



## **CHESTER COUNTY COUNCIL MEETING**

**1476 J.A. Cochran By-Pass**

**August 19, 2013  
6:00 p.m.**

**Chairman Carlisle Roddey– Presiding**

### **Minutes**

**In Attendance:**

- Chairman Roddey**
- Vice Chairman Branham**
- Council Member Oliphant**
- Council Member Guy**
- Council Member Jordan**
- Council Member Lucas**
- Council Member Holcombe**
- County Attorney Winters**
- Clerk to Council Clayton**

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

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

#### **III. Approval of Minutes**

1. Chester County Council Meeting of July 15, 2013

**Council Member Lucas made a Motion to approve the Chester County Meeting Minutes of July 15, 2013, 2<sup>nd</sup> by Council Member Holcombe, Council vote was 5-0 to approve with Council Member Jordan abstaining.**

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

**Lee Johnson, 4036 Hayward Lane**, had a handout for Council Members on the Gateway Project. (Included with permanent minutes)

**Allen Beer, 4132 Martin Grave Rd.**, spoke against the business license saying it would just increase cost and that all citizens should share in this added cost.

**Troy Lalli, 1207 Oakwood Dr.**, also spoke against the fee saying his type of business would be taxed the most and that Chester County was already "taxed to death". Mr. Lalli also said that "Council Members should be better stewards of monies".

**Jeb Wilson, 2386 Wilson Rd.**, stated he did not agree with the license but did thank Council for researching this further and listening to the citizens. Mr. Wilson said he hoped the information gathered from the meeting would deter Council from passing the Ordinance.

**Mr. Hal Crenshaw** lives in Lancaster, SC but owns a convenience store in Richburg and said he was also against the license. Mr. Crenshaw stated that small businesses provide jobs in Chester County and that hopefully Council could spread this tax another way to not deter businesses from coming to Chester.

## **V. Ordinances & Resolutions**

1. 3rd Reading of an Ordinance to Amend Chester County Code by Adding Sections 14-31 through 14-50 to Chapter 14, Businesses

**Council Member Oliphant made a Motion to change the rate scale on business licenses - \$0 - \$10,000 and each additional \$1,000 in 1/2 with the ½ cent going to the lower number, 2<sup>nd</sup> by Vice Chairman Branham.** Discussion

A great deal of discussion by each Council Member came after the Motion, some saying the ordinance should be “tweaked” some more and there were some parts of the ordinance that some Council Members did not like at all.

**Chairman Roddey** then called for a vote on **Council Member Oliphant’s** Motion and **the vote was Council Member Oliphant and Vice Chairman Branham for and Council Members Guy, Lucas, Holcombe and Jordan opposing**

**Next was the vote on the original Ordinance, there was no Motion nor 2<sup>nd</sup> – the Ordinance failed.**

2. 1<sup>st</sup> Reading of an Ordinance In Title Only “AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1233]; THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE FINANCE AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1233]; THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY IN THE YORK-CHESTER INDUSTRIAL PARK; THE EXECUTION AND DELIVERY OF SUCH DOCUMENTS AS MAY BE NECESSARY TO EFFECT THE INTENT OF THIS ORDINANCE; AND OTHER MATTERS RELATED THERETO.”

**Council Member Lucas Made a Motion to approve 1<sup>st</sup> Reading of an Ordinance, in Title Only, “AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1233]; THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE FINANCE AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1233]; THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY IN THE YORK-CHESTER INDUSTRIAL PARK; THE EXECUTION AND DELIVERY OF SUCH DOCUMENTS AS MAY BE NECESSARY TO EFFECT THE INTENT OF THIS ORDINANCE; AND OTHER MATTERS RELATED THERETO.”, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

3. 1<sup>st</sup> Reading of An Ordinance to Amend Chester County Code Section 10-4 Performance Bonding for Demolition of Certain Properties in Chester County

**Council Member Oliphant made a Motion to approve 1<sup>st</sup> Reading of An Ordinance to Amend the Chester County Code Section 10-4 Performance Bonding for Demolition of Certain Properties in Chester County, 2<sup>nd</sup> by Vice Chairman Branham, Council vote was unanimous.**

4. 1<sup>st</sup> Reading of An Ordinance IN TITLE ONLY AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, TAX-EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO EXCEED THE CONSTITUTIONAL DEBT LIMIT OF THE COUNTY FOR THE PURPOSE OF ACQUIRING AND CONSTRUCTING CAPITAL PROJECTS; AUTHORIZING THE COUNTY SUPERVISOR TO PRESCRIBE THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS OF THE BONDS; PROVIDING FOR BORROWING IN ANTICIPATION OF THE ISSUANCE OF THE BONDS; AUTHORIZING THE COUNTY TO ADMINISTER A GRANT FROM THE USDA; AND OTHER RELATED MATTERS.

**Chairman Roddey** stated this was part of an Executive Session matter regarding property and asked for a Motion to delay this agenda item until after Executive Session.

**Vice Chairman Branham made the Motion to delay this Ordinance until after Executive Session, 2<sup>nd</sup> by Council Member Lucas, Council vote was unanimous.**

5. A Resolution to Adopt the Medical Responders Advisory Committee Handbook

**Council Member Guy made a Motion to approve a Resolution to Adopt the Medical Responders Advisory Committee Handbook, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

## **VI. New Business**

1. A-Tax Recommendations

**Ms. Cheryl Addison, Chairman of the A-Tax Committee** presented Council with the A-Tax Committee Recommendations for 2013-2014. (Recommendations included with permanent minutes)

**Council Member Guy made a Motion to approve the 2013-2014 A-Tax Committee Recommendations, 2<sup>nd</sup> by Council Member Oliphant, Council vote was unanimous.**

2. Approval of RFP for painting exterior of Courthouse

**Chairman Roddey** stated that bids had been received for the painting of the exterior of the Courthouse and asked that the low bid of \$61,617.75 from Chester Paint & Decorating, LLC be awarded the bid.

**Council Member Oliphant made a Motion to award the low bid of \$61,617.75 to Chester Paint and Decorating, 2<sup>nd</sup> by Vice Chairman Branham, Council vote was unanimous.**

3. Introduction of Senior Services Executive Director

**Mr. Ander Worthy, Chairman of the Senior Services Board** came before Council to

introduce the new **Executive Director, Ms. Samontra Carter**. Ms. Carter said it was a pleasure to meet Council and invited them to visit the Senior Services office anytime.

## VII. Boards & Commissions

1. Appointment to Rural Fire Commission

**Chairman Roddey made a Motion to appoint Mr. Jim Mayhugh to the Rural Fire Commission, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

## VIII. Executive Session

**Chairman Roddey** stated Council needed to go into Executive Session to discuss:

1. Legal Matter: Re – Property
2. Legal Matter: Re- Property
3. Legal Matter: Re – Eureka Mill

**Council Member Guy made a Motion to go into Executive Session, 2<sup>nd</sup> by Council Member Holcombe, Council vote was unanimous.** (Time was 6:50pm)

Council returned from Executive Session at 7:30pm and **Vice Chairman Branham made a Motion to Return to Regular Session, 2<sup>nd</sup> by Council Member Lucas, Council vote was unanimous.**

**Chairman Roddey** stated that the first matter under Executive Session was a Legal matter regarding property and that it interfaced with agenda item 4 this would be to build an EMS Building on this County property at the rear.

**Vice Chairman Branham made a Motion to approve 1<sup>st</sup> Reading of an Ordinance, In Title Only, Authorizing the Issuance of General Obligation Bonds, in one or more series, tax-exempt or taxable, in an amount not to exceed the constitutional debt limit of the County for the purpose of acquiring and construction capital projects; authorizing the County Supervisor to prescribe the form and details of the bonds; providing for the payment of the bonds and the disposition of the proceeds of the bonds; providing for borrowing in anticipation of the issuance of the bonds; authorizing the County to administer a grant from the USDA; and other related matters thereto, 2<sup>nd</sup> by Council Member Guy, Council vote was 5-0 to approve with Council Member Oliphant recusing himself.**

**Chairman Roddey** stated the second item on Executive Session also involved a legal matter to sell property at the Chester County Tech. Park.

**Council Member Guy made a Motion to approve 1<sup>st</sup> Reading of an Ordinance to Authorize the Sale of Property, 2<sup>nd</sup> by Council Member Oliphant, Council vote was unanimous.**

The third item was a Legal Matter regarding the Eureka Mill and was taken as information only.

## IX. Council Member Comments

**Chairman Roddey** informed Council Members there would be a Special called Chester County Council Meeting on Wednesday, August 21, 2013 at 9:00am

## **X. Adjourn**

**Council Member Guy made a Motion to adjourn, 2<sup>nd</sup> by Council Member Oliphant, Council vote was unanimous. (Time was 7:40pm)**

**The R. Carlisle Roddey Government Complex meets all ADA requirements**

**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 R. Carlisle Roddey Government Complex 24 hours prior to the meeting**

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**R. Carlisle Roddey  
Chairman, Chester  
County Council**

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**Carolyn S. Clayton CCC  
Clerk to Chester County Council**

**Chester County Council Meeting of August 19, 2013**