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CHESTER COUNTY COUNCIL SPECIAL MEETING

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

**June 30, 2008
12:00 p.m.**

Carlisle Roddey, Chairman – Presiding

Minutes

In Attendance:

- Chairman Roddey**
- Vice Chairman Lucas**
- Council Member Oliphant**
- Council Member Martin**
- Council Member Guy**
- Council Member Jordan**
- Council Member Branham**
- County Attorney Winters**

I. Call to Order

Chairman Roddey welcomed everyone to the meeting which included: One Cent Sales Tax Committee Members; Mike Enoch, Thomas Reddick, Marvin Waldrep, and Jack Cornwell; Attorney's Margaret and Gary Pope; Architect Frank Williams, Sheriff Elect Richard Smith, Wayne Alley, Director of the Detention Center; Finance Department Jerry Baker and Richard Zhao and Treasurer Jack Kindle.

II. New Business

1. Report from One Cent Sales Tax Commission

Mr. Enoch gave a brief report from the Commission to the Council Members and Resolution that the Commission had passed. Mr. Enoch also commented that this was, by far, the most efficient way to pay to upgrade the jail. He said that several members of the Commission had visited the jail and also had visited the Fairfield County jail. The report detailed the research and process the Commission went through on making their recommendations. Mr. Enoch noted the entities that presently did not pay property tax but would pay a sales tax on everything purchased plus out of

1 town visitors as well. He said instead of putting the burden on the tax payers alone
2 everyone would pay and mentioned that we had a sales tax reduction on unprepared
3 food. He stated emphatically that the one cent sales tax would be the easiest on the
4 property owners. **Councilman Oliphant** thanked Mr. Enoch and other members of the
5 Commission for their time and effort and asked if he knew what percent sales tax
6 travelers paid and Mr. Enoch replied he did not. **Vice Chairman Lucas** said there was
7 no way to know if a person buying goods was a County resident. **Councilman Jordan**
8 said he also appreciated the report and asked if there was a figure on a new jail available.
9 Mr. Enoch stated about \$30 M and it was an eye opener how many people went through
10 the jail system everyday. He said he could not imagine what the cost to the taxpayers would be
11 to transport them also if there was no place to lock them up judges and magistrates would be
12 forced to release them. **Councilman Oliphant** asked what would be the projected life span of
13 the new facility and **Chairman Roddey** replied 15 to 20 years. **Council Member Guy** asked if
14 this was just for the jail and not detention center and Mr. Enoch replied that was correct.
15 **Council Member Guy** then asked how many beds were currently in the detention center and
16 **Chairman Roddey** replied 66 and Mr. Enoch stated after the renovations it would be closer to
17 200. **Councilman Branham** also thanked the Commission and said they did a great job and
18 that he hoped Council could make it clear that the money would go directly for this project and
19 nothing else. **Councilman Martin** stated the current facility has failed inspection for the last
20 17 years and it was imperative that the citizens know that the money will go only for this project.
21 Mr. Enoch thanked his Commission and all persons that came to the meeting with their
22 questions and input.

23 **III. Resolutions & Ordinances**

24 1. Receive Resolution from the Capital Projects Sales Tax Commission

25 **Chairman Roddey** then asked if there was a **Motion to Receive Resolution from the Capital**
26 **Projects Sales Tax Commission and Council Member Martin made the Motion, 2nd by**
27 **Council Member Guy, Council vote was unanimous.**

28 Attorney Margaret Pope then went over the Ordinance for Council Members. She explained
29 that this one cent sales tax could only be imposed over 7 years and no move if passed in
30 November. **Councilman Branham** how payments would be made on the bond and Mrs. Pope
31 responded semi-annually. **Councilman Branham** then stated it would be the job of Council to
32 let people know there will be an increase in taxes if this does not pass and we would have to
33 renovate the facility in segments. **Chairman Roddey** stated he would need to go to Columbia
34 and “beg” to leave it open while renovations were going on. Mr. Gary Pope also stated that
35 in the Ordinance was a section that told what would happen if the bond issuance did not pass.
36 **Councilman Oliphant** stated the part about the one cent sales tax was a simple yes or no but
37 the other part on the bond issuance wasn’t, could it not be made simpler. **Councilwoman Guy**

1 agreed. She said about half way through people would just stop reading and Mr. Pope said he
2 and Mrs. Pope would look into it. Mrs. Pope stated the problem was statute but they would
3 look into it.

4 At this time **Chairman Roddey** called for a Motion.

5 **2. 1st Reading on an Ordinance for One Cent Sales Tax**

6 **Councilman Branham made a Motion to impose a one percent tax, subject to a**
7 **referendum, within Chester County pursuant to the capital project sales tax act, to define**
8 **the specific purposes and designate the projects for which the proceeds of such tax may**
9 **be used; to provide the maximum time for which tax may be imposed; to provide the**
10 **maximum cost of the projects or facilities funded from the proceeds of tax and the**
11 **maximum amount of net proceeds to be raised by tax; to provide for a county-wide**
12 **referendum and to prescribe the contents of the ballot question in such referendum; to**
13 **establish the priority in which the net proceeds of tax are to be expended; to authorize a**
14 **referendum on the issuance of not exceeding \$11,000,000 general obligation bonds of**
15 **Chester County; to provide for the conduct of such referendums; to provide for the**
16 **administration of tax; to provide for the payment of tax; and to provide for other matters**
17 **relating thereto, 2nd by Councilman Oliphant, Council vote was unanimous.**

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19 **Chairman Roddey** then asked Mr. Frank Williams, the architect in charge of the project to
20 address any concerns that Council may have. Mr. Williams was very familiar with Chester
21 County and had built many buildings including the library. Mr. Williams stated the renovations
22 he plans to make will add 15-20 years to the present facility and that it would be pre-fabricated
23 cells, a new roof, sprinkler systems, plumbing and areas of law enforcement that are not
24 presently housed there would be, everything would be centralized. The “lean to” that has been
25 added will be taken down and that the building should have been modernized 15 years ago.
26 With care and maintenance it will be like a new facility. **Councilman Oliphant** had a concern
27 about the projected life of the building and agreed that the additions presently there should be
28 removed. **Councilman Oliphant** stated if you (Mr. Williams) say it will last 12-15 years that
29 really doesn’t go over well, the air conditioning, plumbing, etc. may need to be replaced so we
30 need to be careful and let citizens know that this building you plan to build will last longer if we
31 update and maintain it. Mr. Williams stated that Councilman Oliphant was absolutely correct
32 and that what could be refurbished will be but 35 years of neglect had led to where we are now
33 and in 15 years a little more may need to be done but State standards will be met.

34 **Councilwoman Guy** asked if there was a picture or plan that the newspaper could print to
35 show the citizens and Mr. Williams said he would have one before the vote in November.

36 **Vice Chairman Lucas** asked if Council could see the plan before 3rd Reading on the
37 Ordinance and **Chairman Roddey** replied that he didn’t see how that would be possible
38 because there still needed to meet with all parties involved. **Vice Chairman Lucas** then said

1 “you’re asking for \$11.M for something we can’t see” and **Chairman Roddey** replied “he’s not
2 asking you to vote on anything”. Mr. Williams then said there needed to be a committee to
3 decide planning for the jail. **Councilman Martin** said he understood that this would take time
4 to make all the plans. **Vice Chairman Lucas** asked if Mr. Williams intended to use the plans
5 from 1998 and Mr. Williams replied that he did not. **Councilman Oliphant** stated that the old
6 plans did not factor in general security to the public, judges, magistrates and Mr. Williams
7 replied that was correct. **Councilman Branham** stated he had confidence in Mr. Williams and
8 asked if what was being built and renovated could be added on to and Mr. Williams replied yes,
9 depending on State mandates and every time something is done there you have more
10 invested. Mr. Williams said the State has worked well with his firm and they will see the County
11 is making an effort. **Vice Chairman Lucas** asked if there was a possibility that the Hospital
12 Foundation could help out until the money starts to come in and **Chairman Roddey** replied that
13 Foundation was only set up for health care and **Vice Chairman Lucas** stated that prisoners
14 required health care. **Councilman Oliphant** said that maybe there were some Grants that
15 could be applied for and Chairman Roddey replied “not for non profit”. **County Attorney**
16 **Winters** then asked Mrs. Pope if perhaps the A Tax would allow for a provision that would
17 include law enforcement. Mrs. Pope said she would look into it that A Tax was generally
18 tourism but she would definitely check.

19 **IV. Adjournment**

20 Since there was no further business, **Chairman Roddey** asked for a Motion to adjourn.

21 **Councilman Branham made the motion to adjourn, 2nd by Councilman Martin, Council**
22 **vote was unanimous.** (Time was approximately 1:20p.m.)

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27 Pursuant to the Freedom of Information Act, the **Chester News & Reporter,**
28 **The Herald in Rock Hill, SC, WSOC-TV, Channel 9 Eyewitness News, the Mfg. Housing**
29 **Institute of SC, WRHI Radio Station, C&N2 News, WCNC News and Capitol Consultants**
30 **were notified and a notice was posted on the bulletin board at the R. Carlisle Roddey**
31 **Government Complex 24 hours prior to the meeting**
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39 _____
40 **R. Carlisle Roddey**
41 **Chester County Supervisor**

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40 **Carolyn S. Clayton-Snipes, CCC**
41 **Clerk to Chester County Council**

42 **Special Chester County Council Meeting of 6-30-2008**
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