

CHESTER COUNTY COUNCIL MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, June 21st, 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 Killian was absent.

1. Call to Order

2. Pledge of Allegiance and Invocation

3. Approval of Minutes

May 27th, 2021 Budget Workshop minutes.

Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

June 3rd, 2021 Budget Workshop and Special Called minutes.

Councilman Jordan motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

June 7th, 2021 Council minutes.

Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 4-0 to approve.

Councilwoman Guy was not in attendance for the 6-7-2021 meeting and did not vote.

June 14th, 2021 Special Called minutes.

Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 4-0 to approve.

Councilman Jordan was not in attendance for the 6-14-2021 meeting and did not vote.

4. Citizen Comments

Jeff Harris, 4354 Simpson Road, Edgemoor, SC referenced the Gateway masterplan and the cost to develop and implement the plan. He asked Council to think about the consequences from fast growth without adequate business tax income to help compensate so residents would not get hit with a big tax bill.

David Hensley, 1971 South Anderson Road, Rock Hill, SC stated he wanted to speak about item 7.d-e. The proposed development would have commercial components that the county needs, the number of dwellings and mix of homes had been reduced through the Planning Commission's recommendations.

Judson Stringfellow, 2116 Crown Centre Dr, Rock Hill, SC stated they had forty acres of land that was already zoned commercial set aside and has a entrance road through it. They want to do a mix of homes at different price range.

Judy Funderburke, 5899 Cindy Lane, Fort Lawn SC, stated she has the opportunity to buy a piece of land to put here manufactured home there. She asked Council to approve her request to rezone the property to RG-2 zoning.

Public Hearing- Interim Chairman Dr. Frederick opened the Public Hearing. No one signed up to speak.

a. 3rd Reading of Ordinance 2021-4 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.

Interim Chairman Dr. Frederick closed the public hearing.

5. Ordinances/Resolutions/Proclamations

a. 3rd Reading of Ordinance 2021-4 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. Vice Chairman Branham motioned to approve, second by Councilwoman Guy. It was discussed to purchase four new vehicles for the Sheriff's office in the amount of \$220,890 which also included the sirens, radio and other equipment. Councilwoman Guy withdrew her second, Vice Chairman Branham withdrew his motion, Vice Chairman Branham motioned to amend the ordinance for fiscal year 2021 /2022 to include the purchase of four new vehicles with equipment for the Sheriff's department, second by Councilman Vaughn. Vote 5-0 to approve.

b. 1st Reading of 2021-7 Ordinance to Repeal section 46-94 of the Chester County Code-transporting loose material. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

c. 2nd Reading of 2021-8 Ordinance to Adopt a Fund Balance Policy. Councilwoman Guy motioned to approve, second by Councilman Jordan. Attorney Winters stated after speaking with Treasurer Darby the minimum assigned should be 25% and not to exceed 50% of the general fund.

d. Resolution 2021-12 A Resolution to authorize the County of Chester, by Chester County Council to sell certain vehicles of the County and the Sheriff's Office Identified herein upon such terms and conditions as described. Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

7. Old Business

a. Update of the 2021 Reassessment- Assessor Rick Anderson.

Mr. Anderson gave an update stating his department had been working diligently on the 2021 reassessment. The assessment notices were printed and would be mailed on July 1, he stated it was not a bill but simply shows what your fair market value is along with the taxable value of a property. He asked if citizens had any questions to call his office and someone would help them.

b. Update on the Burnt House Meeting Cemetery. -Councilman Jordan.

Dr. Neely Gaston gave an update stating the committee began meeting in November of 2020. The current fence along Mr. Scott McWaters property is located on 0.046 of an acre on his property. He is fine with keeping the fence there but does not want the liability of people getting hurt while visiting the cemetery and traveling on the county-maintained road from Bobcat Lane to the cemetery and would like for the County to provide a MOU stating he has no liability. Dr. Gaston stated they would like permission from Council to invite Dr. Jonathan Leader from the USC Institute of Archaeology and Anthropology, to use ground penetrating radar to locate unmarked graves and the hope of determining if any African American family members are buried there, and to determine the most accurate number of total grave sites on the property. Vice Chairman Branham motioned to give permission to Burnt House Meeting Cemetery Committee to write a letter to Dr. Jonathan Leader, second by Councilman Jordan. Vote 5-0 to approve. They also asked permission from Council to raise private funds. Councilman Vaughn motioned to give Burnt House Meeting Cemetery Committee permission to raise private funds and put it on the website, second by Councilman

Jordan. Attorney Winters stated a separate account would be put in place for monies collected through the Treasure Department. Vote 5-0 to approve.

c. 2nd Reading of CCMA21-14: Judy Funderburk request Tax Map # 158-01-08-007-000 located at 1474 Catawba River Road, Fort Lawn, SC be rezoned from R1 (Rural One) to RG-2 (General Residential). Planning Commission voted 6-0 to deny. Councilman Vaughn motioned to approve the rezoning, second by Councilman Wilson. Vote 5-0 to approve.

d. 2nd Reading of CCMA21-15: JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-024-000 located off Hwy 9, Richburg, SC be rezoned from RS-1 (Single Family) to PD (Planned Development). Planning Commission voted 4-2 to approve. Councilman Vaughn motioned to approve with conditions, second by Councilman Wilson. After much discussion it was decided to have the third reading at the July 19th meeting so Council could obtain more information. Vote 4-1 to approve. Councilman Jordan opposed.

e. 2nd Reading of CCMA21-16: JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-027-000 located off Hwy 9, Richburg, SC be rezoned from R2 (Rural Two) to PD (Planned Development). Planning Commission voted 4-2 to approve. Councilman Vaughn motioned to approve, second by Vice Chairman Branham. It was decided to have the third reading at the July 19th meeting so Council could obtain more information. Vote 4-1 to approve. Councilman Jordan opposed.

8. New Business

a. 1st Reading of CCMA21-17: - David Woods request Tax Map # 079-01-14-017-000 located at 730 Sugarplum Road, Chester be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). Planning Commission voted 7-0 to approve. Councilwoman Guy motioned to approve, second by Councilman Wilson. Vote 5-0 to approve.

b. 1st Reading of CCMA21-18: - Eugene Raffaldt request Tax Map # 161-01-00-011-000 located at 5584 Brooklyn Road, Great Falls be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). Planning Commission voted 7-0 to approve. Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

c. 1st Reading of CCMA21-19: - Carolina Gypsum, LLC request Tax Map # 080-02-02-006-000 located at 531 Wilson Street, Chester be rezoned from GC (General Commercial) to ID-2 (Limited Industrial). Planning Commission vote 7-0 to approve. Vice Chairman Branham motioned to approve with a reverter clause if they move out the property would be revert back to GC, second by Councilman Vaughn. Vote 5-0 to approve.

d. Council to authorize EMS to apply for a no match grant for up to \$75,000 to enhance mobile vaccinations for Covid. EMS Director Britt Lineberger. Councilwoman Guy motioned to approve, second by Councilman Wilson. Vote 5-0 to approve.

e. Discuss procedures for renting facilities in the Town of Great Falls. County Council.

Attorney Winters stated she had spoken with Angela Strothers to see how procedures for renting out the facilities in Great Falls was done. She stated Ms. Strothers informed her David Minors field is free since there is no lights or shelters there. If it is used for commercial, she rents it out for \$125.00 and requires an insurance certificate. Anyone using the David Minors field must abide by the Town of Great Falls rules since it's in their jurisdiction. Sometimes conflicts happen when she is not informed if an event has been booked without her knowledge. Private events are required to provide an insurance certificate also if they are bringing in bouncy houses, etc. Councilman Vaughn asked if she rents out the Rodman field. Attorney Winters stated Ms. Strothers told her she has never been asked to rent out that facility. She uses the same recreational application for all fields.

Councilman Vaughn stated there were lights at David Minor field and that would be an expense to the County to have the lights on. He stated private security should be hired since they have one policeman on duty. The number one priority for the use of the fields should be the children of Chester County. He felt more work needs to be done.

f. Discuss holding monthly scheduled Council workshops. Councilman Wilson.

Councilman Wilson stated he wanted the rest of Council to consider holding standing workshops. Last year there were 15 special called meetings and 3 workshops, this year there has been 8 special called meetings with 3 workshops hopefully Council could hold ten workshops a year. This would give Council an opportunity to have more discussions on housing, roads and other topics that may come up. He stated it would make them much more effective as a Council. If there is nothing to discuss for an upcoming workshop it can be cancelled.

9. Boards and Commissions -None

10. Executive Session

Councilman Jordan motioned to go into executive session, second by Councilwoman Guy. Vote 5-0 to approve.

- a. To receive legal advice regarding the Chester Facilities Corporation. Attorney Winters.
- b. To receive legal advice regarding the Fund Balance Ordinance. Attorney Winters.
- c. To receive legal advice regarding the Gateway. Attorney Winters.
- d. To receive legal advice regarding Project Magma. Attorney Winters

11. Council Actions Following Executive Session

Councilman Wilson motioned to go back to regular session, second by Councilman Jordan. Vote 5-0 to approve.

- a. **Action taken on legal advice regarding the Chester Facilities Corporation. Information only.**
- b. **Action taken on legal advice regarding the Fund Balance Ordinance. Information only.**
- c. **Action taken on legal advice regarding the Gateway. Information only.**
- d. **Action taken on legal advice regarding Project Magma. Information only.**

12. Council Comments

Councilman Wilson stated he they came in tonight the new West Chester Fire truck was parked outside, it replaces a 1983 Chevrolet front mounted pump and hoped it will serve West Chester for many years to come. He asked to keep the family of Bobby Holcombe who passed in prayers, he was a big part of this County and would be truly missed.

13. Adjourn

Councilwoman Guy motioned to adjourn, second by Vice Chairman Branham. Vote 5-0 to adjourn.

Time: 10:15 PM

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.