



**York County
County Council
Minutes
June 15, 2026**

Regular Meeting

**York County Government Center
6 South Congress Street
York, SC 29745**

6:00 PM

Call to Order

Christi Cox, Chairwoman

Invocation and Pledge of Allegiance

Council member Debi Cloninger, District 7

Oath of Office for newly appointed Board and Commission Members

Juan Abendano, Stormwater Appeals Board

Candace Pixley, Keep York County Beautiful (District 1)

Tabitha Dellinger, Employee Grievance Committee

Stephanie Johnson, Employee Grievance Committee

Juan Abendano was absent from the meeting.

Appearances

Council and staff to recognize Parks staff for Parks and Recreation Month.

(6:02pm) County Manager, Josh Edwards, and Parks and Recreation Director, Katherine Jones recognized the Parks and Recreation staff in honor of Parks and Recreation month.

Public Forum Session (limited to thirty (30) minutes, two (2) minutes per person)

(6:08pm) Amanda Lane, 17064 Laurelmont Court, Fort Mill, South Carolina addressed Council regarding her opposition to Silfab Solar operating in Fort Mill, South Carolina.

(6:10pm) Ellen Goff, 981 Bonum Road, Lake Wylie, South Carolina, addressed Council regarding her concerns about the amount of water that several large proposed industries will use.

(6:11pm) Kris Thompson, 345 Vanderlakes Drive, York, South Carolina addressed the Council regarding her concerns with QTS operating in York County, South Carolina and requested to know the amount of investment for QTS.

(6:14pm) Jackie Allbee, 848 Gentlewinds Court, Fort Mill, South Carolina, addressed Council regarding her opposition to rezoning case 26-06.

(6:16pm) Kaeli McLiverty, 838 Gentlewinds Court, Fort Mill, South Carolina addressed Council

regarding her opposition to rezoning case 26-06.

(6:18pm) Zack Wilson, 3070 Clover Circle, York, South Carolina, addressed Council regarding his opposition to QTS operating in York County and his support for the proposed moratorium.

(6:20pm) Julie Ferraro, Vanderlakes Subdivision addressed Council regarding her support for the proposed moratorium on data centers.

(6:22pm) Shawn Donahue, Allison Creek Subdivision, addressed Council regarding his support for the proposed moratorium on data centers.

(6:24pm) Rebecca Cichy, Allison Acres, Rock Hill, South Carolina, addressed Council regarding her support for the proposed moratorium on data centers.

(6:26pm) Keyur Patel, Westport Community, addressed Council regarding his support for the proposed moratorium on data centers and his opposition to QTS operating in York County.

Consent Agenda

(6:29pm) Motion to approve and move item #33 (Mobile Command Unit) to #7 in New Business.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

Council member Roddey, requested that staff clear up some questions presented by citizens about code names for proposed projects. County Manager, Josh Edwards explained that code names are requested through the State Department of Commerce for companies that are looking to locate in an area. Mr. Roddey also stated that revenues generated from QTS are public information and no information has been hidden from the public.

1. Council to approve the minutes from the June 1, 2026 Transportation Committee meeting.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

2. Council to approve the minutes from the June 1, 2026 Council meeting.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

3. Rezoning Action: Consider Second Reading

Case #	26-16
Tax Map #	138-00-00-006
Zoning Request:	Rezone from RUD to AGC
Acres:	73.73 acres
Council District:	3 - Adkins
Applicant:	Steven Moss
Owner:	Sherer Family LLC of the Carolinas
Location:	Lockart Road, Sharon
Planning Commission Date:	May 11, 2026
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

Executive Summary: The purpose of the request is to preserve the allowed agricultural uses and restrict the property from subdividing into lots that are smaller than five acres. The request to rezone from RUD to AGC aligns with the future land use map designation of *Agriculture*. A staff report and analysis with findings has been performed.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

4. Rezoning Action: Consider Second Reading

Case #	26-17
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Tax Map #	739-00-00-011
Zoning Request:	Rezone from OI to NC
Acres:	3.01 acres
Council District:	7 - Cloninger
Applicant:	David Hudspeth
Owner:	Williams Road Holdings, LLC
Location:	1545 Williams Road, Fort Mill
Planning Commission Date:	May 11, 2026
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

Executive Summary: The purpose of the request is to develop one or two multi-tenant buildings. Future uses could include the existing property owner's office, small-scale medical offices, artisan studios, neighborhood scale retail, or other personal services. The request to rezone from OI to NC is consistent with the future land use map designation of *Single Family Residential*. Since the parcel is located adjacent to a parcel zoned GC, it meets the adjacency tenet of the *Single Family Residential* land use designation. The lesser intensive NC zone will limit the potential building footprint of a non-residential development to what is appropriate for an area with suburban residences nearby. A staff report and analysis with findings has been performed.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

5. Rezoning Action: Consider Second Reading

Case #	26-18
Tax Map #	571-00-00-001
Zoning Request:	Rezone from RMX-10 to RUD
Acres:	33.95
Council District:	2 - Litten
Applicant:	James Britt and Amy D Springs
Owner:	WF Papke III Income/Expense LLC
Location:	5082 Windmill Lane, Clover
Planning Commission Date:	May 11, 2026
Staff Recommendation:	Approve

PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the request is to construct a homestead and barn for livestock and general agricultural use. The request to rezone from RMX-10 to RUD does not align with the future land use map designation of *Single Family Residential*. However, the property abuts the *Rural Residential* future land use designation, as well as other RUD properties. Further, the current RMX-10 zone allows a housing density that is not appropriate for the area or expected within the FLU. A staff report and analysis with findings has been performed.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

6. Council to consider a Proclamation recognizing the month of July as Parks and Recreation Month.

Executive Summary: Parks & Recreation Month is a way to highlight York County Parks and Recreation employees and volunteers for their hard work and dedication to our residents and our community.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

7. Council to approve Contract Amendment #1 with ESP Associates for a not-to-exceed amount of \$37,265.00 for construction materials testing related to the Catawba Bend Preserve Phase 1 Greenway and Dams project.

Executive Summary: Approval of this amendment is necessary due to the unanticipated volume of unsuitable material encountered beneath the dam keyways. On April 20, 2026, Council approved a contract amendment for JD Goodrum (Contractor) to remove the

unsuitable material and replace it with suitable compactable fill to prevent water seepage beneath the dams. ESP Associates serves as the Construction Materials Testing (CMT) consultant and is responsible for verifying the proper placement and compaction of the replacement material.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

8. Council to approve renewal of maintenance with Harris Local Government in the amount of \$96,583.76.

Executive Summary: SmartFusion, software from Harris Local Government, is the financial and payroll system used by York County. All departments use this system to create requisitions and POs, create annual budgets and track funds.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

9. Council to approve renewal of maintenance of the County's document management system through Infovision in the amount of \$72,030.00.

Executive Summary: Renewal of maintenance for the Permitting system used by the Planning department and the Document Management system used by 21 different departments to create and store electronic records. We will be upgrading the Permitting software this year to add more functionality.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None

ABSENT:

RECUSED: None

10. Council to approve renewal of Human Resource Software, through NEOGOV in the amount of \$201,175.67.

Executive Summary: Renewal of subscription for the system used by Human Resources for job postings, receiving applications, hiring workflow, performance evaluations and employee training.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

11. Council to approve renewal of maintenance for the County's firewalls and antivirus solution in the amount of \$161,102.77

Executive Summary: The IT department request approval for the renewal of maintenance for the county's firewalls and county-wide antivirus solution. The next-generation firewalls used protect the County's network by inspecting traffic, identifying applications, and blocking advanced threats and the antivirus/anti-malware solution is an extended detection and response platform used by IT to protect devices and networks from cyberattacks.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

12. Council to approve maintenance renewal for ArcGIS in the amount of \$79,182.15 with ESRI, of Redlands CA.

Executive Summary: Requesting approval for the annual renewal of software licenses supporting Geographic Information System (GIS) functionality across multiple County departments. This software provides critical mapping and data management capabilities used by Planning, Public Safety Communications, Sheriff's Office, Assessor, and Public Works to view parcel information, roads, and utilities. York Fire, Economic Development,

Voter Registration & Elections, and Emergency Management rely on this system for creating maps and analyzing areas of interest, and the public uses the County GIS to get information on information including Council and School districts.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

13. Council to approve award regarding RFP #3028 for the purchase and installation of audio visual equipment for multiple York County Court Rooms and Conference Rooms, with S & L Integrated System of Thomasville GA, for a total cost not to exceed \$630,296.87, and to further authorize execution of contractual agreement by the County Manager upon approval by the County Attorney.

Executive Summary: The Information and Technology Department is requesting Council's approval of award for the purchase and installation of audio visual equipment for multiple York County Court Rooms and Conference Rooms.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

14. Council to authorize the purchase of replacement batteries for Voter Registration and Elections equipment from Printelect of New Bern NC, for a total cost of \$57,875.00.

Executive Summary: The ballot marking devices require replacement motherboard and rechargeable batteries to function. These devices are used in every election that is handled by our Registration and Elections office.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

15. Council to approve contractual agreement with OpenGov Inc., of San Francisco CA, regarding RFP #3031 for the purchase of a comprehensive Software Contract Management and eProcurement Solution, for a total cost of \$285,278.03, for an initial three year term with the option to renew for two additional one year consecutive terms.

Executive Summary: The Procurement Department is requesting Council's approval of a contractual agreement for the purchase of software for Contract Management and eProcurement solution in its efforts to streamline the various business process workflows throughout the life cycle of bids and contracts.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

16. Council to approve award regarding Bid #3036 for Fire Alarm Testing and Inspection services for County facilities, York County Library facilities, and Culture and Heritage Museums of York County facilities, to the lowest responsive and responsible bidder, City Fire & Safety of Gastonia NC, for an annual cost of \$23,850.00, for a total cost of \$71,550.00 for an initial three year term, with the option to renew for two consecutive one year terms.

Executive Summary: York County has over 20 facilities with Fire Alarm systems that automatically call 911 in the event of smoke or fire. These alarm systems must be maintained and inspected on an annual basis. The Public Works Department is requesting County Council's approval of award for Fire Alarm Testing and Inspection services for County facilities, York County Library facilities, and Culture and Heritage Museums of York County facilities.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

17. County Council to approve award regarding Bid #3037 for County Elevator Maintenance Services to the lowest responsive and responsible bidder, Carolina Elevator Service Inc. of Columbia SC, for a total annual cost of \$33,600.00, for a total cost of \$100,800.00 for an initial three year term, with the option to renew for two consecutive one year terms.

Executive Summary: York County currently has twenty three elevators in use throughout its facilities that require routine maintenance and services. The Public Works Department is requesting County Council approve the award for Elevator Maintenance Services.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

18. Council to approve award regarding Bid #3040 for the purchase of Macadam Base Course Material to the lowest responsive and responsible bidder, Heidelberg Materials of McConnells SC, for total cost of \$17.50 per ton, for an estimated total cost of \$170,000.00 for FY 2026-2027.

Executive Summary: The Public Works Department is requesting County Council's approval of award for the purchase of macadam base stone materials. These materials will be used throughout the year to maintain and resurface County roads, and for the proper installation of pipe.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

19. Council to approve award regarding Bid #3041 for the purchase of Driving Surface Aggregate Material, to the two lowest responsive and responsible bidders, Reeves Construction Co. of Duncan SC, for the unit cost of \$25.50 per ton and Martin Marietta of Charlotte NC, for the unit cost of \$26.50 per ton. For an estimated total of \$500,000 for Fiscal Year 2026-2027, with an option to renew for one additional one year term.

Executive Summary: The Road Maintenance Division of Public Works uses driving surface aggregate material for the maintenance of approximately 196 miles of County gravel roads. The Public Works Department is requesting Council's approval of the award.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

20. Council to approve a procurement exemption to Mansfield Oil for the purchase of gasoline made through the use of the South Carolina State Fuel Card Program for York County vehicles, for a total amount not to exceed \$350,000.00.

Executive Summary: The York County Sheriff's Office, Utilities Department, Parks & Recreation, Collection & Recycling, Fire Safety, and Clerk of Court utilize fuel cards for the purchase of gasoline and diesel for their county vehicles. The departments are requesting to procure gasoline and diesel fuel via the SC State Contract vendor, Mansfield Oil, through a procurement exemption for an amount not to exceed \$350,000.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

21. Council to approve a procurement exemption purchase request in the amount of \$70,000 to York County Natural Gas Authority for the purchase of compressed natural gas (CNG) for use in the County's CNG-powered vehicles for Fiscal Year 2027.

Executive Summary: Public Works utilizes an onsite compressed natural gas fueling station for fuel in (5) medium-duty vehicles with fuel supplied from York County Natural Gas. Public Works is requesting to procure compressed natural gas with York County Natural Gas through a procurement exemption for up to \$70,000 in an effort to ensure operability and availability of these vehicles for service to York County and its citizens.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette

SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

22. Council to approve award regarding Bid #3042 for Calcium Chloride Road Base Stabilizer Treatment application to South Eastern Road Treatment of Evans, GA for a total cost of \$1.483 per gallon. For an estimated total of \$280,000 in Fiscal Year 2027, with the option to renew for one additional one year term.

Executive Summary: Calcium Chloride offers an environmentally safe means of helping to reduce dust as well as creating an adhesive bond that stabilizes the road surface and provides greater resistance against rutting and normal weather-related deterioration. The Public Works Department is requesting County Council's approval of award.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

23. Council to approve award regarding Bid #3039 for County Pest Control Services to the lowest responsive and responsible bidder, Freedom Pest Services of York SC, for a total annual cost of \$49,572.00, for an agreement term of three years with an option for two consecutive one year optional terms. Total cost of the agreement is \$148,716.00.

Executive Summary: Professional pest control services are used to protect the health and safety of property inhabitants as well as the property's structural integrity and value. York County currently has 51 facilities and properties that require pest control services to be properly maintained. The Public Works Department is requesting that County Council approve the award for County Pest Control Services for York County Government, York County Library, York County Parks, and York County Culture and Heritage Museums properties.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

24. Council to approve award regarding Bid #3043 for the construction of the Lesslie Fire Department Station #2 Garage, to the lowest responsive and responsible bidder, Pinnix Inc. of Gastonia NC, for a total cost of \$632,390.00.

Executive Summary: As part of the FY27 Capital Improvement Program, York County is constructing a new three-bay garage and associated site improvements at Lesslie Fire Department Station #2. The Engineering Department is requesting Council's approval of award.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

25. Council to ratify a change order for \$13,778.00 and contract amendment for construction services with Pinnix Inc. of Gastonia NC, regarding an additional scope of work in the York County Government Center Facility Renovation Project, for a new total contract cost of \$747,778.00.

Executive Summary: The Public Works Department is requesting County Council ratify a change order for \$13,778.00 and contract amendment with Pinnix Inc., of Gastonia NC to include an additional scope of work on the York County Government Center Renovation Project for a new total contract cost of \$747,778.00.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

26. Council to approve an amendment to an existing three-year planned service contract for HVAC Preventative Maintenance and Repair services with National Mechanical Experts, Inc. of Cornelius NC, to include additional HVAC equipment at the Moss Justice Center and Field Day Park for an amended total second year cost of \$566,452.90, with a maximum

three percent annual increase for the term of the contractual agreement.

Executive Summary: York County Public Works is in an existing three-year planned service contract for HVAC Preventative Maintenance and Repair services with National Mechanical Experts, Inc., of Cornelius, NC, approved by Council on April 7, 2025. The Department is requesting an Amendment to the contract.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

27. Council to approve an amendment to a contractual agreement regarding Bid #2927 for waste tire disposal and recycling services by LTR Intermediate Holdings, Inc. dba US Tire Recycling Partners of Concord, NC for a total cost not to exceed \$164,153.50 for the Fiscal Year 2026 - 2027.

Executive Summary: Per the South Carolina Solid Waste Policy and Management Act of 1991, county governments are required to manage waste tires. York County is in a contract agreement with LTR Intermediate Holdings dba US Tire Recycling to provide this service. They have requested a price index based on the CPI in year three of the contract term and the Department is requesting approval of an amendment to increase the per ton cost of transportation and disposal of small auto and large truck waste tires from \$149.71 to \$152.46 for a total cost not to exceed \$164,153.50.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

28. Council to approve a three-year renewal option for County use of the property located at 100 Cemetery Street, McConnells SC, to operate the McConnells Collection & Recycling Center.

Executive Summary: York County is in an existing lease agreement with Mr. John Harshaw to operate the McConnells Collection & Recycling Center located at 100

Cemetery Street, McConnells. Both parties are seeking to exercise a three-year renewal option and amend the annual cost up to \$9,000 annually.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

29. Council to approve a contract amendment for Engineering and Environmental Consulting Services for York County Solid Waste Disposal with Smith Gardner, Inc of Columbia, SC for an amount not to exceed \$506,450.00 in FY 2027.

Executive Summary: York County owns and operates various solid waste and recycling facilities to provide solid waste management services to the citizens of York County. In 2024, Council approved a contract agreement with Smith Gardner Inc. of Columbia SC, for various on-going professional services to maintain permit compliance to provide engineering support for solid waste operations. Smith Gardner Inc. provided an updated cost proposal for services in fiscal year 2027, and the Department is requesting approval of this amendment to the original contract.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

30. Council to approve the first of two one-year renewal options regarding Bid #2856, for Grass Mowing Services at York County Solid Waste Landfill by Asset Management Association, LLC dba Vegetation Management not to exceed \$41,980.00 annually.

Executive Summary: York County is in a contract agreement with Asset Management Association, LLC dba Vegetation Management of York, SC to provide grass mowing services at the York County Solid Waste Landfill. The Department is requesting approval of the first of two one-year contract renewal options.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette

SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

31. Council to approve award regarding Bid #3032 for Dumpster Services for various buildings, parks and sewer pump stations to the lowest responsive and responsible bidder, Republic Services of Fort Mill, SC, for a total annual cost of \$79,210.63, for a three (3) year term with two (2) optional one (1) year renewal options.

Executive Summary: As part of York County's strategic plan to provide quality infrastructure it is critical to the facilities to have weekly disposal of all waste generated by that facility ensuring the facility remains clean, safe, and operationally efficient.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

32. Council to consider initiating a rezoning pursuant to York County Code of Ordinances §155.1137(A)(1), to rezone 367 parcels located within four existing townhome communities (Ashe Downs, Cole Creek, Pikeview Place, Town Square) within Council District 7, as listed in Exhibit A, from a mix of Residential Mixed-10 (RMX-10), Residential Mixed-20 (RMX-20), General Commercial (GC), PD (Planned Development), and Urban Development (UD) to the Residential Mixed 6 (RMX-6) zoning district, in order to eliminate the existing nonconformity for these parcels.

Executive Summary: The Planning and Development Services department requests that, pursuant to the York County Code of Ordinances Section 155.1137(A)(1), County Council initiates the process to rezone certain properties into the Residential Mixed 6 (RMX-6) zoning district to remove the current nonconforming status of these parcels. This action will have no affect on the manner in which these properties are currently used. However, it will allow the application of appropriate use, dimensional, and development standards for any future land improvements or expansions.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	None
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi

	Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

33. Council to approve the purchase of one new, unused, 40' custom mobile command vehicle and associated equipment from LDV Custom Specialty Vehicles of Burlington, WI, for use by Emergency Management from LDV Inc. of Burlington, WI, for a total cost not to exceed \$1,400,000.00 via cooperative purchasing, as provisioned by York County's Procurement Code §35008 (C).

Executive Summary: The Office of Emergency Management is requesting Council's authorization to purchase a custom mobile command vehicle and associated equipment. This vehicle will replace a 2002 Command Post acquired through a federal surplus program. Minimum specifications to ensure reliability and growth provisions were addressed through cross-departmental collaboration. The cab and chassis (Freightliner M2 112 Plus) have been selected, and market conditions require the County to issue an initial PO and purchase in phases to ensure availability at build time.

(8:16pm) Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tommy Adkins
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

34. Council to approve declaration of a wrecked 2019 Chevrolet Traverse as York County salvage, and approve acceptance of an insurance settlement from Auto Owners Insurance, for a total amount of \$13,190.00.

Executive Summary: A York County 2019 Chevrolet Traverse was involved in a motor vehicle accident and was deemed a total loss by the insurance adjuster. The insurance company presented the settlement for the total claim. The item is before Council for formal acceptance.

Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	

RECUSED: None

35. Council to consider authorizing contract negotiations with Land Strategies of Greenville SC, regarding consulting services for Phase I of the I-77 South Corridor Study for use by the Economic Development Department, via sole source as provisioned by York County's Procurement Code §35.009 (G)(4)(c)(7).

Executive Summary: Economic Development is requesting Council's approval to enter into negotiations for Phase I professional services for the I-77 south corridor assessment and approve a sole source procurement exemption.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

36. Council to consider amending its 2026 meeting calendar, previously approved on December 1, 2025, so that the July 2026 meeting shall be held on July 13, 2026, instead of July 20, 2026.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT:

RECUSED: None

Public Hearing(s)

Old Business

1. Rezoning Action: Consider Third Reading
- | | |
|-------------------|--------------------------|
| Case # | 26-03 |
| Tax Map # | 292-00-00-010 |
| Zoning Request: | Rezone from GC to RMX-20 |
| Acres: | 12.80 |
| Council District: | 3 - Adkins |
| Applicant: | Daniel Baker |

Owner: Joyce and Daniel Baker
 Location: Blessed Hope Road, York
 Planning Commission Date: April 13, 2026
 Staff Recommendation: Approve
 PC Recommendation: Approve (7-0)

Executive Summary: The purpose of the request is to subdivide the property to allow three large residential lots. The request to rezone from GC to RMX-20 aligns with the City of York's Future Land Use map and therefore is consistent with York County's York Forward 2035 Comprehensive Plan. The request would allow the housing types and density as expected in the FLU designation. A staff report and analysis with findings has been performed.

(6:36pm) Motion to approve conditioned upon the deed restriction being completed in 90 days or at the same time that the subdivision plats are recorded.

Passed Yes 0, No 0, Abstained 0

MOVANT: Tommy Adkins

SECOND: Tom Audette

AYES: None

NAYS: None

ABSENT:

RECUSED: None

2. Rezoning Action: Consider Third Reading

Case # 26-06
 Tax Map # 650-00-00-336
 Zoning Request: Rezone from PD to GC
 Acres: 1.776
 Council District: 1 - Audette
 Applicant: TWP Ft Mill Retail, LLC
 Owner: 2648 Highway 160 RE, LLC
 Location: Highway 160 W. Fort Mill
 Planning Commission Date: March 9, 2026
 Staff Recommendation: Approve
 PC Recommendation: Approve (7-0)

Executive Summary: The request is to facilitate two drive-through businesses with contemporary development standards, as opposed to those in place in 2008, which are bound to this site by an older Planned Development District. The rezoning request is not consistent with the York Forward 2035 Future Land Use Map designation of Neighborhood

Residential. However, the subject property has frontage on Highway 160, abuts another parcel zoned GC, and the proposed uses are consistent with those in the existing PD. A staff report and analysis with findings has been performed.

(6:41pm) Motion to deny

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Debi Cloninger
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

New Business

1. Council to ratify the purchase of additional water meter installations and associated equipment from Fortiline, Inc. of Concord NC, in the amount of \$267,874.00.

Executive Summary: The Utilities Department is requesting the retroactive approval of additional funding required for the installation of 3,875 smart meters. Smart meters are being installed throughout the water system to improve the accuracy of billing and improved customer response.

(6:46pm) Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

2. Council to approve award regarding Bid #3035 for the Stockbridge Trunk Sewer Sanitary Sewer Improvements project, for the construction of gravity sewer lines in Tega Cay SC, to the lowest responsive and responsible bidder, State Utility Contractors Inc. of Monroe NC, for a total cost of \$5,880,543.00.

Executive Summary: York County's Water & Sewer Utility Department is requesting approval of award for the construction of the Stockbridge Trunk Gravity Sewer Sanitary Sewer Improvements project.

(6:47pm) Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette

SECOND:	Debi Cloninger
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

3. Council to consider First Reading by Title Only of an Ordinance AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAX AND INCENTIVE AGREEMENT BY AND BETWEEN YORK COUNTY AND AN ENTITY OR ENTITIES IDENTIFIED BY THE COUNTY AS PROJECT PALMETTO ROCK AND ITS AFFILIATED AND RELATED ENTITIES WHEREBY YORK COUNTY WILL PROVIDE FOR PAYMENT OF CERTAIN FEES-IN-LIEU OF AD VALOREM TAXES AND PROVIDE CERTAIN SPECIAL SOURCE REVENUE CREDITS; THE ALLOCATION OF FEES-IN-LIEU OF AD VALOREM TAXES PAYABLE UNDER SUCH AGREEMENTS; THE ESTABLISHMENT OR MAINTENANCE OF A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK; AND OTHER MATTERS RELATING THERETO.

Executive Summary: Project Palmetto Rock is a proposal by a global biopharmaceutical company to establish a corporate headquarters and develop a state of the art manufacturing facility, representing an estimated \$1.5 billion investment and projected to create 1,200 new high wage jobs.

(7:00pm) Economic Development Director, Mitch Miller presented information regarding Project Palmetto Rock and the public approval process.

(7:17pm) Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

4. Council to Consider authorizing staff to apply and to accept, if awarded, a South Carolina Coordinating Council Economic Development Setaside Grant C-25-4154 for Project Palmetto Rock. No local match is required.

Executive Summary: This grant request is to assist Project Palmetto Rock with site preparation, building construction, and road improvements. Project Palmetto Rock plans to invest approximately \$1.5 Billion and create 1,200 new jobs. The company is requesting a \$65,000,000 Coordinating Council for Economic Development (CCED) Set-Aside Grant for eligible project-related improvements. No local match is required for the grant.

(7:21pm) Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

5. Council to Consider First Reading by Title Only of AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM FOR A PERIOD OF NINE (9) MONTHS ON THE CONSIDERATION OR ISSUANCE OF SPECIAL EXCEPTIONS OR CONDITIONAL USE APPROVALS, ON THE ACCEPTANCE OF SITE PLANS, AND ON ALL OTHER LAND USE OR DEVELOPMENT APPROVALS FOR DATA CENTERS WITHIN THE UNINCORPORATED AREAS OF YORK COUNTY IN ORDER TO PROVIDE AN OPPORTUNITY FOR THE COUNTY TO STUDY AND EXAMINE THE IMPACT OF DATA CENTERS ON CRITICAL RESOURCES, ADJACENT AND NEARBY PROPERTIES, AND/OR INFRASTRUCTURE, THEREBY ENABLING THE COUNTY TO PROPERLY AMEND THE YORK COUNTY ZONING AND LAND USE ORDINANCES WITH REGARD TO DATA CENTERS; TO PROVIDE FOR A LIMITED EXTENSION OF TIME BY FURTHER RESOLUTION OF COUNTY COUNCIL IF AFTER PROPER NOTIFICATION TO COUNCIL, IT DETERMINES THAT THE EXTENSION IS NECESSARY TO COMPLETE THE STUDIES OR EXAMINATIONS CONTEMPLATED HEREIN; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary:

(7:28pm) Motion to approve

Passed	Yes 6, No 1, Abstained 0
MOVANT:	Tommy Adkins
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	William Bump Roddey
ABSENT:	None
RECUSED:	None

(7:48pm) Motion was made by Council member William "Bump" Roddey to go into Executive Session for Receipt of Legal Advice.

Motion fails for lack of a second.

6. Council to consider assigning to the York County Forever Commission for its consideration, the use of some portion of the York County Forever Fund in an amount of \$1,000,000, or an amount recommended by Nation Ford Land Trust (NFLT), for the purchase of development rights on approximately 120 acres of land, known as York Place,

located at 234 Kings Mountain Street, York, SC, which project has support and partnership from NFLT, and to further consider whether the approval of such funds should include certain contingencies relevant to the acquisition, conservation, or purchase of development rights of the property.

(7:56pm) Motion to approve

Passed	Yes 5, No 2, Abstained 0
MOVANT:	Tommy Adkins
SECOND:	Tom Audette
AYES:	Tom Audette, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	Andy Litten, William Bump Roddey
ABSENT:	
RECUSED:	None

Committee and Other Reports

Health & Environmental Protection Committee meeting, Thursday, June 4, 2026, 6:00pm,
Chairman Andy Litten

(8:32pm) Council member Andy Litten provided a report.

Citizen Concerns

Council Member New/Non-agenda Comments

(8:33pm) Council member Tommy Adkins thanked everyone that supported him in the election and invited everyone to the Fall Livestock Show, September 11–12, A&K Ranch, York, which will be celebrating their 25th year.

(8:34pm) Council member Debi Cloninger thanked everyone that supported her in the election and wished everyone a Happy early 4th of July.

(8:35pm) Council member Tom Audette wished everyone safe travel during the summer.

(8:35pm) Council member Watts Huckabee requested that Council reconsider the agenda process and allow Council members to respond to citizens' comments and concerns when they speak during the public comment section.

(8:37pm) Council member William "Bump" Roddey also requested that Council reconsider the agenda process and allow Council members to respond to citizens' comments and concerns when they speak during the public comment section and increase the 2 minutes to 3 or 4 minutes. Mr. Roddey also wished everyone safe travel during the summer. Council member Roddey congratulated Mr. Adkins and Ms. Cloninger on their election win.

(8:39pm) Chairwoman Cox stated that she would consider reducing the number of citizens speaking to 10 but allowing 3 minutes instead of 2. Ms. Cox suggested that this be addressed at the next workshop. Ms. Cox also made Council members aware that she was approached to

create an Agriculture Advisory Board to promote local agriculture and is requesting the Clerk to send the materials to all Council members.

Executive Session

Receipt of Legal Advice: Litigation Updates

Receipt of Legal Advice/Contractual Matter: Project Palmetto Rock

Personnel Matter: County Attorney Applications

(8:41pm) Motion to go into Executive Session.

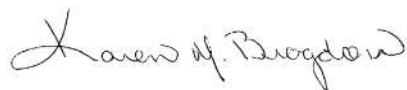
Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

Matters for consideration following Executive Session

Adjourn

(9:23pm) Motion to adjourn

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None



Karen M. Brogdon, Clerk to Council