

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Government Complex 1476 J A Cochran Bypass, Chester, SC Monday, December 2nd, 2019

MINUTES

1. Call to Order

2. Pledge of Allegiance and Invocation

- 3. Approval of Minutes**-November 18th, 2019 minutes
Councilwoman Guy motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.

4. Citizen Comments

John Lyles, PO Box 370 Richburg, SC stated he didn't think Frederic Road was a public road where they plan to put the spec building and would prefer a clean quite industry instead.

Paul Singal, 1632 J A Cochran Bypass (Executive Inn), Chester stated he pays high taxes on his hotel. Special favors were granted by Economic Development and Chester Downtown Association for the Holiday Inn Express concerning the banners at the Gateway. Mr. Singal stated other businesses pay taxes as well, promoting one hotel was not fair.

Earl Moore, 741 Lewis Store Rd, Blackstock SC stated currently Chester County has thirty-three thousand one hundred and sixty- six people residing in the County. He offered an update on the Census, complete count committees had been established in Fort Lawn, Richburg, Great Falls and the City of Chester.

5. Public Hearing

a. 3rd Reading of Ordinance 2019-15 To Amend Chester County Code Chapter 46, Streets, Sidewalks, And Other Public Property to Comply with The South Carolina Department Of Transportation and Land Development Regulations. No one signed up to speak.

b. 3rd Reading of Ordinance 2019-16 to Adopt the Ground Lease Agreement between GITI Property USA Limited and Chester County. John Lyles signed up to speak but chose not to.

6. Ordinances/Resolutions/Proclamations

a. 3rd Reading of Ordinance 2019-15 To Amend Chester County Code Chapter 46, Streets, Sidewalks, And Other Public Property to Comply with The South Carolina Department Of Transportation and Land Development Regulations. Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

b. 3rd Reading of Ordinance 2019-16 to Adopt the Ground Lease Agreement between GITI Property USA Limited and Chester County. Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

- c. **1st Reading of Ordinance 2019-18** An Ordinance to Amend Chester County Ordinance No: 2019-6 The 2019-2020 Chester County Budget Ordinance, In Certain Limited Particulars Only. Councilman Jordan motioned to approve, second by Vice Chairman Branham. Chairman Stuart stated there was a line item at the Sheriff's office for year 2012 forward that paid officers to work off duty, the Treasures office was not aware of the line item in which FICA and Medicare was not taken out. County Attorney Winters stated Interim Sheriff Dorsey requested an audit which is where this was brought to light, the County will have to pay \$30,080.57. Treasurer Tommy Darby stated they would work with the IRS after the third reading is completed to abate any penalties. Vote 6-0 to amend the budget in the amount of \$30,080.57.
- d. **1st Reading of Ordinance 2019-19** An Ordinance to Amend Chester County Ordinance No. 2019-6 The 2019-2020 Chester County Budget Ordinance, In Certain Limited Particulars Only. Chairman Stuart, this is for County employees to receive a 2% raise that was not included on Phase one, this would take place on the date of the third and final reading. Councilwoman Guy motioned to approve amending the budget in the amount of \$117,050.00, second by Councilman Wilson. Vote 6-0 to approve.
- e. **1st Reading in Name Only Ord. 2019-13** An Ordinance Amending Section 2-732, et seq. of the Chester County Code of Ordinances to provide the Richburg Fire Protection District with the Authority to Provide Ambulance and Related Emergency Medical Services in the District's Limits; and other related matters. Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
- f. **Resolution 2019-33** A Resolution To Amend Policy 5.3 (2) of The Chester County Employee Handbook. Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
- g. **Resolution 2019-34** To Adopt the Lease Addendum to Lease Agreement with South Carolina Medical University. County Attorney Winters, this is to show proof to HUD that SCMU has a Lease agreement. Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.
- h. **Resolution 2019-35** A Resolution To Authorize The County Of Chester, By Chester County Council, To Sell Certain Vehicles Of The Sheriff's Office Identified Herein Upon Such Terms And Conditions As Described. Councilman Jordan motioned to approve, second by Councilman Oliphant. Chief Joe Tate asked if the money received from the sale of the vehicles could go back to their vehicle fund. Councilman Oliphant withdrew his second, Councilman Jordan withdrew his motion. Councilman Jordan motioned to sell the vehicles with all proceeds going back to the vehicle fund, second by Councilman Oliphant. Vote 6-0 to approve.

7. New Business

a. Discuss C & D Landfill-Bruce Todd.

Mr. Todd gave an update on the Landfill saying he was confident it may have four to eight years left but did recommend Council look at the properties adjacent to buy for future expansion. Councilman Oliphant asked if the Supervisor or the County Attorney would reach out to the property owners to see if they would sell to the County. Mr. Todd stated before that is done, he would like to see which one would be the best fit.

b. Discuss Adding a Concession Stand to the Rodman Ball Park. -Councilwoman Guy.

Councilwoman Guy invited Everett Stubbs, of Gaston, Marion and Stubbs, he stated he was not there in any legal capacity but as a dad who coaches t-ball and soccer with his child who participates in sports at the Rodman Sports complex. The last penny sales tax in 2015 included improvements to Rodman sports complex some had been done but they are in need of a concession stand and would like to bring this back to Council to keep the improvements going. Mr. Stubbs stated the economic impact for sports tourism would benefit Chester County. Councilman Oliphant asked to add this to the January meeting with more information.

c. North Central Family Medical Center- Ernest G. Brown, M.P.H.

Mr. Brown stated they were in the process of buying the old Spratt's Savings & Loan building on Saluda Street and plan to convert it to a full-service doctor's office along with a pharmacy. They are a private nonprofit corporation and asked for the citizens of Chester along with Council to support them. Councilwoman Guy and Councilman Oliphant commended Mr. Brown in the difference he along with the North Central Family Medical Center has made.

d. Discuss Solution to Remove Mold from the Court House-Councilman Jordan.

Councilman Jordan stated some of the windows and evidence lockers had signs of mold, a section in the clerk's office had been closed off because it can't be used due to the mold. Councilman Oliphant stated once the proper ventilation system is installed that should take care of it, if not then they would have to find a way to stop it. Councilman Jordan, something needs to be done sooner than later, need to know if it is actually mold if it is it can be abated. Public Works Director Ellis Faulkner stated Miss Carpenter had the mold tested in the past and was told it was not harmful. Councilman Jordan stated the staff there was concerned about the mold, Mr. Faulkner stated they would get some quotes come back to Council for approval to get it tested again.

e. Discuss Banners on Commerce Drive -Councilman Wilson.

Councilman Wilson stated during citizens comments Mr. Paul Singal shared his concerns about the preferential treatment for one hotel over some of the others. Currently there is not a policy in regard to who can put banners up. Maybe there should be a policy put in place so it would be fair and transparent of who's allowed to fly the banners. The rest of Council agreed, Chairman Stuart stated they could talk with the Economic Developer to check and see what agreements were in place to be sure it doesn't conflict and discuss at another meeting.

f. Discuss \$500,000 Community Development Block Grant for Great Falls-Councilman Vaughn

Councilman Vaughn stated Great Falls was awarded a \$500,000-dollar community development block from the Department of Commerce grant to demolish substandard houses. He asked Police Chief Steven Rice of Great Falls to speak. Mr. Rice stated the houses were structurally unsafe, burned or had already fell down. They also have a negative impact for nearby homes and illegal activity along with squatters. He asked if Council would consider giving the town a \$50,000 landfill credit to help the town meets it 10 percent match requirement. Chief Rice stated Great Falls Council has allotted \$10,000 toward the grant.

Chairman Stuart motioned to meet the \$40,000-dollar commitment to use \$20,000 dollars from the demolition grant and \$20,000 landfill credit with the condition that Town of Great Falls puts liens on the property owner's and Great Falls meets their \$10,000 requirement, second by Councilman Oliphant.

Treasurer Tommy Darby suggested to review the terms of the grant before putting liens on the properties since the money is coming from the Federal government. There may be a condition in the grant where the County can't recoup the money since it would be a benefit to the community. Councilman Oliphant withdrew his second, Chairman Stuart withdrew his motion. Chairman Stuart motioned to meet the \$40,000-dollar commitment to use \$20,000 dollars from the demolition grant

and \$20,000 landfill credit with the condition that Town of Great Falls puts liens on the property owner's if the grant allowed the liens and Great Falls meets their \$10,000 requirement. Vote 6-0 to approve.

8. Executive Session

- a. Discuss Economic Development Project 1964.
- b. Discuss Economic Development Project 1967.
- c. Discuss County Property. Councilman Wilson recused himself during this discussion.

9. Council Actions Following Executive Session.

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

a. Action Taken on Economic Development Project 1964.

Chairman Stuart motioned to allow Economic Development to move forward to negotiate with Project 1964, second by Vice Chairman Branham. Vote 6-0 to approve.

b. Action Taken on Economic Development Project 1967. Taken as information only.

c. Action Taken Concerning County Property.

Chairman Stuart motioned to move forward to sell Tax Map Number 202-05-02-033-000 (the old Health Department in Great Falls) in the amount of \$84,000 to Spratt's Saving & Loan, second by Councilman Oliphant. Councilman Wilson recused and did not vote due to his brother being on the Board of Directors with Spratt's Savings & Loan. Vote was 5-0 to approve.

10. Council Comments-None

11. Adjourn-Councilman Jordan motioned to adjourn, second by Councilman Vaughn. Vote 6-0 to adjourn.

Time: 8:45 pm

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