

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Government Complex

1476 J A Cochran Bypass, Chester, SC

Tuesday, January 22, 2019 at 6:00 PM

Chairman Shane Stuart Presiding

Present: Chairman Shane Stuart, Councilman Mike Vaughn, Vice Chairman Joe Branham, Councilman Pete Wilson, Councilman Alex Oliphant, Councilman Brad Jordan, Councilwoman Mary Guy, Clerk to Council Karen Lee and County Attorney Joanie Winters.

1. **Call to Order-** Chairman Stuart called the meeting to order.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison, Councilwoman Guy opened with the invocation.
3. **Approval of Minutes-December 3rd, 2018-** Councilwoman Guy motioned to approve second by Councilman Vaughn. Vote 6-0 to approve. At the February 4th, 2019 Council Meeting these minutes were amended. Councilman Vaughn was not on Council December 3rd, 2018 and could not vote. Chairman Stuart motioned to amend the December 4th, 2018 Council minutes, second by Councilwoman Guy. Vote was 5-0 to amend minutes. Councilman Vaughn did not vote.

January 8th, 2019 Minutes- Councilwoman Guy motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.

4. **Citizens Comments-**No one signed up to speak
5. **Public Hearing-** Chairman Stuart opened the public hearing. No one signed up to speak.
 - a. **3rd Reading** of An Ordinance to Adopt Various International and Standard Codes Relating to Activities of The County of Chester, South Carolina And Enforcement of Building Provisions as Provided in Said Codes.
 - b. **3rd Reading** of An Ordinance to Amend Chester County Ordinance No: 2018-10 The 2018-2019 Chester County Budget Ordinance, In Certain Limited Particulars Only.

Chairman Stuart closed the public hearing.

6. Ordinances/Resolutions/Proclamations

- a. **3rd Reading** of An Ordinance to Adopt Various International and Standard Codes Relating To Activities of The County of Chester, South Carolina And Enforcement of Building Provisions As Provided in Said Codes. Councilman Oliphant motioned to approve, second by Council Member Vaughn. Vote 6-0 to approve.
- b. **3rd Reading** of An Ordinance to Amend Chester County Ordinance No: 2018-10 The 2018-2019 Chester County Budget Ordinance, In Certain Limited Particulars Only. Councilwoman Guy motioned to approve the third reading of the SRO budget ordinance, second by Councilman Wilson. Vote 6-0 to approve.

c. Resolution to Remove Tax Map Number 674-00-00-096 from a York County/Chester County Multi-County Industrial Park. County Attorney Winters stated York County had asked to remove TYCO industries from the multi county industrial park since they were no longer in business. Chairman Stuart motioned to approve, second by Councilman Oliphant Vote 6-0 to remove TYCO Industries out of the multi county industrial park.

d. Resolution to Adopt a lease for the Medical University of South Carolina Hospital.

Chairman Stuart stated the hospital was County owned for many years and has not paid any taxes for many years and was purchased for a profit company and was leased to them as they paid taxes. MUSC is also asking to lease and would likely go back to a non-tax status. The lease would expire in 2034, Councilman Jordan asked if there were options to extend the lease. County Attorney Winters stated yes, they had two options in the lease agreement, currently this is just an assignment that was done before. Basically, MUSC is asking for an assignment continuing under the same conditions of the lease, except for the fact there would be a financial impact.

Councilman Oliphant stated regardless of the financial impact this will be a good game changer for Chester County. Tommy Darby, County Treasurer, stated the hospital and adjacent land pay around \$320,000 dollars in taxes, the County portion is around \$100,000 dollars. Other consequences such as equipment would go through the Dept of Revenue. Chairman Stuart motioned to approve the lease for the Medical University of South Carolina, second by Councilman Wilson. Vote 6-0 to approve.

e. Memorandum of Understanding with Chester County Sheriff's Office.

Councilman Oliphant motioned to freeze four patrol positions for 2018-2019 and 2019-2020 budget cycle and exhibit A, second by Councilwoman Guy. Vote 6-0 to approve.

7. Old Business

a. From CCTC Meeting

1. Approval to Reimburse the County Recycling Department for Sign Material from August 2018 to September 2018 in the Amount of \$ 1172.67 dollars.

Councilman Wilson motioned to approve, second by Councilman Jordan.
Vote 6-0 to approve.

2. Approval to Reimburse the County Roads Department for Road Maintenance from August 2018 to January 8th, 2019 the Amount of \$ 10,285.97 dollars.

Councilman Jordan motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.

b. November & December Litter Pickup Report. Chairman Stuart.

Chairman Stuart stated the State is backed up trying to get approved inmates, he stated the ones who are approved usually goes to Counties who pay them a minimal fee to pick up trash. Chief Deputy Robert Sprouse stated paying State inmates will entice them to come here, since they are going to other counties where they do get paid. Right now, there is no incentive for them to come here, if they do, it's to be near family if they live in the area. Mr. Sprouse stated they may earn up to \$15 dollars a week. Major Alley tries every week, putting in requisitions, he may put in for four inmates but only get one.

8. New Business

a. Information on the Carolina Thread Trail-Bret Baronak

Bret Baronak and Matt Covington representatives from the Catawba Lands Conservancy and Carolina Thread Trail provided information on the effort to acquire a 3.5 section of CSX railway in Great Falls. Mr. Baronak stated they would like to transform the rail corridor into a recreational trail for bicyclist and pedestrians and would also serve as a critical component to Dearborn Island State Park. Great Falls Town Council has already voted to give \$15,000 dollars to the project. Councilman Oliphant asked how much they needed from the County. Mr. Covington stated \$75,000 dollars, he stated in 2014 CSX had the 3.5-mile segment appraised at \$190,000 dollars, but they are saying the appraisal has gone up. He stated they do have some grant monies they are working on. Chairman Stuart stated the money could possibly come from Atax monies since it would be considered as tourism and asked if they could come back in June to see if any money could be given.

b. Engineer Study Proposal for the County Radio System-Don Wood, Fire Marshall.

Don Wood, Fire Marshall stated they have been having radio communication's problems for years and not sure how to correct them. The problems could result in great concerns for safety of our citizens and first responders. Mr. Woods stated having a weak communication system throughout the County adds extra expense to industries and building owners. Emergency responders met together to discuss the concerns of radio communication and agreed that an outside, non-biased independent analysis of the current system is needed to give a starting point for correcting it to develop a long-term plan.

The repeater systems throughout the County now are not meeting responders needs. Not sure if more sites are needed, or different radio's so he asked Council for \$35,000 dollars to IWA Technical Services for the study to find out what is needed. Chairman Stuart stated he and Treasurer Tommy Darby had reached out to Michael Kozlarek to see if some of the projects on the rolling stock fund had not be done to see if the money they are asking for could be used under that fund. Once Council knows which ones will not be done, the money can be reallocated money already there on the annual rolling stock bonds. This was taken as information until the funding could be identified.

c. Approval of Bid – Turnout Gear in the amount of \$89,856.00. -Susan Cok

Chairman Stuart motioned to approve to Safe Industries for turnout gear, second by Councilman Wilson. Vote 6-0 to approve.

d. 1st Reading of CCMA19-01: Allen Douglas Josey request Tax Map # 106-00-00-095-000 located at 2605 Kee Moore Drive, Chester SC, be rezoned from GC (General Commercial) to ID-1 (Restricted Industrial) Planning Commission voted 4-0 to approve.

Councilman Oliphant motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

e. 1st Reading of CCMA19-02: Mahendra Patel request Tax Map # 124-00-00-013-000 located on Lancaster Highway in Richburg SC, be rezoned from R2 (Rural Two) to RS-1 (Single-Family) Planning Commission voted 4-0 to approve.

Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.

f. 1st Reading of CCMA19-03: Mahendra Patel request Tax Map # 124-00-00-052-000 located on Lancaster Highway in Richburg SC, be rezoned from R2 (Rural Two) to RS-1 (Single-Family) Planning Commission voted 4-0 to approve.

Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

g. Discussion to Purchase IPADS for Council Meeting Packets

Chairman Stuart stated a lot of paper is used putting together the council meeting information. Mileage and using the litter enforcement employee to distribute to all council members. Other counties are sending meeting packets electronically while others like Chester deliver to each

member. IT Director recommended 6 generation with 32 GB, the cost being \$299.00 along with the case, the other was 12.9-inch IPAD Pro with 64 GB at the cost of \$649.00. Vice Chairman Branham stated it would be time saving and the litter control officer would be free from delivering books. Councilwoman Guy stated she was not against it but would like more knowledge on them. Vice Chairman Branham motioned to purchase the 9.7-inch IPAD along with the stand, second by Councilman Wilson. Vote 4-2 to approve. Councilwoman Guy and Councilman Oliphant opposed.

9. Boards and Commissions

Councilman Mike Vaughn

- a. Appoint Mike Walley to the Chester County Rural Fire Commission
Councilman Vaughn motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.
- b. Appoint Brenda S. Fort to the Chester County Parks & Recreation Commission
Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
- c. Appoint Sandra Varnadore Black to the Chester County Library Board
Councilman Vaughn motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.
- d. Appoint Todd Smith to the Planning Commission
Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
- e. Appoint Kena Funderburk to the Accommodation Tax Commission
Councilman Vaughn motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.
- f. Reappoint Rory McKeown to the Tax Assessment Appeal Board
Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.
- g. Reappoint Mickey Walley to the Zoning Board of Appeals
Councilman Vaughn motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.
- h. Reappoint William Burgess to the Construction Board of Appeals
Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
- i. Reappoint Marvin Keith Black to the Hazel Pittman Board
Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
- j. Reappoint Jeff Coleman to the Richburg Fire District
Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.

Chairman Shane Stuart-Consent Agenda Chairman Stuart motioned to approve a through j., second by Vice Chairman Branham. Vote 6-0 to approve.

- a. Reappoint Jilson Sorrel to the Accommodation Tax Commission
- b. Reappoint Calvin E. Loving to the Tax Assessment Appeal Board
- c. Reappoint Betty Gail Nichols to the Rural Fire Commission
- d. Reappoint Beverly Stone to the Chester County Library Board
- e. Reappoint Wade Young to the Parks and Recreation Commission
- f. Reappoint Bertha Washington-Kelly to the Hazel Pittman Board
- g. Reappoint Jerry Williams to the Richburg Fire District
- i. Reappoint Leslie DeVatt to the Construction Board of Appeals Board

j. Reappoint Joanie Winters to the Catawba Regional Workforce Investment Board
Consent Agenda-Chairman Stuart motioned to approve a through j., second by Vice Chairman Branham. Vote 6-0 to approve.

10. Executive Session-Councilman Jordan motioned to go Executive Session, second by Councilwoman Guy. Vote 6-0 to approve.

- a. Receive Legal Advice on County Owned Properties.
- b. Receive Legal Advice Regarding Southeastern Petroleum

11. Councils Action Following Executive Session-Councilman Jordan motioned to go back to Regular Session, second by Councilwoman Guy. Vote 6-0 to approve.

a. Action Taken Concerning Legal Advice on County Owned Properties

Chairman Stuart motioned to move \$25,000 dollars from the grant match fund to the contingency for the purchase of property adjacent to the Lando Fire Department, second by Vice Chairman Branham. Vote 6-0 to approve.

b. Action Taken Regarding Legal Advice for Southeastern Petroleum- Taken as information only.

12. Council Comments

Chairman Stuart thanked Councilwoman Guy and the MLK committee for putting on a great parade. Councilwoman Guy thanked Chairman Stuart along with her fellow councilman, all of legislative representatives, Mrs. Daniel's, Mr. Ligons and Mr. Fanning, the City officials, the school board, the Chester News and Reporter, etc. She thanked everyone who participated and thanked God for the good weather he provided.

13. Adjourn-Councilwoman Guy motioned to adjourn, second by Councilman Jordan. Vote 6-0 to adjourn.

K. Shane Stuart, County Supervisor & Chairman

Karen Lee, Clerk to Council

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