

Intergovernmental Luncheon Agenda*

Friday, February 10, 2023

Lancaster County Historic Courthouse
100 North Main Street
Lancaster, SC 29720

1. **Call to Order – Brian Carnes, Vice-Chair, Lancaster County Council** 12:00 p.m.
2. **Welcome and Recognition – Brian Carnes, Vice-Chair, Lancaster County Council**
3. **Invocation – Honorable Stuart Graham, Van Wyck Town Council**
4. **Approval of the Minutes from the November 4, 2022, Intergovernmental Luncheon Meeting – pgs. 3-8**
5. **Discussion / Action Items**
 - a. Commonalities for Needs Assessments for Community Development Block Grants (CDBG) – pgs. 9-16 – *Grazier Rhea, Catawba Regional Council of Governments*
 - b. Growth and Infrastructure – *Dennis Marstall, Lancaster County Administrator*
 - c. School District Retreat Update – *Dr. Jonathan Phipps, Superintendent, Lancaster County School District*
 - d. Legislative Update – *Honorable Brandon Newton, South Carolina State House Representative, District 45, and Delegation Chair; Honorable Cody T. Mitchell, South Carolina State House Representative, District 65; Honorable James M. “Mike” Neese, South Carolina State House Representative, District 44; Honorable Richard L. “Richie” Yow, South Carolina House District 53; Honorable Penry Gustafson, South Carolina State Senator, District 27; and Honorable Michael Johnson, South Carolina State Senator, District 16.*
 - e. Community Roundtable/Jurisdictional Update – *Chair or Administrator/Superintendent - 2-minute update for each Agency*
 - f. Announcement of next Intergovernmental Meeting Dates: (1) May 5, 2023; (2) August 11, 2023; and (3) November 3, 2023. – *Brian Carnes, Vice-Chair, Lancaster County Council*

6. Adjournment

*The Government Agencies being represented at the Intergovernmental Luncheon will be Lancaster County Council, Lancaster County School District Board of Trustees, Lancaster City Council, Heath Springs Town Council, Kershaw Town Council and Van Wyck Town Council

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



Governmental Agencies Represented

Lancaster County Council

*Lancaster County School District
Board of Trustees*

Lancaster City Council

Heath Springs Town Council

Kershaw Town Council

Van Wyck Town Council

Minutes of the Intergovernmental Luncheon Meeting

Lancaster County Historic Courthouse
100 North Main Street
Lancaster, SC 29720

Friday, November 4, 2022

Lancaster County Council Members present were Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, and Charlene McGriff. Council Members Allen Blackmon and Billy Mosteller were absent. Lancaster County government staff also present at the meeting were Dennis Marstall, County Administrator; John Bodner, Assistant County Administrator; Rox Burhans, Development Services Director; Sherrie Simpson, Clerk to Council; and Donna Greene, Deputy Clerk to Council. A quorum of Lancaster County Council was present for the meeting.

Lancaster County School District Board of Trustee Members present were Tyrom Faulkner and Melvin Stroble, Sr. Board of Trustee Members Ken Buck, Janice Dabney, Margaret Gamble, Bobby Parker, and Brad Small were absent. Lancaster County School District staff also present at the meeting were Dr. Jonathan Phipps, Superintendent; Lydia Quinn, Human Resources Director/Chief Operations Office; Bryan Vaughn, Safety and Communications Director; and Rachel Bradley, Administrative Assistant. The Lancaster County School District Board of Trustee Members *did not* have a quorum in attendance at the meeting.

Lancaster City Council Members Jackie Harris, Tomonica Marsh, Ronnie Sowell, and Mayor T. Alston DeVenny were present for the meeting. City Council Members Kenneth Hood, Octavia Jones, and Hazel Taylor were absent. Lancaster City staff also present at the meeting were Steven "Flip" Hutfles, City Administrator; and Tracy Rabon, City Clerk. A quorum of Lancaster City Council was present for the meeting.

Heath Springs Town Council Member Vincent Webb was present for the meeting. Town Council Members Peggy Bowers Hopkins, Mayor Pro Tem Iva Lee Drakeford, Deborah Truesdale, and Mayor Eddie Moore were absent. Heath Springs Town staff also present at the meeting was Wanda Kilpatrick, Town Administrator. The Heath Springs Town Council *did not* have a quorum in attendance at the meeting.

There were not any Kershaw Town Council Members present for the meeting. Town Council Members John Connell, III, Michael Cook, Bobbie Faulkenberry, Randy Seegars, Harvey Truesdale, Danny Williams, and Mayor Mark Dorman were absent. There were not any Kershaw Town staff present at the meeting. The Kershaw Town Council *did not* have a quorum in attendance at the meeting.

Van Wyck Town Council Members Bob Doster, Stuart Graham and Mayor Sean Corcoran were present for the meeting. Van Wyck Council Members Xavier Kee and Cassandra Watkins were absent. There were no other Van Wyck Town staff present at the meeting. A quorum of Van Wyck Town Council was present for the meeting.

The following member of the Lancaster Delegation was present for the meeting: Honorable Brandon Newton, South Carolina House District 45. Others present for the meeting were John McCain, President and Chief Executive Officer of the Lancaster County Chamber of Commerce; and Brad Bucy, District Manager for the Lancaster County Water and Sewer District.

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

Call to Order

Steve Harper called the Intergovernmental Luncheon meeting to order at approximately 12:00 p.m.

Welcome And Recognition

Steve Harper welcomed everyone to the Intergovernmental Luncheon meeting.

Invocation

Honorable Brian Carnes led the Invocation.

Approval of the Minutes from the August 12, 2022, Intergovernmental Luncheon Meeting

Charlene McGriff moved to approve the minutes. Seconded by Tyrom Faulkner. The minutes from the August 12, 2022, Intergovernmental Luncheon meeting were approved unanimously.

Discussion / Action Items

Growth Management

Growth and Development Data

Rox Burhans, Development Services Director for Lancaster County, provided an update on tracking development activity for the County. He provided and reviewed a handout/power point presentation that is attached as Schedule A to the written minutes in the Clerk to Council's office. He also explained how to find tracking information on the County website. He explained that the County tracked development in two ways: (1) cumulative and (2) by individual projects on the zoning map. He also provided information on the current multifamily projects in the County.

Rox Burhans and attendees discussed the importance of and how to combine municipal and County growth data, planned development approvals that have not yet been built out such as the Inspiration Network, and when the school impact fees went into effect.

Growth and Future Projects

Steven "Flip" Hutfles, City Administrator for Lancaster, provided an update on growth in the City of Lancaster. He provided and reviewed a handout/power point presentation that is attached as Schedule B to the written minutes in the Clerk to Council's office.

He explained that the City was using part of their American Rescue Plan Act (ARPA) Funds to complete a Comprehensive Plan and a utility master plan. He noted that the City has the following subdivisions in various phases of development: Rosegate, Basildon, and Central Monroe. He further noted that College Place was expanding and that there were also new houses being constructed inside the City. He also explained that the City has a new multi-family complex called Oakleaf Senior Residence that should open in January 2023 and a new apartment complex called Abbington Willow Lake that was built last year and that already has no vacancies. Lastly, he noted that the City has been attracting new commercial developments: Biscuitville and a Dodge car dealership. Lastly, he noted that all growth was dependent on the wastewater treatment plant. He explained that the City was submitting an application to the Department of Health and Environmental Control (DHEC) to increase the capacity of the plant and he noted that the City would eventually need to expand the plant.

Flip Hutfles and attendees discussed the prospects of improving the downtown area and the work that had been completed thus far.

Capacity and Growth

Dr. Jonathan Phipps, Superintendent for Lancaster County School District, and Lydia Quinn, Human Resources Director/Chief Operations Office, provided an update on growth projections for the Lancaster County School District. They provided and reviewed a handout/power point presentation that is attached as Schedule C to the written minutes in the Clerk to Council's office.

After Lydia Quinn reviewed enrollment changes and enrollment projections, Bryan Vaughn discussed the challenges that the School District is facing due to growth. He noted that the limited road system made it difficult to transport students in the Indian Land area. He also noted that the School District not only has challenges in regard to space for new students but also faces challenges regarding staffing and increased class sizes because of the number of new students. He discussed the challenges with attendance lines. He explained that, in the short term, the District would be looking at portables to help keep class sizes down. He further noted that they were looking for property for schools that was not on the Highway 521 corridor so as not to clog that road. He also explained that the District had other facility needs besides just in the Indian Land area.

Dr. Phipps explained that the District was using some of the Elementary and Secondary School Emergency Relief Fund (ESSER) funds to purchase land. He reviewed the increasing costs for building new schools over the past several years. He also discussed the aging facilities in other areas of the County.

Dr. Phipps and attendees discussed the possible bonding of new schools, operating costs and new students, the number of new schools needed, the need for the District to comment on County development projects, the transfer of students to arts programs within other schools in the District, and a request from the County for the School District to provide data on the number of children that come from each apartment complex in Indian Land.

Unified Development Ordinance (UDO) Update

Mayor Sean Corcoran for the Town of Van Wyck provided an update on the new Unified Development Ordinance for Van Wyck. He noted that Van Wyck incorporated in 2017, largely in response to unchecked commercial and residential growth. He explained that the Town recently passed their Comprehensive Plan and Unified Development Ordinance (UDO). He further explained that the goals for the Comprehensive Plan and the UDO were to limit density and preserve the Town's character. He noted that the Town was going to be using a rural by design concept, which emphasizes quality over quantity. He further explained that their emphasis would be on open spaces, preserving the natural environment and sensitive lands and wildlife habitat, safe and easy access to outdoor activities, and conservation.

Legislative Update

Honorable Brandon Newton, South Carolina House District 45 and Delegation Chair, provided a legislative update. He noted that, as far as the budget, revenues were higher than anticipated and, therefore, the State should have another budget surplus. He explained the two questions on the November ballot. He provided information on early voting in Lancaster County. He noted that

9,800 people had voted early as of Wednesday as compared with only 5,800 people that voted early in 2018.

Community Roundtable/Jurisdictional Update

There was no jurisdictional update from the Town of Kershaw.

Wanda Kilpatrick introduced herself as the new Town Administrator for Heath Springs. She explained that the Town had a nice ribbon cutting for the new soccer complex. She further explained that the Town was using their American Rescue Plan Act (ARPA) funds for new water meters and that they had now been delivered and should start being installed within the next couple of weeks.

Mayor Alston DeVenny provided a jurisdictional update for the City of Lancaster. He explained that Flip had already provided an update on the City's growth. He noted that the City was doing well on filling up commercial spaces and that the sales taxes were up. He also noted that over half of the employees from the Gallo project were from Lancaster County.

There was no update from the Town of Van Wyck, as they had already presented information regarding their new Comprehensive Plan and new Unified Development Ordinance.

There was no update from the Lancaster County School District Board of Trustees, as they had already presented information regarding growth projections.

Dennis Marstall, County Administrator, provided a jurisdictional update for Lancaster County. He explained that the County opened two new soccer fields and completed the renovations at the Indian Land Recreation Center. He noted that the County was now working on the Annex in front of the Indian Land Recreation Center. He further noted that the County was working on a new Detention Center, a Coroner's Office expansion, and a new terminal at the Airport. He explained that the County was wrapping up the Comprehensive Plan and would be working on a new Strategic Plan for the coming year. He also noted that the County was in discussions regarding the future of fire services in the County. He explained that the County has a new Economic Development team, a new Parks and Recreation Director and will have new in-house legal counsel starting on January 3, 2023.

Announcement of next Intergovernmental Meeting Dates for 2023

Steve Harper announced that the Intergovernmental meeting dates for 2023 would be February 3rd, May 5th, August 11th, and November 3rd.

Adjournment

Melvin Stroble moved to the adjourn the meeting. Seconded by Terry Graham. The motion to adjourn passed unanimously. There being no further business, the Intergovernmental Luncheon meeting adjourned at approximately 1:23 p.m.

Respectfully Submitted:

Sherrie Simpson
Clerk to Council,
Lancaster County

DRAFT



SIMILAR PRIORITIZED COMMUNITY NEEDS
LANCASTER COUNTY, TOWN OF HEATH SPRINGS, TOWN OF KERSHAW, CITY OF
LANCASTER
2022 NEEDS ASSESSMENTS

In order to apply for Community Development Block Grant (CDBG) funds, local governments are required to complete a needs assessment process to identify and prioritize local community needs for housing, public facilities, and economic development.

Catawba Regional Council of Governments (CRCOG) assists localities with assessing their community needs, especially ones that can be addressed with CDBG funding. This includes discussions and meetings with staff, water and sewer providers, local citizens, and any other interested persons. As part of the Needs Assessment process, each locality is required to hold a public hearing, at which time public comments are taken to develop a priority list of the community needs. At the hearing, the CDBG program is reviewed, comments from staff, elected officials, and the public are taken, and a list of needs is created. After a priority list is finalized, CRCOG develops a needs assessment document.

Following are priority needs that are listed on Lancaster County's 2022 Needs Assessment, as well as other local governments within the county:

1. Upgrade or extension of sewer services, water services, including fire protection, to low and moderate income (LMI) neighborhoods and areas.
 - Town of Heath Springs
 - Town of Kershaw
 - City of Lancaster
2. Demolition of vacant and dilapidated residential structures.
 - Town of Kershaw
 - City of Lancaster
3. Promote economic development to include extension and/or upgrade of infrastructure to expanding or new businesses in order to create jobs.
 - Town of Heath Springs
 - Town of Kershaw
 - City of Lancaster
4. Activities to provide affordable housing for low and moderate income persons.
 - Town of Heath Springs
 - Town of Kershaw
 - City of Lancaster



2022 Needs Assessments

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Following are priority needs that are not listed on Lancaster County's 2022 Needs Assessment, but are listed on multiple priority needs lists for other local governments in Lancaster County:

1. Activities to enhance downtown areas through streetscape enhancements, including streetlights, sidewalks, landscaping, surveillance cameras, and road improvements. This could also include façade improvements.
 - Town of Heath Springs
 - Town of Kershaw
 - City of Lancaster
2. Recreational facilities including parks, trails, and greenways.
 - Town of Heath Springs
 - Town of Kershaw
3. Improved storm drainage to areas that flood during times of heavy rain.
 - Town of Heath Springs
 - City of Lancaster

LANCASTER COUNTY, SC PRIORITIZED COMMUNITY NEEDS

JANUARY 2022

Lancaster County held a Needs Assessment Public Hearing on Monday, January 10, 2022, at which time the following community needs were prioritized.

1. Upgrade and extend water and sewer services in low and moderate income areas, including the Kings Circle area, the Kershaw Mill area, the Dobson School area and the Emerald Estates area.
2. Demolish vacant, dilapidated structures in low and moderate income neighborhoods.
3. Continue efforts to prepare for, respond to, and prevent the Coronavirus.
4. Seek funding to better address services and activities for the homeless, including support for a homeless shelter in Lancaster County.
5. Undertake neighborhood revitalization activities in low and moderate income areas, including the Dobson School area, Kershaw Mill area, Erwin Farm area, and Emerald Estates area to include the following:
 - Clearance and clean-up
 - Infrastructure upgrades to include, but not limited to, transportation, sidewalks, transit, water, sewer, gas, electrical, and communications to include Internet/ wireless/ broadband.
 - Housing rehabilitation
 - Activities to increase affordable housing
 - Job training and educational opportunities
 - Socioeconomic assistance
 - Franchised curbside solid waste collection in target areas
6. Promote economic development and job creation activities through provision of infrastructure to potential and expanding businesses and industries and through the provision of Workforce Development Training to residents and industries through direct county grant match funding and provision of in-kind services.
7. Construct permanent EMS and fire stations where needed to replace mobile and/or inadequate facilities.
8. Improve transportation between Lancaster's four municipalities, City of Lancaster, Town of Heath Springs, Town of Kershaw and Town of Van Wyck, including highway (US 521) and rail (L&C Railway) modes of transportation.
9. Add turning lanes for the Heath Springs Elementary School and the Andrew Jackson Middle and High Schools.

LANCASTER COUNTY, SC PRIORITIZED COMMUNITY NEEDS

10. Improve transportation between the City of Lancaster and the Chesterfield County line on SC 9 South, a segment of the South Carolina Department of Transportation Strategic Freight Network.
11. Locate recreational facilities and social service agencies in the northern panhandle of the county. This would put these services within closer proximity to the people who use them and eliminate the need for driving into the City of Lancaster.
12. Seek funding to address housing needs, to include rehabilitation, affordable housing and down payment and closing cost assistance.
13. Undertake activities to promote fair housing opportunities for all citizens.

CITY OF LANCASTER, SC

PRIORITIZED COMMUNITY NEEDS

MARCH 2022

The City of Lancaster has completed a process to assess its community needs, especially as they relate to low and moderate income citizens. Following is a list of the prioritized needs that have been identified for the City of Lancaster's Needs Assessment.

1. Address storm water and/or drainage for the Taylor Street area drainage basin.
2. Repair, replace, or install sidewalks in LMI neighborhoods especially in areas where safe foot travel is needed to connect to goods and services including health facilities, schools, and grocery stores among others.
3. Optimize the wastewater treatment plant to improve plant's operational and energy efficient opportunities and to address the growing treatment requirements.
4. Upgrade water infrastructure in low and moderate income areas for increased water pressure for housing and public safety, particularly on or near Main Street, West Meeting Street, Belk Street, and Faile Street.
5. Upgrade wastewater collection systems in areas where there is a threat to the environment including Basin 13, 14, and 22.
6. Provide adult literacy programs and workforce readiness programs.
7. Build a farmer's market, preferably in the downtown area.
8. Eliminate blight in targeted areas by the demolition of vacant, abandoned, and condemned structures in accordance with the City's code enforcement ordinance.
9. Complete the environmental clean-up of the Lancaster Mill site and other industrial sites and study abandoned Brownfields to determine the feasibility of redevelopment.
10. Promote economic development and job creation activities through provision of infrastructure to potential and expanding businesses and industries.
11. Undertake activities to provide safe and affordable housing through rehabilitation or new construction. Housing rehabilitation is needed in all areas of the City.
12. Expand streetscape improvements to the downtown side streets, including Gay Street, to enhance business opportunities in the downtown area.
13. Upgrade and extend the City's water distribution and sewer collection systems for improved industrial, commercial and residential development.
14. Address crime issues to include better lighting and increasing the number of police substations.
15. Acquire and/or rehabilitate vacant, in-town buildings for commercial purposes which may include leasing to committed tenants for a demonstrated market need.
16. Continue efforts to prepare for, respond to, and prevent the Coronavirus.
17. Continue to further Fair Housing in the City of Lancaster.

**CITY OF LANCASTER, SC
PRIORITIZED COMMUNITY NEEDS**

18. Seek funding to increase public access to the Arts.
19. Assist with the development of a mill museum.

TOWN OF HEATH SPRINGS
PRIORITIZED COMMUNITY NEEDS
JULY 2022

The following lists the top priority needs of the Town of Heath Springs:

- 1) Seek CDBG funds to upgrade or extend sewer services, water services, including fire protection, to LMI neighborhoods. This includes final upgrades to the Heath Springs Wastewater Treatment Plant, as well as any additional work needed to upgrade the town's sewer lift stations. It also includes water service upgrades on South Main Street, Hart Street Extension and Harris Street and sewer upgrades on Hart, Truesdale and Poplar Streets. The town would also like to replace old water meters with satellite read meters.
- 2) Parks, trails, greenways, and other recreational facilities, to involve Town Park and the walking trail.
- 3) Continue efforts to enhance the downtown area through façade improvements and streetscape enhancements, including streetlights and sidewalks, to attract businesses and new residents.
- 4) Seek funding to provide better storm drainage to areas of the town that flood during times of heavy rain.
- 5) Continue to promote economic development.
- 6) Extend and or upgrade infrastructure to expanding or new businesses in order to create jobs.
- 7) Continue the addition of street lights throughout town to provide safety. Undertake other street improvements to include addressing broken sidewalks and making them handicapped accessible.
- 8) Seek funds or a developer to construct affordable single-family, starter homes for citizens and future employees at the industrial park.
- 9) Consider funding projects to offer affordable housing for low to moderate income persons.
- 10) Increase public safety by expanding the Community Watch Program and other public safety programs.
- 11) Undertake activities to promote fair housing opportunities for all citizens.

**TOWN OF KERSHAW
PRIORITY NEEDS LIST
SEPTEMBER 2021**

1. Upgrade water and sewer infrastructure to include water valves and distribution lines on the eastern side of the railroad tracks that run parallel to Cleveland Street area and the water and sewer infrastructure in the Springs Cotton Mill Village East area.
2. Demolish vacant, dilapidated residential structures and commercial structures in the Town of Kershaw and just outside the Town Limits to address and support crime prevention efforts.
3. Promote economic development and job creation activities through the provision of infrastructure to potential and expanding businesses and industries, including South Hampton Street.
4. Undertake streetscape improvements on major thoroughfares, including Matson Street and Hampton Street. This would also include surveillance cameras and internet hot spots for public safety and convenience.
5. Add surveillance cameras and internet hot spots to Stevens Park.
6. Provide additional recreation activities and upgrade or add facilities in all parks in the Town of Kershaw. This would include age-appropriate music, art, and movement activities and playground equipment that encourage parents to engage in early learning activities with their young children.
7. Undertake activities to support the development of senior and affordable housing.
8. Promote fair housing opportunities for all citizens.
9. Increase access to quality early childhood education and child development centers: establish a public-private fund for “early learning scholarships” and encourage local businesses to support the fund, provide incentives for local developers to include childcare facilities or childcare partnerships in their plans, and provide assistance for new childcare programs.
10. Strengthen families: co-sponsor community-wide family literacy activities, conduct a public outreach and education campaign to promote child health and safety, and co-sponsor parent education and/or home visiting programs.