

Minutes
York County Council Workshop
April 11, 2023
1070 Heckle Boulevard, Rock Hill, SC
Large Conference Room
3:00pm

The York County Council met on the above date for a York County Council Workshop at 3:00pm located at 1070 Heckle Boulevard, Large Conference Room, Rock Hill, South Carolina. The following Council members were present: Council member Tommy Adkins, Council member Tom Audette, Council member Allison Love, Chairwoman Christi Cox, Council member Watts Huckabee, Council member William “Bump” Roddey, and Council member Debi Cloninger. 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.

David Swenson was also in attendance.

Chairwoman Christi Cox called the meeting to order.

Discussion regarding Economic Development

David Swenson, Economic Development Director provided information regarding the 2021 Cost to Serve Evaluation. The average assessed value of 4% property (owner occupied) \$247,720 and the breakeven point for 4% property would be \$341,326.

Mr. Swenson reported that an Economic Development Strategic Plan was completed in 2021 by Garner Economics; received support/feedback from both public and private sector and the short-term recommendations are as follows:

- Modify the governance structure of the YCED with an advisory board appointed by the County Council and York County Growth Partners;
- Enhance and update the County’s incentive guidelines;
- Develop a collaborative product development plan with public and private stakeholders;
- Create an infrastructure, land use, and funding plan to provide water and sewer to targeted areas of the County;
- Communicate regularly with the County Council on all things economic development.

Long-term recommendations are as follows:

- Establish a public/private workforce council to help fill the talent pipeline
- Conduct economic and community development leadership learning labs in other inspiration communities
 - Greenville, SC
 - Williamson County, TN
 - Mecklenburg/Charlotte, NC

- Consider additional funding to support marketing, product development, and related items as identified in the strategic plan
- Continue efforts to conduct external outreach to companies and consultants through existing regional marketing alliances and the South Carolina Department of Commerce
- Develop a stronger and more collaborative marketing effort to support common goals and messaging about York county as the place to do business

Program of Work Focus Areas

- Recruiting of New Businesses
 - Develop and maintain an active pipeline of new businesses that leads to an increase in the tax base and diversification of jobs
- Retention of existing businesses
 - Engage existing companies to further monitor, grow and promote the local economy
- Promotion
 - Execute marketing approaches that will share the economic vitality of the County
- Strategic initiatives
 - Product
 - Workforce Development
 - Infrastructure
 - Community Infrastructure/Quality of Place
- Product Development
 - Work on product development initiatives to ensure York County can compete to attract, retain, and grow the types of companies and talent the community desires
 - Monitor and implement ways to maximize product development funds and organizational structure that improve site development potentials
 - Lead and support market evaluations and site readiness efforts
 - Support continued development and sale of spec buildings and contact land owners for pricing and availability
 - Complete SC DOC Palmetto Sites evaluation
 - Continue planning and development of the new Allison Creek Business Park

Motion was made by Council member Tom Audette and seconded by Council member Watts Huckabee to go into Executive Session to discuss Economic Development incentives. Motion Carried.

Matters for Consideration Following Executive Session

Discussion was held regarding YCED Communication Strategies

Mr. Swenson explained that currently the ED Committee of Council holds monthly meetings 1 hour prior to the Council meeting with a focus on current event updates and ED project reviews. Executive Session updates are given at Council meetings and the County Council agenda has details regarding the projects. There are also monthly email updates sent out.

Also, the ED Director and County Management evaluate and negotiate projects; Council leadership (Chair, ED Chair, District Council Rep) consulted as needed on incentive package offerings. If additional discussions are needed, the County Manager will work with Council Chair to update and discuss with full Council in Executive Session.

Mr. Swenson proposed the following communication efforts going forward:

- Committee or Council participation
- Council Chair, ED Chair, District Council Representative
- Full Council Updates in Executive Session
- Timing of Communication/offer to commerce & company
- Timing of inducement Resolution/Ordinances

Council members held a discussion regarding how to communicate effectively with all parties involved going forward and keeping the information confidential at the same time.

Mr. Hudspeth suggested the he work with ED staff to develop a plan going forward and present it to Council for consideration.

Council would also like the ED staff to work with the County's Public Information Officer to do a monthly highlight and promotion of the businesses that come to York County.

There being no further discussion, a motion to adjourn was made by Council member William "Bump" Roddey and seconded by Council member Debi Cloninger. Motion Carried.

Minutes
York County Council Budget Workshop
April 11, 2023
1070 Heckle Boulevard, Rock Hill, SC
Large Conference Room

To begin immediately following the Council Workshop but not before 5:00pm

The York County Council met on the above date for a York County Council Budget Workshop at 5:00pm 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, Chairwoman Christi Cox, Council member Watts Huckabee, Council member William “Bump” Roddey, and Council member Debi Cloninger. 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.

Trish Startup, Director of Special Projects also attended.

5:12pm Chairwoman, Christi Cox called the Budget Workshop to Order

Trish Startup provided a general budget overview to Council and explained the budget process.

Kevin Madden explained the budget highlights with the proposed millage increases.

- Overall county millage
 - Debt service – 3.5 mills decrease
 - General fund operations – no increase
 - Sheriff’s Office –2 mills increase
 - Solicitor’s Office – remains same
 - Convenience Centers - .6 mill increase
 - Rural Fire - .4 mill increase
- Recreation Funding
 - Management recommends the funding percentages remain the same as the previous year
 - The value of a mill will increase the available rec funds \$90,000 for fiscal year 2024.
- Class and Comp Study
 - The class and comp study is complete. Below are the impacts to the budget.

Fund	Change
GF Other	\$ 300,237
GF Sheriff	\$ 460,924
GF Solicitor	\$ 19,408
1211 Rural Fire	\$ 3,514
1235 Lake Wylie Rec	\$ 29,648
1236 Bethel/Lake Wylie Preserve	\$ 172
1241 Solid Waste Collection	\$ 133,044
1245 Catawba Bend Park	\$ 693
1470 Pennies 3	\$ 2,518
1480 Pennies 4	\$ 3,586
2111 Water/Sewer	\$ 20,812
2121 Solid Waste Disposal	\$ 4,674
Total	\$ 979,230

Solicitor, Kevin Brackett addressed Council and stated how much he supported the class and comp study for his staff and appreciated Council's consideration for approval.

Kevin Madden presented information regarding the 1422 account – money set aside to maintain our capital assets– buildings and infrastructure.

Mr. Madden explained that Council must select \$1.5M of roads by May 1st in order to be able to bid the work out in time.

Management provided Council with a list of County roads in order of road rating in the amount of approximately \$3M.

DISTRICT	CNTY RD	PROJECT ROAD NAME	STARTING POINT	ENDING POINT	LENGTH	WIDTH	ROAD RATING	ESTIMATE
3	E3-055	CRIPPLE CREEK DR	JORDAN DR	CUL DE SAC	1,322	21	10.44	\$165,250
5	K5-007	BIANCA CT	GREENWOOD RD	CUL DE SAC	700	21	10.92	\$87,500
3	E3-050	FOREST MUSIC DR	CUL-DE-SAC/LITTLE DIPPER DR	CYRUS DR	950	20	15.17	\$118,750
2	F2-002	HOLLAND DR	BETHEL SCHOOL RD	STONEHAVEN CT	1,167	15	15.50	\$145,875
5	K6-008	RAMROD RD	CUL DE SAC	RESERVATION RD	810	21	18.04	\$101,250
2	E3-061	LITTLE BROOK CIR	FALLING WATER DR	CUL DE SAC	929	22	18.23	\$116,125
2	G2-021	SUMMERSIDE DR	SPRINGHOUSE	SNAP DRAGON	1,519	22	18.31	\$189,875
7	J3-058	HAMMOND RD	OSBORNE FARM RD	CUL DE SAC	1,612	18	18.45	\$201,500
3	D3-051	QUAIL LAKE DR	COVEY CT	PIGEON LN	1,315	22	18.89	\$164,375
2	E3-053	DAVIDSON RIDGE RD	DR NICHOLS RD	CUL DE SAC	3,800	22	19.06	\$475,000
6	F4-012	WOODBIDGE DR	TIMBER RIDGE LN	BRYNWOOD DR	1,250	20	19.22	\$156,250
2	G1-008	LAKEDALE DR	NORTHMILL CT	FEWELL RD	1,586	18	19.24	\$198,250
2	F2-086	SWAYING OATS DR	PEACEFUL CREEK DR	TRANQUIL KNOLL LN	1,642	22	19.56	\$205,250
7	J2-002	MARK TRAIL LN	PIKEVIEW RD	DEAD END	1,578	18	19.57	\$197,250
1	H3-162	LEELA PALACE WAY	VANDORA SPRINGS RD	MISSI LANE	706	22	19.58	\$88,250
5	J6-016	PENSHURST RD	WOODSTOCK DR	PENSHURST RD	4,616	18	19.61	\$577,000

\$3,187,750

Council members would like a map of all the roads selected and would like to know how many homes are on each of the suggested roads. Once Council receives the requested information, they are fine with staff choosing the list of roads. However, Council would like staff to consider how many homes are on each road when choosing the list.

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