



CHESTER COUNTY COUNCIL MEETING MINUTES

Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, August 21st, 2023 at 6:00 PM

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilwoman Erin Mosley, Councilman John Agee, Councilman Corey Guy, Councilman William Killian, County Administrator Brian Hester, County Attorney Joanie Winters and Clerk to Council Karen Lee.

- 1. Call to Order** Chairman Branham called the meeting to order.
- 2. Pledge of Allegiance and Invocation** Pledge was recited in unison; Councilman Guy gave the invocation.
- 3. Approval of Minutes**
 - a. July 17th, 2023 minutes.**
Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous vote.
- 4. Citizen Comments**

Ron Thompson, 2615 Steele Village Road, Rock Hill addressed Council regarding being opposed to both Gaston Farm Springs rezoning.

Robin Dodson, 3631 Hernandez Road, Edgmoor, addressed Council regarding being opposed to both Gaston Farm Springs rezoning.

Joan Heid, 2440 Gill Jordan Road, Chester, addressed Council regarding being opposed to both Gaston Farm Springs rezoning.

Benji Layman, 8720 Red Oak Blvd, Charlotte, NC addressed Council regarding being in favor to both Gaston Farm Springs rezoning.

Tom Miller, 1682 Pleasant Grove Rd, Chester, addressed Council regarding being in favor to both Gaston Farm Springs rezoning.
- 5. Ordinances/Resolutions/Proclamations**
 - a. 3rd Reading of 2023-17 An Ordinance to Amend the Chester County Procurement Policy.**
Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Discussion: Councilman Agee stated changes still needed to be made. Administrator Hester stated it was a living document, changes could be made throughout the year. Vice Chairman Wilson called for the question. Vote was 6-1 to approve. Councilman Agee opposed.

b. 2023-17 Resolution to Change the Position Title of Benefits Administrator/Risk Tech to HR Generalist.
Administrator Hester stated a HR Generalist Position is a position that can do anything that needs to be done in HR and that's the goal is to expand that position. When you have a small operation like we do, people need to be able to do everything. And we don't need to be bound by a job description of only two functions in such a small department. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous vote.

6. Administrator's Report

Administrator Hester gave updates on the following:

- Rodman Sports Complex- recommendation from Alliance to deny the contract from the lowest bid and start the process over.
- Lewis Fire Station-construction cost opinion was on budget and going out for construction bids after Labor Day.
- Animal Shelter- revisiting the design layout before moving forward to ensure the scope fits the county.
- Parks & Recreation/Tourism- Britt Stoudenmire officially starts on August 28.
- HR- meeting with the candidate went well and hoped the position will be accepted.
- Project Manager Position- Job posted on the county website, Indeed and SCAC website.
- Audit- secured Sheheen Hancock & Godwin, CPA to complete the county audit.
- Recognized County Employees for their hard work and customer satisfaction. Recycling Coordinator, Planning & Zoning Department, Economic Development, IT Department, and the Procurement/Purchasing Department along with County Attorney Winters.

7. Old Business

a. Chester County Landfill Expansion Update. John Abercrombie, Labella Consultant.

Mr. Abercrombie stated Labella was an engineering architectural firm who does environmental testing on landfills. The county's landfill as it is now would be out of airspace within seven to eight months, currently their option was to piggyback on top of the existing landfill. The permitting fee was around \$170,000 dollars. DHEC was allowing them to go over the top of the old landfill with construction demolition and build on top of what is already there. All the infrastructure is in place, all your groundwater wells are there, all your gas monitoring equipment's there, so that expenditure for that infrastructure is not necessary. It's all in place already. It will go up, the wider the space the higher it can go. He stated that it could go up to 150 feet high with no one seeing it based on the location of where it is.

b. Chester County Rural Fire Updates- Interim Rural Fire Coordinator Kell Benson.

Mr. Benson gave an update on the following:

- Maintenance repairs to equipment to keep the cost down.
- Maintain records of fire reports, physicals for firefighters along with training.
- Assist in fire investigation, oversees hazmat and Swiftwater teams.
- Onboarded three additional firefighters/EMT's out of the five that's budgeted and hopes to have the slots filled.
- Since July 1st 30 calls had been run, also had five structure fires, four human error one under investigation.
- Safety tests performed on all equipment.
- Three new fire trucks will come in around the first of the year. The trucks will be going to Rossville, Lewis and the City of Chester Fire Departments.
- North Chester Fire Department was almost complete.
- Improve the appearance of their training center to provide more classes.

8. New Business

a. 2023-2024 ATAX Recommendations- ATAX Chairperson Maria Hedgpath.

Mrs. Hedgpath provided Council the groups awarded ATAX moneys for the 2023-2024 fiscal year in the total amount of \$91,000 dollars. Councilman Agee motioned to approve, second by Vice Chairman Wilson. Unanimous vote.

b. Setting the 2023 Millage Rate- County Auditor Donnie Wade.

Mr. Wade stated there was no increase in the millage this year due to additional revenue coming into the county next year. Fee in lieu' s also came on and he was happy to start seeing that revenue coming in from them as well. Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Unanimous vote.

c. Council to authorize the approval of \$2500 grant from Project Safe Pet Matching for spay & neuter with a 100% match. -Animal Control Acting Director Jessica Ruckart. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous vote.

d. Council to authorize the approval of \$1200 grant from Southern Animal Welfare League for spay & neuter with a 100% match. -Animal Control Acting Director Jessica Ruckart. Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Unanimous vote.

e. 1st Reading of CCMA23-09 Gaston Springs LLC/Benji Layman request a portion (20.04 acres) of Tax Map #114-00-00-059-000 located at Gaston Farm Road and adjacent to I-77 to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). The Planning Commission voted 5-2 to approve.

Vice Chairman Wilson motioned to approve contingent upon a developer's agreement to be in place by third reading, second by Councilwoman Mosley. Councilman Agee stated he wanted to have the workshop that was discussed at the July meeting regarding front loading houses before he would vote on this request. Chairman Branham stated they still had two more readings and to keep the process moving until more information was gathered.

Administrator Hester stated he would have a workshop put together before the second reading. Vote 6-1 to approve. Councilman Agee opposed.

f. 1st Reading of CCMA23-10 Gaston Springs LLC/Benji Layman request a portion (150.76 acres) of Tax Map #114-00-00-015-000 located at Gaston Farm Road and adjacent to I-77 to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). The Planning Commission voted 5-2 to approve. Councilman Vaughn motioned to approve contingent upon a developer's agreement to be in place by third reading, second by Councilman Killian. Vote 6-1 to approve. Councilman Agee opposed.

g. Approval of Walkers Mill Performance Bond. County Attorney Joanie Winters.

Attorney Winters stated there were three irrevocable letters of credit which are performance bonds. They are for each phase for Lennar Homes which is Walkers Mill and covers the county if Lennar does not complete the projects. The letters are a line of credit and good as money in the bank. Our ordinance requires the County Council to approve the letters of credit. Councilman Vaughn motioned to approve, second by Vice Chairman Wilson. Vote 6-1 to approve. Councilman Agee opposed.

9. Boards and Commissions

a. Appointment to the Catawba Council of Governments. County Council.

Vice Chairman Wilson motioned to appoint Carlos Williams, second by Councilwoman Mosley. Unanimous vote.

b. Appointment to the Gateway District Master Plan Steering Committee. County Council.

Councilwoman Mosley motioned to appoint David Bratton, second by Councilman Agee. Unanimous vote.

c. Re-Appointment to the Olde English District. County Council.

Councilwoman Mosley motioned to reappoint Susan Cruise, second by Councilman Guy. Unanimous vote.

d. Appointment to Parks & Recreation Advisory Board. Vice Chairman Wilson.

Vice Chairman Wilson motioned to appoint Laura Roberts, second by Councilman Vaughn. Unanimous vote.

10. Executive Session

Councilman Guy motioned to go to executive session, second by Councilwoman Mosley. Unanimous vote.

- a. To discuss contractual matters regarding County properties.
- b. To discuss a personnel matter regarding Parks and Recreation/Tourism.
- c. To discuss a personnel matter regarding Animal Control.

11. Council Actions Following Executive Session

a. Action taken regarding County properties contractual matters. Taken as information.

b. Action taken regarding Parks and Recreation/Tourism personnel matter.

Councilman Vaughn motioned to allow Administrator Hester to add the position of Parks and Recreation Supervisor under the Parks and Recreation/Tourism Director, second by Councilwoman Mosley. Unanimous vote.

c. Action taken regarding Animal Control personnel matter. Taken as information.

12. Council Comments

Councilman Agee thanked Larry Loftin, who is also battling brain cancer for donating a rider pedal car to Richburg Fire Department. And thanked him for all the work he has done for the community. Chairman Branham and Councilman Vaughn agreed and stated they would keep him in their prayers.

13. Adjourn

Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Unanimous vote to adjourn.

Time: 9:15 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.