

Final Document



CHESTER COUNTY

COUNCIL MEETING

**Where: CHESTER GOVERNMENT COMPLEX
1476 J.A. Cochran Bypass – Council Chambers**

When: November 16, 2015 - at 6:00PM

**Chairman Shane Stuart – Presiding
AGENDA**

- I. Call to Order**
- II. Pledge of Allegiance and Invocation**
- III. Approval of Minutes**
 - Chester County Council Meeting Minutes of November 2, 2015. (Tab#1)
- IV. Citizen Comments**
 - Once signed up, citizens are afforded an opportunity to speak to council.
- V. New Business**
 - 1. Update from Catawba Regional Council of Government on the comprehensive plan – Kara Drane
 - 2. Rural Fire Commission, Safer Grant – Fire Coordinator (Tab#2)
 - 3. The discussion of Chester County Parks and Recreation Committee – County Supervisor
 - 4. General obligation bond proposal to discuss the growing needs of the county.

AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, TAX-EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO EXCEED THE LESSER OF THE ANNUAL AGGREGATE OF: (1) \$2,500,000 AND (2) THE

AVAILABLE DEBT LIMIT OF THE COUNTY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, EQUIPPING, OR REHABILITATING VARIOUS 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; AND OTHER RELATED MATTERS.

5. Resolution for Project 1521

PROVIDING PRELIMINARY APPROVAL FOR CERTAIN INCENTIVES TO INDUCE A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT 1521, 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.

6. 1st Reading on an Ordinance approving Project 1521

AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1521], ACTING FOR ITSELF, AND ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT SPONSORS, WHEREBY CHESTER COUNTY WILL ENTER INTO A FEE-IN-LIEU OF TAX ARRANGEMENT WITH [PROJECT 1521] AND PROVIDING FOR PAYMENT BY [PROJECT 1521] OF CERTAIN FEES-IN-LIEU OF AD VALOREM TAXES; PROVIDING FOR SPECIAL SOURCE REVENUE CREDITS OR INFRASTRUCTURE IMPROVEMENT CREDITS; PROVIDING FOR THE ALLOCATION OF FEES-IN-LIEU OF TAXES PAYABLE UNDER THE AGREEMENT FOR THE ESTABLISHMENT OF A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK; AND OTHER MATTERS RELATING THERETO.

7. 1st Reading (title only) on an Ordinance approving Project 1539

AN ORDINANCE AUTHORIZING THE EXPANSION OF THE BOUNDARIES OF THE YORK-CHESTER INDUSTRIAL PARK TO INCLUDE CERTAIN PROPERTY LOCATED IN CHESTER COUNTY IN THE PARK; THE EXECUTION OF AN INFRASTRUCTURE CREDIT AGREEMENT BETWEEN CHESTER COUNTY AND [PROJECT 1539]; AND OTHER RELATED MATTERS.

8. 1st Reading of an Ordinance to amend the existing multi-county industrial park (Tab 3)

AN ORDINANCE TO AMEND THE EXISTING AGREEMENT GOVERNING THE YORK-CHESTER INDUSTRIAL PARK TO INCLUDE ADDITIONAL PROPERTIES LOCATED WITHIN THE GEOGRAPHICAL BOUNDARIES OF YORK COUNTY IN THE MULTICOUNTY PARK; TO REMOVE A PROPERTY LOCATED WITHIN THE GEOGRAPHICAL BOUNDARIES OF YORK COUNTY THAT NO LONGER QUALIFIES FOR INCLUSION IN THE MULTICOUNTY PARK; AND OTHER MATTERS RELATING THERETO.

VI. Old Business

- 1. 3rd Reading for planning commission recommendation for case consideration (Tab#4)
 - a. Case# CCMA15-3, Kenneth Lloyd Andrews, Tax map number #165-00-00-065-000, 26 +/- acres located at 5780 Lancaster Hwy, Fort Lawn-SC, Request to rezone from ID2 (Limited Industrial) to GC (General Commercial)
 - b. Case# CCMA15-4, Kenneth Lloyd Andrews, Tax map number #165-00-00-066-000, 30 +/- acres located at 5780 Lancaster Hwy, Fort Lawn-SC, Request to rezone from ID2 (Limited Industrial) to GC (General Commercial)

- 2. 2nd Reading on Ordinance for Project 1429

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1429], ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT SPONSORS (COLLECTIVELY, THE “COMPANIES”); THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY IN THE YORK-CHESTER INDUSTRIAL PARK; THE PROVISION OF CREDITS AGAINST FEE IN LIEU OF TAX PAYMENTS; THE EXECUTION AND DELIVERY OF SUCH DOCUMENTS AS MAY BE NECESSARY TO EFFECT THE INTENT OF THIS ORDINANCE; AND OTHER MATTERS RELATED THERETO.

VII. Council Comments

VIII. Adjourn

**SHOULD ANYONE REQUIRE SPECIAL ACCOMMODATIONS, PLEASE CONTACT SHANE STUART
– COUNTY SUPERVISOR – 803-385-5133**

Guidelines for Addressing Council

Citizens Comments:

- Please sign the sign-in sheet upon arrival.
- Must state the 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.