

# CHESTER COUNTY COUNCIL MINUTES

## **R. Carlisle Roddey Chester County Government Complex**

1476 J.A. Cochran Bypass Chester, SC 29706

**Monday, May 17th, 2021 at 6:00 PM**

**Present:** Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilwoman Mary Guy, Councilman Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters. Councilman William Killian arrived at 6:11 PM. Rules of Procedure Section 2-59 and 60 were suspended.

1. **Call to Order-** Interim Chairman Dr. Frederick called the meeting to order.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of Minutes**
  - a. **April 29<sup>th</sup>, 2021 Special Called Meeting.**  
Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote was 5-0 to approve.
  - b. **May 3<sup>rd</sup>, 2021 Council Meeting.**  
Councilwoman Guy motioned to approve, second by Councilman Vaughn. Vote was 4-0 approve Councilman Wilson was not in attendance for the May 3<sup>rd</sup> meeting and did not vote.
  - c. **May 7<sup>th</sup>, 2021 Special Called Meeting**  
Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote was 5-0 to approve.
4. **Citizen Comments-**No one signed up to speak.
5. **Public Hearing-** None
6. **Ordinances/Resolutions/Proclamations**
  - a. **1<sup>st</sup> Reading of Ordinance 2021-4 In Title Only Chester County Fiscal Year 2021/2022 Budget to Establish Operating And Capital Budgets For The Operation Of The County Government Of Chester County, South Carolina For The Fiscal Year Commencing July 1, 2021; To Provide For The Levy Of Taxes For Chester County For The Fiscal Year Commencing July 1, 2021; To Provide For The Expenditure Of Tax Revenues And Other County Funds; To Provide For Other County Purposes; To Authorize The County To Borrow Money In Anticipation Of Taxes And To Provide For The Repayment Of Sums Borrowed By The County Governing Body; To Provide For The Payment Of Tort Claims And Worker's Compensation Claims Against Chester County; To Provide For Certain Fiscal And Other Matters Relating To County Government.** Councilman Vaughn motioned to approve in title only, second by Councilman Wilson. Vote 5-0 to approve.
  - b. **Resolution 2021-9 To adopt a lease agreement for the Sheriff's Substation in Richburg.**  
Doug McMurray stated the substation was located 2827 Lancaster Hwy in Richburg, SC, this would give a more feasible and permanent location for the Sheriff's office for citizens as well as a benefit for deputies they plan to put in a data line that would run around \$1800.00 dollars this would provide the deputies a place to fill out paperwork instead of going back to the main office in Chester. Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

**c. Resolution 2021-10 Change the name on the Organizational Chart from Tax Assessor to Assessor.**

Attorney Winters stated the interim Assessor had concerns regarding the name since it did not comport with state law. Section 12-37-90 refers to the position as Assessor and not Tax Assessor and had asked to have it changed on the organizational chart. It would not change the position or the duties just the name. It would also incur cost to change business cards, letterheads etc. Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

**7. Old Business**

**a. 2<sup>nd</sup> Reading of CCMA21-12: Michael D. Cannon of MC Real Estate, LLC request Tax Map # 125-00-00-010-000 located on Colonels Point Parkway be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial). Planning Commission vote 6-0 to approve with a reverter clause if the business closes.**

Vice Chairman Branham motioned to approve, second by Councilwoman Guy.

Councilman Jordan stated he was still concerned if this went to ID3 the applicant could rent out the other portion of the building without the approval of Council and asked Attorney Winters if they could place an addition to the reverter clause. Attorney Winters stated no, she had spoken to Mike Levister, Planning Director and there was not a real solution, parcels are rezoned and not buildings. Vice Chairman Branham suggested the applicant be contacted to see if he would reduce the size of the building and not have tenants before the third reading.

Vote was 1-5 to deny. Councilwoman Guy approved; rest of Council denied the request.

**b. 2<sup>nd</sup> Reading of CCMA21-13: Michael R. Mills, agent for JAH Properties LLC request Tax Map # 087-00-00-001-000 (portion of) located along Darby Road, Chester SC be rezoned from R2 (Rural Two) to RS-1 (Single Family) Planning Commission voted 6-0 to approve.** Councilwoman Guy stated the owner wanted to combine both properties to make one and have the zoning as RS1. Councilwoman Guy motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

**c. Discussion regarding the recreation agreement between Chester County and Great Falls. Councilman Vaughn.** Councilman Vaughn stated the recreation commission reviewed and approved the contract at their last meeting, Great Falls Town Mayor Pro Tem Glen Smith reviewed it as well. Some of the language such as leased properties would be removed since there isn't leased properties in Great Falls, the agreement would be for twenty-five years. He stated this would provide recreational opportunities for the entire County not only Great Falls. Councilman Vaughn motioned to approve with changes, second by Councilman Jordan. Councilman Vaughn acknowledged Sunset park had been neglected over the years and had a lot of potential to rent out. Council asked Dr. Frederick to provide financial data of what had been spent on other municipalities regarding recreation, have Robert Hall, Public Works Director look at the parks and see what needed corrected and what the cost would be to bring the park back up to standard. Councilman Wilson asked to have pictures of Sunset Park with the other requested information in the June 7<sup>th</sup> packet. Councilman Jordan withdrew his second, Councilman Vaughn withdrew his motion. Tabled to the June 7<sup>th</sup> meeting.

**8. New Business**

**a. Introduction of Brun DMC for multiple County Projects– Jarrett Davis and Marc Brun.**

Mr. Davis stated his company will help facilitate County projects along with capital projects and upcoming projects currently on the agenda. Their job was to get the projects out to fruition and make sure that they were developing the right standards of what the County expresses and desires for the funds and fiduciary duties.

**b. Award of bid for Site/Civil Construction of North Chester Fire Station – Susan Cok.**

Councilman Wilson motioned to approve \$83,700 dollars, second by Vice Chairman Branham. Vote 6-0 to approve.

**9. Boards and Commissions**

**a. Resignation from Parks and Recreation Board. -Interim Chairman Frederick.**

Councilwoman Guy motioned to accept Wade Young's resignation, second by Councilman Jordan. Vote 6-0 to accept.

**b. Resignation from the Gateway Steering Committee -County Council.**

Vice Chairman Branham motioned to accept Philip Thompson-King's resignation, second by Councilman Jordan. Vote 6-0 to approve.

**10. Executive Session**

Councilwoman Guy motioned to go into Executive Session, second by Councilman Killian. Vote 6-0 to approve.

- a. Receive legal advice regarding IBHS. Attorney Winters
- b. Receive legal advice regarding Project Magma. Attorney Winters.
- c. Receive legal advice regarding the State of Emergency Update. Attorney Winters.

**11. Council Actions Following Executive Session**

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

**a. Action taken regarding legal advice for IBHS.**

**(i) 1<sup>st</sup> Reading of Ordinance 2021-6 An Ordinance Authorizing (1) The Execution And Delivery Of A Second Amendment To That Certain Special Source Credit Agreement Previously Entered Into By And Between Chester County, South Carolina And Insurance Institute For Business And Home Safety; And (2) Other Matters Related Thereto.** Taken as information.

**b. Action taken regarding legal advice for Project Magma.** Taken as information.

**c. Action taken regarding legal advice of the State of Emergency Update.**

Councilwoman Guy motioned to extend the State of Emergency rules until June 7<sup>th</sup>, 2021 where Council would further evaluate, second by Councilman Killian. Vote 6-0 to approve.

**12. Council Comments-None**

**13. Adjourn**

Councilwoman Guy motioned to adjourn, second by Councilman Killian. Vote 6-0 to approve.

Time: 8:30 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.