoning for this property, which would have been processed if the previous owner would have completed the project. It is our intent to complete this structure for use as a medical office. Thank you in advance for your kind help in this matter. Should you have any questions, please feel free to contact us.

Sincerely,



Amir Z. Ansari, MD

"Offering professional and compassionate care"

RECORDATION REQUESTED BY:

LAKE CITY BANK
Goshen Downtown
202 E Center St
PO Box 1387
Warsaw, IN 46581

WHEN RECORDED MAIL TO:

LAKE CITY BANK
Goshen Downtown
202 E Center St
PO Box 1387
Warsaw, IN 46581

SEND TAX NOTICES TO:

Edgewater Medical Real Estate, LLC
1162 Fort Mill Hwy, Ste. A
Fort Mill, SC 29707-7698

2009016313

MORTGAGE
RECORDING FEES

\$15.00

PRESENTED & RECORDED:

12-23-2009 11:17 AM

JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JENNIFER JOYNER DEPUTY

BK:MORT 2195

PG:162-170

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MORTGAGE

MAXIMUM LIEN. The lien of this Mortgage shall not exceed at any one time \$1,000,000.00.

THIS MORTGAGE dated December 21, 2009, is made and executed between Edgewater Medical Real Estate, LLC, whose address is 1162 Fort Mill Hwy, Ste. A, Fort Mill, SC 29707-7698 (referred to below as "Grantor") and LAKE CITY BANK, whose address is 202 E Center St, PO Box 1387, Warsaw, IN 46581 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, grants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Lancaster County, State of South Carolina:

See Attached Exhibit

The Real Property or its address is commonly known as 9546 Charlotte Hwy, Indiana Land, SC 29707.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive

7.1.e - Signon Bldg

KENNETH C CAUTHEN

From: Amy Bowers
Sent: Thursday, May 17, 2012 10:55 AM
To: KENNETH C CAUTHEN
Cc: Hector Soliman
Subject: FW: Case # R-2012-17 / 2012 LP 29 199 (Tax Map Number: 0008-00-084.02)

Importance: High

From: Muckenfuss, Robert A. [mailto:RMuckenfuss@mcguirewoods.com]
Sent: Thursday, May 17, 2012 9:39 AM
To: Amy Bowers
Cc: Moldovan, Victor L.
Subject: Case # R-2012-17 / 2012 LP 29 199 (Tax Map Number: 0008-00-084.02)
Importance: High

Ms. Bowers:

I represent the property owner in connection with the above-referenced Complaint & Notice of Unsafe Building & Abatement (the "Notice"). I just received the Notice today and would like to discuss this with you at your earliest convenience. To preserve my clients' rights, we would request a hearing to appeal the Notice as allowed by the Code.

Thank you,

Robert A. Muckenfuss
McGuireWoods, LLP
201 N. Tryon Street, Suite 3000
Charlotte, NC 28202
Direct Dial: 704.343.2052
email: rmuckenfuss@mcguirewoods.com
www.mcguirewoods.com

Hector Soliman

From: Muckenfuss, Robert A. [RMuckenfuss@mcguirewoods.com]
Sent: Friday, June 15, 2012 9:26 AM
To: Hector Soliman
Cc: amybowers@lancastercountysc.com
Subject: Case # R-2012-17 / 2012 LP 29 199

Hector:

I wanted reach back out to you regarding this Property and the Complaint & Notice of Unsafe Building & Abatement (the "Notice"). My clients are erecting a fence that will surround the entire building. The fence will be chain link at a height of 6 feet with barbed wire and locked gates for entry. They are also putting steel siding around the back and sides of the structure to prevent anyone from falling off. The equipment in the back of the property will be stored in the lower level of the structure. Finally, the front and sides of the property will be cleaned up in appearance as well as partially graded. This work all started on June 2 and should be close to completion.

I think this addresses the specific concerns raised in our meeting and in the Notice. Please let me know if there are any other specific issues that need to be addressed.

Thanks,

Robert A. Muckenfuss
McGuireWoods, LLP
201 N. Tryon Street, Suite 3000
Charlotte, NC 28202
Direct Dial: 704.343.2052

STATE OF SOUTH CAROLINA)

ORDER TO DEMOLISH

COUNTY OF LANCASTER)

Date: May 26, 2015

VERSES:

NAME: Edgewater Medical Real Estate % Maria Walker

ADDRESS: 9241 Drayton Lane

Indian Land, SC 29707

CASE: R - 2012-17

RE: Property Located at: 9456 Charlotte Hwy

Tax Map Number: 0008-00-084.02

WHEREAS: The structure(s) situated on your property referenced above and verified by Lancaster County Tax records have been deemed by Lancaster County Building & Zoning as Unsafe, Unsanitary, and Dangerous to human life and therefore are subject to the International Building Code, 200 Edition and as such shall be brought into compliance.

WHEREAS: In addition said structure(s) constitutes a public nuisance and hazard safety and health by reason if inadequate maintenance, dilapidation, obsolescence or abandonment. Such structures constitute violation to public welfare and thereby must be abated.

WHEREAS: Said structure(s) are deemed beyond the capability of repair or rehabilitation by such conditions of decay, deterioration and dilapidation that abatement can only be allowed by demolition.

Therefore: You are hereby ordered to demolish and remove all debris within (30) thirty days from date of arrival of this order. Initial action to begin demolition on said structure(s) shall be within (10) ten days of arrival of this notice as stated above not to exceed (30) thirty days. If said demolition has commenced as stated above and for reasonable cause an extension of time is necessitated or extension of time could be granted by the Lancaster County Building Official for due cause up to an additional (20) twenty working days. All applicable permits such as Lancaster County Demolition Permit and/or if applicable SCDHEC permits are required and shall be attained prior to demolition. Failure to comply with said order or to attain permits shall constitute a misdemeanor violation subject to a penalty fine up to (\$200.00) two hundred dollars or (30) thirty days served in confinement. In addition, Lancaster County will cause the structure(s) in violation to be demolished and all such applicable charges to the property taxes and/or a lien on said property. Each day of violation constitutes a separate offense and penalty.

Amy Bowers – Lancaster County Zoning Officer



Agenda Item Summary

Ordinance # / Resolution#:	Discussion Item
Contact Person / Sponsor:	Steve Willis/ Brandon Elliott
Department:	Administration/ Fleet Operations
Date Requested to be on Agenda:	February I&R Committee Meeting

Issue for Consideration:

Additional vehicle tracking units.

Points to Consider:

The following data points are from Brandon:

71 units needed to complete fleet.

GSA contract price for monthly monitoring is \$18.95/month

48 units can be reused from sheriff's department.

Will require reactivation of old units and 1 year contract and they will provide new GPS units.

Funding and Liability Factors:

\$16,145 will be required each year to cover just these 71 units.

\$28,000 is the current PO amount for the GPS units currently in use (excludes Sheriff and Ambulances)

\$45,000 would be the estimated yearly monitoring fees for all units

Council Options:

Budget for the additional expense or allow us to proceed with covering the vehicle we can with the available funding. I would note that Brandon has included this in his budget request in past years.

Staff Recommendation:

Consider this within the context of the FY 16-17 budget process.

Committee Recommendation:

To be determined.

Agenda Item Summary

Ordinance # / Resolution#:	Information Item
Contact Person / Sponsor:	Steve Willis
Department:	Administration
Date Requested to be on Agenda:	February I&R Meeting

Issue for Consideration:

Information on county owned facilities.

Points to Consider:

The list is still in progress as we are reviewing our insurance coverage while we update this list.

Ryan Whitaker, our Risk Manager, is working on this.

Funding and Liability Factors:

Updating our insurance coverage simultaneously will hopefully save a few dollars and make sure that we are insured against risks.

Council Options:

N/A

Staff Recommendation:

This is an information item only.

Committee Recommendation:

N/A

**LANCASTER COUNTY, SOUTH CAROLINA
PROPERTY LISTING**

**UPDATED:
January 2016**

DEPARTMENT	DESCRIPTION	ADDRESS	CITY	SQ. FT.	YEAR BUILT	CONTENT VALUE	BUILDING VALUE
Administration	Lancaster County Administration Building	101 North Main Street	Lancaster	44,900	2002	\$761,881	\$8,723,628
	Historic Courthouse	102 Main Street	Lancaster	7,439	1828	\$102,669	\$2,198,365
	Old Lancaster Jail	208 West Gay Street	Lancaster	5,050	1823	\$0	\$1,662,194
	Clemson Extension	107 S. French Street	Lancaster	2,747	1950	\$54,757	\$293,487
	Vacant - old Library/ EDC	210 West Gay Street	Lancaster	1,839	1904	\$0	\$242,381
	Human Services Complex	1837 Pageland Hwy.	Lancaster	40,463	1984	\$205,338	\$4,716,330
	Kershaw Health Department	3855 Fork Hill Rd.	Kershaw	15,474	1950	\$342,229	\$1,821,858
	Building Leased to Council on Aging	521 Heath Springs Rd.	Heath Springs	2,500	2005	\$98,762	\$858,903
	Leased building - old Agribusiness	3758 Charlotte Hwy	Lancaster	30,300	1985	\$0	\$873,102
Airport	Lancaster Airport Terminal	286 Aviation Blvd.	Lancaster	2,411	1979	\$68,446	\$385,883
	Maintenance Hangar #1	286 Aviation Blvd.	Lancaster	16,410	1969	\$0	\$718,555
	5 Aircraft Hangars	286 Aviation Blvd.	Lancaster	35,000	1980	\$0	\$967,828
Animal Shelter	Animal Shelter	118 Kennel Drive	Lancaster	2,620	1960	\$20,534	\$227,780
Coroner	Coroners Office	717 South Main Street	Lancaster	1,944	1992	\$76,598	\$287,403
Court	New Courthouse (total includes contents)	104 North Main Street	Lancaster	120,718	2011	see note	\$34,980,520
Emerg. Mgmt. & Fire Serv.	Emergency Mgmt & EOC Center	111 Covenant Place	Lancaster	10,500	1984	\$1,021,304	\$1,117,642
	Pleasant Valley Fire Department	9370 Possum Hollow Rd	Indian Land	14,900	2011	\$0	\$2,794,105
EMS	EMS Station #1	2006 Pageland Hwy.	Lancaster	3,000	1928	\$59,807	\$416,541
	EMS Shed @ Station #1	2006 Pageland Hwy.	Lancaster	1,400	1997	\$0	\$22,720
	EMS Main Supply Room	2006 Pageland Hwy	Lancaster	300	1990	\$10,848	\$23,178
	EMS Shed #2	2006 Pageland Hwy	Lancaster	250	1992	\$21,697	\$34,766
	EMS Shed #3	2006 Pageland Hwy	Lancaster	400	1994	\$10,848	\$2,318
	EMS Supply Shed #1	2006 Pageland Hwy	Lancaster	288	2005	\$53,288	\$6,706
	EMS Supply Shed #2	2006 Pageland Hwy	Lancaster	64	2005	\$1,066	\$4,471
	EMS Supply Shed #3	2006 Pagelany Hwy	Lancaster	405	2005	\$106,576	\$6,706
	EMS Supply Shed #4	2006 Pageland Hwy	Lancaster	180	2005	\$21,315	\$5,588
	EMS Station #2	1101 Crestfield Avenue	Lancaster	1,600	1970	\$31,921	\$112,688
	EMS Shed @ Station #2	1101 Crestfield Avenue	Lancaster	750	2005	\$0	\$85,203
	EMS Station #3	1301 McIlwain Rd.	Lancaster	2,500	2000	\$6,645	\$143,896
	EMS Station #4	8290 Charlotte Hwy.	Indian Land	2,400	2002	\$39,871	\$287,792
	EMS Station #5	365 Rocky River Rd	Lancaster	2,448	2012	\$11,026	\$293,887
	EMS 6 (part of Kershaw Health Dept.)						
	EMS Station #7 Modular Unit	309 Hart Street	Heath Springs	900	1990	\$6,101	\$58,534
	EMS Station #8	10209 Walnut Creek Parkway	Indian Land	2,586	2012	\$11,320	\$370,080

**LANCASTER COUNTY, SOUTH CAROLINA
PROPERTY LISTING**

**UPDATED:
January 2016**

DEPARTMENT	DESCRIPTION	ADDRESS	CITY	SQ. FT.	YEAR BUILT	CONTENT VALUE	BUILDING VALUE
Library	Lancaster County Library	313 S. White Street	Lancaster	16,462	1960	\$821,350	\$1,943,472
	Lancaster County Library (Kershaw)	3855 Fork Hill Rd.	Lancaster	4,945	1940	\$136,892	\$658,528
	Del Webb Library (Indian Land)	7641 Charlotte Hwy.	Indian Land	11,000	2008	\$563,504	\$2,320,137
Magistrates Court	Magistrates Office	761 Lancaster By-Pass	Lancaster	4,480	1995	\$84,526	\$1,160,069
Parks & Recreation	Springdale Recreation Complex	260 South Plantation Rd.	Lancaster	22,703	2000	\$35,746	\$1,893,366
	Buford Recreation Complex	4073 Hurley Walters Rd	Lancaster	15,640	2009	\$31,660	\$579,441
	Indian Land Recreation Complex	8286 Charlotte Hwy.	Indian Land	3,000	2002	\$46,517	\$908,816
	Kershaw Recreation Complex	6354 North Matson Street	Kershaw	3,000	2005	\$31,921	\$549,698
	Farmers Market (Shelter Only)	Pageland Hwy.	Lancaster	1,000	1960	\$0	\$60,588
	Walnut Creek Office Bldg/Concessions	10521 Walnut Creek	Indian Land	2,000	2008	\$8,170	\$237,680
	Walnut Creek Maintenance Building	10521 Walnut Creek	Indian Land	900	2008	\$48,001	\$95,072
	Deputy Roy Hardin Park	8341 Shelly Mullis Rd	Indian Land	n/a	2011	\$0	\$42,834
	Park sites?						
Public Safety Comm.	E911 Communications & Detention Center	1941 Pageland Hwy.	Lancaster	38,822	1980	\$867,871	\$9,877,563
	Building & Radio Transmitter- Old One behind SO	Pageland Hwy.	Lancaster	n/a	2002	\$0	\$11,589
	Dispatch Site Antenna XTL 5000 & Related equip	1941 Pageland Hwy.	Lancaster	n/a	2005	\$0	\$43,960
	Sheriffs Tower Remote RF Antenna Dish & Equip	1941 Pageland Hwy.	Lancaster	n/a	2005	\$0	\$869,162
	Pleasant Hill Prime/RF Site Antenna Station & Equip	4514 Kershaw Camden Hwy.	Heath Springs	n/a	2005	\$0	\$463,553
	Steele Hill Remote-RF Antenna, Channel Bank & Equip	6055 Charlotte Hwy.	Indian Land	n/a	2005	\$0	\$463,553
Public Works	Public Works Office	1980 Pageland Hwy.	Lancaster	6,050	1980	\$3,422	\$326,356
	Public Works (Old Dining Hall)	1960 Pageland Hwy.	Lancaster	2,500	1940	\$13,689	\$23,402
	Fleet Operations	1960 Pageland Hwy.	Lancaster	6,050	1980	\$199,357	\$225,530
	Race Track Recycling Center 8x10 building	273 Shiloh Unity Rd	Lancaster	80	1992	\$1,627	\$4,056
	Unity Recycling Center 8x10 building	2511 Shioh Unity	Lancaster	80	1992	\$1,627	\$4,056
	Erwin Farm Recycling Center 8x10 building	3122 Bethel Road	Lancaster	80	1992	\$1,627	\$4,056
	Lynwood Drive Recycling Center 8x10 building	1349 Lynwood Drive	Lancaster	80	1992	\$1,627	\$4,056
	Heath Springs Recycling Center 8x10 building	173 Solar Road	Heath Springs	80	1992	\$1,627	\$4,056
	Kershaw Recycling Center 8x10 building	6491 Old Lancaster Hwy.	Kershaw	80	1992	\$1,627	\$4,056
	Midway Recycling Center 8x10 building	4125 Payne Road	Kershaw	80	1992	\$1,627	\$4,056
	Rich Hill Recycling Center 8x10 building	4202 Joshua Tree Drive	Lancaster	80	1992	\$1,627	\$4,056
	Tradesville Recycling Center 8x10 building	2149 Old Camden Monroe Hwy	Lancaster	80	1992	\$1,627	\$4,056
	McGill Recycling Center 8x10 building	3101 Kershaw Country Club Rd	Kershaw	80	1992	\$1,627	\$4,056
	Fort Recycling Center 8x10 building	5330 JB Denton Rd.	Lancaster	80	1992	\$1,627	\$4,056
Sheriff's Office	Sheriffs HQ Building	1520 Pageland Hwy	Lancaster	13,765	2000	\$71,491	\$1,095,087
	Sheriffs Old House	1514 Pageland Hwy	Lancaster	1,400	1964	\$0	\$67,689
	Sheriffs Investigation Building	1526 Pageland Hwy	Lancaster	7,024	2002	\$51,065	\$529,358
	Sheriffs Forensics CSI	1528 Pageland Hwy	Lancaster	11,250	2013	\$272,688	\$1,934,191

LANCASTER COUNTY, SOUTH CAROLINA
PROPERTY LISTING

UPDATED:
January 2016

DEPARTMENT	DESCRIPTION	ADDRESS	CITY	SQ. FT.	YEAR BUILT	CONTENT VALUE	BUILDING VALUE
	Sheriffs Gym	1530 Pageland Hwy	Lancaster	2,200	1998	\$30,639	\$147,174
	Sheriffs Office Substation (Leased office)	1821 Sandalbrook Rd. St 107 A/B	Indian Land	n/a	2012	\$8,000	
Veteran's Aff/ Econ. Dev.	Veteran Affairs/ Economic Development	1033 West Meeting St	Lancaster	5,910	2001		\$500,000
	Vacant Land (Liability Only 1.3 acres)	10754 Harrisburg Rd.	Indian Land	n/a	n/a	\$0	\$0
	Others? Happy Trail, Marion Street (Kershaw)						

Agenda Item Summary

Ordinance # / Resolution#:

Contact Person / Sponsor: Hal Hiott

Department: Recreation

Date Requested to be on Agenda: February 9, 2016

Issue for Consideration:

Donation of 15 year old activity room Sport Court tile flooring that was removed from Springdale Recreation Center. Communities in Schools (for Youth Build classroom) has a written letter requesting consideration for donation of floor.

Points to Consider:

The Joint Recreation Commission has recommended to I & R committee that the floor be donated to Communities in Schools. Currently, the floor is being stored in our maintenance shop stacked up on a pallet and taking up space. The contractor was going to throw away the old flooring and we were trying to find a use for it.

Funding and Liability Factors:

N/A

Council Options:

List on Govdeals.com or donate or discard.

Recommendation:

Donate to a worthy cause that aids LCPR in construction projects.

Attachments:
Letter from Communities in Schools



Communities In Schools

Lancaster County

January 5, 2016

Steve Willis
Lancaster County Administrator

Dear Mr. Willis:

Our agency, Communities in Schools of Lancaster County-YouthBuild is a local nonprofit serving youth 16 – 24 years of age by providing vocational training, job placement/job search, as well as an ongoing partnership with Lancaster County School District and the Adult Education Department.

We strive to provide a setting where students in our YouthBuild program receive academic assistance and preparation to earn their GED or high school diploma through Lancaster County Adult Education. These students also earn a Segal Education Award through volunteer service hours with AmeriCorps. Once a participant completes the required # of service hours for AmeriCorps, they receive a one-time education award of \$1,511 toward postsecondary education.

YouthBuild students have been involved in varied areas of service such as assisting with the "Amphitheater" at The Discovery School in Lancaster, constructing handicapped ramps for area residents, rehab existing homes for the elderly or financially disadvantaged as well as providing countless service hours during the renovation of the new KARE facility in Kershaw, SC. We currently are assisting in rehabbing additional space for Grace Place Afterschool Center on Brooklyn Avenue to help them better serve the community.

Over the winter holidays, YouthBuild staff and volunteers worked together to remodel the interior of the YouthBuild Mobile classroom located behind the Barr Street Campus on E Meeting Street. This included flooring repairs in our bathroom as well as fresh painting updates to all interior walls.

It came to my attention that Lancaster County Parks and Recreation Department has in storage the old floor tiles which were removed from the Springdale Recreation Center. These tiles would be the ideal floor to install in the YouthBuild Mobile classroom to complete our New Year makeover.

We are requesting that Lancaster County consider donating these floor tiles for use/installation at YouthBuild. Our old carpeted flooring is in need of replacement and these tiles would be a durable floor for the classroom. I can be reached by telephone at 803-285-2311, or email at reggie.lowery@lcsdmail.net if you have any questions or need more information on the services we offer.

Regards,

Reginald Lowery
Executive Director
Communities in Schools Lancaster
YouthBuild Lancaster

P.O. Box 3241, Lancaster, SC 29721 • (803) 285-2311 • FAX (803) 285-2315

Agenda Item Summary

Ordinance # / Resolution#:

Contact Person / Sponsor: Hal Hiott

Department: Recreation

Date Requested to be on Agenda: February 9, 2016

Issue for Consideration:

By county ordinance, FY 2014-2015 pool finance report (operating cost) and capital costs must be reviewed by the I & R committee, City Finance Committee and the Parks & Recreation Commission.

Points to Consider:

The Joint Recreation Commission approved these documents at the January meeting for them to be presented to the City Finance Committee and the I & R committee. We met with City Finance Committee on Monday, January 25 and they reviewed and approved both operating and capital costs.

Funding and Liability Factors:

By county ordinance, operating and capital costs shall be equally shared between Lancaster County and the City of Lancaster. City Finance Committee asked for us to send an invoice for half of the amount of the operating costs once reviewed by the I & R committee, which would be \$5,043.39 and the County would be responsible for the other half (\$5,043.39). City Finance Committee asked once all capital repair costs were made to bill the City for half of that amount once all invoices are in.

Council Options:

Review, approve and send to County Finance Department.

Recommendation:

LCPR would recommend both reports would be approved.

Attachments:

FY 2014-2015 Operating report and Estimated Capital
Repair Costs

FY 14-15 Swimming Pool Financial Report

MONTHLY FINANCIAL	
Jul-14	\$2,813.38
Aug-14	\$6,865.65
Sep-14	\$142.00
Oct-14	(\$696.82)
Nov-14	\$0.00
Dec-14	\$0.00
Jan-15	\$0.00
Feb-15	(\$243.22)
Mar-15	(\$972.76)
Apr-15	\$6,996.56
May-15	\$1,337.29
Jun-15	\$6,384.60

Total: \$22,626.68

UTILITIES EXPENSES			
Phone	Power	Water	
(\$57.93)	(\$1,047.13)	(\$341.28)	
(\$57.93)	(\$991.23)	(\$344.95)	
(\$57.93)	(\$977.86)	(\$259.40)	
	(\$422.81)	(\$280.95)	
	(\$122.43)	(\$280.95)	
	(\$122.40)	(\$127.15)	
	(\$128.42)	(\$127.15)	
	(\$130.29)	(\$127.15)	
	(\$131.97)	(\$127.15)	
	(\$716.57)	(\$1,151.99)	
(\$166.37)	(\$1,152.63)	(\$616.72)	
(\$46.91)	(\$1,134.76)	(\$352.89)	

Total: (\$387.07) (\$7,078.50) (\$4,137.73)

WAGES
(\$21,110.15)

Total: (\$21,110.15)

GRAND TOTALS

Monthly Financial Reports \$22,626.68

Utility Expenses (\$11,603.30)

Wages (\$21,110.15)

(\$10,086.77)

2016 Pool Repair Costs

****Repairs will need to be completed before pool is filled with water to start the new summer season.*

1. Fix busted seal/gasket on Rain Drop
2. Fill in & repair cracks and chips in pool floor/wall plaster
3. Replace busted grate/gutter covers.
4. Replace sand in sand filter (Has not been done in 13+ years)
5. Install VFD (variable frequency drive) devices to three pump motors (Daniel to install to save on cost)

Evaluation made by Paddock, Inc. on November 10, 2015 and above are the known repairs that will need to be completed before opening in 2016. Repair work will begin middle of April.

Total Approximate Cost of repairs listed above = \$9,000