

# Lancaster County Council Infrastructure and Regulation Committee Regular Meeting Amended Agenda

Wednesday, July 12, 2017

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

1. **Call to Order Regular Meeting – Committee Chair Larry Honeycutt** 3:00 p.m.
2. **Approval of the agenda** *[deletions and additions of non-substantive matters]*
3. **Citizens Comments**
4. **Approval of Minutes from the June 13, 2017 I&R Committee meeting** – pgs. 3-6
5. **Discussion / Action Items**
  - a. **Ordinance regarding Repeal of County Code section 12-21**  
Ordinance Title: An Ordinance To Repeal Section 12-21 Of The Lancaster County Code Of Ordinances Related To Solid Waste Collection Business Licenses: And To Provide For Matters Related Thereto. – *Steve Willis – pgs. 7-9*
  - b. **Ordinance regarding separating duties of Building and Zoning Department**  
Ordinance Title: An Ordinance To Amend Article IV Of Chapter 25 Of The Lancaster County Code So As To Separate Duties Of The Building Department And The Zoning Department; And To Provide For Matters Related Thereto. – *Steve Willis – pgs. 10-13*
  - c. Request by Habitat for Humanity for building permit fee waiver for Habitat store – *Steve Willis – pg. 14*
  - d. Animal Shelter update – *Larry Honeycutt*
  - e. Discussion of potential building projects – *Steve Willis – pgs. 15-21*
  - f. Grant to fund the apron expansion project at the Airport – *Steve Willis/Paul Moses*

**6. Executive Session**

- a. Discussion incident to a proposed contractual matter. SC Code 30-4-70(2).*

**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](http://www.mylancastersc.org)*



Members of Lancaster County Council  
I & R Committee

*Larry Honeycutt, District 4, Chairman*  
*Terry Graham, District 1*  
*Billy Mosteller, District 3*

## **Minutes of the Lancaster County Council Infrastructure and Regulation Committee Meeting**

101 N. Main Street, Lancaster, SC 29720

Tuesday, June 13, 2017

Council Members present were Larry Honeycutt, Terry Graham and Billy Mosteller. Also present were John Weaver, Steve Willis, Sherrie Simpson and various department heads. A quorum of the Lancaster County I & R Committee was present for the meeting.

The following press were notified of the meeting by e-mail 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 and on the county website for the required length of time.

### **Call to Order**

Chairman Larry Honeycutt called the meeting to order at 3:00 p.m.

### **Approval of the agenda**

Billy Mosteller moved to approve the agenda as written. Seconded by Terry Graham. Passed by unanimous vote of 3-0.

### **Citizens Comments**

Hope Torrecia, 5036 Fenwick Court, Lancaster, SC, spoke regarding parking at Walnut Creek.

Heather Reina, 83166 Cortland Drive, Lancaster, SC, spoke regarding parking at Walnut Creek.

**DRAFT**

### **Approval of Minutes**

Terry Graham moved to approve the minutes of the May 9, 2017 I&R Committee meeting. Seconded by Billy Mosteller. Passed by unanimous vote of 3-0.

### **Discussion / Action Items**

#### **Harrisburg Road Recreation Site.**

John Weaver explained that the County owns 10 acres of property in conjunction with Avondale. He noted that there is a house, barn, well house, some pasture and some woods on the property. He stated that this property is the future home of the Indian Land Recreation Center. He stated that there are 2 other developments in that area in the process of clearing land and it will be cheaper to have this land cleared at the same time. He stated he would like to get a bid to clear the land and get it basically site ready.

Terry Graham moved that John Weaver be allowed to proceed with obtaining a bid on clearing the land. Seconded by Billy Mosteller. The motion passed by unanimous vote of 3-0.

#### **Potential annexation of Kershaw Parks and Recreation Facility.**

Terry Graham moved that the annexation of the Kershaw Parks and Recreation facility be moved to full Council with a favorable recommendation from the I&R Committee. Seconded by Billy Mosteller. Passed by unanimous vote of 3-0.

#### **Parking at Walnut Creek.**

Hal Hiott explained that the tournaments are causing parking problems at Walnut Creek. The County would like to hold the travel ball tournaments because they bring in hospitality funds. According to Hal Hiott, the two pickle ball courts at Walnut Creek were hand painted, not completed by professionals and are not used. Therefore, the Joint Recreation Commission voted unanimously to turn the pickle ball courts into parking. This change would provide about 60 more spaces. He noted that the Sheriff's Department supports the change of the space into parking. The Commission already has 2 bids and needs a 3<sup>rd</sup>. The money for the project will come from leftover funds from the EMS sloping project. The Commission also agreed to paint lines on the tennis court for pickle ball so that the tennis court can also be used for pickle ball as well as tennis.

The I&R Committee stated they agree with the recommendations of the Joint Recreation Commission to change the pickle ball courts at Walnut Creek into parking spaces.



**DRAFT**

**Regency Park Road.**

Larry Honeycutt and Steve Willis stated that Regency Park Road needs to be improved and brought up to county road standards. Steve Willis noted that this Road cannot be taken in by the County “as is” as that would be contrary to the County Code.

**City leaving Recreation Dept/Commission next year.**

Larry Honeycutt explained that the City plans to no longer be contracting with the Recreation Department for upkeep of their pocket parks as of July of 2018. The City is making this change to save money. Mr. Honeycutt explained that he does not think that the City needs to be shut out/kept off the Joint Recreation Commission when this change occurs. The Committee suggested they could possibly be made advisors/auxiliary members on the Commission at that time and that way they could attend the meetings but could not vote.

**Animal Shelter Update.**

Larry Honeycutt stated the Animal Shelter will be discussed in Executive Session.

**Executive Session**

Billy Mosteller moved that the I&R Committee go into Executive Session to discuss a proposed contractual matter (SC Code 30-4-70). Seconded by Terry Graham. The motion to go into Executive Session passed by unanimous vote of 3-0.

Terry Graham moved to come out of Executive Session. Seconded by Billy Mosteller. The motion to come out of Executive Session passed by unanimous vote of 3-0.

Terry Graham moved that John Weaver be allowed to move forward with a negotiation discussed by the Committee in Executive Session. Seconded by Billy Mosteller. The motion passed by unanimous vote of 3-0.

Terry Graham moved that John Weaver be allowed to move forward with a matter regarding a building that was discussed by the Committee in Executive Session. Seconded by Billy Mosteller. The motion passed by unanimous vote of 3-0.

DRAFT

### Adjournment

Terry Graham moved to adjourn the I&R Committee meeting. Seconded by Billy Mosteller. The motion to adjourn passed by unanimous vote of 3-0. The I&R Committee meeting adjourned at 4:10 p.m.

Respectfully Submitted:

Approved by the I & R Committee

Sherrie Simpson  
Clerk to Council

\_\_\_\_\_  
Larry Honeycutt, Chairman

## Agenda Item Summary

Ordinance # / Resolution#:	Ordinance (number to be assigned)
Contact Person / Sponsor:	Steve Willis
Department:	Administration
Date Requested to be on Agenda:	July I&R Committee Meeting August 14, 2017 Council Meeting

**Issue for Consideration:**

Repeal of County Code section 12-21.

**Points to Consider:**

I stumbled across this code section while looking for something else. This section imposes a business license fee on solid waste collection vendors.

**Sec. 12-21. - Licensing of refuse collection vendors.**

All vendors of residential and commercial refuse operating within the county must be licensed. Such vendors will be charged a license fee graduated according to the vendor's gross income.

(Ord. No. 101, 7-25-83; Ord. No. 200, 11-25-91)

To my knowledge this has never been enforced and Council has made clear that it has no interest in imposing a Business License ordinance.

**Funding and Liability Factors:**

N/A; no revenue would be lost as it has never been imposed to my knowledge.

**Council Options:**

Repeal the ordinance or staff will begin enforcement.

**Staff Recommendation:**

Based upon past decisions by Council I recommend repeal.

**Committee Recommendation:**

To be determined.

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

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ORDINANCE NO. 2017-TBD

~~Indicates Matter Stricken~~

Indicates New Matter

### AN ORDINANCE

TO REPEAL SECTION 12-21 OF THE LANCASTER COUNTY CODE OF ORDINANCES  
RELATED TO SOLID WASTE COLLECTION BUSINESS LICENSES; AND TO PROVIDE  
FOR MATTERS RELATED THERETO.

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

#### **Section 1.     Amendment of County Code.**

Section 12-21 of the Lancaster County Code of Ordinances is amended as follows:

#### **Sec. 12-21. - Licensing of refuse collection vendors. Reserved.**

~~All vendors of residential and commercial refuse operating within the county must be licensed. Such vendors will be charged a license fee graduated according to the vendor's gross income.~~

~~(Ord. No. 101, 7-25-83; Ord. No. 200, 11-25-91)~~

#### **Section 2.     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 3.     Conflicting Provisions.**

To the extent this ordinance contains provisions that conflict with provisions contained 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 4.     Effective Date.**

This ordinance is effective upon third reading.



**AND IT IS SO ORDAINED**, this 11<sup>th</sup> day of September, 2017.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	August 14, 2017	Tentative
Second Reading:	August 28, 2017	Tentative
Third Reading:	September 11, 2017	Tentative

Approved as to form:

\_\_\_\_\_  
John Weaver, County Attorney

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## Agenda Item Summary

Ordinance # / Resolution#:	Ordinance (Number to be assigned)
Contact Person / Sponsor:	Steve Willis/ Kenneth Cauthen/ Steve Yeargin
Department:	Admin/ Zoning/ Building
Date Requested to be on Agenda:	July I&R Committee Meeting August Council Meeting

**Issue for Consideration:**

Separate duties of former Building and Zoning Department.

**Points to Consider:**

This is an old County Code section that needs to be cleaned up to reflect that these departments are now separate.

Both Kenneth and Steve were involved in drafting the ordinance and have approved the final draft. I would note that it was just completed and I will send it to John but will not have time before the Committee package is wrapped up. The final version of the ordinance may well need some polishing before going to Council.

**Funding and Liability Factors:**

N/A

**Council Options:**

Approve or reject the ordinance.

**Staff Recommendation:**

Approve the ordinance.

**Committee Recommendation:**

To be determined.

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

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ORDINANCE NO. 2017-1\_\_

~~Indicates Matter Stricken~~

Indicates New Matter

### AN ORDINANCE

TO AMEND ARTICLE IV OF CHAPTER 25 OF THE LANCASTER COUNTY CODE SO AS TO SEPARATE DUTIES OF THE BUILDING DEPARTMENT AND THE ZONING DEPARTMENT; AND TO PROVIDE FOR MATTERS RELATED THERETO.

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

#### **Section 1. Building Department.**

Article 4 of Chapter 25 of the Lancaster County Code is amended to read:

#### **ARTICLE IV. - BUILDING AND ZONING DEPARTMENT**

Sec. 25-61. - Created, function and duties.

(a) Through this section, the county council creates the Lancaster County Building and Zoning Department. This staff shall perform the daily enforcement activities associated with the following ordinances, codes, and topics:

(1) Issuing:

- a. ~~Building~~ Construction permits.
- b. Mobile home permits.
- c. Mobile home moving de-title permits.
- d. ~~Use/occupancy permits~~ Application for Building Code appeals.
- e. ~~Sign Monument or pole sign permits~~.
- f. ~~Applications for rezonings, appeals, and variances, etc.~~

(2) Performing:

- a. Building codes/~~zoning~~ inspection.
- b. Building codes/~~zoning~~ enforcement.
- c. Site Construction plan reviews.
- d. Investigation and verification of ~~rezonings, appeals, and variances, etc.~~
- e. Mobile home de-title inspections.

(3) Administering:

- a. Building codes.
- b. ~~Land use and development standards ordinance (zoning).~~
- c. ~~Uniform subdivision regulations.~~
- d. ~~Flood damage prevention ordinance.~~
- e. ~~Street and road name ordinance.~~

~~f. Uniform addressing and numbering ordinance.~~

(b) The building and zoning staff shall serve as the enforcement staff to the townships of Heath Springs and Kershaw, and enforce only those ordinances and codes that have been duly adopted by the respective councils.

(c) By separate ordinance, the county council will consider and adopt building and construction codes to be enforced by the building and zoning department.

(Ord. No. 234, § 7, 5-23-94)

Secs. 25-62 to 25-70. - Reserved

## **Section 2. Zoning Department.**

Article 5 of Chapter 25 of the Lancaster County Code is adopted to read:

### **ARTICLE V. - ZONING DEPARTMENT**

Sec. 25-71. - Created, function and duties.

(a) Through this section, the county council creates the Lancaster County Zoning Department. This staff shall perform the daily enforcement activities associated with the following ordinances, codes, and topics:

(1) Issuing:

- a. Mobile home moving permits.
- b. Mobile home change of ownership.
- c. Application for zoning appeals and variances.
- d. Use/occupancy permits.
- e. Septic tank permits.
- f. Alarm permits.

(2) Performing:

- a. Unified Development Ordinance code inspections.
- b. Unified Development Ordinance enforcement.
- c. Site plan reviews.
- d. Investigation and verification of Unified Development Ordinance appeals and variances, etc.

(3) Administering:

- a. Flood damage prevention ordinance.

(b) The zoning staff shall serve as the enforcement staff to the towns of Heath Springs and Kershaw, and enforce only those ordinances and codes that have been duly adopted by the respective councils.

(c) By separate ordinance, the county council will consider and adopt changes to the Unified Development Ordinance.

## **Section 3. 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 4.     Conflicting Provisions.**

To the extent this ordinance contains provisions that conflict with provisions contained 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 5.     Effective Date.**

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED, this 11<sup>th</sup> day of September, 2017.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	August 14, 2017	Tentative
Second Reading:	August 28, 2017	Tentative
Third Reading:	September 11, 2017	Tentative

Approved as to form:

\_\_\_\_\_  
John Weaver, County Attorney

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## Agenda Item Summary

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

### **Issue for Consideration:**

Request by Habitat for Humanity for building permit fee waiver for Habitat store.

### **Points to Consider:**

Nita Brown has requested a building permit fee waiver for a new Habitat project. This is outside the parameters of our normal Habitat project waiver so I wanted to run this past the I&R members. As always, we will handle this administratively.

Habitat has acquired the old Lancaster Creamery building on Grace Avenue. This will be used as a warehouse for materials and some sales of unused material to help support Habitat. This will not be a full size Habitat ReStore.

### **Funding and Liability Factors:**

We would be waiving building permit fees but this would not be a substantial project. All permits would be obtained and all inspections would take place; only the fee would be waived.

### **Council Options:**

This is something we handle administratively but since it is out of the ordinary I did want to let I&R weigh in on this. Unless I&R has a split decision this will not go to Council.

### **Staff Recommendation:**

Waive the fee.

### **Committee Recommendation:**

To be determined.

# MEMORANDUM

**TO:** County Council via Committees

**FROM:** Steve Willis, County Administrator *SW*

**TODAY'S DATE:** July 6, 2017

**DUE DATE:** N/A

**SUBJECT:** Capital Needs

Through the various Committees I would like to open the discussion of addressing our capital needs. We have postponed this as we worked on the budget but it is time to address developing the priority list for action in the coming months. My plan is to involve all Committees in discussion but run the overall report through the I&R Committee to bring to Council.

I would like to open with the project currently underway and for which funding has been appropriated – the Historic Jail. As Council will recall the original exterior estimates came back higher than anticipated by the architect. Also, Council decided to make the interior habitable as well. Design for that work has been completed and the architect is working with Nicholas to prepare to bid that work. He is also working with the successful bidder to reduce the scope of the exterior work in an effort to meet the budget. We will report to Council once the interior bids have been tabulated and reviewed as we will then be able to bring to Council a comprehensive scope of work and price.

Here are projects which Council has discussed. Please note that all pricing contained herein are "guesstimates" and that in order to develop firm pricing we will need to engage the assistance of design professionals. There are a few projects that I think we can do as design-build but for most we will need to engage the services of a Project Manager.

## **Fleet Operations Facility**

At this time the desired location would be at the rear of the current facility. We own the land which would reduce site costs. We would plan to use Public Works crews for the rough grading as we did successfully at the Indian Land Recycling Site. We propose to use the larger of the two drawings so that we would have dedicated space for use on fire apparatus. Construction costs by the architect were \$2.5 million and a rough estimate on site costs would be not to exceed \$1 million. The proposed funding mechanism would be a General Obligation bond. The next step

would be to engage architectural services to prepare plans to go to bid for construction.

### **Animal Shelter**

At this time the desired location would be on Pageland Highway adjacent to the current Farmer's Market. We own the land which would reduce site costs. No work has been done at this point and the next steps would be twofold; conduct a site analysis to make sure the land is buildable and to engage an architect to conduct a needs analysis and prepare plans for review. Space envisioned would include an administrative and medical building, a detached building for cats and dogs with an illness or puppies, and external dog runs. Cat space would be limited as we would focus on spay/ neuter and return, though certainly not exclusively. No formal cost estimates are available as no plans are drawn but costs would likely range from \$1.25 million to \$1.75 million. The proposed funding mechanism would be General Fund fund balance. My plan here is to utilize a design professional recommended by Dr. Hill who works extensively in animal facilities. The size of the facility would be based on 2016-2017 hard data with a request to consider future growth.

### **Library**

This is a multi-phase project with the initial phase being the Lancaster branch. Pending confirmation of the donation, the preferred site would be the Tucker Building portion of the Humana Complex. Estimated costs would be not to exceed \$5 million which would be funded via the Capital Project Sales Tax. The next step is to acquire the property.

Remaining plans include a new Kershaw branch facility and the expansion of meeting space and building upfits at the Indian Land facility. Funding would be via the Capital Project Sales Tax and is currently included in next year's budget.

### **DSS**

Another component of the planned donation is to utilize the Bradley Building portion of the Humana Complex to relocate DSS. While we have an engineering analysis on the building, which would remain office space, we would plan to submit for a Community Development Block Grant for ADA upfits, including an elevator, and energy efficiency upfits, including lighting and HVAC. That cannot happen until this fall. For the balance of the upfits we would receive 60% reimbursement from the state. The next step is to acquire the property followed by engaging an architect to work with DSS on design requirements. The proposed funding mechanism would be General Fund fund balance with a cost not to exceed \$1 million local funding prior to reimbursement. If the CDBG application is unsuccessful we may need to utilize the General Obligation bond.

### **Farmer's Market**

Just as a note while discussing the Humana Complex we would like to explore working with the City of Lancaster on locating a joint Farmer's Market/ Craft Market within the parking lot area for the Humana Complex. This is still just conceptual at this stage, with no cost estimate available, and proposed funding would come from the Accommodations Tax.

### **Indian Land EMS**

We need to plan on a new EMS station in the northern panhandle. This would be to replace the current EMS Station #4 presuming that parcel is sold to developers. County Attorney John Weaver has identified a potential site which would be very favorable, located just off SC 160 near the intersection with US 521. No plans have yet been prepared but the desired facility would house both the relocated EMS 4 unit as well as the new EMS 9 unit and the north end Supervisor. The station would have the normal sleeping, working, mechanical, and bay spaces but would be larger to house multiple units. No plans have been drawn but we would likely have costs ranging from \$1.2 million to \$1.5 million. Once we acquire the property the next step would be to pursue a design build option as we would have the standard space requirements as found in EMS Station #5 (Buford). Proposed funding would come from the Panhandle Public Safety account but there has been some discussion of supplementing that with fund balance.

### **Indian Land Recreation**

We need to plan for the replacement of the Indian Land Recreation facility. This would be to replace the current facility presuming the current parcel is sold to developers. County Attorney John Weaver has identified a potential site which would be very favorable, located off Calvin Hall Road near the intersection with Harrisburg Road. Initial plans have been drawn but the major issue will be determining the scope of the project. The desired facility based on needs and growth would be roughly \$14 million. Replacement cost on the current sized facility, which is admittedly inadequate, would be roughly \$5 million. Obviously designing for expansion will be critical but we must determine the scope of the replacement project before going further with the architect to draw plans. Proposed funding would come from the proceeds of the sale of the current parcel and the Queensgate contribution. Some amount of supplemental funding would be needed.

Other projects for preliminary discussion:

**Countywide Sports Complex** – the engagement of an architect is included in the upcoming budget. At this point we only have a very rough cost estimate and scope for the project. This will be refined by the architect. Funding source would be a Special Revenue Bond utilizing Hospitality Tax funds. The funding for the architect is in the FY 2017-18 Hospitality Tax budget.

**Recreation Upgrades** – upgrades at our regional parks, suitable for tournament play, will be made using Hospitality Tax funds. A list of upgrades has been developed by the Parks and Recreation Commission. The Initial site would be Buford.

**Building Maintenance** – the current plan would be to refurbish the current Fleet Operations facility; however, should we acquire the Cauthen tract there is an option to utilize an existing facility. No cost estimate has been established but the floor plan envisioned would not require a significant investment. Minimal office space would be needed with the balance being a small locker room/ rest room, work space, and storage space.

**Public Works Administration** – relocate along with the new Engineering/ MS4 staff to the current DSS space. A general building upfit (new paint, strip and reseal floors, etc.) is needed for this and the Health Department. At this point this is just conceptual with no site plan or cost estimate developed.

**EMS Headquarters** – relocate to the county owned facility on US 521 (former Founders Federal building). There is funding for this reserved from the sale of the old Springs Store on SC 9. No upfit plans are yet available but space would include EMS administration, billing, logistics, training, and station space for EMS 2. Depending upon the scope of work needed, this project may be a Design Build component of the EMS Panhandle Station.

**Charlotte Road/ Van Wyck Fire Department** – is Council ready to take the step of funding fire stations? Remaining Panhandle Public Safety Fund has been mentioned as a potential funding source.

**Kershaw Recycling Site** – we own the land and this would be next site to build using the Indian Land site as a model. I would like to include funding for this in the FY 18-19 budget. On a related note we would include funding for full-time staff at this location once completed.

**Land Acquisition of Cauthen Tract** – this is under review at this time. A Phase 1 study has been completed.

**Building Acquisition in Panhandle for Satellite Office** – this idea is being explored but no proposal is ready at this time. Potential full-time occupancy would be by the



Sheriff's Office District 1 Team, Building Inspections, and Stormwater. Part-time occupancy would include Auditor, Assessor, VA, and others in flex-space. This is all conceptual and no site plans or cost estimate have been developed.

**Fire Service Request for Acquisition of Former Lineberger Property** – this is literally a last minute request to acquire the land for use as a fire training facility. The listed purchase price is \$395,000 but no site analysis or plan for upfit, including cost, has been completed.

### **Recommended Priority Order**

1. Historic Jail – already underway (General Fund)
2. Humana Complex projects
  - a. DSS relocation – Bradley (CDBG, fund balance, state reimbursement)
  - b. Library relocation – Tucker (Sales Tax)
  - c. Farmer's Market relocation – parking lot (Hospitality Tax)
3. Animal Shelter – once Farmer's Market is closed for the season. This will require an appropriation from Fund Balance due to timing. First step is engagement of architect to develop plans and cost estimate. Based on the recommendation of Dr. Hill I plan to engage Zach Strowd of 161 Architecture of Huntersville, NC.
4. EMS Panhandle Station – once the site is acquired we need to begin a design build process. This station will need to be ready in the next fiscal year to house EMS 9. Funding is available in the Panhandle Public Safety fund.
5. EMS Headquarters – funding is available to begin this work upon the building becoming available. This could be merged into the EMS Panhandle design build component.
6. Fleet Operations – this would be constructed to the rear of the current facility. In the event that the current facility is not repurposed into a facility for Building Maintenance (Cauthen tract option) we would propose to repurpose it into a protected parking facility for county trucks. Currently these are parked in the open and exposed to the elements.
7. Land acquisition for future Detention Center. Potential site is the Cauthen tract.

### **Financial Summary**

General Obligation Bond Capacity – this is the maximum amount and we do not recommend using the entire amount.

Assessed Value <sup>1</sup>	\$326,917,218
	<u>x8%</u>
Constitutional Debt Limit	\$ 26,153,377
Outstanding Debt subject to Limit	<u>15,719,493</u>
Available Debt Capacity without a Referendum	\$ 10,433,884

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<sup>1</sup> Fee-in-lieu, joint industrial park and reimbursement assessments are not included

Using the highest amount discussed we could be at:

Fleet Operations:	\$3.5 million
Cauthen Tract	TBD (negotiations are underway)
Indian Land Recreation Supp.	TBD (balance is proceeds from sale of land and funding from Queensgate)
Public Works Admin & DHEC	TBD

Fund Balance Usage – this is dependent upon receiving audited numbers this November and cannot proceed until then. Using the highest amount discussed we could be at:

Animal Shelter	\$1.75 million
DSS	\$1 million but with 60% reimbursement. This could increase if the CDBG is not funded.

Panhandle Public Safety Fund	
Indian Land EMS	\$1.5 million (Fund Balance supplement has been mentioned)

Other sources include the Hospitality Tax for the Sports Complex, Regional Recreation upgrades, and Farmer's Market; Capital Project Sales Tax for the Library; Reserved funds for EMS Headquarters; and Capital Improvement funds in FY 18-19 for the Kershaw Recycling site.

Next Steps:

1. Council Committees review the list for comments on projects and desired scope of work.
2. Full Council reviews the list and identifies their priorities for the projects. This will be crucial as even with multiple funding sources, we cannot afford to tackle all of the projects at once.
3. Once we have the priority order, staff will develop a timeline for steps needed to implement the desires of Council.
4. Necessary ordinances will be brought back before Council for approval.

SW

cc: Veronica Thompson, CFO, Financial Management Director  
John Weaver, County Attorney  
Kim Hill, Budget Analyst