



# Chester County Council Meeting

R. Carlisle Roddey Government Building  
1476 J A Cochran Bypass | Chester, SC 29706  
Monday, May 20, 2024 | 6:00 PM

## AGENDA

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

### 3. APPROVAL OF MINUTES

- a) May 6, 2024 Council Meeting Minutes
- b) May 7, 2024 Budget Workshop Minutes

### 4. CITIZEN'S COMMENTS

### 5. PUBLIC HEARING

### 6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1<sup>st</sup> Reading of 2024-11  
Chester County Fiscal Year 2024-2025 Budget Ordinance to establish operating and capital budgets for the operation of the County Government of Chester County, South Carolina for the fiscal year commencing July 1, 2024; to provide for the levy of taxes for Chester County for the fiscal year commencing July 1, 2024; to provide for the expenditure of tax revenues and other county funds; to provide for other county purposes; to authorize the county to borrow money in anticipation of taxes and to provide for the repayment of sums borrowed by the County Governing Body; to provide for the payment of tort claims and worker's compensation claims against Chester County; to provide for certain fiscal and other matters relating to County Government.
- b) 1<sup>st</sup> Reading of 2024-12 (Title Only)  
An ordinance amending and restating Ordinance No. 2016-, enacted April 18, 2016, and authorizing the issuance of general obligation bonds, in one or more series, tax-exempt or taxable, in an amount not to exceed the lesser of the annual aggregate of: (1) \$2,500,000 and (2) the available debt limit of the county for the purpose of acquiring, constructing, equipping, and rehabilitating various capital projects; authorizing the

County Administrator to prescribe the form and details of the bonds; providing for the payment of the bonds and the disposition of the proceeds of the bonds; providing for borrowing in anticipation of the issuance of the bonds; and other related matters.

c) 1<sup>st</sup> Reading of 2024-13 (Title Only)

An ordinance revoking Resolution No. 2023-29; declaring a pause to further residential subdivisions or planned developments in limited areas of the county; invoking the pending ordinance doctrine; and providing for other related matters.

d) Resolution 2024-4

Providing for changes to the County Employee/Personnel Handbook relating to maternal leave and employee conduct/discipline; and providing for other related matters.

e) Resolution 2024-5

Providing preliminary approval pursuant to Title 12, Chapter 44 of the Code Of Laws of South Carolina 1976, as amended, for the execution and delivery of a fee-in-lieu of ad valorem taxes and special source revenue credit agreement by and between Chester County, South Carolina, and a company identified for the time being as Project P2285, acting for itself, one or more current or future affiliates, and other project companies (collectively, "company"); providing for a fee-in-lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.

f) Resolution 2024-6

Directing the County Administrator to provide a copy of the County's organizational chart(s) to County Council as part of the County's annual budget process; and providing for other related matters.

## **7. ADMINISTRATOR'S REPORT**

## **8. CONSENT AGENDA**

a) 2<sup>nd</sup> Reading of CCMA24-07 Christopher Michael Berry request Tax Map #153-00-00-050-000 (2.25 acres) at 2500 Landsford Road, Catawba, SC 29704 from Agricultural District (AG) to Rural Two District (R2). Planning Commission voted 5-0 to approve.

b) 2<sup>nd</sup> Reading of CCMA24-08 Clairssia Simpson request Tax Map #079-03-08-043-000 located at 148 McClure Street, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.

- c) 2<sup>nd</sup> Reading of CCMA24-09 Gloria Mangum and Christian Phillips request Tax Map #126-00-00-101-000 located at 800 Old Mill Road, Richburg, SC 29729 from Rural Two District (R2) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.

## 9. OLD BUSINESS

- a) Consideration of Retail Strategies Consulting Services Agreement  
Robert Long, Economic Development Director

## 10. NEW BUSINESS

- a) Information Technology Department Update  
David Schuelke, IT Director
- b) New Animal Shelter Construction Update  
Harold Hayes, Project Manager

## 11. BOARDS AND COMMISSIONS

## 12. EXECUTIVE SESSION

- a) Legal advice concerning Economic Development solar projects
- b) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to matters covered by the attorney-client privilege, settlement of legal claims – utility easement.

## 13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding solar projects
- b) Action taken regarding legal advice of utility easement

## 14. COUNCIL COMMENTS

## 15. ADJOURN

Pursuant to the Freedom of Information Act, the Chester News & Reporter, The Herald in Rock Hill, SC, WSOC-TV, Channel 9 Eyewitness News, the Mfg. Housing Institute of SC, WRHI Radio Station, C&N2 News, WCNC News and Capitol Consultants were notified, and a notice was posted on the bulletin board at the Chester County Government Building 24 hours prior to the meeting.

### Guidelines for Addressing Council

#### **Citizens Comments:**

Each citizen will be limited to three minutes.

#### **When introduced:**

Approach the podium, state your name and address.  
Speak loudly and clearly making sure that the microphone is not obstructed.  
Do not address the audience – direct all comments to Council.  
Do not approach the Council table unless directed.

#### **Public Hearings:**

Each speaker will be limited to three minutes.

#### **Anyone addressing Council will be called out of order if you:**

Use profanity.  
Stray from the subject.  
Make comments personally attacking an individual member of Council.