



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, March 20, 2023 at 6:00 PM

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Introduction of the New County Administrator Brian Hester**
- 4. Approval of Minutes**
 - a. March 13th, 2023 Special Called Minutes.
 - b. March 6th, 2023 Minutes.
- 5. Citizen's Comments**
- 6. Public Hearing**
 - a. **3rd Reading of 2022-18** An Ordinance Authorizing An Amendment To The Master Agreement Governing The York-Chester Industrial Park By And Between Chester County, South Carolina (The "County") And York County, South Carolina ("York County") To Enlarge The Boundaries Of The Joint County Industrial Park To Include Certain Real Property Located In Chester County; And Other Matters Related Thereto.[Project Power].
 - b. **3rd Reading of 2023-3** An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Chester County And [Project Power]; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Such Documents As May Be Necessary To Effect The Intent Of This Ordinance; And Other Matters Related Thereto. [Project Power.]
 - c. **3rd Reading of 2023-9** An Ordinance for Social Media Policy.
- 7. Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of 2022-18** An Ordinance Authorizing An Amendment To The Master Agreement Governing The York-Chester Industrial Park By And Between Chester County, South Carolina (The "County") And York County, South Carolina ("York County") To Enlarge The Boundaries Of The Joint County Industrial Park To Include Certain Real Property Located In Chester County; And Other Matters Related Thereto. [Project Power]
 - b. **3rd Reading of 2023-3** An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Chester County And [Project Power]; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Such Documents As May Be Necessary To Effect The Intent Of This Ordinance; And Other Matters Related Thereto. [Project Power]

c. **3rd Reading of 2023-9** An Ordinance for Social Media Policy.

d. **3rd Reading of Reading 2023-7** An Ordinance to amend County Council Rules of Procedure Section 2-59 Appearances by Citizens. *Public Hearing held 3-6-23.*

e. **2nd Reading of 2023-6** An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Chester County, South Carolina And A Company Or Companies Known To The County At This Time As “Project Raven” With Respect To Certain Economic Development Property In The County, Whereby Such Property Will Be Subject To Certain Payments In Lieu Of Taxes, Including The Provision Of Payments For Certain Investments In Infrastructure And Providing For The Inclusion Of The Company Or Companies Property In A Multi-County Industrial And Business Park; And Other Matters Related Thereto.

f. **2nd Reading of 2023-10** An Ordinance Authorizing (1) The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Chester County, South Carolina, And A Company Identified For The Time Being As Project 2187, Acting On Behalf Of Itself And/Or Any Affiliates Or Other Project Investors, To Provide For Certain Special Source Revenue Credits In Connection With The Establishment Of Certain Facilities Located In Chester County; (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To The Company And The Property; And (3) Other Related Matters.

g. **Resolution 2023-6** A Resolution Authorizing (1) The Execution And Delivery Of A First Amendment To That Certain Fee In Lieu Of Tax And Incentive Agreement, Dated As Of June 5, 2017, By And Between Chester County, South Carolina (The “County”) And TDY Industries, LLC (The “Company”) To Provide For Extension Of The Fee In Lieu Of Tax Term; (2) The Execution And Delivery Of A First Amendment To That Certain Fee In Lieu Of Tax And Incentive Agreement, Dated As Of November 20, 2017, By And Between The County And The Company To Provide For Extension Of The Fee In Lieu Of Tax Investment Period; And (3) Other Matters Related Thereto. [Project 2271]

8. Old Business

a. Update regarding the Gateway Steering Committee. - Fred Castles.

9. New Business

a. Approval of Bid RFP2223-08 Chester County Lawn Maintenance to Jay’s Lawn Maintenance & Landscaping in the amount of \$3408.00 per month for 15 months. -Susan Cok.

b. Council to reimburse budgeted funds of \$2175.88 dollars to North Chester Fire Department for specialized grass and woods firefighting equipment from a South Carolina Forestry Commission 50/50 grant match.

c. Ensuring Good Jobs for Chester County Citizens. - Maggie James and William Roddey.

Executive Session

a. To receive legal advice regarding Project Raven. - Bond Attorney Kozlarek.

b. To receive legal advice regarding Project 2273. -Attorney Winters.

10. Council Actions Following Executive Session

a. Action taken regarding Project Raven.

b. Action taken regarding Project 2273.

11. Council Comments

12. 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.

Guidelines for Addressing Council

Citizens Comments:

Each citizen will be limited to three minutes.

Public Hearings:

Each speaker will be limited to three minutes.

When introduced:

Approach the podium, state your name and address.

Speak loudly and clearly making sure that the microphone is not obstructed.

Do not address the audience – direct all comments to Council.

Do not approach the Council table unless directed.

Anyone addressing Council will be called out of order if you:

Use profanity.

Stray from the subject.

Make comments personally attacking an individual member of Council.