



**Chester County Council
Special Called
Meeting
Conference Room
R. Carlisle Roddey Building
Chester, SC
9:00AM
Monday, December 15, 2014**

Minutes

In Attendance: Chairman Roddey
Vice Chairman Branham
Council Member Oliphant
Council Member Guy
Council Member Jordan
Council Member Holcombe
County Attorney Winters
Clerk to Council Clayton

Absent: Council Member Lucas - Surgery

- I. Call to Order**
- II. Pledge of Allegiance & Invocation**
- III. Public Hearing**

Chairman Roddey opened the Public Hearing on:

- 1. A public hearing on the question of Chester County, South Carolina ("County") establishing, pursuant to Chapter 19, Title 4, Code of Laws of South Carolina, 1976, as amended, two fire protection districts in the County to be known as the "Lewis Fire Protection District" and the "Fort Lawn Fire Protection District."**

There were no speakers, therefore **Chairman Roddey** closed this portion of the Public Hearing and opened the below:

2. A public hearing relating to an Ordinance “Establishing Fire Protection Districts in the County; Providing for the Operation and Maintenance of the Fire Protection Districts; Authorizing the Levy of *Ad Valorem* Taxes or the Imposition of Rates to Provide for the Fire Protection Services in the District; Defining the Boundaries of the Fire Service Areas in the County; and Other Matters Related Thereto.”

There were no speakers, therefore, **Chairman Roddey** closed the Public Hearing.

IV. Ordinances & Resolutions

1. 3rd Reading of an Ordinance Establishing Fire Protection Districts in the County; providing for the operation and maintenance of the Fire Protection Districts; authorizing the levy of *Ad Valorem* Taxes or the imposition of Rates to provide for the Fire Protection Services in the Districts; defining the Boundaries of the Fire Service Areas in the County; and other matters related thereto

Vice Chairman Branham made a Motion to approve 3rd and Final Reading of an Ordinance Establishing Fire Protection Districts in the County, providing for the operation and maintenance of the Fire Protection Districts, authorizing the levy of *Ad Valorem* Taxes or the imposition of Rates to provide for the Fire Protection Services in the Districts; defining the Boundaries of the Fire Service Areas in the County, and other matters related thereto, 2nd by Council Member Oliphant, Council vote was unanimous.

2. A Resolution PROVIDING PRELIMINARY APPROVAL FOR CERTAIN INCENTIVES TO INDUCE A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT PHOENIX, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT SPONSORS (COLLECTIVELY, “COMPANY”) TO ESTABLISH MANUFACTURING AND RELATED FACILITIES IN CHESTER COUNTY, SOUTH CAROLINA (“COUNTY”), INCLUDING (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.

Council Member Guy made a Motion to approve a Resolution PROVIDING PRELIMINARY APPROVAL FOR CERTAIN INCENTIVES TO INDUCE A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT PHOENIX, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT SPONSORS (COLLECTIVELY, “COMPANY”) TO ESTABLISH MANUFACTURING AND RELATED FACILITIES IN CHESTER COUNTY, SOUTH CAROLINA (“COUNTY”), INCLUDING (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, 2nd by Council Member Holcombe, Council vote was unanimous.

1st Reading of AN ORDINANCE (In Title Only) AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT (“INCENTIVE AGREEMENT”) BETWEEN CHESTER COUNTY, SOUTH CAROLINA (“COUNTY”), AND [PROJECT PHOENIX], ACTING FOR ITSELF AND ONE OR MORE AFFILIATES OR OTHER PROJECT SPONSORS, (“COMPANY”), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF *AD VALOREM* TAXES WITH RESPECT TO THE ESTABLISHMENT OF MANUFACTURING FACILITIES LOCATED IN THE COUNTY (“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 RELATED MATTERS.

Vice Chairman Branham made a Motion to approve 1st Reading of AN ORDINANCE (In Title Only) AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT (“INCENTIVE AGREEMENT”) BETWEEN CHESTER COUNTY, SOUTH CAROLINA (“COUNTY”), AND [PROJECT PHOENIX], ACTING FOR ITSELF AND ONE OR MORE AFFILIATES OR OTHER PROJECT SPONSORS, (“COMPANY”), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF *AD VALOREM* TAXES WITH RESPECT TO THE ESTABLISHMENT OF MANUFACTURING FACILITIES LOCATED IN THE COUNTY (“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 RELATED MATTERS, 2nd by Council Member Jordan, Council vote was unanimous.

V. Adjourn

Council Member Oliphant made a Motion to adjourn, 2nd by Council Member Guy Council vote was unanimous. (Time was 9:15am)

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

R. Carlisle Roddey
Chairman, Chester
County Council

Carolyn S. Clayton CCC
Clerk to Chester County Council

Special called **Chester County Council Meeting of December 15, 2014**

The R. Carlisle Roddey Building meets all ADA Standards.