

Minutes
York County Council Workshop
October 11, 2022
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: Vice-Chairman Robert Winkler, Council member Tom Audette, Council member Allison Love, Chairwoman Christi Cox, Council member William “Bump” Roddey, and Council member Brandon Guffey. Also present were County Manager, David Hudspeth, Assistant County Manager, Mike Moore, Assistant County Manager, Kevin Madden, County Attorney, Michael Kendree, and Clerk to Council, Karen Brogdon.

Chairwoman Christi Cox called the meeting to order.

Kelly Coxe, Superintendent of York School District provided opening statements and provided information regarding the approved and pending housing units in the City of York and the impact these units will have on the school district. Ms. Coxe reported that as of October 10, 2022 13 approved and 2 pending development for a total of 2390 pending (429) and approved (1961) housing units. This will bring the projected total enrollment to 5,876, a 16% increase in enrollment.

Carson Bise with Tischler Bise addressed Council regarding the proposed impact fees for York School District.

Mr. Bise explained the following information:

- One-time payments to fund system improvements
 - Cannot be used for maintenance and repairs
 - Cannot be used for operating costs
- Cannot be deposited into the District General Fund
- Basic legal requirements
 - Need
 - Benefit
 - Proportionality
- Credits
 - Guard against new development paying twice
- Impact fee revenue must be maintained in an interest-bearing account
- Monies must be spent within 3 years of scheduled date for construction in the Capital Improvement Plan
- Must publish an annual monitoring report
- All maximum allowable fee changes require an updated study
- Requires an analysis that estimates the effect of imposing updated impact fees on affordable housing in York School District 1
- York School District 1 impact fees have the following cost components:

- Construction of additional K-8 classroom space
- Land
- Central services space
- Buses
- Credits given for future payments on existing and future debt

Based on data from the US Census Bureau

York School District 1 Public School Students Per Housing Unit

Public School Students per Dwelling

	Housing Types			Weighted
	Single-Family	Multi-Family	Mobile Homes	
Elementary School	0.215	0.165	0.171	0.209
Middle & Intermediate School	0.148	0.129	0.146	0.154
High School	0.146	0.085	0.113	0.153
Total	0.509	0.379	0.430	0.516

Planned Capacity Projects

Facility	Timeframe	Cost	Building Sq Ft	Student Capacity	Sq. Ft. Per Student	Cost/Per Sq. Ft.
New Elementary School	SY25-30	\$50,663,378	130,000	1,000	130	\$390
New Middle School	SY25-30	\$65,628,490	160,000	1,000	160	\$410

Land Cost Assumption

- Conservative assumption given the current real estate climate

Site	Year	Original Cost	Acres	Total Cost Per Acre
Ernest Rd & Hwy 5 Site	2016	\$625,000	134.00	\$4,664

Projected Enrollment to Capacity

School Type	Current Utilization	Additional Planned Seats	Utilization in SY31-32
Elementary	75%	1,000	84%
Middle	77%	1,000	64%

Draft Impact Fee Calculations

Recommended School Impact Fees: York School District 1			
	Elementary	Middle & Intermediate	Maximum Fee
	(PK-4)	(5-8)	
Single	\$6,068	\$6,400	\$12,469
Multi-Family	\$4,679	\$5,558	\$10,237
Mobile Homes	\$4,849	\$6,316	\$11,165

Mr. Bise also explained that approximately \$38M in impact fees would go towards the \$115M needed. All other funding would come from a proposed bond referendum.

Council received this as information only. No votes were taken. Second reading and public hearing is scheduled for October 17, 2022.

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