

# **CHESTER COUNTY COUNCIL MEETING MINUTES**

R. Carlisle Roddey Government Complex

1476 J A Cochran Bypass, Chester, SC

**Monday, November 5th, 2018 at 6:00 PM**

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

1. **Call to Order-**Chairman Stuart called the meeting to order and stated Council Member Jordan has a two-week trial and would not be present for tonight's meeting.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison, Council Member Lucas led the invocation.
3. **Approval of Minutes-October 15<sup>th</sup>, 2018 meeting.** Council Member Lucas motioned to approve as written, second by Council Member Guy. Vote was 5-0 to approve.

#### **4. Citizens Comments**

Gloria Kellerhals of 639 Mockingbird Drive, Chester thanked County Council for all of the help they provided with the grand opening of the agribusiness center. People from across the State attended, they have the hub which would give state wide coverage along with the kitchen. She stated this will make a difference in the County and the region.

Chris Collinge of 529 Pall Mall Road, thanked Council for what they have accomplished at the shelter, but there are still issues. Currently the kennels are not big enough to hold animals being dropped off. She stated the lower kennels are not being used to avoid euthanasia. She asked how the County justifies using \$40,000 dollars on signs, when seventy cats were killed in December, and forty in September. She went on to say this is not Charlotte or Rock Hill something has to be done.

#### **5. Ordinances/Resolutions/Proclamations**

- a. **1<sup>st</sup> Reading of an Ordinance Authorizing the Issuance of General Obligation Bonds, In One Or More Series, Tax-Exempt or Taxable, In an Amount Not to Exceed \$100,000 For the Purpose Of Acquiring, Constructing, Equipping, Or Rehabilitating Various Capital Projects in The Lando Rural Fire District; Authorizing the County Supervisor 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.** Attorney Winters stated these funds would be used to purchase a brush truck for the Lando Rural Fire District for around \$77,500 over five years. If the rate is reasonable a local lender could be obtained to lend the money to purchase. This type of transaction has been done in the past. Council Member Oliphant motioned to approve, second by Council Member Wilson. Vote 5-0 to approve.

## 6. Old Business

- a. **3<sup>rd</sup> 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. **Vice Chairman Branham motioned to approve, second by Council Member Oliphant. Vote 5-0 to approve.**
- b. **3<sup>rd</sup> 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 Oliphant motioned to approve, second by Council Member Guy. Vote 5-0 to approve.**
- c. **3<sup>rd</sup> 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 Lucas motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.**
- d. **3<sup>rd</sup> 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 Lucas. Vote 5-0 to approve.**
- e. **3<sup>rd</sup> 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. **Vice Chairman Branham motioned to approve, second by Council Member Lucas. Vote 5-0 to approve**
- f. **3<sup>rd</sup> 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 Guy motioned to approve, second by Council Member Lucas. Vote 5-0 to approve**
- g. **3<sup>rd</sup> 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 Wilson. Vote 5-0 to approve**
- h. September Litter Pickup-Chairman Stuart.**  
Chairman Stuart stated 107 bags of trash, 11 tires and 16 miscellaneous items such as tv's, air conditioning duct work etc., was collected throughout the County. Council Member Wilson inquired about the extra help from inmates, Chairman Stuart stated currently there is not enough coming in from the State. They have been requested by Major Alley from the Detention Center, he stated one or two comes in. The County doesn't pay for inmates since there would be workers comp issues. Council Member Oliphant stated he thought this was to be researched. Chairman Stuart stated he did have a report but not with him, the report was from other counties showing how much they pay inmates. He stated the report would be included on the next agenda along with the litter pickup information.

## 7. New Business

- a. **1<sup>st</sup> Reading CCMA18-27:** Robert Hinson request Tax Map # 158-00-00-041-000 located on Footloose Rd in Fort Lawn SC, be rezoned from R1 (Rural One) to R2 (Rural Residential) Planning Commission voted 6-0 to approve. **Council Member Lucas motioned to approve, second by Council Member Guy. Vote 5-0 to approve.**

## 8. Boards and Commissions

- a. **Resignation of James Mayhugh from the Workforce Investment Board- Chairman Stuart** Chairman Stuart motioned to accept James Mayhugh's resignation from the Workforce Investment Board ending in December 31, 2018, second by Council Member Lucas. Vote 6-0 to approve.

9. **Executive Session-**Council Member Lucas motioned to go Executive Session, second by Vice Chairman Branham. Vote 5-0 to approve.

- a. Receive Legal Advice on the Gateway Expansion Project.  
b. Receive Legal Advice on an Agreement on Tax Management Association

10. **Councils Action Following Executive Session-**Council Member Guy motioned to go back to regular session, second by Vice Chairman Branham. Vote 5-0 to approve.

a. **Action Taken Regarding Legal Advice on the Gateway Expansion Project.**

Susan Cok, Purchasing Director stated there were three bids with South Side Constructors having the lowest bid at \$4,714,000 dollars for the Gateway Expansion project. She stated there were three alternatives with deductions. One was deducting \$90,000 for the north solarium, alternate two was deduct \$230,000 for the generator, alternate three was deduct \$61,000 for deleting canopies one, two and three. Council Member Oliphant motioned to accept the low bid from South Side Constructors and deduct \$230,000 dollars for the generators alternate two, Vice Chairman Branham second the motion. Mrs. Cok stated the total would be \$4,484,000 dollars by deducting the generator. Council Member Wilson stated \$4.6 million dollars was allocated for this project and asked what the cost of the design fees would be. Mrs. Cok stated \$346,297.80 cents, the \$4,484, 000 million dollars is for construction only. Council Member Wilson stated \$155,000 dollars would be left for design fees. Mrs. Cok stated there is \$300,000 in contingency fund. Karen Campbell, project architect from Carlisle Associates stated they put five percent of the total cost into the contingency in case something happens. If the five percent is not used its returned back to the County. Council Member Wilson stated the time to decide on this has come and gone, this is to approve the contract. A better job needs to be done when reviewing the contracts. Council Member Oliphant stated other projects are coming and may need to look at who is chosen to be sure we are all on the same page. Vote 5-0 to approve.

b. **Action Taken Regarding Legal Advice of an Agreement on Tax Management Association.**

Council Member Guy motioned to take this as information only, second by Vice Chairman Branham. Vote was 5-0 to approve.

**11. Council Comments**

Chairman Stuart reminded everyone to go out and vote tomorrow. Vice Chairman Branham stated the letter sent to Council concerning questions from a citizen could have been answered with a phone call. He stated to reply with answers the citizen must submit a name, address or telephone number.

**12. Adjourn-Council Member Lucas motioned to adjourn, second by Council Member Guy. Vote 5-0 to adjourn. Time 7:50 pm.**

---

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**

