Amended Agenda

Lancaster County Council Infrastructure and Regulation Committee

Regular Meeting Agenda

Tuesday, April 12, 2016

County Council Conference Room
Council Administration Building
101 N. Main Street
Lancaster, SC 29720

1. **Call to Order – Committee Chair Larry Honeycutt** **3:00 p.m.**

2. **Approval of the agenda** *[deletions and additions of non-substantive matters]*

3. **Minutes of the March 15, 2016 – pgs. 2-4**

4. **Citizens Comments**

5. **Discussion / Action**

   a. Update on Sun City road acceptance and development agreements with same language concerning storm drain maintenance. *Jeff Catoe – pgs. 5*
   b. Removal of three roads from the County maintenance system. *Jeff Catoe – pgs. 6-12*
   c. Verbal update regarding the potential sale of 21.7 acres to the Town of Kershaw. *Steve Willis*
   d. Erwin Farm Road signs. *Chairman Larry Honeycutt*
   e. Fleet Maintenance facility update. *Chairman Larry Honeycutt*

6. **Adjournment**

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting.

Lancaster County Council Infrastructure and Regulation Committee agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

MINUTES OF THE LANCASTER COUNTY COUNCIL INFRASTRUCTURE AND REGULATION COMMITTEE
COUNTY ADMINISTRATION BUILDING
COUNCIL CONFERENCE ROOM
101 N. MAIN STREET, LANCASTER

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Members of the Lancaster County Council Infrastructure and Regulation Committee

Larry Honeycutt, Committee Chairman – District 4
Larry McCullough, Council Member – District 1
Jack Estridge, Council Member – District 6

Tuesday, March 15, 2016

The Committee Members present were Larry Honeycutt, Larry McCullough and Jack Estridge. Also, present Steve Willis, John Weaver, Debbie Hardin and other staff members. A quorum of the Lancaster County Council Infrastructure and Regulation Committee was present for the meeting.

The following press was notified of the meeting by e-mail or by fax in accordance with the Freedom of Information Act: Lancaster News, Kershaw News Era, The Rock Hill Herald, Fort Mill Times, Cable News 2, Channel 9 and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building the required length of time and on the county website.

Call to Order Regular Meeting

Larry Honeycutt called the meeting to order at 3:00 p.m.

Approval of Agenda

Larry McCullough moved to approve the agenda. SECONDED by Jack Estridge. Passed 3-0.

Minutes of the February 9, 2016

MOTION was made by Larry McCullough to approve the minutes of the February 9, 2016 meeting. SECONDED by Jack Estridge. Passed 3-0.

Citizen Comments

Gary Holland, 8728 Collins Road, Indian Land, spoke regarding Ansley Park, Ordinance 2015-1378. Mr. Holland distributed his comments, attached as schedule A.

Waylon Wilson, 15117 Legend Oaks Court, spoke regarding the Ansley Park and the Master Developer.

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Discussion/Action

Update on Airport layout plan.

Steve Willis presented the Committee with the update on the Airport layout plan as found in the agenda package.

Potential annexation of overflow parking for Springdale Recreation into the City of Lancaster.

Hal Hiott informed Council that parcel 0082C-0A-001.06 is owned by Lancaster County and utilized as an overflow parking area for Springdale Recreation Center. The parcel is not in the city limits and we are asking for annexation. One advantage to the annexation is the utilization of the City Police in case of incidents in the parking lot.

Jack Estridge moved to recommend this item favorably to Council. Larry McCullough seconded. Passed 3-0.

Potential sale of 21.7-acre recreation property to the Town of Kershaw.

Hal Hiott discussed the potential sale of 21.7 acres of wooded land to the Town of Kershaw. The property (tax map number 0156-00-002.01) was purchased from the Town of Kershaw in March of 2004 for $40,000. Located on the 25 acre +/- tract is also a gymnasium and 7500 square foot concrete building. The Town of Kershaw wants the property as part of their plan for a business park/railroad depot.

Mr. Hiott further reported that the Joint Recreation Commission voted favorably to recommend to the I&R Committee and County Council the sale of the property for the appraised value and the monies to be put back into the recreation department for future improvements.

Committee members discussed that they are favorable with selling the property; however, more information is needed regarding plans, intentions and time frames. In addition, Councilman Estridge wanted to find out if they would want to purchase the gymnasium as well. Councilman Estridge will act as liaison between the Town of Kershaw and the County.

Chairman Honeycutt stated that this item would come back to the Committee with a firm plan.

County owned vacant property in the Town of Kershaw.

Steve Willis informed the Committee that while researching records, we learned that this property was acquired in 1991 for recreational purposes with grant funding. The property was never used and was subsequently determined that an alternate site was better suited. Pursuant to County Code, the parcel should have been titled to the Town of Kershaw. It is

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staff's recommendation to transfer the parcel to the Town of Kershaw in compliance with county code.

Larry McCullough stated that we should package this property with the other parcel and bring it all back to Council at one time.

Attorney Weaver noted that regardless if the properties are sold or given there would be a public hearing and three readings of an ordinance.

Chairman Honeycutt asked Mr. Hiott how often you make safety inspections on playground equipment. Mr. Hiott stated that we have a safety inspector that is certified and inspects all the parks. Councilman Honeycutt would like to see quarterly safety inspections of the parks.

Update on proposed fleet maintenance facility.

Steve Willis updated the Committee on the proposed fleet facility. Mr. Willis stated that site preparation is increasing the cost of this project by about $1.3 million. Mr. Willis further noted that we might loose the old chain gang barracks in order to find a suitable place on the property, but we are still looking at other options and test boring at other locations. Councilman McCullough asked if we were still gathering the information regarding what we would get in a building for $1.5, $3 and $4.5 million. Councilman McCullough further requested a deliverable document with the information.

Adjournment

Larry McCullough moved to adjourn. Passed 3-0.

Respectfully Submitted:

Debbie C. Hardin
Clerk to Council

Approved by Committee Chair

_____

Larry Honeycutt, Committee Chair

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # / Resolution#:
Contact Person / Sponsor: Jeff Catoe
Department: Public Works
Date Requested to be on Agenda: 4/12
Committee: I&R

Issue for Consideration:

Update on Sun City road acceptance / Development Agreements with same language concerning storm drain maintenance.

Points to Consider:

1) 3 Development Agreements have similar, if not the same, language concerning storm drain maintenance. They are for Walnut Creek (formerly Edenmoor), Sun City, and Bel Air. The language states that Lancaster County is not responsible for this maintenance, even though agreement also states Lancaster County will accept the roads, if built to standards.
2) We are beginning to see problems arise, mostly related to the storm system, not road base failure.
3) Other developments accepted by Council/Ordinance 915/Legacy Roads do not have this language and County has accepted maintenance of storm in the Back of Curb to Back of Curb portion of the roads.

Funding and Liability Factors:

Maintenance on accepted roads is the responsibility of the County after all warranties expire. Storm pipes under the roads can cause "sinkholes" that can be an immediate safety hazard to the public.

Council Options:

1) Accept roads and maintain roads already accepted in these developments, but not the storm system maintenance. Communication with the developers and HOA's/responsible parties of these 3 developments would need to be stressed.
2) Accept roads and storm if criteria met. This would include storm drain maintenance.

Recommendation:

Move to full Council for discussion/action

Lancaster County
South Carolina

Agenda Item Summary

Ordinance # / Resolution#:
Contact Person / Sponsor: Jeff Catoe
Department: Public Works
Date Requested to be on Agenda: 4/12
Committee: I&R

Issue for Consideration:

Removal of 3 roads from County maintenance system. Roads listed as Dr. David Road, Fish Hatchery Road, and Morgan Road.

Points to Consider:

1) All 3 roads currently recognized as County maintained roads with no recorded right of way
2) Dr. David Road and Fish Hatchery Road have 1 property owner.
3) Morgan Road has 2 property owners wishing to close the road and not have it maintained by Lancaster County.

Funding and Liability Factors:

Maintenance of these roads is currently part of the Public Works Road Maintenance yearly budget.

Council Options:

1) Remove all three roads from maintenance system.
2) Remove all three roads after improvements made (see attachments for cost breakdowns)
3) Leave roads in County system

Recommendation:

Information only

Morgan Road Cost Breakdowns

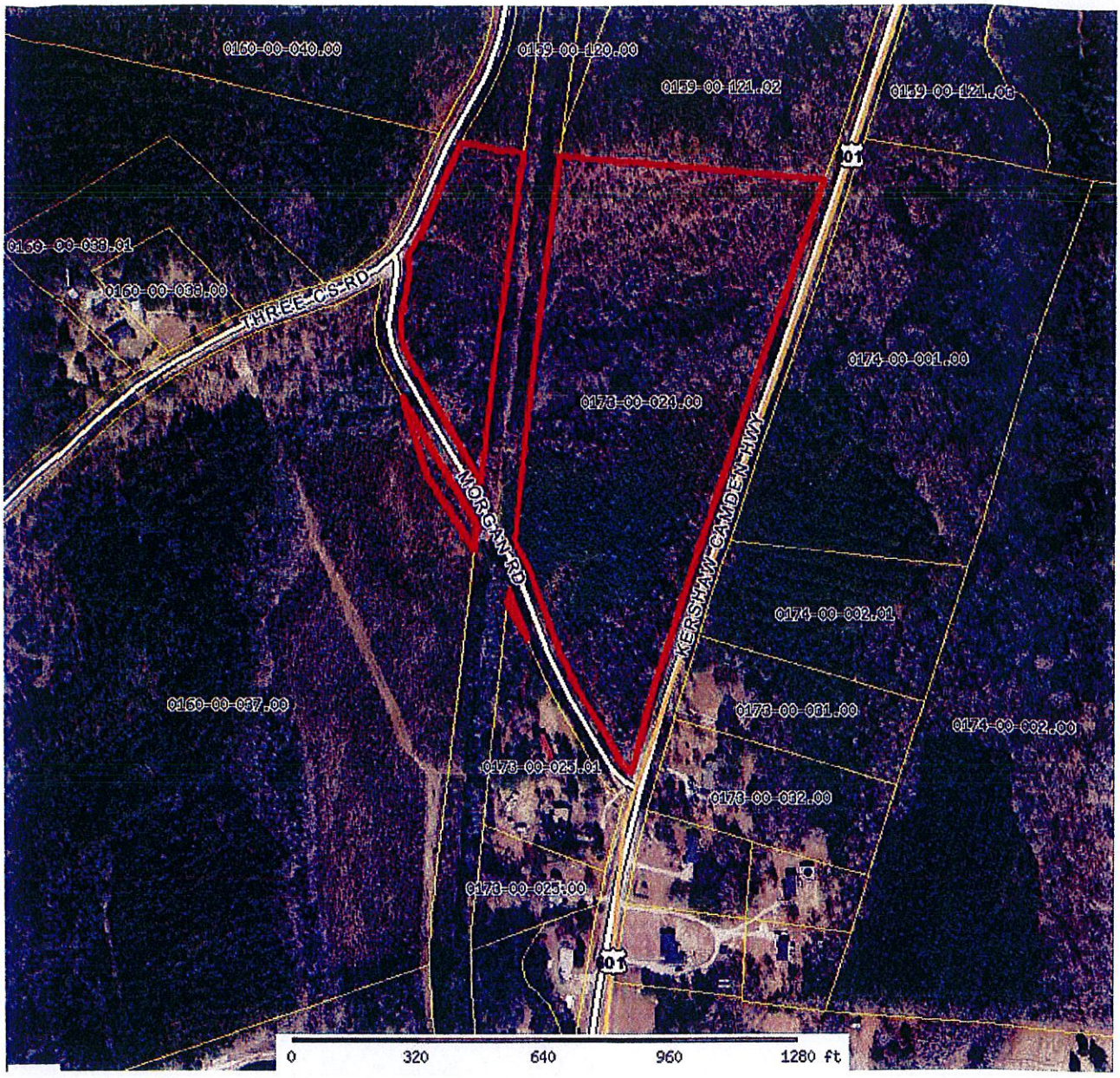
4/12/16

Current Maintenance

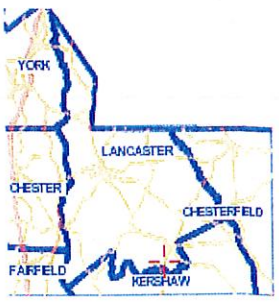
County currently spends about $167.68 per year on yearly maintenance of Fish Hatchery Road (machine, stone, bush hog, signage)

Estimate to upgrade road from storm

Owners not seeking an upgrade or further maintenance, but it would be another $167.68, as this road only gets done only once per year in the maintenance cycle.



Lancaster County Assessor			
Parcel: 0173-00-024.00 Acres: 22.21			
Name:	BUCHANAN JAMES H	Land Value	$58,477.00
Site:	HWY 521	Improvement Valu	$0.00
Sale:	$$60,000 on 12-2012 Vacant= Qual=0	Accessory Value	$0.00
Mail:	9002 KERSHAW CAMDEN HWY KERSHAW, SC 29067-0000	Total Value	$58,477.00



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Fish Hatchery Road Cost Breakdowns

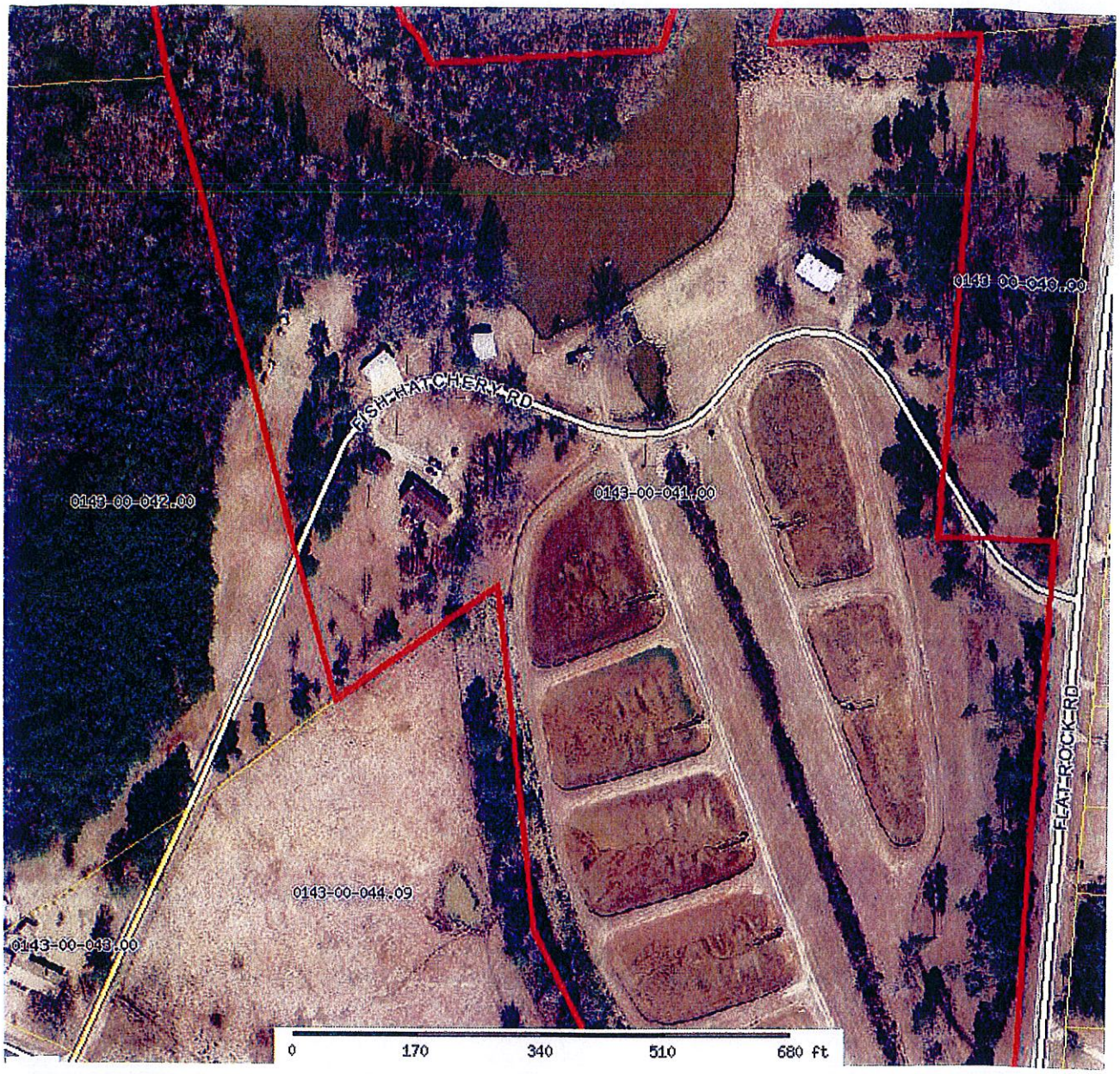
4/12/16

Current Maintenance

County currently spends about $2,533.21 per year on yearly maintenance of Fish Hatchery Road (machine, stone, bush hog, signage)

Estimate to upgrade road from storm

Need to replace 72" culvert damaged from October/November with an 84" culvert. The work would be done in house under a Nationwide permit (little or no consulting fees). Total estimate including culvert purchase and machine rental: $13,000.



Lancaster County Assessor			
Parcel: 0143-00-041.00 Acres: 29.5			
Name:	STATE FISH HATCHERY	Land Value	$88,600.00
Site:	5290 FISH HATCHERY RD	Improvement Val	$83,900.00
Sale:	$$0 on 01-1900 Vacant= Qual=	Accessory Value	$24,300.00
Mail:	5290 FISH HATCHERY RD HEATH SPRINGS, SC 29058-0000	Total Value	$196,800.00

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Dr. David Road Cost Breakdowns

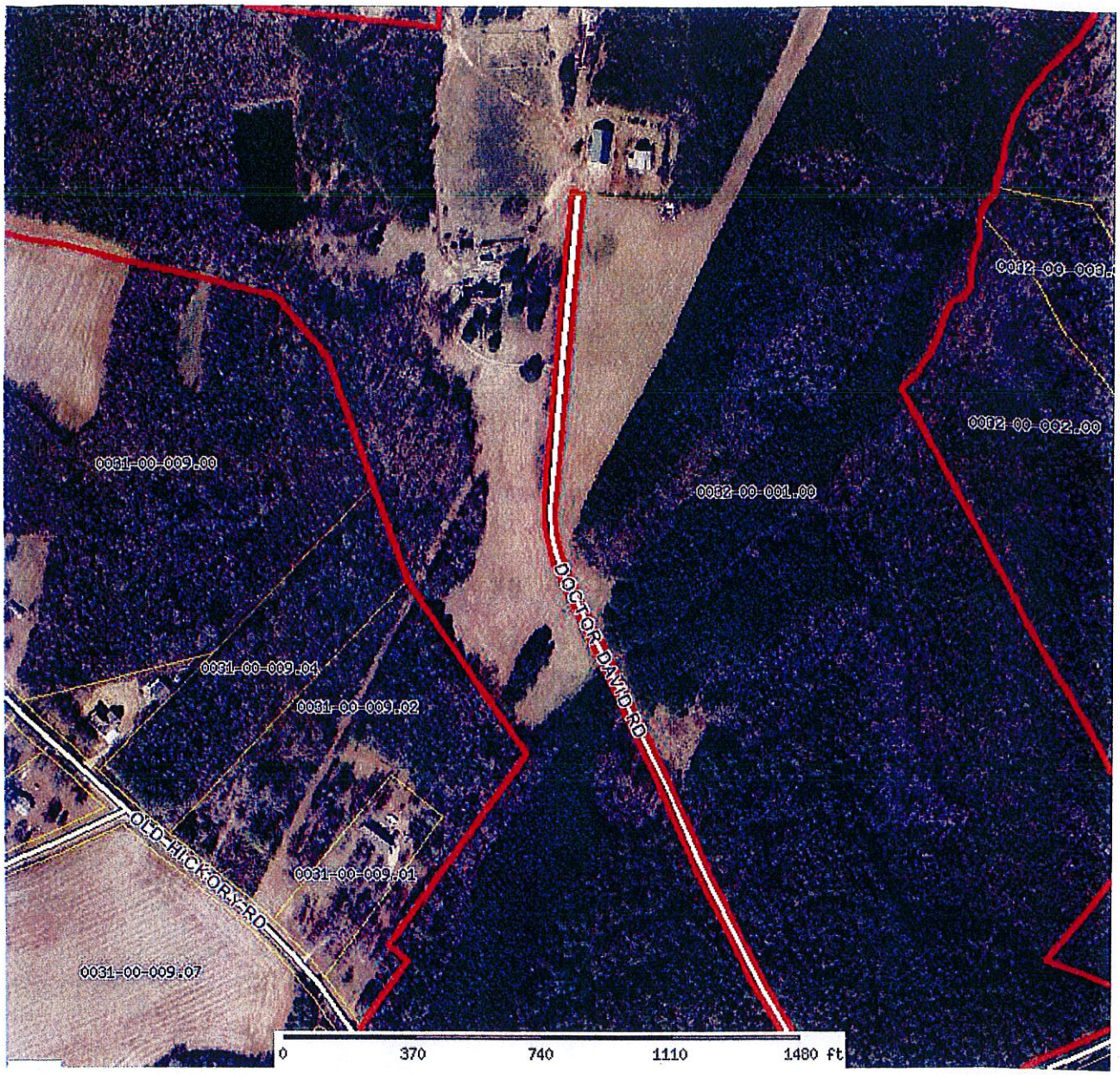
4/12/16

Current Maintenance

County currently spends about $1200 per year on yearly maintenance of Dr. David Road (potholes, bush hog, signage)

Estimate to upgrade road

CTC would need to program $32,000 to level the road with surface course. This would fill all voids and potholes.



Lancaster County Assessor			
Parcel: 0032-00-001.00 Acres: 270.64			
Name:	DAVID GEORGE L JR	Land Value	$2,706,414.00
Site:	3711 DOCTOR DAVID RD	Improvement Valu	$232,600.00
Sale:	$0 on 08-1969 Vacant= Qual=	Accessory Value	$50,900.00
Mail:	3711 DOCTOR DAVID RD LANCASTER, SC 29720-0000	Total Value	$2,989,914.00

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