

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Government Complex

1476 J A Cochran Bypass, Chester, SC

April 1st, 2019 Monday at 6:00 PM

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

1. **Call to Order**-Chairman Stuart called the meeting to order.
2. **Pledge of Allegiance and Invocation**- Pledge was recited in unison; Vice Chairman Branham gave the invocation.
3. **Approval of March 18, 2019 Council Minutes.**
Councilman Wilson motioned to approve with changes to 7.g to state 'Vote was 4-2 to approve. Councilman Wilson and Councilwoman Guy opposed, second by Councilman Vaughn. Vote 5-0 to approve with changes.
4. **Citizen Comments**-No one signed up to speak.
5. **Ordinances/Resolutions/Proclamations**
 - a. **SCAC Award Presented to Chester County for the Lowest Experience Mod Rate-Van Henson**
Mr. Henson, Risk Manager for the South Carolina Association of Counties presented Chester County a plaque for being the lowest mod rate in the State of South Carolina. The Counties rate number was .52. By being so low the County received forty eight percent deductions on workers comp claims which saved the citizens of Chester County money.
 - b. **2nd Reading Ordinance 2019-2 Authorizing The Execution And Delivery Of An Amended And Restated Fee In Lieu Of Ad Valorem Taxes Agreement By And Between Chester County And Project 1844; 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 Other Documents As May Be Necessary To Effect This Ordinance's Intent; And Other Related Matters.**
Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
 - c. **2nd Reading Ordinance 2019-3 An Ordinance Authorizing The Execution And Delivery Of A First Amendment To Fee-In-Lieu Of Tax Agreement By And Between Chester County, South Carolina And Boise Cascade Wood Products, L.L.C.; And Other Matter Relating Thereto.**
Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 5-0 to approve.
 - d. **Resolution 2019-7 to Adopt an Amendment to Ground Lease for MUSC Health.**
County Attorney Winters stated several meetings ago the ground lease was assigned from Chester HMA to MUSC, MUSC has asked for some changes to the lease. The changes are all

references to Chester HMA to refer to the Medical University Hospital Authority which is their proper name. The lessee noticed the address in the original agreement was for corporate headquarters for HMA, and should be changed to the corporate address for the MUSC in Charleston and the final change is the lessor and lessee agree that on default of insured mortgage by lessee, HUD may assume the rights and obligations meeting. She stated they have a mortgage on there property not the Counties, this is stating if they default HUD has the right to step in and pickup the lease. Vice Chairman Branham motioned to approve, second by Councilman Oliphant. Vote 5-0 to approve with changes.

6. Old Business

- a. **2nd Reading CCMA19-05:** Jason Turner Request Tax Map # 154-00-00-074-000 located on Catawba River Rd, Edgemoor SC, be rezoned from AG (Agriculture) to R2 (Rural Two) Planning Commission voted 6-0 to approve. Councilman Jordan motioned to approve, second by Councilman Wilson. Vote 5-0 to approve.
- b. **2nd Reading CCMA19-06:** J.D. “Ray” Rinehart, authorized agent for Hessian Co., LTD., Request Tax Map # 125-00-00-055-000 locate at 2794 Old Richburg Rd, Richburg, SC, be rezoned from ID-1(Restricted Industrial) to ID-2 (Limited Industrial) Planning Commission voted 6-0 to approve. Councilman Oliphant motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.
- c. **2nd Reading CCTA19-01:** Chapter 5 § 4-109 Chester County Zoning Ordinance-Text Amendments, RS1 Single Family Residential District Uses- Special Exception #2. Remove 2.b. maximum density of three (3) dwellings per acre; **Add: 2.b. minimum individual lot size of 14,520 square feet;** **Add** new text to # f. adequate provisions for access and traffic safety providing for safe an efficient access into, within, and out of the development for vehicles, pedestrians and emergency vehicles; Planning Commission voted 6-0 to approve. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
- d. **2nd Reading CCLDTA19-01:** - Article 5 § 5-2: Streets Chester County Land Development Regulations – Text Amendments. **Adding to paragraph 2:** *The design and layout of the streets, including without limitation, arrangement, character, width, grade, and location may be required to conform to the current Chester County Comprehensive Plan, and Gateway Master Plan (where applicable), to adjoining street systems or adjoining properties, and to the topography, natural features and drainage systems required by the County. Minor streets shall be so laid out so that non-essential use by through traffic will be discouraged.* **Adding to paragraph 4:** Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one unless meeting all County standards and approved by the Planning Commission. *The Planning Commission will require a minimum of one (1) access road for increments of 200 lots in a subdivision and may require additional access if the increased traffic and noise would create a safety hazard or otherwise be detrimental to residents of the existing subdivision.* Planning Commission voted 6-0 to approve.

Councilman Wilson requested the Planning Director Mike Levister be present for the third reading, he has questions where it states, “increments of 200 lots may require additional access”. When you get up to two or three accesses that may be enough for 400 or 600 homes. Discuss it with him to see if this change could be done at the final reading. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

7. New Business

- a. **Approval of Bid – Ford Expedition for Chester Fire District in the amount of \$56,487.00.** Chairman Stuart motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

b. Permission to Hang Portrait of Martha Carson in the Government Complex- Scott Coleman

Mr. Coleman stated the home he lives in was previously owned by John Carson, his wife Martha Carson wrote the pledge for the South Carolina State Flag. He asked if Council would give him permission to hang the portrait of Mrs. Carson in the County Government Complex, he had commissioned the painting by Lois Hall. Vice Chairman Branham motioned to approve to hang the portrait of Mrs. Carson in the hallway of the County Government Complex, second by Councilman Oliphant. Vote 5-0 to approve.

c. Online Check Register-Councilman Oliphant

Councilman Oliphant stated he has been talking about having online check register on the county's website for years. The citizens should be able to see what is being spent since it's their money. He knows one of the setbacks was the vendor the County uses and may have to go with another to get this done. He asked for a vote of confidence from Council.

Treasurer Tommy Darby stated they do have some solutions, such as a check register and can work through as it goes along. He stated it will take more work for what they have, example the accounts payable clerk would manually have to put in the department and description for what the check is being written for. Hopefully working with the vendor, a better solution can be found. He has always been very supportive of any transparency projects. He stated the audits and budgets are online.

Attorney Winters stated by doing this it would also cut down the FOIA request if it was online, the person requesting the information could simply go to the Counties website.

Mr. Darby also stated things like child support, wage garnishments., etc would be excluded. Councilman Oliphant motioned to show support to the Treasurer's Department to add online check register, second by Councilman Wilson. Vote 5-0 to approve. Councilman Oliphant asked how many County credit cards the County has. Mr. Darby stated there are five cards, the Supervisor, Sheriff, EMA and Economic Development has one and there is a County Card.

8. Boards and Commissions

a. Resignation of Todd Smith from the Planning Commission-Councilman Vaughn.

Councilman Vaughn motioned to accept Todd Smith's resignation from the Planning Commission, second by Councilman Jordan. Vote 5-0 to approve.

b. Appointment of Nancy B. Walley to the Planning Commission-Councilman Vaughn.

Councilman Vaughn motioned to appoint Nancy B. Walley to the Planning Commission, second by Vice Chairman Branham. Vote 5-0 to approve.

9. Executive Session-Councilman Jordan motioned to go into Executive Session, second by Vice Chairman Branham. Vote 5-0 to approve.

a. To Receive Legal Advice Regarding a Contractual Matter for Property.

10. Council Actions Following Executive Session-Council Member Jordan motioned to go back to Regular Session, second by Council Member Vaughn. Vote 5-0 to approve.

a. Action Taken Regarding Legal Advice Concerning a Contractual Matter for Property.
No action taken.

11. Council Comments

Chairman Stuart reminded everyone that April was autism awareness month. Vice Chairman Branham stated he thought the welcome signs at exit 65 would also be lit in blue.

12. Adjourn-Vice Chairman Branham motioned to adjourn, second by Councilman Vaughn. 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, Chairman & County Supervisor

Karen Lee, Clerk to County Council

