



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, May 20, 2024 | 6:00 PM

MINUTES

Present: *Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman William Killian, Councilman Mike Vaughn, Councilman Corey Guy, Councilman John Agee, Councilwoman Erin Mosley, County Administrator Brain Hester, Attorney John Marshall Mosser*

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6:00pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and Councilman Guy gave the invocation.

3. APPROVAL OF MINUTES

a) May 6, 2024 Council Meeting Minutes

Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.

b) May 7, 2024 Budget Workshop Minutes

Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

4. CITIZEN'S COMMENTS

John Massey of 171 E. Lacy Street addressed council regarding the need for a memorial for first responders and veterans.

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) 1st Reading of 2024-11

Chester County Fiscal Year 2024-2025 Budget Ordinance to establish operating and capital budgets for the operation of the County Government of Chester County, South Carolina for the fiscal year commencing July 1, 2024; to provide for the levy of taxes for Chester County for the fiscal year commencing July 1, 2024; to provide for the expenditure of tax revenues and other county funds; to provide for other county purposes; to authorize the county to borrow money in anticipation of taxes and to provide for the repayment of sums borrowed by the County Governing Body; to provide for the payment of tort claims and worker's compensation claims against Chester

County; to provide for certain fiscal and other matters relating to County Government.
Councilman Vaughn motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

b) 1st Reading of 2024-12 (Title Only)

An ordinance amending and restating Ordinance No. 2016-, enacted April 18, 2016, and 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, and rehabilitating various capital projects; authorizing the County Administrator 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.

Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Vote 7-0 to approve.

c) 1st Reading of 2024-13 (Title Only)

An ordinance revoking Resolution No. 2023-29; declaring a pause to further residential subdivisions or planned developments in limited areas of the county; invoking the pending ordinance doctrine; and providing for other related matters.

Councilwoman Mosley motioned to approve, second by Councilman Vaughn, Vote 7-0 to approve.

d) Resolution 2024-4

Providing for changes to the County Employee/Personnel Handbook relating to maternal leave and employee conduct/discipline; and providing for other related matters.

Vice Chairman Wilson motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

e) Resolution 2024-5

Providing preliminary approval pursuant to Title 12, Chapter 44 of the Code Of Laws of South Carolina 1976, as amended, for the execution and delivery of a fee-in-lieu of ad valorem taxes and special source revenue credit agreement by and between Chester County, South Carolina, and a company identified for the time being as Project P2285, acting for itself, one or more current or future affiliates, and other project companies (collectively, "company"); providing for a fee-in-lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.

Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.

f) Resolution 2024-6

Directing the County Administrator to provide a copy of the County's organizational chart(s) to County Council as part of the County's annual budget process; and providing for other related matters.

Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

7. ADMINISTRATOR'S REPORT

County Administrator Hester informed Council of National EMS Week being May 19-25 and thanked our Emergency Medical Service personnel. He also thanked the community for their support in recognizing the staff. Mr. Hester announced that last week was National Police Week and recognized fallen officers and also thanked the Law Enforcement personnel for their service. Mr. Hester informed Council that Congressman Norman stated that SC DOT will begin work on the Commerce Drive intersection in October. Administrator Hester announced the arrival of a new ambulance for our ambulance and information from Rep. Randy Ligon that we will receive \$500,000 for a new ambulance bay in West Chester. Mr. Hester noted that we did not receive funds to relocate Probate Court to the Federal Building but that we would continue to apply and hopefully receive the funds next year. Mr. Hester also announced the hiring of a County Attorney that begins on June 24th.

8. CONSENT AGENDA

Vice Chairman Wilson motioned to approve items a, b, and c under Consent Agenda. Second by Councilwoman Mosley, vote 7-0 to approve.

- a) 2nd Reading of CCMA24-07 Christopher Michael Berry request Tax Map #153-00-00-050-000 (2.25 acres) at 2500 Landsford Road, Catawba, SC 29704 from Agricultural District (AG) to Rural Two District (R2). Planning Commission voted 5-0 to approve.
- b) 2nd Reading of CCMA24-08 Clairssia Simpson request Tax Map #079-03-08-043-000 located at 148 McClure Street, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.
- c) 2nd Reading of CCMA24-09 Gloria Mangum and Christian Phillips request Tax Map #126-00-00-101-000 located at 800 Old Mill Road, Richburg, SC 29729 from Rural Two District (R2) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.

9. OLD BUSINESS

- a) Consideration of Retail Strategies Consulting Services Agreement
Robert Long, Economic Development Director
Director Long addressed Council regarding the update of the proposal to include the entire county in the amount of \$60,000. Mr. Long noted the ability to break contract if satisfaction is negative and the company providing quarterly reports and special reports as requested. Mr. Long informed Council that they will do resource analytics within the first 100 days and that information could be shared with the local business community. Director Long stated that Chester Development Association has agreed to pay 1/3 of the cost of this study. Councilman Agee motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

10. NEW BUSINESS

a) Information Technology Department Update

David Schuelke, IT Director

Director Schuelke presented to Council analytics and current ongoing projects within the IT Department. Mr. Schuelke stated his department consists of 2 employees, 260 users, and 307 devices. Mr. Schuelke informed Council that his department also covers the Sixth Circuit Solicitor's Office that includes three counties: Chester, Lancaster, and Fairfield. He also stated he is a part of IT groups that are beneficial. Director Schuelke informed Council about the current projects—Paycor, a new HR/Payroll software, print and phone audit, and Windows upgrade, and a new website. Mr. Schuelke also introduced the new Chester County Logo to Council.

b) New Animal Shelter Construction Update

Harold Hayes, Project Manager

Project Manager Harold Hayes presented Council with the location and proposed layout of the new Animal Control building that will be located on the corner of Industrial Boulevard and Armory Road. Animal Control Director, Jessie Roof, expressed to Council the current process of adopting an animal and how the new building layout would have an improved public wing for adoptions. Mr. Hayes also stated there would be room to expand the building in the future and Ms. Roof explained the ventilation system and how it would be more beneficial to the animals. Mr. Hayes stated there would be a pre-construction meeting in January and the construction process should take around 10 months.

11. BOARDS AND COMMISSIONS

12. EXECUTIVE SESSION

Councilwoman Mosley motioned to enter into Executive Session, second by Councilman Guy. Vote 7-0 to enter into Executive Session.

- a) Legal advice concerning Economic Development solar projects
- b) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to matters covered by the attorney-client privilege, settlement of legal claims – utility easement.

13. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Guy motioned to return to regular session, second by Councilwoman Mosley. Vote 7-0 to return.

- a) Action taken regarding solar projects
Chairman Branham stated this item was taken as information only.
- b) Action taken regarding legal advice of utility easement
Chairman Branham stated this item was taken as information only.

14. COUNCIL COMMENTS

Councilman Vaughn questioned if the Budget Meeting was needed tomorrow. County Administrator Hester stated if Council was comfortable with the current budget and nothing else needed discussion, the workshop could be canceled. Chairman Branham stated he was comfortable and asked Council if anyone opposed. Mr. Hester invited members of Council to contact himself or Treasurer Darby for any questions that may arise.

15. ADJOURN

Councilwoman Mosley motioned to adjourn, second by Councilman Killian. Vote 7-0 to adjourn.

8:50PM

**Kristie Donaldson
Clerk to Council**