

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Government Complex

1476 J A Cochran Bypass, Chester, SC

Monday, October 1st, 2018 at 6:00 PM

Present: Chairman Shane Stuart, Council Member Alex Oliphant, Council Member Mary Guy, Council Member Archie Lucas, Council Member Pete Wilson, Council Member Brad Jordan, County Attorney Joanie Winters and Clerk to Council Karen Lee. **Absent:** Vice Chairman Joe Branham was absent with prior notification.

1. **Call to Order-** Chairman Stuart called the meeting to order at 6:00 pm.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison, Council Member Lucas opened with the invocation.
3. **Approval of Minutes-** September 17, 2018. Council Member Guy motioned to approve as written, second by Council Member Jordan. Vote was 5-0 to approve.

4. Citizens Comments

John Massey of 171 East Lacy Street, Chester SC thanked the Chester County Transportation Committee for voting to install a memorial sign on Ashford Street for La Darius Wylie. He proceeded to talk about the former Springsteen Mill site and the condition the property with the grass waist high. He asked if the County would partner with the City of Chester to clean the site up, he stated it could be a community garden, walking trail, flea market or a gathering place.

Raymond Carter of 881 Yarbrough Road, Chester, SC asked who the director at the Library in Chester was if he had any issue. Chairman Stuart stated Laurel Sharpe.

5. Ordinances/Resolutions/Proclamations

a. Resolution to Adopt a Lease Agreement for a Radio Tower.

County Attorney Winters stated the lease agreement from 2007 was entered into agreement to pay \$10.00 a year, which was never paid and would like to catch up on the payments with the existing owner. This new agreement will extinguish any former agreements. Chairman Stuart motioned to approve, second by Council Member Wilson. Vote 5-0 to approve.

b. Resolution to Adopt the Chester County Purchasing and Contraction Policies and Procedures

Manual. Council Member Jordan asked under the new policy anything under \$20,000 dollars does not have to come before Council, Attorney Winters stated that was correct but must have the approval of the Supervisor. He stated in a couple places in the policy it states if an employee is acting out of the scope of their authority they could be personally held liable. This has been raised in the past and asked would this be conveyed to all employees. County Attorney Winters stated yes, once the policy is approved by Council a department head training class would be held to go over the manual.

Council Member Wilson asked if they could look at page 20 in the manual under travel and lodging and asked if it was the same as the prior policy. County Attorney Winters stated it had not changed dramatically, the policy in the employee handbook is more detailed. In the past purchase orders were not being obtained so in the new policy this is addressed where a purchase order must be obtained. Council Member Oliphant stated under State law elected officials don't have to follow this policy. Attorney Winters stated that was correct, if the policy is followed it would protect elected officials when engaging in any type of purchasing if they follow it. Council Member Oliphant stated he wants the policy added to the County website. Council Member Oliphant motioned to approve, second by Council Member Guy. Vote 5-0 to approve.

6. Old Business

- a. **3rd Reading of CCMA18-18: Josey A. Moore, represented by Mark Gladden, request Tax Map # 160-02-00-027-000, located at 6549 Richburg Road, Great Falls SC, be rezoned from RG-1 (Multi-Family) to (General Commercial). Planning Commission Voted 6-0 to approve.** Council Member Lucas motioned to approve, second by Council Member Jordan. Vote 5-0 to approve.
- b. **3rd Reading of CCMA18-19: Brittany Lumpkin request Tax Map # 160-03-02-019-000, located at 5208 Malcolm Road, Great Falls, be rezoned from RG-1 (Multi-Family) to RG-2 (General Residential) Planning Commission voted 6-0 to approve.** Council Member Lucas motioned to Approve, second by Council Member Wilson. Vote 5-0 to approve.

7. New Business

- a. **Approval of bid for Preventative Maintenance for Fire Apparatus in the amount of \$49,103.90- Susan Cok.** Council Member Lucas motioned to approve, second by Council Member Jordan. Vote 5-0 to approve.
- b. **Approval of bid for a Generator for GF Fire/EMS in the amount of \$53,860.00. -Susan Cok** Chairman Stuart motioned to approve, second by Council Member Jordan. Vote 5-0 to approve.
- c. **Approval of bid for Commercial & Light Truck Tires in the amount of \$76,771.05. -Susan Cok** Chairman Stuart motioned to approve, second by Council Member Lucas. Vote 5-0 to approve.
- d. **1st Reading CCMA18-20: Richburg Magnolias LLC, owned by Odell Steele, request Tax Map # 135-00-00-019-000, located North of Highway #9, be rezoned from ID-1 (Restricted Industrial) to Limited Industrial (ID-2) Planning Commission voted 7-0 to approve.** Economic Developer Karlisa Dean stated the properties for Richburg Magnolias was for product development and was brought to them. The properties meet the current comprehensive plan as far as the rezoning requests. Council Member Guy motioned to approve, second by Council Member Jordan. Vote 5-0 to approve.
- e. **1st Reading CCMA18-21: Richburg Magnolias LLC, owned by Odell Steele, request Tax Map # 135-00-00-012-000, located North of Highway #9, be rezoned from ID-1 (Restricted Industrial) to Limited Industrial (ID-2) Planning Commission voted 7-0 to approve.** Council Member Jordan motioned to approve, second by Council Member Lucas. Vote 5-0 to approve.

- f. **1st Reading CCMA18-22: Richburg Magnolias LLC, owned by Odell Steele, request Tax Map # 135-00-00-032-000, located North of Highway #9, be rezoned from R2 (Rural Two) to Limited Industrial (ID-2) Planning Commission voted 7-0 to approve.**
Council Member Oliphant motioned to approve, second by Council Member Lucas. Vote 5-0 to approve.
- g. **1st Reading CCMA18-23: Richburg Magnolias LLC, owned by Odell Steele, request Tax Map # 135-00-00-020-000, located North of Highway #9, be rezoned from R2 (Rural Two) to Limited Industrial (ID-2) Planning Commission voted 7-0 to approve.**
Council Member Guy motioned to approve, second by Council Member Wilson. Vote 5-0 to approve.
- h. **1st Reading CCMA18-24: Richburg Magnolias LLC, owned by Odell Steele, request Tax Map # 145-00-00-007-000, located North of Highway #9, be rezoned from R2 (Rural Two) to Limited Industrial (ID-2) Planning Commission voted 6-1 to approve.**
Council Member Wilson motioned to approve, second by Council Member Guy. Vote 5-0 to approve.
- i. **1st Reading CCMA18-25: Richburg Magnolias LLC, owned by Odell Steele, request Tax Map # 135-00-00-011-000, located North of Highway #9, be rezoned from AG (Agricultural) to Limited Industrial (ID-2) Planning Commission voted 6-1 to approve.**
Council Member Jordan motioned to approve, second by Council Member Lucas. Vote 5-0 to approve.
- j. **1st Reading CCMA18-26: Derick Close, represented by Darrell Walters, request Tax Map # 165-00-00-079-000, located at 2404 Catawba River Rd, Ft Lawn, be rezoned from Limited Industrial (ID-2) to Rural Residential (R-2) Planning Commission voted 7-0 to approve.**
Council Member Oliphant motioned to approve, second by Council Member Jordan. Vote 5-0 to approve.

8. Boards and Commissions

- a. **Appoint Melanie Saxon to the Catawba Mental Health Board. County Council**
Chairman Stuart motioned to approve, second by Council Member Oliphant. Vote 5-0 to approve.
- b. **Accept the Resignation of Jack Cabrey from the Planning Commission. Chairman Stuart**
Chairman Stuart motioned to accept Mr. Cabrey's resignation, second by Council Member Oliphant. Chairman Stuart stated Mr. Cabrey's last meeting will be October 16. He has served on the commission for many years. Council Member Oliphant stated if they accept his resignation, Mr. Cabrey could not serve at the October meeting. Council Member Oliphant withdrew his second, Chairman Stuart withdrew his motion. Chairman Stuart motioned to accept Mr. Cabrey's resignation effective October 17th, second by Council Member Oliphant. Vote was 5- to approve.
- c. **Appoint Joe Howell to the Planning Commission. Brad Jordan.**
Council Member Jordan stated Mr. Howell approached him to serve on the Planning Commission, this is the Chairman's appointment since it's a at large district. Council Member Jordan motioned to appoint Joe Howell to the Planning Commission, second by Council Member Guy. Vote 5-0 to approve.

9. **Executive Session-Council Member Guy** motioned to go to Executive Session, second by Council Member Lucas. Vote 5-0 to approve.
- a. Discuss a Contractual Matter Regarding the Purchase of Property.
10. **Councils Action Following Executive Session- Council Member Guy** motioned to go back to Regular Session, second by Council Member Lucas. Vote 5-0 to approve.
- a. Action Taken Concerning the Contractual Matter to Purchase Property.
Council Member Oliphant motioned to allow Eddie Murphy to negotiate the purchase of a piece of Property, second by Council Member Jordan. Vote 5-0 to approve.
11. **Council Comments**
Chairman Stuart stated the first ever statewide adoption will be held October 5 through the 7th., and the grand re-opening would also be held at the Animal Care & Enforcement Building at four o'clock.
12. **Adjourn-** Council Member Jordan motioned to adjourn, second by Council Member Wilson Vote 5-0 to adjourn. Time was 7:30 pm.

K. Shane Stuart, County Chairman & Supervisor

Karen Lee, Clerk to County 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