



## **CHESTER COUNTY COUNCIL MEETING**

**R. Carlisle Roddey Government Complex  
1476 J.A. Cochran By-Pass**

**November 19, 2012**

**6:00 p.m.**

**Chairman Carlisle Roddey– Presiding**

### **AGENDA**

#### **I. Call to Order**

#### **II. Pledge of Allegiance & Invocation**

#### **III. Approval of Minutes - (Tab #1)**

1. Chester County Council Meeting Minutes of November 5, 2012

#### **IV. Citizen's Comments**

#### **V. Public Hearing**

1. An Ordinance ratifying the existing multi-county park agreement between Chester County, South Carolina, and York County, South Carolina; ratifying the Existing park boundaries; authorizing the execution and delivery of a revised and Restated multi-county park agreement; and other related matters
2. An Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND CHEROKEE COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS
3. An Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND LANCASTER COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS
4. AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN CHESTER COUNTY, SOUTH

**CAROLINA, AND LANCASTER & CHESTER RAILROAD, LLC, AND ANY AFFILIATES, TO PROVIDE FOR CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH CERTAIN PROPERTY LOCATED IN CHESTER COUNTY; (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROPERTY; AND (3) OTHER RELATED MATTERS**

## **VI. Ordinances & Resolutions**

- 1 2<sup>nd</sup> Reading of an Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND YORK COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS. – (Tab #2)
- 2 2<sup>nd</sup> Reading of an Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND CHEROKEE COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS (Tab #3)
- 3 2<sup>nd</sup> Reading of an Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND LANCASTER COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS – (Tab #4)
- 4 2<sup>nd</sup> Reading of AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND LANCASTER & CHESTER RAILROAD, LLC, AND ANY AFFILIATES, TO PROVIDE FOR CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH CERTAIN PROPERTY LOCATED IN CHESTER COUNTY; (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROPERTY; AND (3) OTHER RELATED MATTERS – (Tab #5)
- 5 2<sup>nd</sup> Reading of AN ORDINANCE AUTHORIZING CERTAIN ECONOMIC INCENTIVES, INCLUDING PAYMANE OF A FEE IN LIEU OF PROPERTY TAXES AND OTHER RELATED MATTERS PURSUANT TO A FEE AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND PROJECT BB, PURSUANT TO TITLE 12,

CHAPTER 44, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; AND OTHER RELATED MATTERS – (Tab #6)

6. 2<sup>nd</sup> Reading of AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF AN 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 (FORMERLY KNOWN TO THE COUNTY AS PROJECT 0822 AND, SUBSEQUENTLY, AS INSTITUTE FOR BUSINESS AND HOME SAFETY); AND (2) OTHER MATTERS RELATED THERETO. – (Tab #7)

7. A Resolution of Chester County, South Carolina providing preliminary approval for certain incentives to induce Outokumpu Stainless Bar, Inc. (“Company”) to establish certain manufacturing facilities within Chester County, South Carolina, including certain (1) negotiated Fee-In-Lieu of Ad Valorem Tax Arrangements; (2) Special Source Credits; (3) Multi-county Industrial or Business Park Arrangements and (4) Other related Matters – (Tab #8)

8. In Title Only – 1<sup>st</sup> Reading of AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT (THE “INCENTIVE AGREEMENT”) BETWEEN CHESTER COUNTY, SOUTH CAROLINA (THE “COUNTY”) AND OUTOKUMPU STAINLESS BAR, INC., A COMPANY PREVIOUSLY IDENTIFIED BY THE COUNTY UNDER THE CODE NAME “PROJECT OK,” ACTING FOR ITSELF AND ONE OR MORE AFFILIATES OR OTHER PROJECT SPONSORS, (THE “COMPANY”), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF *AD VALOREM* TAXES WITH RESPECT TO THE ESTABLISHMET OF CERTAIN MANUFACTURING FACILITIES LOCATED IN THE COUNTY (THE “PROJECT”); (2) CERTAIN SPECIAL SOURCE CREDITS IN CONNECTION WITH THE PROJECT; (3) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY; AND (4) OTHER MATTERS RELATING THERETO. – (Tab #9)

**VII. Old Business**

**PLANNING COMMISSIONS RECOMMENDATION TO COUNTY**

**COUNCIL – (Tab #10)**

1. **2<sup>nd</sup> Reading: From Meeting of OCT 16, 2012**

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>

7-0 approve

**REZONING**

**Case #CCMA12-8**

Theodore & Bertha Roddey

Tax Map # 142-79

8 acres located at 4663 Catawba River Rd, Catawba SC 29704

Request: Change zoning from RS1 –Single Family to R2- Rural Two

2. **2<sup>nd</sup> Reading: From Meeting of OCT 16, 2012**

**Commission**

**Vote**

**7-0 approve**

**Council**

**Vote**

**REZONING**

**Case #CCMA12-9**

F. Shawn Hough

Tax Map # 134-228

2.00 acres located at 4454 Lazy H. Rd, Fort Lawn, SC 29714

Request: Change zoning from R2-Rural Two to R1- Rural One

3. Part Time Fire Service Technician position – (Tab #11)  
(Memo on bid for Fire Trucks under this tab as info only)

**VIII. New Business**

1. EMS Bid for 2 Ambulances – Britt Lineberger – (Tab #12)

**IX. Boards and Commissions**

1. Re-appointment to Catawba Regional Council of Governments – **Chairman Roddey** –  
(Tab #13)

**X. Council Comments**

**IX. Adjourn**

### Guidelines for Addressing Council

#### Citizens Comments:

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each citizen will be limited to three minutes
- Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group
- Each citizen will be limited to three minutes

#### Public Hearings :

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each speaker will be limited to a three minute presentation
- Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group

#### When introduced, please:

- Approach the podium
- 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
- Allow Council the opportunity to ask questions when finished

#### 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

**Do not approach the Council Members with literature. Give any literature to the Clerk to Council or to a Deputy.**