

CHESTER COUNTY



COUNCIL MINUTES

Where: **CHESTER**
1476 J.A. Cochran

GOVERNMENT COMPLEX
Bypass – Council Chambers

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

In Attendance:

Chairman Shane Stuart – Presiding

Assistant Chairman – Council Member Joe Branham

Council Member Brad Jordan

Council Member Archie Lucas

Council Member John Wayne Holcombe

Council Member Alex Oliphant

County Attorney: Joanie Winters

- I. Call to Order** – by Chairman Stuart
- II. Pledge of Allegiance and Invocation** - All & Council Member Lucas led us in prayer
- III. Approval of Minutes** -

Chester County Council Meeting Minutes of November 2, 2015. Motioned by Council Member Holcombe, 2nd by Council Member Branham to approve the minutes from the minutes of the November 2, 2015 County Council Meeting. The vote was 5 in favor & 1 abstained, Council Member Guy, because she was not present.

IV. Citizen Comments

1. Eddie Murphy 4667 Edgeland Road, Edgemoor, SC (803)323-7953 – Here on behalf as Chief of Lando Fire Dept., Discussed Safe Grant 2. Sam Slagle 4675 Mel Nunnery Road, Fort Lawn, SC 29714 (803)374-0788 – Problems with Chester County Law Enforcement, Citizens Oversight Group

V. New Business

- 1. Update from Catawba Regional Council of Government on the comprehensive plan – Kara Drane ***Correction I-77 Small Area Plan*** Includes Exits 65 & 72, she provided handouts.
- 2. Rural Fire Commission, Safer Grant – Fire Coordinator (Beth & Cotton) Presented a power point presentation. Motioned by Chairman Stuart, 2nd by

Council Member Holcombe to receive this as information only. The vote was all in favor.

- 3. The discussion of Chester County Parks and Recreation Committee – County Supervisor. There was a discussion and council asked to see a copy of the ordinance for the Parks and Recreation Committee.
- 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.

Motion made by Council Member Alex Oliphant, 2nd by Council Member Joe Branham to accept this as information only. The vote was all in favor.

- 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.

Motioned by Council Member Branham, 2nd by Council Member Guy to approve the resolution. The vote was all in favor.

- 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. Motioned by Council Member Holcombe, 2nd by Council Member Lucas to approve this 1st reading. There was a discussion, Council Member Jordan had a question concerning some funds that should be allocated for the fire district. The vote was all in favor.

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. Motion was made by Council Member Guy, 2nd by Council Member Branham to approve this 1st reading (title only) of Project 1539. The vote was all in favor.

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. Motioned by Council Member Oliphant, 2nd by Council Member Jordan to approve this 1st reading of ordinance to amend the existing multi-county industrial park. The vote was all in favor.

VI. Old Business

1. 3rd Reading for planning commission recommendation for case consideration
 - 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) **Motion made by Council Member Lucas, 2nd by Council Member Guy to accept this 3rd reading. The vote was all in favor.**

- 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) **Motion was made by Council Member Lucas, 2nd by Council Member Branham to accept this 3rd reading. The vote was all in favor.**

2. 2nd Reading on Ordinance for Project 1429 (Tab#4)

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. Motion made by Council Member Branham, 2nd by Council Member Guy approving the 2nd reading of ordinance 1429. Discussion Council Member Jordan would like to see funds allocated for the fire district. Council Member Oliphant excused himself. The vote was all in 5-0.

VII. Council Comments – Chairman Stuart stated that he was working on a 3-5-7 Plan. This is to plan out the next 3,5,& 7 years within the county. Council Member Holcombe read a letter of termination from the Chester County Library Board Member Donna W. Railey.

VIII. Adjourn – Motion to adjourn was made by Council Member Lucas , 2nd by Council Member Guy. Vote was all in favor.

**Shane Stuart, Chester County
Council Chair & County Supervisor**

**Council Member Archie Lucas
Interim Clerk to County Council**

Minutes from November 16, 2015 by Tabatha Strother & Angela Strother