

CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass

Monday, June 7, 2021 at 6:00 PM

Interim Supervisor Dr. Wylie Frederick Presiding

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. May 17th, 2021 Minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. **3rd Reading of 2021-3** An Ordinance Authorizing, Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of A Fee-In-Lieu Of Ad Valorem Taxes Agreement By And Between Chester County, South Carolina, And E. & J. Gallo Winery, Formerly Identified As Project Magma, Acting For Itself, One Or More Current Or Future Affiliates And Other Project Companies (Collectively, "Company"); and an Incentive Agreement Between the County and the Company; Providing For A Special Source Revenue Credit; Modifying A Joint County Industrial And Business Park Of Chester And York Counties So As To Enlarge The Park; Authorizing The Execution And Delivery Of One Or More Grant Agreements; And Other Related Matters.
- 6. Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of 2021-3** An Ordinance Authorizing, Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of A Fee-In-Lieu Of Ad Valorem Taxes Agreement By And Between Chester County, South Carolina, And E. & J. Gallo Winery, Formerly Identified As Project Magma, Acting For Itself, One Or More Current Or Future Affiliates And Other Project Companies (Collectively, "Company"); and an Incentive Agreement Between the County and the Company; Providing For A Special Source Revenue Credit; Modifying A Joint County Industrial And Business Park Of Chester And York Counties So As To Enlarge The Park; Authorizing The Execution And Delivery Of One Or More Grant Agreements; And Other Related Matters.
 - b. **2nd Reading of 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.
 - c. **1st Reading of 2021-8 in title only** -Fund Balance Ordinance.

d. Resolution 2021-11 Identifying the Capital Projects as Part of a Program of General Obligation Borrowing; And Other Related Matters.

7. Old Business

a. 3rd 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.*

b. 3rd 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.*

c. Update regarding the recreation agreement between Chester County and Great Falls. Councilman Vaughn.

8. New Business

a. Council to authorize the Sheriff's Department to apply for (COSSAP) Comprehensive Opioid, Stimulant and Substance Abuse Site Based Program grant for \$600,000 dollars with no match. -Sheriff Dorsey.

b. Council to authorize the Sheriff's Department to apply for COPS Office Hiring program grant for \$480,000 dollars with a 25% match. Sheriff Dorsey.

c. Council to authorize the Sheriff's Department to apply for Smart Policing Initiative grant for \$500,000 with no match. Sheriff Dorsey

d. 1st 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.*

e. 1st 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.*

f. 1st 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.*

g. Discuss the naming of an entrance at Chester Technology Park. -County Council.

9. Boards and Commissions-None

10. Executive Session

a. Receive legal advice regarding IBHS. Attorney Winters.

b. Receive legal advice regarding update on Project Magma. Attorney Winters.

c. Receive legal advice on Economic Development Grant. Attorney Winters.

11. Council Actions Following Executive Session

a. Action taken on legal advice regarding IBHS.

b. Action taken on legal advice regarding update on Project Magma.

c. Action taken on legal advice regarding Economic Development Grant.

12. Council Comments

13. 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.

↓ ***PUBLIC NOTICE*** ↓

Chester County Council has relaxed some of the COVID measures put into place for personal appearances at County Council meetings and will now allow up to seventeen (17) citizens into the Council meeting room provided that masks are kept on throughout the meeting and individuals in attendance maintain social distancing at all times. As COVID conditions improve, Council does hope to allow for more personal attendance at County Council meetings.

Any citizen who wishes to make a public comment at the County Council meetings can do so in the following ways:

1. You may submit your comments in writing to County Council by emailing Karen Lee, klee@chestercounty.org.
2. You may submit your comments by mail: Chester County Clerk to Council, Karen Lee, PO Box 580, Chester, SC 29706.
3. Anyone who wishes to appear in person before Council must register with the Chester County Clerk to Council by phone 803-377-7852 or by email at klee@chestercounty.org no later than 10:00 am on the day of the Council meeting. Such appearance will be limited to one (1) person to be permitted to enter the building while maintaining social distancing. The Clerk will confirm the appointment back to the requestor. A County employee will be on hand to open the back door of the Government Complex at the registered time. The individual may appear before Council for no more than three (3) minutes and will be required to leave the building immediately following their address to Council. Groups of presenters will not be permitted at this time, nor will individuals who have not registered by the deadline. All rules of social distancing as recommended by the CDC and the etiquette procedures of the County Council must be followed. Chester County Council remains committed and receptive to the comments of the citizens of Chester County and while the Council does not like these restrictions, they are being done in the interest of everyone's health.

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.