

**Minutes**  
**York County Council Workshop**  
**December 10, 2024**  
**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 Tommy Adkins, Council member Allison Love, Council member Tom Audette, Chairwoman Christi Cox, Council member William “Bump” Roddey, Council member Debi Cloninger, and Council member Watts Huckabee. Also present were County Manager, Josh Edwards, Assistant County Manager, Kevin Madden, Assistant County Manager Tom Couch, Assistant County Manager, David Garner, County Attorney, Michael Kendree, and Clerk to Council, Karen Brogdon.

Also present was Trish Startup, Director of Budget and Administrative Services, Michael Fernandez, Public Safety Communications Director, Jonathan Buono, Planning and Development Director, and Malcolm Leirmoe, Emergency Management Deputy Director.

Chairwoman Christi Cox called the meeting to order.

**Council held a discussion regarding York County’s Strategic Plan Goal: Grow Responsibly**

Jonathan Buono presented the information regarding Grow Responsibly.

The goal is to provide well-balanced planning and development services that empower economic development and manages growth in a sustainable manner that reflects and protects York County’s unique communities and heritage.

- Clarity and Solution-Oriented
- Balancing Quality and Attainability
- Pacing growth to Facilities

Themes:

- Stakeholder Engagement
- Refined Codes
- Stronger Communities
- Sustainable Growth

Council Priorities:

- Stakeholder Engagement
  - Residents, developers, farmers, businesses
  - Communications and input
- Refined Codes
  - Responsive to change

- Analytical approach to amendments
- Increasing clarity and accessibility
- Stronger Communities
  - Housing attainability
  - Place-making destinations
  - Context-appropriate standards
- Sustainable Growth
  - Growth pays for growth
  - Defined growth and conservation areas
  - Public facility planning

Chairwoman Christi Cox referred the following items to Committees for further discussion:

- Refined Codes – Planning and Zoning Committee
- Attainable Housing – Health and Environmental Protection Committee
- Small Business Support – Economic Development Committee
- Stakeholder Engagement/Rebuilding Community Board – Economic Development Committee
- Economic Development Visioning – Economic Development Committee
- Fire Services Program (5-10 year plan) – Justice and Public Safety Committee
- Recommendations for Park Masterplan – Health and Environmental Protection Committee
- Preservation – Health and Environmental Protection Committee
- Strategic Economic Development and Parks Opportunities – Health and Environmental Protection Committee

Chairwoman Cox stated that the County Manager will assist with identifying the correct committees for all items referred at the Workshop but for now this is where they will start.

### **Council held a discussion regarding York County’s Strategic Plan Goal: Safe Community**

Malcolm Leirmoe presented the information regarding Safe Community:

The goal is to protect all residents and visitors by ensuring their safety and security through responsive, professional, and accountable emergency services.

- Ensure reliable and effective emergency services
- Increase engagement in the community
- Develop and retain professional staff and standards
- Align public safety entities

Themes:

- Data Driven
- Community Engagement
- Coordination
- Quality staff and services

## Council Priorities:

- Data Driven
  - Evidence based
  - Industry best practices
  - Performance management
- Community engagement
  - Public understanding and Needs
  - Improved preparedness
- Quality Staff and Services
  - Training and qualification standards
  - Employee pipeline
- Coordination
  - Comprehensive Engagement
  - Continued Improvement
  - 5-10 year Strategic Plan

Council members participated in an online survey regarding Safe Community priorities.

## Animal Shelter Update

County Manager, Josh Edwards introduced Eric Rekitt, Public Works Director who introduced the CPL Consultants, Rachel Nilson and Stuart Cline who presented the Animal Shelter conceptual plan for the proposed Animal Shelter.

The overall plan will have the following:

- Relocated main entrance
- Expanded public parking and added pavilion
- Expanded and secured staff parking
- Added livestock barn and yard
- Added play yards
- Added walking path
- Existing Building +/- 16,675sf
  - New front addition +/- 530sf
  - New rear addition +/- 16,690sf
  - Total +/- 33,895sf

## Budget:

- |                                           |                 |
|-------------------------------------------|-----------------|
| • Project Total:                          | \$25,900,000.00 |
| • Design and Construction Administration: | \$2,000,000.00  |
| • Inspections and FFE:                    | \$800,000.00    |
| • Owner Contingency:                      | \$2,100,000.00  |
| • Total Other Project Costs:              | \$2,900,000.00  |
| • Total Construction Costs:               | \$21,000,000.00 |

The Consultants recommend that the next step would be for Council to approve moving forward with the design and construction documents.

#### Phase 1

- Rear addition and site work
- Relocated crematory
- New freezer areas for mechanical

#### Phase 2

- Medical Suite
- Portion of Front offices
- Portion of cat area

#### Phase 3

- Remaining cat area
- New entrance and front of house areas
- Remaining offices
- Front parking
- TNR and Animal holding

#### Phase 4

- Staff areas
- Public adoption spaces
- Intake
- Pavilion

Assistant County Manager, Tom Couch stated that the crowding at the shelter is not going to be sustainable for much longer. The goal for this project would be 24-30 months in various stages.

County Manager, Josh Edwards stated that this project is currently funded but not to this degree. Further discussions can be held during the budget process.

Assistant County Manager, Kevin Madden stated that no additional FTE's would be required due to a new building. Staff will be added as warranted and needed but not due to a new/renovated building.

Council members stated that they have additional concerns with the proposal. Chairwoman Cox explained that this matter shall be discussed further during the Capital Improvement Projects budget discussions.

Motion was made by Council member Tom Audette and seconded by Council member Watts Huckabee to enter into Executive Session to discuss a proposed contractual matter: Economic Development initiative and a contractual matter/receipt of legal advice: Project Freedom 1 and Project Freedom 2. Motion Carried.

No matters for discussion following Executive Session.

There being no further discussion a motion was made by Council member Allison Love and seconded by Council member Watts Huckabee to adjourn the meeting. Motion Carried.