

**Minutes
York County Council Workshop
March 9, 2021
1070 Heckle Boulevard, Rock Hill, SC
Large Conference Room
6:00pm**

The York County Council met on the above date for a York County Council Workshop at 6:00pm located at 1070 Heckle Boulevard, Large Conference Room, Rock Hill, South Carolina. The following Council members were present: Council member Tom Audette, Vice-Chairman Robert Winkler, Council member Joel Hamilton, Council member Allison Love, Chairwoman Christi Cox and Council member Brandon Guffey. Also present were County Manager, David Hudspeth, Assistant County Manager, Mike Moore, Assistant County Manager/Finance Director, Kevin Madden, County Attorney Michael Kendree and Clerk to Council, Karen Brogdon.

Chairwoman Christi Cox called the meeting to order.

First item for discussion was a fire services update.

Mr. Hudspeth reviewed the proposed 10 year capital plan and explained that several pieces of equipment, pumpers, tankers, squad, grass units, and SCBA's, will be purchased and most of them will be replacement for existing apparatus. Mr. Hudspeth explained that it is most cost effective for the County to purchase tankers instead of building in house. Staff will now focus on building and refurbishing service trucks and grass units.

Mr. Hudspeth also explained that the County will start to draw down on the current fund balance and as it is used, we will have to make up the additions to the budget with millage increases. Staff is proposing 9 new paid firefighters over the next 10 years with 5 being added in 2021, 2 in 2026 and 2 in 2030.

This proposal will be presented to the Fire Advisory Committee for their review and input. If the Committee has any modifications, the proposal will be brought back to Council for their review.

Council member Allison Love would like to be provided with a copy of the rotation schedule of personnel and equipment. Council member Love also requested that Council consider allowing Bethel to pay for their own purchases. She explained that the Bethel Fire Tax District has plenty of funds to purchase the items they feel they need.

Chairwoman Cox and Vice Chair Winkler expressed their desire to make sure that the Fire Advisory Committee was kept well informed on the proposal and the SCBA purchases.

Second item for discussion was an update on the 5 year comp plan.

Jonathan Buono explained that the comp plan is reviewed every 5 years and this year minor revisions will be made. Various items are presented to the Planning Commission monthly. To date, the Planning Commission has reviewed community facilities, natural resources, housing,

cultural resources, transportation and economic development. Land use and resiliency will be reviewed soon. The Planning Commission will also review the Future Land Use Map (FLUM) Amendments. Staff will draft the revisions and present to the Planning Commission with goals and strategies reflecting progress since 2016. Along with updated/improved maps and figures and new demographic data. There will be a Planning Commission workshop in late spring with adoption in late summer 2021.

Mr. Buono explained that there will be a public comment/input time at a later date. Nothing scheduled at this time.

Council expressed a consensus that they would like to have a joint workshop/meeting with the Planning Commission at some point.

Third topic for discussion was an update on the Recode Project.

Jonathan Buono also explained that Module 1 has been drafted and is currently under staff review with the consultants. There will be a Planning Commission workshop at the end of March, Council update at the April 13 workshop with public presentation and feedback to follow.

Council requested that the information be presented in a format that is easy to understand.

Fourth topic for discussion was an update on the Small Area Plans.

Jonathan Buono explained that the Lake Wylie, Carowinds Master Plan, Western York County Scenic Byway and the I-77 Small Area Plans are still moving forward. However, the Dave Lyle Boulevard Small Area Plan was removed from the comp plan last year.

Mr. Buono also stated that the Connect Beyond could bring potential corridors for future transit locations and is something that may be looked at more intensely in the next calendar year.

Fifth topic for discussion was an update on the Litter Strategic Plan

Eric Rekitt and Alysén Woodruff explained that the County is continuing to develop ideas to try to combat the litter problem in York County. Mr. Rekitt explained that enforcement and accountability are important and they are working with the Sheriff's Department on stricter enforcement.

Collection and Recycling staff will continue to monitor and respond to litter in areas around Collection and Recycling Centers, work with County's contracted waste hauler to improve tarp effectiveness, organize a county wide cleanup day, partner with municipalities, encourage school athletic departments and clubs to participate in cleanups, etc.

There are many volunteer programs that citizens can participate in, such as, KYCB, Adopt Your Spot, Adopt a Road, Litter Challenge, Great American Cleanup, Grab A Bag SC, Polar Bear Litter Pickup, etc.

Sixth topic for discussion was an update on Economic Development

David Swenson provided an update on the strategic plan and explained that it was approached with 3 phases: targeted engagements (212 stakeholders touched, 5 focus groups, county council interviews, staff interviews and electronic survey), competitive realities & workforce/training assessment report and final reports and presentations to Council and Stakeholders in April.

Mr. Swenson explained that Economic Development continues to receive requests for incentives and there is a thorough incentive evaluation process.

- Factors – investment, jobs, type of operation, location, timing, competition, new vs. existing
- Incentive options – abatements, FILOT, grants
- Economic impact evaluation
- Offering base package vs. enhanced package

David provided an update on Small Business and Product Development.

Small Business

- Supported by a variety of partners, events, incentives and resource tools
- Definition of “small business” is key along with goals for support and assistance

Product Development

- York County remains a focus of private developers but need to monitor
- Available industrial buildings first request – 2- total/8 specs with 4 more soon
- Available office buildings lacking but York County has private land for build-to-suit office deals
- “Shovel ready” industrial land lacking
 - Need large single site or business park near i-77 that is priced appropriately

Strategic plan final report will focus on product development

Council member Joel Hamilton would like to have a workshop focused on Economic Development in the near future.

Vice-Chairman Robert Winkler would like for all Council members to receive a list of businesses that come to York County that are not given a FILOT.

Chairwoman Christi Cox requested that Council consider designating a percentage of the product development fund to small businesses and that the County needs to make sure that there are areas/product that is ready for development.

Executive Session

Motion was made by Council member Joel Hamilton and seconded by Council member Tom Audette to go into Executive Session for receipt of legal advice and contractual matter: Blue Granite update and a water and sewer update. Motion Carried.

There were no matters to consider following Executive Session.

There being no further discussion, a motion to adjourn was made by council member Joel Hamilton and seconded by Council member Allison Love. Motion carried.

