



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Building

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, November 20th, 2017 at 6:00 PM

Minutes

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

1. **Call to Order**-Meeting was called to order by Chairman Stuart
2. **Pledge of Allegiance and Invocation**-Pledge of Allegiance was recited in unison; Council Member Lucas open in prayer.
3. **Approval of Minutes-November 6th, 2017 Council Minutes**
Council Member Wilson motioned to approve, second by Council Member Guy. Vote was 5-0 to approve.

4. **Citizen Comments**

Raymond Carter of 610 Yarbrough Road, Chester SC stated at the November 3rd City Council meeting he told City Council members the new police chief Eric Williams would not make it. A man was killed recently with the last name of Pendergrass, that night the City and the County Police department along with Terry Foster have proven that murder comes in a fashion way. He stated he has evidence of what happened to the man murdered on Saluda Street, and it's over now for the City and the County Police Department.

LaTanya Williams of 515 Dubs Farm Drive, Chester, SC and Bridget Trammel of 110 Shamrock Drive, Chester, SC both stated they were in favor of the industrial kitchen at the farmers market. Mrs. Williams said this would be a good impact for the City of Chester and Chester County.

5. **Ordinances/Resolutions/Proclamations**

a. Third Reading of An Ordinance Authorizing (1) The Execution And Delivery Of A Fee-In-Lieu Of Tax And Incentive Agreement By And Between Chester County And TDY Industries, LLC, A Company Previously Identified As Project Magic Bus, Which Shall Provide For (A) Payment By The Company Of Certain Fees-In-Lieu Of Ad Valorem Taxes; (B) A Multicounty Industrial Or Business Park ("Park") Arrangement; And (2) And Other Matters Relating Thereto. Council Member Oliphant motioned to approve, second by Council Member Lucas. Vote was 5-0 to approve.

b. Second Reading of an Ordinance to Approve a Fifth Amendment to The Agreement for The Development Of A Joint Industrial And Business Park Dated As Of December 1, 2008, Between Chester County And Lancaster County So As To Remove Certain Property Previously Added To The Park Agreement; And To Provide For Other Related Matters. Council Member Guy motioned to approve, second by Council Member Jordan. Vote was 5-0 to approve.

c. First Reading of An Ordinance Authorizing An Amendment To The Agreement For Development Of Joint County Industrial And Business Park (York And Chester Counties) To Enlarge The Boundaries Of The Joint County Industrial Park To Include Certain Real Property Located In York County; And Other Matters Related Thereto. Council Member Wilson motion to approve, second by Council Member Jordan. Vote was 5-0 to approve.

d. Resolution for a Lease Agreement for Office Space at 109 Ella Street with Lancaster Fatherhood Project. After much discussion Chairman Stuart motioned to approve with the revision to the resolution the lease agreement not to exceed \$138.00 a per month for a one year lease agreement and subject for review, second by Council Member Oliphant. Vote was 4-1 to approve. Council Member Guy voted against.

6. Old Business

a. Second Reading to Adopt the Planning Commission's Recommendation to Approve Will Jordan, representing Natubhai G. Patel, Et al, requests a 2.79-acre parcel, Tax Map # 124-00-00-065-000, located on Lancaster Hwy., Chester, SC; be rezoned from R-2 (Rural Two) to GC (General Commercial). Planning Commission voted 6-0 to approve. Council Member Guy motioned to approve, second by Council Member Lucas. Vote was 4-0 to approve. Council Member Wilson recused.

b. Second Reading to Adopt the Planning Commission's Recommendation to Approve Will Jordan, representing Shahibaba Family Limited Partnership, requests, a 105-acre parcel, Tax Map # 124-00-00-012-000, located on Lancaster Hwy., Chester, SC; be rezoned from R-2 (Rural Two) to GC (General Commercial). Planning Commission voted 6-0 to approve. Council Member Oliphant motioned to approve, second by Council Member Jordan. Vote was 4-0 to approve. Council Member Wilson recused.

7. New Business

a. Budget Amendment request item:

Sheriff's Office Request to Add Digital Storage to The Budget In The Amount of \$62,946.72.

After much discussion, Council Member Jordan stated someone should look at the contract and would like more information on the grant process. Council Member Wilson wants more information as to how the procurement process was handled and if neighboring counties are paying for the same service. Council Member Guy motioned to approve by Title only with the information request at the next meeting, second by Council Member Jordan. Vote was 4-1 to approve. Council Member Lucas voted against.

b. Building and Zoning request to split the Building Official Position from the Planning & Zoning Director on ORG Chart and add Salary to Budget. After much discussion, there was no action taken but could be brought back at a later date.

c. Human Resource request to do Salary Study for all positions-Hyatte Kelsey

Human Resource Director Hyatte Kelsey stated 1997 was the last time a salary study was done. The scale needs desperately to be re-evaluated and classified. About every department there are employees outside of the range. Currently in two or three departments the turnovers are numerous, we spend the money to train new employees, once they get it they move on to another County with better pay. Council Member Oliphant stated this is a problem, the County has lost too many good employees because of the pay and stated we can do better. Council Member Jordan stated this must be done since the County is starting to grow. Council Member Oliphant motioned to put the request out for bid, second by Council Member Jordan. Vote was 4-1 to approve. Council Member Lucas opposed.

d. Commercial Kitchen Project Information by Gloria Kellerhaults- Council Member Oliphant

Gloria Kellerhaults stated a few years ago, Chester County passed a resolution of support in developing the agritourism business development. Catawba Farm and Food Coalition supplies food for the whole region and is the first in the state to have an online farmers market with sixty-one farmers participating. A community kitchen has been purchased but cannot be used until a HVAC system is installed. Mrs. Kellerhaults stated they have lots of calls from people wanting to rent the building at Farmers Market but can't since there is no HVAC and asked Chester County Council to partner with the City of Chester to help pay for a new one. Council Member Oliphant thanked Mrs. Kellerhaults for all of her community efforts and hard work, he also asked what the cost was for the HVAC. Mrs. Kellerhaults stated \$46,000, once this is accomplished the kitchen can be opened.

e. Consideration of Approval to Use Recusal Statement.

Chairman Stuart stated surrounding Counties were polled and we came up with this recusal statement to help protect Council members, this creates a written record. County Attorney Winters stated it was a good document. Attorney Winters stated she and the Clerk to Council had discussed always keeping a blank copy of the recusal statement in Council books. No vote was required.

8. Executive Session-Council Member Lucas motioned to go into Executive Session, seconded by Council Member Jordan. Vote was 5-0 to approve.

a. To Receive Legal Advice Regarding a Contractual Matter Involving the Chester County Wastewater Recovery District

b. To Receive Legal Advice Regarding a Contractual Matter Involving the Development of a Spec Building

9. Council Actions Following Executive Session-Council Member Guy motioned to go back to Regular Session, motioned by Council Member Jordan. Vote was 5-0 to approve.

a. Action Taken Concerning Legal Advice Regarding Chester County Wastewater Recovery District
No action was taken.

b. Action Taken Concerning Legal Advice Regarding the Development of a Spec Building
No action was taken.

10. **Council Comments-** No comments
11. **Adjourn-**Council Member Oliphant motioned to adjourn, seconded by Council Member Jordan. Vote was 5-0 to 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

K. Shane Stuart, County Chairman & Supervisor

Karen Lee, Clerk to Council