

# Lancaster County Council Workshop Agenda

Thursday, March 29, 2018

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

1. **Call to Order – Chairman Steve Harper** 5:30 p.m.
2. **Approval of the agenda** */deletions and additions of non-substantive matter/*
3. **Citizen Comments** */Speakers are allowed approximately 3 minutes. If there are still people on the list who have not spoken at the end of thirty (30) minutes, Council may extend the citizen comments section or delay it until a later time in the agenda/*
4. **Discussion / Action Items**
  - a. Possible Bond Referendum and Hospitality Funds Usage – *Hal Hiott/Steve Willis – pgs. 2-5*
5. **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 agendas are posted at the Lancaster County Administration Building and are available on the Website: [www.mylancastersc.org](http://www.mylancastersc.org)*

To: Administration Committee  
From: Hal Hiott, Director, LCPR  
RE: Possible Bond Referendum and Hospitality Funds Usage

Staff has asked that the Recreation Department come up with a list of projects based on need for a possible Bond Referendum. The number \$8,000,000 has been thrown around which would mean a \$6.00 increase on a \$100,000 home for 20 years. Projects that have been recommended and budget figures for those projects are enclosed. These are only estimated budget numbers as we do not have a project engineer on staff and there are limits to what we can do when contacting contractors due to procurement codes. I am sure and confident that if bid out that most of these figures would come in under the projected costs. Some less and few maybe a little more.

Based on \$8,000,000 the projects below that have been discussed by county officials and Recreation Department are as follows:

1. Build a new Recreation Center in the Panhandle area (Indian Land) or remodel and add on current site. Indian Land.
2. Soccer facility developed at Harrisburg location. Indian Land.
3. Lindsey Pettus Greenway/Barr Street School Auditorium improvements. Lancaster.
4. Soccer facilities in Heath Springs corridor to include land purchase. Andrew Jackson School Area.
5. Landscaping/ parking lot/ outdoor restrooms Buford Rec complex. Buford.

There is also a major need for an additional soccer/multi- purpose complex in the Panhandle. It is the recommendation of staff that the 10 acre Harrisburg site be converted to a major soccer/multipurpose field site. Would recommend that hospitality money be diverted from second phase of Buford project and add to possible bond money allocated for IL. This would create tremendous use from outside the county producing tourism related dollars.

It is the recommendation of staff and the Department that the IL Recreation Center be located in a more central located area in the panhandle. Staff recommends purchase of property near the current site (does not have to be 521 frontage). Proceeds from sale of current site and bond money could be used for acquisition of property and construction. The idea of a current site remodel and expansion has also been discussed. The department recommends that a construction architect look over the current site for design purposes and to see if the current site is feasible to go this route in the event that council would want to pursue.

Attached a list of projects and budgets for your information.

Lancaster County Parks and Recreation recommendations for possible bond referendum.

|                |                |   |
|----------------|----------------|---|
| Amount         | \$8,000,000.00 | \$6 dollar increase on \$100,000.00 home for 20 years   |
| \$3,000,000.00 |                | New Recreation Center for IL area/<br>Either expand and renovate current site or use proceeds from Sale to buy new property and add to \$3,000,000 figure.  |
| \$1,000,000.00 |                | Construction of Soccer fields at 10 acre Harrisburg site<br>Use additional \$400,000 to \$500,000 from hospitality funding that was going for second phase at Buford Rec Center.<br>Total project would be \$1,500,000. |
| \$2,500,000.00 |                | Counties portion for Lindsey Pettus Greenway construction and improvements to Barr Street Auditorium.   |
| \$1,500,000.00 |                | used at Heath Springs/Kershaw area and Buford for upgrades<br>\$1,100,000 for Heath Spring corridor soccer fields and<br>\$400,000 for Buford Rec parking/restrooms/landscaping   |
| <hr/>          |                |   |
| \$8,000,000.00 |                |   |

Purchase and develop land for soccer fields in area around Heath Springs. 521 corridor on south end of Heath Springs.

Purchase property      going rate is \$6,000 to \$12,000 per acre in area. For budget purposes \$10,000 per acre.

|  |                        |
|--|------------------------|
| 10 acres at \$10,000 per acre                                  | \$100,000.00           |
| Land prep  | \$100,000.00           |
| Paved Parking  | \$200,000.00           |
| Outdoor Restrooms and Concession/storage                       | \$ 80,000.00           |
| 2 large fields 180,000 sq ft. sod x .24 for sod                | \$ 43,200.00           |
| Freight for sod 21 loads of sod x \$525 per load               | \$ 11,025.00           |
| Lazer grade/ blend soils/ irrigation \$110,000 x 2 full size   | \$220,000.00           |
| Sod installation                      \$0.12 x 180,000 sq. ft. | \$ 21,600.00           |
| Field lights                              2 full size          | \$325,000.00 led       |
|  | \$295,000 metal halide |

|   |                |
|---|----------------|
| Total for soccer fields 521 corridor just south of Heath Springs  | \$1,100,825.00 |
| Figure bases on using led lights \$30,000 less using metal halide |                |

|   |               |
|---|---------------|
| Buford area walking trail/landscaping/ battle ground/rec center | \$ 399,175.00 |
|---|---------------|

|                                |                |
|--------------------------------|----------------|
| Totals for both of the above : | \$1,500,000.00 |
|--------------------------------|----------------|

## Harrisburg Road Site Recommendation

### 10 acre site

|   |   |                |
|---|---|----------------|
| 4 Full size soccer Fields                                   | 90,000 sq. ft x 4 = \$360,000 sq. ft. X .24 (sod) | \$ 86,400.00   |
|   | 32 loads of sod at \$525 per load                 | \$ 16,800.00   |
| Field lighting  |   | \$600,000.00   |
| Basic site prep   | rough grade                                       | \$100,000.00   |
| Paved parking   |   | \$300,000.00   |
| Restrooms/concession/storage                                |   | \$100,000.00   |
| Field prep/irrigation/lazer grade and soil and nutrient mix | \$110,000.00 per field                            | \$440,000.00   |
| Installation of sod   | 360,000 sq. ft. X .12                             | \$ 43,200.00   |
| Landscaping   | entire property                                   | \$ 50,000.00   |
| Total for entire project                                    |   | \$1,736,400.00 |

\$1,000,000 from bond and \$400,000 to \$500,000 diverted from second phase hospitality at Buford.  
May have to trim some fat or hope bids would come in cheaper.