

# CHESTER COUNTY COUNCIL MEETING MINUTES

## R. Carlisle Roddey Government Complex

1476 J A Cochran Bypass, Chester, SC

Monday, July 6, 2020 at 6:00 PM

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

**1. Call to Order-**Chairman Stuart called the meeting to order and removed items 7.c., 7.d., 7.e to July 20<sup>th</sup> Council meeting and also stated 8.d., 8.e. and 8.f. had been withdrawn.

**2. Pledge of Allegiance and Invocation-**Pledge was recited in unison: Councilwoman Guy gave the invocation.

### **3. Approval of Minutes**

a. June 11<sup>th</sup>, 2020 Special Called & Budget Workshop Council Minutes  
Councilman Vaughn motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.

b. June 15<sup>th</sup>, 2020 Council Minutes  
Councilman Jordan motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

c. June 25<sup>th</sup>, 2020 Special Called Council Minutes  
Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 4-0 to approve. Councilman Wilson and Vaughn were not in attendance for the June 25<sup>th</sup> meeting and did not vote.

### **4. Citizen Comments**

Jackie Kyles thought the new shelter would be a priority seemed to her the Gateway takes precedence over the animal shelter.

Hannah Sewell stated there is no room for racism in Chester County.

Paula Love (Jenna Jacobs spoke on her behalf) stated this was 2020 and still there is no new shelter, they have to be the animals voice to ask Council for a new shelter.

Whitney Nolton founder of Last Chance Rescue stated the animal shelter here in Chester County was very disgusting and nasty. As leaders of the County they should do better.

Laura Lewis, a new shelter is needed and constantly overlooked she is speaking for the animals.

Melba Carter, the tensions are high now, stop telling people your door is open when it's not and ignoring what citizens has to say.

Tabatha Strothers, third time here to talk about the racial tensions and the murder of her cousin Ariane McCree. She wants County Council to address what happened.

Doris Macosm, the animal shelter was built thirty years ago, animals deserve a voice and she will be there voice until they get a new shelter.

Ben Thompson, on behalf of Luck Stone they had withdrew their rezoning applications and intend to do more educational work to make sure people understand what they are doing.

Patrick Young spoke against Luck Stone and was concerned about the project and the negative effects it would have on their community.

**5. Public Hearing-**Chairman Stuart opened the Public Hearing. No one signed up to speak

a. **3<sup>rd</sup> Reading 2020-17** An Ordinance To Amend An Agreement For The Development Of A Joint Industrial And Business Park Of Chester And York Counties So As To Enlarge The Park To Include A Portion Of Those Certain Pieces, Parcels, Or Tracts Of Land, With All Improvements Thereon, Situate Lying Or Being In The County Of Chester, State Of South Carolina, Bearing Tax Map Number: 165-00-00-002 And Other Real Property.

Chairman Stuart closed the Public Hearing.

**6. Ordinances/Resolutions/Proclamations**

a. **3<sup>rd</sup> Reading 2020-17** An Ordinance To Amend An Agreement For The Development Of A Joint Industrial And Business Park Of Chester And York Counties So As To Enlarge The Park To Include A Portion Of Those Certain Pieces, Parcels, Or Tracts Of Land, With All Improvements Thereon, Situate Lying Or Being In The County Of Chester, State Of South Carolina, Bearing Tax Map Number: 165-00-00-002 And Other Real Property. Vice Chairman Branham motioned to approve, second by Councilman Oliphant. Vote 6-0 to approve.

b. **2<sup>nd</sup>Reading of 2020-19** An Ordinance to Amend Chester County Code Chapter 2, Administration, Section 761<sup>st</sup> seq., Fort Lawn Fire Protection District and Lewis Fire Protection District. Councilman Wilson motioned to approve with changes by separating the districts by ordinance, second by Councilman Vaughn. Vote 6-0 to approve.

c. **Resolution 2020-15** Inducement Resolution for Project 2026. Councilman Oliphant motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.

d. **2<sup>nd</sup> Reading 2020-20 An Ordinance** Authorizing the Execution And Delivery Of A Fee In Lieu Of Ad Valorem Taxes Agreement By And Between Chester County And Project 2026; The Inclusion Of The Project Site (Located In Chester County) In A Multi-County Industrial Park; The Execution And Delivery Of Other Documents As May Be Necessary To Effect This Ordinance's Intent; And Other Related Matters. Councilman Vaughn motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.

e. **2<sup>nd</sup> Reading 2020-21** An Ordinance to Create the Chester County Radio Users Advisory Committee And Adopt Its Enabling Act. Councilwoman Guy motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.

**f. 1<sup>st</sup> Reading 2020-22** An Ordinance to Authorize the County Of Chester, By Chester County Council, To Sell The Real Estate Described On Attached Exhibit "A" Which Is Incorporated Herein By Reference To Mr. F.G. Dellaney, Jr. Upon Such Terms and Conditions as Described In The Request For Bid.  
Councilman Oliphant motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

## 7. Old Business

**a.** To Receive a Status Update Regarding the 90-Day EMS Plus-Up. -John Faulkner  
Councilman Wilson motioned to amend the emergency ordinance for EMS to expand services for another sixty days to September 21<sup>st</sup>, 2020, second by Councilman Jordan. Vote 6-0 to approve.

**b.** Update on the Rolling Stock Bond- Bond Attorney Michael Kozlarek  
Attorney Kozlarek stated Council adopted an ordinance a few years back that permits the Council to issue up to 2.5 million dollars in general obligations debt every calendar year. In order to do that the ordinance requires Council to adopt a resolution listing the projects and the amount of money to be spent on each project. The total amount of borrowing for this year would be around 1.6 million to 1.7 million, as long as they are public projects and capital, he did' see any issues. Chairman Stuart stated a list would be provided for the next regular called meeting.

**c.** Update on Fort Lawn Heart and Soul- Robin Currence (*moved to July 20<sup>th</sup> Council Meeting*)

**d.** Update on Great Falls Projects- Councilman Mike Vaughn (*moved to July 20<sup>th</sup> Council Meeting*)

**e.** Budget Request for Small Business Development Retention and Expansion Program. Chairman Stuart (*moved to July 20<sup>th</sup> Council meeting*)

**f.** To Review and Consider A Proposal for the Gateway IPRB. - Interim Economic Developer Jeff Burgess  
Councilman Oliphant motioned to put out for bid for a fence, water heater and a new HVAC, second by Councilman Vaughn. Vote 6-0 to approve.

**g.** Discussion Regarding Boards & Commission Appointment Procedures - Chairman Stuart  
It was agreed to have more information regarding the procedures process and discuss at a future meeting.

## 8. New Business

**a.** Discussion Regarding County Bonding for New Animal Shelter- Councilman Oliphant  
Councilman Oliphant motioned to have the procurement director put out an RFP for a proposal for a new animal shelter, second by Councilman Vaughn. Vote 6-0 to approve. He also asked to have this added back to the July 20<sup>th</sup> council meeting.

**b. 1<sup>st</sup> Reading of CCMA20-02:** Patton Development SC, LLC Request 2.95 acres of Tax Map # 079-01-17-013-000 (survey provided) located on JA Cochran By-Pass be rezoned from R2 (Rural Two) to GC (General Commercial)  
*Planning Commission Voted 6 - 0 to Approve.* Councilman Jordan motioned to approve, second by Councilman Oliphant. Vote 6-0 to approve.

**c. 1<sup>st</sup> Reading of CCMA20-06:** Gary Howell, with Howell Homes of the Carolinas, Request Tax Map # 123-00-00-090- 000 located on Hamilton Rd, Chester, SC be rezoned from R2 (Rural Two) to R1 (Rural One)  
*Planning Commission Voted 4-1 to Deny.* Councilwoman Guy motioned to deny, second by Councilman Jordan. Vote 5-1 to deny. Councilman Oliphant opposed.

**d. 1<sup>st</sup> Reading CCMA20-03:** Luck Stone Corporation Request Tax Map # 089-00-00-001-000 located at 1421 Collie Lane, Chester, SC 29706 be rezoned from R2 (Rural Two) to ID3 (General Industrial) and ID1 (Restricted Industrial) Planning Commission Voted 2-4 to Deny. (applicant withdrew)

**e. 1<sup>st</sup> Reading CCMA20-05:** Luck Stone Corporation Request Tax Map # 089-00-00-002-000 located at 1295 Lancaster Hwy, Chester, SC 29706 be rezoned from R2 (Rural Two) to ID3 (General Industrial) and ID1 (Restricted Industrial) Planning Commission Voted 2-4 to Deny. (applicant withdrew)

**f. 1<sup>st</sup> Reading CCMA20-04:** Luck Stone Corporation Request Tax Map # 089-00-00-025-000 located on Lancaster Hwy, Chester, SC 29706 be rezoned from R2 (Rural Two) to ID3 (General Industrial) Planning Commission Voted 4-2 to Deny. (applicant withdrew)

**g.** Request to Apply for a Regional Catastrophic Preparedness Grant for Region 4 DHS/FEMA- Sheriff Dorsey. Vice Chairman Branham motioned to allow the Sheriff to apply for the grant, second by Councilwoman Guy. Vote 6-0 to approve.

**h.** Richburg Fire EMS Update- T. Melton  
Vice Chairman Branham motioned to allow Richburg Fire EMS to seek reimbursement expense relief funds through September 21<sup>st</sup>, 2020, second by Councilwoman Guy. Vote 6-0 to approve.

**i.** Approval of Rodman Master Plan- Councilman Jordan  
Councilman Jordan motioned to approve the new master plan, second by Vice Chairman Branham. Vote 6-0 to approve.

**j.** Discuss Planning & Zoning Media Packets to County Website- Councilman Oliphant  
Councilman Oliphant motioned to add the Planning Commission and Zoning Board of Appeals media packet to the County website, second by Councilman Wilson. Vote 6-0 to approve.

**k.** Social Media County Employees and County Appointee's- Councilman Oliphant  
It was discussed to have training inclusion training for racism, sexual harassment and harassment.  
Councilman Jordan motioned to add to the County website, County Facebook page, local newspaper and to the employee's policy handbook and employee's, appointee's sign the County's statement prepared by Attorney Winters, second by Councilman Oliphant. Vote 6-0 to approve.

## **9. Boards and Commissions**

**a.** Appointment to Parks and Recreation Commission-Councilman Wilson  
Councilman Wilson motioned to appoint Tripp Lunsford to the Parks and Recreation Commission, second by Councilman Vaughn. Vote 5-0 to approve. Councilwoman Guy had stepped out of the room.

**b.** Appointments to Fort Lawn Fire Protection Commission. County Council  
Councilman Wilson motioned to table the July 20<sup>th</sup> meeting, second by Vice Chairman Branham. Vote 5-0 to approve. Councilwoman Guy had stepped out of the room.

**10. Executive Session-**Councilman Jordan motioned to go into Executive Session, second by Councilman Oliphant. Vote 5-0 to approve. Councilwoman Guy had stepped out of the room.  
Councilman Jordan recused from taking part in the discussion for 10.a. as he had at previous meetings.

**a.** Personnel Issue Regarding the Fort Lawn Fire Protection District-Councilman Oliphant

**b.** Personnel Issue Regarding the Rural Fire Board Commission-Councilman Oliphant

**11. Council Actions Following Executive Session-**Councilman Oliphant motioned to go back to Regular Session, second by Councilman Jordan. Vote 6-0 to approve.

a. Action Taken Regarding Personnel Issue with the Fort Lawn Fire Protection District.  
Taken as information only.

b. Action Taken Regarding Personnel Issue with the Rural Fire Board Commission.  
Taken as information only.

**12. Council Comments**

Councilwoman Guy stated was concerned with the Facebook post, found it to be very racist. She has a son, nephews and family members who work hard to take care of their families and she took offense with this. This stereotypes black and white men, people are people good people and bad people white and black. She stated she does not discriminate, if he was her appointee, she would ask for his resignation. She was very disappointed and hoped this would never happen again with any employee or appointee.

Chairman Stuart stated they plan to work on training, we are human and make mistakes and say and post things we regret and its uncalled for. We need to learn from this incident and address it also to make sure County employees are trained and understand what's right and what's wrong. They're must be a personable accountability.

**13. Adjourn-**Councilman Jordan motioned to adjourn, second by Councilwoman Guy. Vote 6-0 to adjourn.

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K. Shane Stuart, Chairman & County Supervisor

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Karen Lee, Clerk to Council

**Time: 10:10**

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