



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706

Monday, June 17, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) June 3, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) 3rd 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.
- b) 3rd Reading of 2024-12 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.

- c) 3rd Reading of 2024-13 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.

6. CONSENT AGENDA

- a) 3rd Reading of 2024-12 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.
- b) 3rd Reading of 2024-13 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.
- c) 2nd Reading of CCMA24-10 Bonnie Burgess requests Tax Map #060-01-00-021-000 at 1208 Radcliff Road, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 4-0 to approve.

7. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 3rd 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.
- b) Resolution 2024-7 Identifying the Capital Projects as part of a program of general obligation borrowing for calendar year 2024; updating the list of Capital Projects related to prior general obligation borrowings for calendar years 2017-2023; and providing for other related matters.

8. ADMINISTRATOR’S REPORT

9. OLD BUSINESS

10. NEW BUSINESS

- a) Human Resources Department Update
Steve Moize, HR Director

11. BOARDS AND COMMISSIONS

12. EXECUTIVE SESSION

13. ACTIONS FOLLOWING EXECUTIVE SESSION

14. COUNCIL COMMENTS

15. ADJOURN

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 Chester County Government Building 24 hours prior to the meeting.

Guidelines for Addressing Council

Citizens Comments:

Each citizen will be limited to three minutes.

When introduced:

Approach the podium, state your name and address.
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.

Public Hearings:

Each speaker will be limited to three minutes.

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.



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706

Monday, June 3, 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 Brian 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 20, 2024 Council Meeting Minutes

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

b) May 23, 2024 Special Called Meeting Minutes

Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Vote 6-0 to approve.

Chairman Branham was absent from the meeting.

4. CITIZEN'S COMMENTS

Jay Williams of 1652 Woods Rd. informed Council a car accident that happened earlier in the day on Highway 72. Mr. Williams asked that Council be aware of all that the volunteer firemen do for Chester County and its citizens and to offer their support.

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 2nd 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 Agee motioned to approve, second by Councilman Killian. Vote 7-0 to approve.

Administrator Hester noted an Organizational Chart change which included a reclassification of a position within the Emergency Services (County Fire) Division that would change the Fire Marshal position to Deputy Director and not affect the budget.

7. ADMINISTRATOR'S REPORT

Administrator Hester informed Council of a complaint received by a citizen of runoff and sediment to a pond that is stemming from Stanton Planned Development on Highway 9 on May 20th. Mr. Hester advised that Mr. Levister (Building & Zoning) visited the site and discussed the issues with the land development manager, and they were very understanding of the issue and made improvements to the erosion plans to correct the discoloration of the pond. Mr. Hester informed Council that a County Leaders Meeting will be held tomorrow to update on new policies, changes, and moving forward with the new budget. Mr. Hester updated Council on the building improvements happening at the Roddey Building that were funded by the capital budget. He also informed Council of an issue at the Fort Lawn Recycling Center stating that the trucks that normally pick up the waste had a scheduling issue or problem with their trucks. He stated instead of shutting the site down, citizens were still allowed to drop off their garbage and the truck arrived at noon to collect the waste.

8. CONSENT AGENDA

Councilwoman Mosley motioned to approve Consent Agenda items a-e, second by Councilman Vaughn. Vote 7-0 to approve.

- a) 2nd Reading of 2024-12 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.
- b) 2nd Reading of 2024-13 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.
- c) 3rd 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.
- d) 3rd 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.
- e) 3rd 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

10. NEW BUSINESS

- a) iWorQ Systems Contract
Robert Hall, Public Works Director
Joe Roberts, Maintenance Supervisor
Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.
- b) 1st Reading of CCMA24-10 Bonnie Burgess requests Tax Map #060-01-00-021-000 at 1208 Radcliff Road, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Commissioner Josey motioned to approve, second by Commissioner Grant. Planning Commission voted 4-0 to approve.
Vice Chairman Wilson motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

11. BOARDS AND COMMISSIONS

- a) Appointment to the Catawba Workforce Investment Board
Erin Mosley, Council Member At-Large
Councilwoman Mosley motioned to appoint Valencia Bolden to the Catawba Workforce Investment Board, second by Vice Chairman Wilson. Vote 7-0 to appoint.
- b) Re-appointment to Chester Metropolitan District
Erin Mosley, Council Member At-Large
Councilwoman Mosley motioned to re-appoint Matt McCrorey to the Chester Metropolitan District Commission, second by Councilman Vaughn. Vote 7-0 to appoint.

12. EXECUTIVE SESSION

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

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2417
- b) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2422
- c) Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – County Landfill
- d) Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or

the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Stanton Development

13. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Vaughn motioned to return to regular session, second by Councilman Killian. Vote 7-0 to return to regular session.

- a) Action taken regarding Project P2417
- b) Action taken regarding Project P2422
Chairman Branham stated that Projects 2417 and P2422 were taken as information only to allow ED to proceed with the projects.
- c) Action taken regarding County Landfill
Chairman Branham stated this was taken as information only.
- d) Action taken regarding Stanton Development
Chairman Branham stated this was taken as information only.

14. COUNCIL COMMENTS

15. ADJOURN

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

7:11pm

Kristie Donaldson

Clerk to Council

CHESTER COUNTY
FISCAL YEAR 2024-2025

AN ORDINANCE

NO.: 2024-11

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.

GENERAL FUND					Department
	Personnel	Operating	Capital	Allocations	Totals
101 County Council	170,155	38,900			209,055
102 Delegation	23,391	500			23,891
105 County Administrator	271,403	9,000			280,403
106 Finance	308,128	6,100			314,228
110 Human Resources	245,198	125,000			370,198
115 Purchasing Department	131,608	3,200			134,808
120 County Treasurer	407,769	52,715			460,484
125 Delinquent Tax Collector	109,018	59,650			168,668
130 Auditor	187,131	4,435			191,566
135 Tax Assessor	373,787	32,720			406,507
140 Planning and Zoning	200,078	332,800			532,878
145 Economic Development	306,764	69,810			376,574
150 Coroner	186,597	71,800			258,397
155 Registration and Election	156,902	82,550			239,452
160 County Garage	125,767	272,200			397,967
170 Building Maintenance	447,721	664,500			1,112,221
175 Airport				40,000	40,000
176 Information Technology	223,694	445,075			668,769
177 Utilities		870,000			870,000
178 Telephone		120,000			120,000
179 Postage		47,000			47,000
180 Bond Insurance		3,000			3,000
181 Property and Liability Insurance		873,516			873,516
182 Worker's Compensation Insurance	329,752				329,752
183 Unemployment Benefits	10,000				10,000
185 Employee Health Insurance	1,983,207				1,983,207
186 Audit Expense		90,000			90,000
187 Catawba Regional		40,396			40,396
188 SC Association Of Counties		8,898			8,898
189 Grant Matching Funds		254,294			254,294
190 Contingent Fund		266,629			266,629
194 Copier Lease		125,224			125,224
199 Litter Enforcement	55,412	12,210			67,622
210 GIS		159,200			159,200
215 QS1		291,083			291,083
220 Medical Services		270,000			270,000
250 Attorney Services	145,142	10,000			155,142
255 Clerk of Court	430,139	103,500			533,639
260 Family Court	198,892	58,200			257,092
265 Probate Judge	278,787	18,910			297,697
275 Chester Magistrate	486,216	41,500			527,716

CHESTER COUNTY
FISCAL YEAR 2024-2025

		Personnel	Operating	Capital	Allocations	Department Totals
292	Circuit Court		1,300			1,300
295	Public Defender				201,522	201,522
299	Solicitor				341,845	341,845
301	Sheriff's Department	4,845,574	745,062	41,585		5,632,221
340	Detention Center	2,534,403	622,065			3,156,468
345	Fire Coordinator	650,700	906,500			1,557,200
350	Rural Fire Department		767,908			767,908
355	Emergency Management	153,658	24,300			177,958
360	E911	1,437,992	382,634			1,820,626
365	Animal Control	342,999	157,032			500,031
370	Chester County Rescue Squad				12,000	12,000
375	Great Falls Rescue Squad				12,000	12,000
401	Road Department	206,810	87,250			294,060
402	Public Works	136,320	6,850			143,170
405	Litter Control	123,898	4,600			128,498
501	E.M.S.	3,754,145	391,482	775,000		4,920,627
505	Veteran's Affairs	106,121	3,490			109,611
510	Department of Social Services		53,000			53,000
515	D.H.E.C.		53,300			53,300
530	Senior Services				10,000	10,000
540	Chester Lancaster Disabilities				4,050	4,050
545	Soil and Water Conservation				11,000	11,000
555	Indigent Patients				48,494	48,494
560	Keystone				5,000	5,000
601	Recreation	195,935	66,500			262,435
615	Clemson Extension				6,150	6,150
625	Great Falls Hometown Association				8,000	8,000
627	Summer Feeding Program				5,000	5,000
629	Catawba Community Mental Health Center				3,000	3,000
630	Fort Lawn Community Center				4,050	4,050
700	Salary Study Implementation Phase IV	388,735				388,735
710	Reserve for Encumbrance					
	Total Personnel	22,669,948				
	Total Operating		10,207,788			
	Total Capital			816,585		
	Total County Allocations				712,111	
TOTAL GENERAL FUND						34,406,432
MILLAGE FUNDS						
	Solid Waste Collection					1,024,467
	Lando Fire District					230,215
	Chester Fire District					2,420,915
	Library Operations					1,090,000
	York Tech					400,000
	Lewis Fire District					147,300
	Fort Lawn Fire District					197,271
	Richburg Fire District					1,169,008
TOTAL MILLAGE FUNDS						6,679,176
SPECIAL REVENUE FUNDS						
	E-911 Funds					307,350
	C-Funds					1,499,000
	Victims Assistance Fund					115,509
	Economic Development 4% FILOT					424,852
	Capital / Rolling Stock Program					1,939,538
	Capital Reserve Fund					2,602,659
	Courthouse Improvements					50,000
	American Rescue Plan Act (ARPA)					3,384,571
	State ATAX					137,000
	County Local ATAX					396,694
TOTAL SPECIAL REVENUE FUNDS						10,857,173
ENTERPRISE FUND						
	Solid Waste Disposal					1,717,208
	Gateway Conference Center					462,732
TOTAL ENTERPRISE FUND						2,179,940
DEBT SERVICE FUND						
	Lando Fire District Debt Service					100,087
	Fort Lawn Fire District Debt Service					45,673
	Chester County Debt Service Retirement					2,641,025
	Capital Project Sales Tax Debt Service					2,545,663
	Richburg Fire District Debt Service					147,624
TOTAL DEBT SERVICE FUNDS						5,480,072
TOTAL APPROPRIATIONS						\$ 59,602,793

CHESTER COUNTY
FISCAL YEAR 2024-2025

SECTION 2: For the purposes of meeting the appropriation made in this ordinance the following receipts and anticipated revenues of Chester County are hereby allotted for such purposes, together with all other income not specifically allocated to other purposes. It is estimated that the following special revenues will accrue to Chester County during the fiscal year:

GENERAL FUND

PROPERTY TAX	
Real and Personal	12,455,321
Vehicle Taxes	1,885,638
Delinquent Tax Collections	750,000
Local Option Taxes - Credit Fund	3,327,906
Local Option Taxes - County Revenue Fund	1,386,062
Homestead Exemption	1,146,606
Manufacturers Reimbursement	1,205,392
P.I.L.O.T.	200,000
Fee-in-Lieu of Taxes	3,800,000
Merchants Inventory	90,024
	26,246,949
 LICENSES, FEES, FINES AND PERMITS	
Magistrates	421,000
Clerk of Court - Fines and Fees	356,000
Family Court	93,500
Vehicle Decal Fees	27,000
Tax Collector	94,000
Probate Judge	78,000
Zoning Fees	14,200
Building Permits	1,000,000
	2,083,700
 INTERGOVERNMENTAL	
Local Government Revenue	1,893,933
Accommodations Tax - State Allocation	50,000
Salary Supplement - Elected Officials	63,750
Operating Transfer In	100,000
Town of Great Falls - Fire Allocation	175,000
Sheriff Local Sources	9,000
	2,291,683
 OTHER INCOME	
EMS Fees	1,510,000
Franchise Fees	19,600
D.S.S.	6,500
Interest Income	1,160,000
Rentals	58,000
National Forest Fund	48,000
Animal Control Revenue	8,400
Appropriation of Fund Balance	775,000
Miscellaneous	198,600
	3,784,100
 TOTAL GENERAL FUND	
	34,406,432

MILLAGE FUNDS

PROPERTY TAXES	
Chester Fire District	2,420,915
Lando Fire District	230,215
Lewis Fire District	147,300
Fort Lawn Fire District	197,271
Richburg Fire District	1,169,008
Library Operations	1,090,000
Solid Waste Collection	1,024,467
York Tech	400,000
TOTAL MILLAGE FUNDS	6,679,176

CHESTER COUNTY
FISCAL YEAR 2024-2025

SPECIAL REVENUE FUNDS

E-911 Funds	307,350
C-Funds	1,499,000
Victims Assistance Fund	115,509
Economic Development 4% FILOT	424,852
Capital / Rolling Stock Program	1,939,538
Capital Reserve Fund	2,602,659
Courthouse Improvements	50,000
American Rescue Plan Act (ARPA)	3,384,571
State ATAX	137,000
County Local ATAX	396,694
TOTAL SPECIAL REVENUE FUNDS	<u>10,857,173</u>

ENTERPRISE FUND

USER FEES	
Solid Waste Disposal	1,717,208
Gateway Conference Center	462,732
TOTAL ENTERPRISE FUND	<u>2,179,940</u>

DEBT SERVICE FUND

Lando Fire District Debt Service	100,087
Fort Lawn Fire Debt Service	45,673
Chester County Debt Service Retirement	2,641,025
Capital Project Sales Tax Debt Service	2,545,663
Richburg Fire District Debt Service	147,624
TOTAL DEBT SERVICE FUND	<u>5,480,072</u>
TOTAL REVENUE	<u>\$ 59,602,793</u>

To further meet the appropriations provided by this ordinance, The Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the Chester County Treasurer is directed to collect a tax necessary to meet all budget requirements, except as provided for by other revenue sources, for the operation of the county government for the fiscal year beginning July 1, 2024 through June 30, 2025.

SECTION 3: All County purchases shall be made in accordance with the Ordinance establishing a centralized purchasing system for the procurement of goods and services required by Chester County in conformity with purchasing policies and procedures established and approved by the County governing body. The appropriations provided in the ordinance shall not in any case be exceeded, and any contracts which may be made, or which may in any manner provide for the expenditures of funds in excess of those provided in this ordinance shall not be binding upon Chester County. Any person, firm, corporation or other organization selling supplies or commodities or rendering services to Chester County is charged with the duty of ascertaining in advance whether or not the appropriations for that purchase are sufficient to pay for the furnishing of such supplies, commodities or services.

SECTION 4: No money appropriated for any specific purpose under the provisions of this ordinance shall be used for any other purpose than that specified; provided however, that the Chester County Administrator may reallocate budgeted but unexpended funds within any county office, department, board, commission or institution receiving County funds; provided, further that the Chester County Council or a majority thereof may in its discretion by proper resolution transfer or reallocate budgeted but unexpended funds from one County office, department, board, commission, or institution to another. Any reallocation of unexpended funds for salary adjustments must be approved by Chester County Council. Also, any reallocation of unexpended funds that obligates future budgets must be approved by Chester County Council. Any amount appropriated in this ordinance may be discontinued at any time by appropriate action of a majority of the County governing body.

SECTION 5: The County is hereby empowered to borrow in anticipation of tax or other revenues for County purposes any sum not exceeding the amount anticipated to be received from taxes and other revenues during the current or succeeding fiscal year, and not only to pledge the taxes or other revenues anticipated in the current or succeeding fiscal year, but to pledge, also, the full faith and credit of Chester County for repayment of any sums so borrowed. Such sums shall be borrowed from any banking institution or lending agency and shall be payable at such time, upon such items and in such sums as may be negotiated between the County and the lender.

SECTION 6: The Chester County Attorney shall represent all agencies, boards and officials and subdivisions in Chester County, which are subject to the budgetary controls of the County Council. Said attorney shall not represent any organization, agency or individual in any matter coming before the County Council. In legal matters in which the County Attorney requests authority to associate other counsel, and such authority is approved by the County governing body, County funds may be expended as compensation for such associate counsel.

SECTION 7: An independent annual audit of all financial records and transactions of the County shall be made by a Certified Public Accountant or Firm of public accounts who have no personal interest, direct or indirect in the fiscal affairs of the County government of Chester County or any of its officers. The County Council may, without requiring competitive bids, designate such accountant or firm annually or for a period not exceeding one year; provided that such designation

shall be made not later than thirty (30) days after the beginning of such fiscal year. Unless included in the Annual County audit, an annual audit of each agency, board, bureau or commission of Chester County, funded in whole or in part by County funds shall be made. Copies of the annual audit and such other audits as are required by this section shall be filed in the office of the Clerk of Court for Chester County and provided for the Chester County Administrator and every member of the County governing body. The audit reports shall be made available for public inspection.

SECTION 8: When employees are required to travel on official business, the County shall pay reasonable amounts for transportation, meals and lodging. If the employee's personal vehicle is utilized, the employee shall be reimbursed at the current published IRS rate. Per diem for meal expenses will be paid but may not exceed \$35.00 for a twenty-four hour period for in state travel, \$50.00 for out of state travel, and \$50.00 for Coastal Area travel.

SECTION 9: The Chester County Tax Collector may call upon the Chester County Sheriff or any deputy or constable of the County to render such aid and assistance as may be necessary in the ejectment of any occupant or tenant in possession of any property at any time when ejectment shall be lawful and proper in the discharge of the duties of the office of Tax Collector. Such aid and assistance shall be rendered without cost other than those provided by law.

SECTION 10: The fiscal and budgetary year of Chester County Government shall commence on the first day of July of each year and shall end on the 30th day of June the following year. All offices, departments, boards, commissions, agencies, or institutions receiving County funds shall make a full, detailed annual fiscal report to the County Council at the end of each fiscal year. The County Council may from time to time make supplemental appropriations, which shall specify the source of funds for such appropriations. The County governing body or the County Administrator may require reports, estimates and statistics from any County agency or department as may be necessary in the preparation of annual budgets or supplemental appropriations. The Chester County Finance Office shall provide a monthly report of revenues, expenditures and cash balances to the County Council.

SECTION 11: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Lando Fire District in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$210,000 which shall be utilized for the support of the Lando Fire District. The total amount appropriated for the Lando Fire District is \$230,215.

SECTION 12: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$100,087 which shall be applied to the retirement of Lando Fire District bonded indebtedness. The total amount appropriated for the Lando Fire District bond retirement is \$100,087.

SECTION 13: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Lewis Fire District in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$147,300 which shall be utilized for the support of the Lewis Fire District. The total amount appropriated for the Lewis Fire District is \$147,300.

SECTION 14: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Fort Lawn Fire District in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$157,271 which shall be utilized for the support of the Fort Lawn Fire District. The total amount appropriated for the Fort Lawn Fire District is \$197,271.

SECTION 15: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$45,673 which shall be applied to the retirement of Fort Lawn Fire District bonded indebtedness. The total amount appropriated for the Fort Lawn Fire District bond retirement is \$45,673.

SECTION 16: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Chester Fire District, in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$2,420,915 which shall be utilized for the support of the Chester Fire District. The total amount appropriated for the Chester Fire District is \$2,420,915.

SECTION 17: Chester Fire District Bond Retirement – Not Used

SECTION 18: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Richburg Fire District, in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$310,000 which shall be utilized for the support of the Richburg Fire District. The total amount appropriated for the Richburg Fire District is \$1,169,008.

SECTION 19: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$147,624 which shall be applied to the retirement of Richburg Fire District bonded indebtedness. The total amount appropriated for the Richburg Fire District bond retirement is \$147,624.

SECTION 20: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the unincorporated area of Chester County, South Carolina, and the Chester County Treasurer is directed to collect a tax of \$1,024,467 which shall be utilized for the support of Solid Waste Collection. The total amount appropriated for Solid Waste Collection is \$1,024,467.

SECTION 21: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$2,641,025 which shall be applied to the retirement of Chester County bonded indebtedness. The total amount appropriated for the Chester County bond retirement is \$2,641,025.

SECTION 22: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$995,000 which shall be utilized for the support of the Chester County Library. The total amount appropriated for the Chester County Library is \$1,090,000.

SECTION 23: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$317,410 which shall be utilized for the support of the York Technical College campus in Chester County. The total amount appropriated for the York Technical College campus is \$400,000.

SECTION 24: Agencies, boards and commissions which are partially funded by other counties and/or other governmental units must certify to the County the amount of funds appropriated by the other counties and/or other governmental units prior to receiving any of the funds appropriated by this ordinance.

SECTION 25: Funds appropriated under this ordinance from the General Fund to any Department, Board or Agency, or for any other purpose, but unexpended during the fiscal year, shall revert to the General Fund of Chester County at the end of the fiscal year.

SECTION 26: Building permit fees will be based on the current scale of the International Building Codes or the actual cost of construction when the applicant can show detailed estimated cost to meet the approval of the building official. The minimum permit fee for a building permit, electrical permit, gas permit, plumbing permit, mechanical permit, transfer permit, refund permit and re-inspection permit shall be \$30.00. The minimum fee for a mobile home permit shall be \$200.00, which shall include a \$5.00 mobile home license fee. Other planning and zoning fees are listed under SECTION 27 of this ordinance.

SECTION 27: All taxes, fees, charges and assessments not otherwise allocated by law shall be deposited in the Chester County general fund with other general fund revenues. All such taxes, fees, charges and assessments shall be appropriated and allocated by the Chester County Council in the manner as other general revenues.

SECTION 28. Subsequent Changes to Organizational Chart. Provided there is no impact to the County Budget that has not otherwise already been authorized by the County Council, the County Administrator is entitled to amend the County organizational chart(s) without County Council action.

SECTION 29: This ordinance shall take effect on July 1, 2024. Adopted this 17th day of June 2024.

BUILDING		FEE (\$)
911 Address Stakes		20.00
Manufactured Homes (Minimum Fee)		205.00
Residential Plan Review		½ cost of permit
Commercial/Industrial Plan Review		½ cost of permit
Residential Re-inspection Fee		\$50.00
Commercial Re-Inspection Fee		\$100.00
ZONING		
Commercial Zoning Compliance Letters		35.00
Residential Zoning Compliance		20.00
Manufactured Zoning Compliance		20.00
Home Occupation Letter		35.00
Commercial/Industrial Zoning Site Plan Review		300.00
Zoning Site Plan Re-Review		75.00
Site Review		35.00
Certificate of Occupancy Zoning Site Review		35.00
Rezoning	Per Parcel: Residential/Non-Residential	150.00/300.00
	PUD/Planned Development	1000.00
Special Exception: Residential/ Non-Residential		150.00/300.00
Variance: Residential/Non-Residential		150.00/300.00
New Communication Towers		1000.00
Zoning Ordinance Book		35.00
Comprehensive Plan Book		35.00
Zoning Maps		35.00
Flood Plain Review	Residential	25.00
	Commercial	50.00
	Industrial	100.00
LAND DEVELOPMENT		
Variance, Flag Lot, Easement, Street Access and Private Rural Community Drive		150.00
Plat Approval (Five Sealed Copies)		20.00
Each additional Plat Approval (per sealed copy)		5.00
Sketch Plan Review		100.00
Preliminary Plat Approval (per lot)		20.00
Final Plat Approval (per lot)		10.00
Land Development Book		35.00
Grading	3 acres or less	90.00
	4 to 11 acres	120.00
	12 to 51 acres	205.00
	52 to 99 acres	340.00
	Over 100 acres	475.00
Culvert	Single	350.00
	Multi-Family	650.00
	Commercial/Industrial	650.00
Stop Sign		75.00
Speed Limit Sign		75.00
End of County Maintenance Sign		75.00
Street Name Sign		100.00

PARKS AND RECREATION	FEE (\$)
County Owned / Leased Recreational Facilities	100.00
CHESTER WAR MEMORIAL BUILDING \$300 Refundable Deposit	1000.00
GREAT FALLS WAR MEMORIAL BUILDING \$200 Refundable Deposit	600.00
THE GATEWAY CONFERENCE CENTER	
Pricing for Sunday – Thursday	
Grand Ballroom (A, B & C), 9,390 sq. ft.	4,800.00
Petite Ballroom (A & B), 6,031 sq. ft.	2,400.00
Ballroom A, 3,462 sq. ft.	1,300.00
Ballroom B, 2,569 sq. ft.	1,300.00
Ballroom C, 3,969 sq. ft.	2,400.00
Grand Salon, 2,852 sq. ft.	1,200.00
Salon A, 1,406 sq. ft., (\$204/4 hours-\$255/5 hours)	700.00
Salon B, 1,446 sq. ft., (\$228/4 hours-\$285/5 hours)	700.00
Grand Meeting Room, 3,064 sq. ft.	1,350.00
Petite Meeting Room (A & B), 2,128 sq. ft.	1,260.00
Meeting Room A, 1,073 sq. ft., (\$228/4 hours-\$285/5 hours)	650.00
Meeting Room B, 1,055 sq. ft., (\$204/4 hours-\$255/5 hours)	650.00
Meeting Room C, 936 sq. ft.	450.00
L&C Conference Room, 396 sq. ft.	210.00
*** In addition to the rental charge, there will be a \$500 security deposit per room	
Pricing for Friday & Saturday	
Grand Ballroom (A, B & C), 9,390 sq. ft.	6,000.00
Petite Ballroom (A & B), 6,031 sq. ft.	3,000.00
Ballroom A, 3,462 sq. ft.	1,600.00
Ballroom B, 2,569 sq. ft.	1,600.00
Ballroom C, 3,969 sq. ft.	3,000.00
Grand Salon, 2,852 sq. ft.	1,500.00
Salon A, 1,406 sq. ft., (\$255/4 hours-\$319/5 hours)	850.00
Salon B, 1,446 sq. ft., (\$285/4 hours-\$356/5 hours)	850.00
Grand Meeting Room, 3,064 sq. ft.	1,688.00
Petite Meeting Room (A & B), 2,128 sq. ft.	1,575.00
Meeting Room A, 1,073 sq. ft., (\$285/4 hours-\$356/5 hours)	825.00
Meeting Room B, 1,055 sq. ft., (\$255/4 hours-\$319/5 hours)	825.00
Meeting Room C, 936 sq. ft.	563.00
L&C Conference Room, 396 sq. ft.	263.00
***In addition to the rental charge, there will be a \$500 security deposit per room.	
THE GATEWAY CONFERENCE CENTER	
Projectors (per projector)	100.00
Grand Ballroom	300.00
Grand Salon	200.00
Grand Meeting	300.00
Podium with microphone	25.00
Podium with computer	65.00
Handheld or lapel microphone	25.00
XLR input	25.00
A/V rack	125.00
Weekend A/V Tech (unscheduled) (rate per hour)	150.00
A/V Tech (scheduled) (rate per hour)	100.00
Stadium speakers and spotlights- Grand Ballroom	350.00
Stadium speakers and spotlights- Ballroom C	150.00
THE GATEWAY CONFERENCE CENTER (continued)	
Sweetheart / Cake table (per table)	7.50

Cocktail Table (per table)	10.00
Mouthwash dispensers (per dispenser)	25.00
Red Wine Corking Fee	200.00
Dressing Lounges (use of 2 nd set or use without appropriate room rental- only if available)	200.00
THE TAX ASSESOR'S OFFICE	
Price per copy of property tax record	0.25
Price per copy of homeowner or business owner property tax record	0.00
Price for digital parcels for entire Chester County	5,500.00
TREASURER'S OFFICE	
Price per copy	0.25
Credit Card Convenience Fee	2% of Total
Vehicle Decal Fee	1.00
Duplicate Receipt	1.00
LANDFILL	
Price per ton – Transfer Station – MSW - Commercial	54.58
Price per ton – Transfer Station – In County (Convenience Sites)	36.00
Price per ton – C&D	48.00
CHESTER COUNTY DETENTION CENTER	
Inmate housing to municipalities (suspended 5/20/19)	52.00
CHESTER COUNTY CORONER'S OFFICE	
Coroner's Report	50.00
Autopsy Report	100.00
Photographs (Per Photo)	2.00
CD/Photographs	25.00
Toxicology Report	50.00
Cremation Report	20.00

Joe Branham, Chairman (District 3)

Pete Wilson, Vice Chairman (District 4)

John Agee, Council Member (District 1)

Mike Vaughn, Council Member (District 2)

Corey Guy, Council Member (District 5)

William Killian, Council Member (District 6)

Erin Mosley, Council Member (At Large)

ATTEST:

By: _____
Kristie Donaldson
Clerk to County Council
Chester County, South Carolina

First Reading:	May 20 th , 2024
Second Reading:	June 3 rd , 2024
Public Hearing:	June 17 th , 2024
Third Reading:	June 17 th , 2024

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-12

**AMENDING AND RESTATING ORDINANCE NO. 2016-[],
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 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.**

THE CHESTER COUNTY, SOUTH CAROLINA, COUNTY COUNCIL ORDAINS:

SECTION 1. *Findings.* The County Council ("Council") of the Chester County, South Carolina ("County"), finds and determines:

(a) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended ("Constitution"), provides that each county may incur general obligation bonded indebtedness upon such terms and conditions as the General Assembly may prescribe by general law subject to the following limitations: (i) such debt must be incurred only for a purpose which is a public purpose and a corporate purpose for a county, and (ii) unless excepted therefrom, such debt may be issued in an amount not exceeding eight percent of the assessed value of all taxable property of such county ("Bonded Debt Limit").

(b) Pursuant to Title 4, Chapter 15, Code of Laws of South Carolina, 1976, as amended ("County Bond Act"), the county council of any county of the State may issue general obligation bonds for any corporate purpose of such county up to any amount not exceeding such County's Available Debt Limit (as defined below).

(c) The County Bond Act provides that as a condition precedent to the issuance of bonds an election be held and result favorably thereto. Chapter 27, Title 11, Code of Laws of South Carolina, 1976, as amended, provides that if an election be prescribed by the provisions of the County Bond Act, but is not required by the provisions of Article X of the Constitution, then in every such instance, no election need be held (notwithstanding the requirement therefor) and the remaining provisions of the County Bond Act shall constitute a full and complete authorization to issue bonds in accordance with such remaining provisions.

(d) The County has determined to acquire, construct, equip, or rehabilitate various capital projects, as more fully described in Section 20 (collectively, "Projects"), which the County intends to use to serve a County-wide purpose and/or is anticipated to have a County-wide impact and is not intended to provide a special benefit to any particular area of the County to the exclusion to remainder of the County;

(e) The assessed valuation of all property in the County as of June 30, 2023 (audited), for purposes of computation of any Bonded Debt Limit, is not less than \$161,098,927. Eight percent of this assessed valuation is \$12,887,914 ("County's Bonded Debt Limit"). As of the date of this Ordinance (unaudited), the County has outstanding no more than \$5,407,192 of general obligation indebtedness subject to the County's Bonded Debt Limit. As of the adoption of this Ordinance, the difference between the County's Bonded Debt Limit and the principal amount of the outstanding general obligation indebtedness subject to the County's Bonded Debt Limit ("Available Debt Limit") is the amount of general obligation indebtedness which the County may incur without a referendum, which is no less than: \$7,480,722.

(f) The Council has found it is in the best interest of the County for the Council to provide for the issuance of one or more general obligation bonds of the County, pursuant to the provisions of the Constitution and laws of the State of South Carolina, in the lesser of the annual aggregate of: (1) \$2,500,000 and (2) the County's Available Debt Limit for the purpose of: (i) funding all or a portion of the Projects; and (ii) paying the costs of issuance related to any Bonds (defined below).

SECTION 2. *Authorization and Details of Bonds and the Projects.* Pursuant to the aforesaid provisions of the Constitution and laws of the State of South Carolina, each calendar year the County is authorized to issue an amount not to exceed the lesser of the annual aggregate of: (1) \$2,500,000 and (2) the County's Available Debt Limit in general obligation bonds of the County to be designated "General Obligation Bond(s) of Chester County, South Carolina" (collectively, "Bonds," each, a "Bond") for the purposes set forth in Section 1 and Section 20. The Bonds also may be issued in one or more series, taxable or tax-exempt, from time to time as may be determined in the manner provided below with such further designation of each series to identify the year in which such bonds are issued.

The Bonds may be issued as fully registered bond; dated the date of their delivery or such other date as may be selected by the County Administrator; may be in such denominations as the County Administrator may determine, not exceeding the principal amount of any Bonds maturing in each year; shall be numbered from R-1 upward; shall bear interest, if any, from their date as may be determined by the County Administrator; and shall mature as determined by the County Administrator.

SECTION 3. *Delegation of Certain Details of any Bonds to the County Administrator.* The Council expressly delegates to the County Administrator determinations regarding any Bonds as are necessary or appropriate, including the form of any Bonds (or BANs) and whether to issue bonds as provided by any state or federal economic recovery or "stimulus" laws. The County Administrator is further directed to consult with the County's bond counsel in making any such decisions.

SECTION 4. *Registrar/Paying Agent.* Both the principal installments of and interest on any Bonds shall be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts. The County Treasurer's Office or a qualified financial institution shall serve as the Registrar/Paying Agent for any Bonds ("Registrar/Paying Agent") and shall fulfill all functions of the Registrar/Paying Agent enumerated herein.

SECTION 5. *Registration and Transfer.* The County shall cause books (herein referred to as the "registry books") to be kept at the offices of the Registrar/Paying Agent, for the registration and transfer of any Bonds. Upon presentation at its office for such purpose, the Registrar/Paying Agent shall register or transfer, or cause to be registered or transferred, on such registry books, any Bonds under such reasonable regulations as the Registrar/Paying Agent may prescribe.

The Bonds shall be transferable only upon the registry books of the County, which shall be kept for such purpose at the principal office of the Registrar/Paying Agent, by the registered owner thereof in person or by his duly authorized attorney upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar/Paying Agent, duly executed by the registered owner or his duly authorized attorney. Upon the transfer of any Bonds, the Registrar/Paying Agent on behalf of the County shall issue in the name of the transferee new fully registered Bonds, of the same aggregate principal amount, interest rate and maturity as the surrendered Bonds. Any Bond surrendered in exchange for a new registered Bond pursuant to this Section shall be canceled by the Registrar/Paying Agent.

The County and the Registrar/Paying Agent may deem or treat the person in whose name the fully registered Bonds shall be registered upon the registry books as the absolute owner of such Bonds, whether such Bonds shall be overdue or not, for the purpose of receiving payment of the principal of and interest on such Bonds and for all other purposes, and all such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bonds to the extent of the sum or sums so paid, and neither the County nor the Registrar/Paying Agent shall be affected by any notice to the contrary. In all cases in which the privilege of transferring any Bonds is exercised, the County shall execute, and the Registrar/Paying Agent shall authenticate and deliver any Bonds in accordance with the provisions of this Ordinance. Neither the County nor the Registrar/Paying Agent shall be obliged to make any such transfer

of any Bonds during the period beginning on the Record Date (as defined in Section 6 hereof) and ending on an interest payment date.

SECTION 6. *Record Date.* The County establishes a record date ("Record Date") for the payment of interest or for the giving of notice of any proposed redemption of any Bonds, and such Record Date shall be the 15th day of the calendar month next preceding an interest payment date on any Bonds or, in the case of any proposed redemption of any Bonds, such Record Date shall not be more than 15 days prior to the mailing of notice of redemption of any Bonds.

SECTION 7. *Lost, Stolen, Destroyed or Defaced Bonds.* In case any Bonds shall at any time become mutilated in whole or in part, or be lost, stolen or destroyed, or be so defaced as to impair the value thereof to the owner, the County shall execute and the Registrar/Paying Agent shall authenticate and deliver at the principal office of the Registrar/Paying Agent, or send by registered mail to the owner thereof at his request, risk and expense, a new Bond of the same interest rate and maturity and of like tenor and effect in exchange or substitution for and upon the surrender for cancellation of such defaced, mutilated or partly destroyed Bond, or in lieu of or in substitution for such lost, stolen or destroyed Bond. In any such event the applicant for the issuance of a substitute Bond shall furnish the County and the Registrar/Paying Agent evidence or proof satisfactory to the County and the Registrar/Paying Agent of the loss, destruction, mutilation, defacement or theft of the original Bond, and of the ownership thereof, and also such security and indemnity in such amount as may be required by the laws of the State of South Carolina or such greater amount as may be required by the County and the Registrar/Paying Agent. Any duplicate Bond issued under the provisions of this Section in exchange and substitution for any defaced, mutilated or partly destroyed Bond or in substitution for any allegedly lost, stolen, or wholly destroyed Bond shall be entitled to the identical benefits under this Ordinance as was the original Bond in lieu of which such duplicate Bond is issued.

All expenses necessary for the providing of any duplicate Bond shall be borne by the applicant therefor.

SECTION 8. *Book-Entry-Only System.*

(a) Notwithstanding anything to the contrary herein, so long as any Bond is being held under a book-entry system of a securities depository, transfers of beneficial ownership of any Bond will be effected pursuant to rules and procedures established by such securities depository. The initial securities depository for any Bond will be The Depository Trust Company ("DTC"), New York, New York. DTC and any successor securities depositories are hereinafter referred to as the "Securities Depository." The Bond shall be registered in the name of Cede & Co., as the initial Securities Depository nominee for any Bond. Cede & Co. and successor Securities Depository nominees are hereinafter referred to as the "Securities Depository Nominee."

(b) As long as a book-entry system is in effect for any Bond, the Securities Depository Nominee will be recognized as the holder of any Bond for the purposes of (i) paying the principal, interest and premium, if any, on such Bond, (ii) if any Bond is to be redeemed in part, selecting the portions of such Bond to be redeemed, (iii) giving any notice permitted or required to be given to bondholders under this ordinance, (iv) registering the transfer of any Bond, and (v) requesting any consent or other action to be taken by the holder of such Bond, and for all other purposes whatsoever, and the County shall not be affected by any notice to the contrary.

(c) The County shall not have any responsibility or obligation to any participant, any beneficial owner or any other person claiming a beneficial ownership in any Bond which is registered to a Securities Depository Nominee under or through the Securities Depository with respect to any action taken by the Securities Depository as holder of any Bond.

(d) The County shall pay all principal, interest and premium, if any, on any Bond issued under a book-entry system, only to the Securities Depository or the Securities Depository Nominee, as the case may be, for such Bond, and all such payments shall be valid and effectual to fully satisfy and discharge the obligations with respect to the principal of and premium, if any, and interest on such Bond.

(e) In the event that the County determines that it is in the best interest of the County to discontinue the book-entry system of transfer for any Bond, or that the interests of the beneficial owners of any Bond may

be adversely affected if the book-entry system is continued, then the County shall notify the Securities Depository of such determination. In such event, the County shall appoint a Registrar/Paying Agent which shall authenticate, register, and deliver physical certificates for any Bond in exchange for any Bond registered in the name of the Securities Depository Nominee.

(f) In the event that the Securities Depository for any Bond discontinues providing its services, the County shall either engage the services of another Securities Depository or arrange with a Registrar/Paying Agent for the delivery of physical certificates in the manner described in (e) above.

(g) In connection with any notice or other communication to be provided to the holder of any Bond by the County or by the Registrar/Paying Agent with respect to any consent or other action to be taken by the holder of any Bond, the County or the Registrar/Paying Agent, as the case may be, shall establish a record date for such consent or other action and give the Securities Depository Nominee notice of such record date not less than 15 days in advance of such record date to the extent possible.

SECTION 9. *Execution of Bonds.* The Bonds shall be executed in the name of the County with the manual or facsimile signature of the Chair of County Council and attested by the manual or facsimile signature of the Clerk to County Council under a facsimile of the seal of the County which shall be impressed, imprinted, or reproduced thereon. The Bonds shall not be valid or become obligation for any purpose unless there shall have been endorsed thereon a certificate of authentication. The Bonds shall bear a certificate of authentication manually executed by the Registrar/Paying Agent in substantially the form set forth herein.

SECTION 10. *Form of Bond.* The Bonds shall be in the form as determined by the County Administrator under Section 3.

SECTION 11. *Security for Bond.* The full faith, credit and taxing power of the County are irrevocably pledged for the payment of the principal and interest of any Bonds as they mature and to create a sinking fund to aid in the retirement and payment thereof. There shall be levied and collected annually upon all taxable property in the County an ad valorem tax, without limitation as to rate or amount, sufficient for such purposes.

SECTION 12. *Exemption from Taxation.* Both the principal of and interest on any Bonds shall be exempt, in accordance with the provisions of Section 12-2-50 of the Code of Laws of South Carolina, 1976, as amended, from all State, county, municipal, school district and all other taxes or assessments, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate and transfer taxes, but the interest thereon may be includable in certain franchise fees or taxes.

SECTION 13. *Sale of Bond, Form of Notice of Sale.* The Bonds may be sold at a public or private sale, as authorized by Section 11-27-40(4) of the Code of Laws of South Carolina, 1976, as amended, as the County Administrator may determine, using a Notice of Sale or other similar Notice, as the County Administrator may determine.

SECTION 14. *Deposit and Application of Proceeds.* It is expected that proceeds of any Bonds will be fully drawn at Closing. The proceeds of any Bonds or of BANs (authorized under Section 16 of this Ordinance), when drawn, will be deposited in a bond account fund for the County and shall be expended and made use of as follows:

(a) any accrued interest, if any, shall be applied to the payment of the first installment of interest to become due on any Bonds or BANs; and

(b) the remaining proceeds shall be expended and made use of to defray the cost of issuing any Bonds or BANs and to defray the costs of the Project. Pending the use of such proceeds, the same shall be invested and reinvested in such investments as are permitted under State law. Earnings on such investments shall be applied either to defray Project costs or, if not so required, to pay principal on any Bonds.

SECTION 15. *Defeasance.*

(a) If a series of bonds issued pursuant to this Ordinance shall have been paid and discharged, then

the obligations of the Ordinance hereunder, and all other rights granted thereby shall cease and determine with respect to such series of bonds. A series of bonds shall be deemed to have been paid and discharged within the meaning of this Section under any of the following circumstances:

(i) If the Registrar/Paying Agent (or, if the County is the Registrar/Paying Agent, a bank or other institution serving in a fiduciary capacity) ("Escrow Agent") shall hold, at the stated maturities of the bonds, in trust and irrevocably appropriated thereto, moneys for the full payment thereof; or

(ii) If default in the payment of the principal of such series of bonds or the interest thereon shall have occurred, and thereafter tender of payment shall have been made, and the Escrow Agent shall hold, in trust and irrevocably appropriated thereto, sufficient moneys for the payment thereof to the date of the tender of payment; or

(iii) If the County shall have deposited with the Escrow Agent, in an irrevocable trust, either moneys in an amount which shall be sufficient, or direct general obligations of the United States of America, which are not subject to redemption by the issuer prior to the date of maturity thereof, as the case may be, the principal of and interest on which, when due, and without reinvestment thereof, will provide moneys, which, together with the moneys, if any, deposited with the Escrow Agent at the same time, shall be sufficient to pay, when due, the principal, interest, and redemption premium or premiums, if any, due and to become due on such series of bonds and prior to the maturity date or dates of such series of bonds, or, if the County shall elect to redeem such series of bonds prior to their stated maturities, and shall have irrevocably bound and obligated itself to give notice of redemption thereof in the manner provided in the form of the bonds, on and prior to the redemption date or date of such series of bonds, as the case may be; or

(iv) If there shall have been deposited with the Escrow Agent either moneys in an amount which shall be sufficient, or direct general obligations of the United States of America the principal of and interest on which, when due, will provide moneys which, together with the moneys, if any, deposited with the Escrow Agent at the same time, shall be sufficient to pay, when due, the principal and interest due and to become due on such series of bonds on the maturity thereof.

(b) In addition to the above requirements of paragraph (a), in order for this Ordinance to be discharged with respect to a series of bonds, all other fees, expenses and charges of the Escrow Agent have been paid in full at that time.

(c) Notwithstanding the satisfaction and discharge of this Ordinance with respect to a series of bonds, the Escrow Agent shall continue to be obligated to hold in trust any moneys or investments then held by the Escrow Agent for the payment of the principal of, premium, if any, and interest on, such series of bonds, to pay to the owners of such series of bonds the funds so held by the Escrow Agent as and when payment becomes due.

(d) Any release under this Section shall be without prejudice to the rights of the Escrow Agent to be paid reasonable compensation for all services rendered under this Ordinance and all reasonable expenses, charges, and other disbursements and those of their respective attorneys, agents, and employees, incurred on and about the performance of the powers and duties under this Ordinance.

(e) Any moneys which at any time shall be deposited with the Escrow Agent by or on behalf of the County for the purpose of paying and discharging any bonds shall be and are assigned, transferred, and set over to the Escrow Agent in trust for the respective holders of such bonds, and the moneys shall be and are irrevocably appropriated to the payment and discharge thereof. If, through lapse of time or otherwise, the holders of such bonds shall no longer be entitled to enforce payment of their obligations, then, in that event, it shall be the duty of the Escrow Agent to transfer the funds to the County.

(f) In the event any bonds are not to be redeemed within the 60 days next succeeding the date the deposit required by Section 1 S(a)(iii) or (iv) is made, the County shall give the Escrow Agent irrevocable instructions to mail, as soon as practicable by registered or certified mail, a notice to the owners of the bonds at the addresses shown on the registry books that (i) the deposit required by subparagraph (a)(iii) or (a)(iv) of this Section 15 has been made with the Escrow Agent, (ii) the bonds are deemed to have been paid in

accordance with this Section and stating the maturity or redemption dates upon which moneys are to be available for the payment of the principal of, and premium, if any, and interest on, the bonds, and (iii) stating whether the County has irrevocably waived any rights to redeem the bonds, or any of them, prior to the maturity or redemption dates set forth in the preceding clause (ii).

(g) The County covenants and agrees that any moneys which it shall deposit with the Escrow Agent shall be deemed to be deposited in accordance with, and subject to, the applicable provisions of this Section, and whenever it shall have elected to redeem bonds, it will irrevocably bind and obligate itself to give notice of redemption thereof, and will further authorize and empower the Escrow Agent to cause notice of redemption to be given in its name and on its behalf.

SECTION 16. *Authority to Issue Bond Anticipation Notes.* If the County Administrator should determine that issuance of BANs pursuant to Chapter 17 of Title 11 of the Code ("BAN Act") rather than any Bonds would result in a substantial savings in interest under prevailing market conditions or for other reasons would be in the best interest of the County, the County Administrator is further requested and authorized to effect the issuance of one or more series of BANs pursuant to the BAN Act. If BANs are issued and if, upon the maturity thereof, the County Administrator should determine that further issuance of BANs rather than any Bonds would result in a substantial savings in interest under then prevailing market conditions or for other reasons would be in the best interest of the County, the County Administrator is requested to continue the issuance of BANs until the County Administrator determines to issue any Bonds on the basis as aforesaid, and any Bond is issued.

SECTION 17. *Details of Bond Anticipation Notes.* Subject to changes in terms required for any particular issue of BANs, the BANs shall be subject to the following particulars:

(a) The BANs shall be dated and bear interest from the date of delivery thereof or, if the BAN is issued on a draw-down basis, from the date of each such advance, payable upon the stated maturity thereof, at the rate negotiated by the County Administrator and shall mature on such date, not to exceed one year from the issue date thereof, as shall be determined by the County Administrator.

(b) The BANs shall be numbered from one upwards for each issue and shall be in such denomination as the County Administrator may determine, as may be requested by the purchaser thereof. The BANs shall be payable, both as to principal and interest, in legal tender upon maturity, at the principal office of a bank designated by the County or, at the option of the County, by the purchaser thereof.

The BANs also may be issued as one or more fully registered "draw-down" style instruments in an aggregate face amount not exceeding the maximum amount permitted hereunder, to a lending institution under terms which permit the balance due under such note or notes to vary according to the actual cash needs of the County, as shall be determined by the County Administrator. In such event, the County may draw upon such note or notes as it needs funds so long as the maximum outstanding balance due under such note or notes does not exceed the aggregate face amount thereof.

(c) The County Administrator is authorized to negotiate or to arrange for a sale of the BANs and to determine the rate of interest to be borne thereby.

(d) The BANs shall be in the form as determined by the County Administrator under Section 3.

(e) The BANs shall be issued in fully registered or bearer certificated form or a book-entry-only form as specified by the County, or at the option of the County, by the purchaser thereof; provided that once issued, the BANs of any particular issue shall not be reissued in any other form and no exchange shall be made from one form to the other.

(f) In the event any BAN is mutilated, lost, stolen or destroyed, the County may execute a new BAN of like date and denomination as that mutilated, lost, stolen or destroyed; provided that, in the case of any mutilated BAN, such mutilated BAN shall first be surrendered to the County, and in the case of any lost, stolen or destroyed BAN, there shall be first furnished to the County evidence of such loss, theft or destruction satisfactory to the County, together with indemnity satisfactory to it; provided that, in the case of a holder

which is a bank or insurance company, the agreement of such bank or insurance company to indemnify shall be sufficient. In the event any such BAN shall have matured, instead of issuing a duplicate BAN, the County may pay the same without surrender thereof. The County may charge the holder of such BAN with its reasonable fees and expenses in this connection.

(g) Any BAN issued in fully-registered form shall be transferable only upon the books of registry of the County, which shall be kept for that purpose at the office of the County as note registrar (or its duly authorized designee), by the registered owner thereof or by his attorney, duly authorized in writing, upon surrender thereof, together with a written instrument of transfer satisfactory to the County as note registrar, duly executed by the registered owner or his duly authorized attorney. Upon the transfer of any BAN, the County shall issue, subject to the provisions of paragraph (h) below, in the name of the transferee, a new BAN or BANs of the same aggregate principal amount as the unpaid principal amount of the surrendered BAN. Any holder of a BAN in fully registered form requesting any transfer shall pay any tax or other governmental charge required to be paid with respect thereto. As to any BAN in fully- registered form, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal and interest of any BAN in fully-registered form shall be made only to or upon the order of the registered holder thereof, or his duly authorized attorney, and the County shall not be affected by any notice to the contrary, but such registration may be changed as herein provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such BAN to the extent of the sum or sums so paid.

(h) BANs issued in fully registered form, upon surrender thereof at the office of the County (or at such office as may be designated by its designee) as note registrar, with a written instrument of transfer satisfactory to the County, duly executed by the holder of the BAN or his duly authorized attorney, may, at the option of the holder of the BAN, and upon payment by such holder of any charges which the County may make as provided in paragraph (i), be exchanged for a principal amount of BANs in fully registered form of any other authorized denomination equal to the unpaid principal amount of surrendered BANs.

(i) In all cases in which the privilege of exchanging or transferring BANs in fully registered form is exercised, the County shall execute and deliver BANs in accordance with the provisions of such Ordinance. All BANs in fully registered form surrendered in any such exchanges or transfers shall forthwith be canceled by the County. There shall be no charge to the holder of such BAN for such exchange or transfer of BANs in fully registered form except that the County may make a charge sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or transfer.

SECTION 18. *Security for Bond Anticipation Notes.* For the payment of the principal of and interest on the BANs as the same shall fall due, so much of the principal proceeds of any Bond when issued shall and is directed to be applied, to the extent necessary, to the payment of the BANs; and, further, the County covenants and agrees to effect the issuance of sufficient BANs or bonds in order that the proceeds thereof will be sufficient to provide for the retirement of any BANs issued pursuant hereto.

SECTION 19. *Tax and Securities Laws Covenants.*

(a) The County covenants that no use of the proceeds of the sale of any Bond or BANs authorized hereunder shall be made which, if such use had been reasonably expected on the date of issue of such Bond or BANs would have caused any Bond or BANs to be "arbitrage bonds," as defined in the Code, and to that end the County shall comply with all applicable regulations of the Treasury Department previously promulgated under Section 103 of the Internal Revenue Code of 1954, as amended, and any regulations promulgated under the Code so long as any Bond or BANs are outstanding.

(b) The County further covenants to take all action necessary, including the payment of any rebate amount, to comply with Section 148(f) of the Code and any regulations promulgated thereunder.

(c) The County covenants to file IRS form 8038, if the Code so requires, at the time and in the place required therefore under the Code.

SECTION 20. *Bond Series Resolution.* Each Series of Bonds shall be issued in a principal amount as

approved by a subsequent County Council resolution, in which the County shall provide: (a) a list of the capital projects to be funded, (b) a computation of the County's Available Debt Limit (similar to the calculation provided in Section 1(e)); (c) an affirmation that, including the par amount of the series of bonds to be issued to fund the capital projects according to the resolution then being considered, the calendar year aggregate par amount of bonds does not exceed the lesser of: (1) \$2,500,000 and (2) the County's Available Debt Limit in general obligation bonds, and (d) an affirmation that each capital project is intended to serve a County-wide purpose and/or is anticipated to have a County-wide impact and is not intended to provide a special benefit to any particular area of the County to the exclusion to remainder of the County. The County Council's adopting the resolution confirms the County's approval for moving forward with the Series of Bonds and the County's authorization to undertake the Projects.

SECTION 21. *Authorization for County Officials to Execute Documents.* The Council authorizes the Chair of County Council, the County Administrator, the Clerk to County Council and other County Officials to execute and consent to such documents and instruments, including, *e.g.*, purchase-sale agreements, option contracts, lease- purchase agreements, or other similar agreements, as may be necessary to effect the intent of this Ordinance, the issuance of any Bonds, and any documents related to the transfer to, or acquisition from (or both), the Projects.

SECTION 22. *Amendments.* The County Council, at any time and from time to time may enact amending or supplementing ordinances without the consent or concurrence of any registered owner of any Bond so long as the amendment or supplement does not materially and negatively impact any right of any holder of a Bond outstanding at the time of the enactment of the amendment or supplement.

SECTION 23. *Publication of Notice of Adoption of Ordinance pursuant to Section 11-27-40, paragraph 8, of the Code of Laws of South Carolina, 1976.* Pursuant to the provisions of Section 11-27-40 of the Code, the County Administrator, at his option, is authorized to arrange to publish a notice of adoption of this Ordinance.

SECTION 24. *Retention of Bond Counsel and Other Suppliers.* The Council authorizes the County Administrator to retain the law firm of King Kozlarek Root Law LLC, as its bond counsel, and Stifel, Nicolaus & Company, Incorporated, as its placement agent, in connection with the issuance of any Bonds.

The Council further authorizes the County Administrator to enter into such contractual arrangements with printers and the suppliers of other goods and services necessary to the sale, execution, and delivery of any Bond as is necessary and desirable. To the extent feasible, such arrangements shall be made with persons of sound reputation after obtaining two or more bids for such services; however, the County Administrator is authorized to make such arrangements without obtaining bids or quotes where (i) the services to be provided are unique or (ii) it is impractical to obtain bids in order to comply with any time requirements with respect to the issuance and sale of any Bond or (iii) the County has had previous experience with a supplier who has performed reliably and satisfactorily.

SECTION 25. *General Repealer.* All ordinances, rules, regulations, resolutions, and parts thereof, procedural, or otherwise, in conflict herewith or the proceedings authorizing the issuance of any Bond are, to the extent of such conflict, repealed and this Ordinance shall take effect and be in full force from and after its adoption, provided, however, the amendment and restatement of Ordinance No. 2016-[] shall not abrogate, diminish, or otherwise alter any matter that arose, or debt obligations issued under Ordinance No. 2016-[] then-existing prior to the enactment of this Ordinance and any matter that so arose shall be administered according to such provisions as they existed prior to the enactment of this Ordinance.

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CHESTER COUNTY, SOUTH CAROLINA

Joe Branham, Chairman
Chester County Council

(SEAL)
ATTEST:

Kristie Donaldson
Clerk to Council

First Reading	May 20, 2024
Public Hearing	June 3, 2024
Second Reading	June 17, 2024
Third Reading	June 17, 2024

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-13

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.

WHEREAS, the South Carolina Local Government Comprehensive Enabling Act of 1994, codified in South Carolina Code Annotated section, 29-7-10, et seq., grants local governments the authority to regulate land development to include the subdivision of tracts or parcels of land;

WHEREAS, Chester County is in the process of hiring a full-time county-wide planner, to assist in analyzing the impact of land development approved in the County as of the date of this Ordinance and of the County's prior Resolution 2023-29, adopted on December 4, 2023;

WHEREAS, the County intends temporarily to pause new subdivision or planned development to provide an opportunity to hire that planner and carefully review the analysis that has been already conducted and that will be conducted in consideration of ongoing development;

WHEREAS, the County acknowledges the express concerns of the residents in certain, limited areas of the County regarding the rate of land development growth in those areas and wishes carefully to consider the impact these developments could have on the entire community.

WHEREAS, the Council has carefully considered these impacts, reacting with appropriate changes to both applicable provisions of the Chester County Land Development and other land use ordinances and regulations, including the approval of a text amendment to require any future development be based on appropriate availability of utility capacity; and

WHEREAS, a recapitulation of approved subdivisions and planned developments, a list of the properties that are anticipated to be serviced by Chester Wastewater Recycling, CMD, Fire Districts, and Chester County School District, and the limited area of the County in which the resolution will be effective (shaded in brown), are attached to this Ordinance, respectively, as Exhibit A, Exhibit B, and Exhibit C.

WHEREAS, each Exhibit is attached hereto and incorporated herein by reference;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY IN MEETING DULY ASSEMBLED:

Section 1. Revocation of Resolution 2023-29. Except as amended by this Ordinance, Resolution No. 2023-29 shall remain unchanged and in full force and effect and, except to the extent of any direct conflict with this Ordinance, such findings as are included in Resolution No. 2023-29 are incorporated herein by reference and adopted as part of this Ordinance.

Section 2. Enactment/Continuation of Review Period. The County imposes a temporary pause on any new subdivision or planned development that is, in the County's sole discretion. similar in character to those developments shown on Exhibit A, to enable the County an opportunity to hire a County-wide planner and analyze and monitor the impacts of the approved projects. This Ordinance is not a "moratorium" but serves generally to cease the approval process for subdivisions and planned developments in certain areas through March 31, 2025. The areas in which this cessation is effective are depicted on Exhibit C by brown shading and include the Lewisville High School attendance area.

Section 3. Vested Rights. This Ordinance does not vest any rights in any person or entity, and the County reserves the right to repeal or amend this Ordinance, at any time, from time to time, as often as the County, in its sole discretion, deems appropriate.

Section 4. General Repealer. Each ordinance, resolution, regulation, order, or other directive of the County, and each part of the same, in conflict with this Ordinance, is, to the extent of that conflict, repealed, and replaced by this Ordinance.

Section 5. Severability. If any part of this Ordinance is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

Section 6. Pending Ordinance Doctrine; Effective Date. The “Pending Ordinance Doctrine,” as described and applied by the South Carolina Supreme Court in *Sherman vs. Reavis*, 273 S.C. 542, 257 S.E.2d 735 (1979), and as adopted and applied by South Carolina courts in other decisions, is adopted and declared to be in full force and effect in the County with respect to application of any County planning, zoning, and development matters, including the matters contained in this Ordinance. As a result, this Ordinance shall be deemed to be applicable at and after first reading and shall terminate, unless extended by the County, on the earlier of (a) this Ordinance’s repeal and (b) March 31, 2025.

[SIGNATURE PAGE AND THREE EXHIBITS (CONSISTING OF TWELVE PAGES) FOLLOW]
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CHESTER COUNTY, SOUTH CAROLINA

Joe Branham, Chairman
Chester County Council

(SEAL)
ATTEST:

Kristie Donaldson
Clerk to Council

First Reading	May 20, 2024
Public Hearing	June 3, 2024
Second Reading	June 17, 2024
Third Reading	June 17, 2024

obligation bonds; and

(d) Each capital project on Exhibit B, which is to be funded with proceeds from the Bond, is intended to serve a County-wide purpose and/or is anticipated to have a County-wide impact and is not intended to provide a special benefit to any particular area of the County to the exclusion of the remainder of the County.

SECTION 2. All resolutions and parts thereof in conflict herewith are, to the extent of such conflict, repealed.

RESOLVED: June 17, 2024

CHESTER COUNTY, SOUTH CAROLINA

Joe Branham, Chairman
Chester County Council

(SEAL)
ATTEST:

Kristie Donaldson
Clerk to Council

EXHIBIT A

429-014	Replace 30 Turnout Gear / Cylinders	\$ 316.24
429-018	West Chester Fire pager replacement	\$ 1,115.00
429-019	North Chester Fire - 2 Air Compressor	\$ 959.58
429-020	Rossville Fire - Extrication Tool	\$ 119.60
429-021	FL Fire - 2 Blitz Monitor Nozzles	\$ 3,941.05
429-022	Lando Fire - Replace Flooring	\$ 102.00
428-011	Law Enforcement Center in Richburg - Sheriff's Dept	\$ 435.16
428-015	Replace HVAC Control System - Detention Center	\$ 60,000.00
428-016	2 Swiftwater Boats & Equipment - Fire Coordinator	\$ 831.57
428-018	Extractor/Washer for Turnout Gear (Lando) - Rural Fire	\$ 141.10
428-019	3 Sets of Turnout Gear, 4 Pagers (North Chester) - Rural Fire	\$ 965.50
428-020	Darley AGE Pump (Richburg) - Rural Fire	\$ 4,950.73
428-021	1,000 GPM Pump (South Chester) - Rural Fire	\$ 8.95
428-023	Power Load for New Ambulance - EMS	\$ 20,000.00
428-024	Aggregate	\$ 15,241.28
427-002	Ambulance	\$ 6,294.90
427-003	Sheriff Vehicle	\$ 3,405.97
427-004	IT Encoder/Server	\$ 584.81
427-005	Tractor Bush Hog	\$ 375.71
427-007	Rural Fire Tanker Modifications	\$ (900.74)
426-001	Fire Tanker overhaul	\$ (1,575.18)
426-002	Firefighter Turnout Gear (51 sets)	\$ 495.00
426-006	911 UPS Batteries (48 batteries)	\$ 904.28
426-008	CCDC Locking System	\$ 356.19
426-009	30 Desktop PC's	\$ 0.04
426-010	HVAC System for EMA	\$ 12,000.00
425-005	Turn Out Gear	\$ 144.00
425-006	County vehicle equipment (tires for fire trucks)	\$ 1,692.01
425-007	5 Sheriff's Patrol Vehicles - #143,145,147,173,176	\$ 898.62
425-008	E911 Repeaters	\$ 13,178.20
425-009	Patrol Officer Equipment	\$ 1,126.79
425-011	Magistrate's office digital court recording	\$ 11,780.45
425-012	Building & Zoning Code equipment	\$ 25.22
425-013	Motor Pool equipment	\$ 1,850.00
425-014	County computer upgrades/replacements	\$ 21.59
425-017	County Vehicles & equipment	\$ 1,707.29
425-018	Aggregate	\$ 521.80
424-005	New Body Armor (15) - Not Allocated as Capital	\$ 156.46
424-008	EMA Building & Renovations	\$ 3,718.66
424-009	Digital Diagnostic Reader	\$ 5,100.00
424-010	Building & Zoning Software - Not Allocated as Capital	\$ 1,000.00
424-014	Correct HVAC duct work at old jail	\$ 71,272.33
424-015	Magistrates Court reconfiguration - Not Allocated as Capital	\$ 26,650.00
		<u><u>\$ 271,912.16</u></u>

EXHIBIT B

\$1,667,625.84

(AVAILABLE BOND PROCEEDS FOR PROJECTS, DOES NOT INCLUDE COSTS OF ISSUANCE)

<u>Department</u>	<u>Request(s)</u>	<u>Allocated</u>
150 - Coroner's Office	Hydraulic Scissor Lift	4,746.00
155 - Voter Registration	Heavy Reinforced Door	500.00
	(102) Voting Machine Thumb Drives	10,200.00
160 - Motor Pool/Auto Maint	Shop Press 50 Ton	4,250.00
170 - Building Maintenance	Access Control and Security at Chester War Memorial Bldg.	14,000.00
	Memorial Building - (2) HVAC Units	58,000.00
	Trailer - Big Tex 16ET Trailer for Skid Steer	11,295.00
	Government Complex - Gym Equipment Replacement	25,000.00
176 - Network Computer Sys	Server / Firewall	18,208.00
	Computers Countywide	40,000.00
	UPS Three Phase Power Capacitor and Batteries	8,000.00
	Website Design	50,000.00
	Council Chambers - Technology Upgrades	40,000.00
301 - Sheriff's Office	Patrol Cars	476,000.00
	Flock Cameras Program	84,000.00
345 - Fire Coordinator	Mid-size SUV's	43,916.00
	Great Falls Fire Station - Medical Equipment	11,500.00
	Great Falls Fire Station - Building Improvements	30,000.00
	Computer Equipment for Fire Marshal, GFFD, and Part-time units	2,500.00
	Turn out gear sets	40,000.00
350 - County Fire	Breath Air Compressor	85,000.00
	SCBA Rechargeable Batteries	30,000.00
	Fire Turnout Gear	100,000.00
	Radios	47,898.00
	Radio Batteries	16,416.00
	Leeds Fire Department - Roof Replacement / Front Apron Replacement	20,525.00
	North Chester Fire Department - Various Equipment	23,754.00
	West Chester Fire Department - Ceiling Replacement / Paint - Main Station	12,000.00
365 - Animal Control	Mounting Unit for Laptop w/ internet	4,485.00
402 - Public Works	ADA Transition Plans / Improvements	25,000.00
501 - EMS	Medical Equipment	15,000.00
	ALS Stryker Equipment Program	35,028.00
F301 - Solid Waste Collection	Leaf Blowers - Each Convenience Site	2,500.00
	Concrete Repairs - Convenience Sites - 3 Sites	31,667.00
	(6) Compactors / (5) Open Top Containers - Recycling	174,150.00
	Electrical Upgrade for (6) Compactors	33,000.00
	(1) Roll-off Truck	286,000.00
F502 - Gateway	HVAC Replacement	55,000.00

TOTAL PROJECT COST		<u>1,969,538.00</u>
	TOTAL	<u>1,969,538.00</u>
	PROCEEDS FROM PRIOR BOND ISSUES (EXHIBIT A)	(271,912.16)
	ACCOUNT 430-013-5400 "30 SCBA CYLINDERS" TO SCBA	
	RECHARGEABLE BATTERIES	(30,000.00)
	<u>PROJECT FUND NEEDED FROM BORROWING</u>	<u>1,667,625.84</u>

°and related equipment and any other capital items that do not exceed,
individually or in aggregate, 1% of the Bond's par amount.

Chester County Planning Commission Minutes

May 21, 2024

1. **Call to Order** – Vice Chairman Hill called meeting to order.

Quorum Established: Vice Chairman Azzie Lee Hill, Commissioners Nancy Walley, Marvin Grant, and Douglas Josey present. Israel Bunting Sr. present but unable to vote due to training required, with Chairman Robert Raines and Commissioner Shawn Hough absent with previous notification.

Staff: Mike Levister and Jaime Chappell

2. **Approval of Agenda** – Commissioner Grant motioned to approve, second by Commissioner Walley and Josey. Vote 4-0 to approve.
3. **Approval of Minutes from April 16, 2024, Meeting** – Quorum not established with Chairman Raines and Commissioner Hough was absent for this meeting but was present for the April 16, 2024, meeting.
4. **New Business**

- a. **CCMA24-10 Bonnie Burgess request Tax Map #060-01-00-021-000 at 1208 Radcliff Road, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2).**

Bonnie Ann Burgess stated she lives at 1208 Radcliff Road in Chester. The reason for this request is we are trying to upgrade our home. We're currently living in a single wide and we'd like to get a double wide. Matter of fact, next door to us there's a double wide as well and we just want to upgrade our home because it's really old and there's a lot of repairs that need to be done. And we'd rather buy a double wide and get something bigger for us to live in because it's real small.

Commissioner Josey motioned to approve, second by Commissioner Grant. Vote 4-0 to approve.

Vice Chairman Hill stated okay, what happens here now, we are just an advisory to County Council. It still has to go to County Council. They have three readings or three discussions on it. And a final decision will be made after the third reading. Our planning director, Mr. Levister can keep you informed as to when County Council meetings are. They are usually the third Monday in each month. Barring no holiday but at any rate, you can contact Mr. Levister and he'll keep you informed as to how it's progressing.

- b. **CCLDV24-03 Bryant and Kim Puckett requests a Street Access Easement for Tax Map #161-04-01-038-000 located at 3241 Scott Road, Great Falls, SC 29055.**

Commissioner Grant motioned to approve, second by Commissioner Josey. Vote 4-0 to approve.

- c. **RNC24-01** Bryant and Kim Puckett request naming a street access easement on Tax Map #161-04-01-038-000 at 3241 Scott Road, Great Falls, SC 29055. The name requested is Trevor Lane and approved by the 911 Address Coordinator.

Commissioner Walley motioned to approve, second by Commissioner Josey. Vote 4-0 to approve.

- d. **CCPCLDP24-01- Final Plat for Woodhaven Subdivision Map 1(Phase 1) with 100 lots located on Village Drive, Chester, SC- 30.266 acres. Tax Map # 079-04-02-088-000 with PD (Planned Development District) zoning district.**

Caleb Saruse stated I'm with Forestar, developer of Woodhaven subdivision and we're trying to get our first plat approved for 100 Lots.

Commissioner Josey asked is this where they are clearing off now.

Mr. Saruse stated yes sir, on the north side is where we are trying to get approval of Village Drive.

Commissioner Grant stated there are two entrances on Village Drive, is that correct.

Mr. Saruse stated yes sir on the north side and two entrances on the south side.

Commissioner Walley stated I noticed one thing when going over the paperwork, not it may make no difference. I don't know, that's why I'm asking it. The paperwork submitted about the power of attorney for the insurance company. This is the paper I'm talking about, this and the one right after it for specialty insurance. The notary's Commission is expired, it expired in April. So, I don't know if that makes any difference or not. I'm sure she probably has renewed it. But all notarized signatures by her are expired at the time you're bringing it to us. That's what I want to say.

Mr. Saruse stated the bond was submitted a couple of months ago for this and approved prior.

Planning Director Mike Levister stated so, Forestar submitted the bond as you see for almost \$4.3 million to County Council. The County Council reviewed it with the County Attorney and approved the bond amount. But even with the April date on it, they beat that submittal to this planning commission prior to that date of expiration. So now she's probably got a new stamp. I would suggest that she probably does. But everything has been submitted prior to that date of her expiration, the first stamp.

Commissioner Walley stated that I just didn't want it to be something that came up that we didn't notice.

Commissioner Walley motioned to approve, second by Commissioner Josey and Grant. Vote 4-0 to approve.

Vice Chairman Hill stated same thing that I said with the previous couple. You will stay in touch...

Planning Director Mike Levister stated it's done. The plat tonight when you all approved it, it's a final deal for phase one of the Village Drive plan development. They don't go to nobody else. But whenever they decide, Forestar decide to do a different phase and then they'll come through the same process and present it to County Council, then to the Planning Commission for approval.

Vice Chairman Hill stated go in peace and you are free to leave.

5. Comments/Discussion

Vice Chairman Hill stated comments, discussion from us.

Commissioner Grant stated I'm assuming we have a meeting next month.

Staff Jaime Chappell stated yes sir we do.

Vice Chairman Hills asked if there is anything else that claims our attention.

Commissioner Bunting stated I heard that they want.

Vice Chairman Hill stated speak into the mic so Jaime can hear you.

Commissioner Bunting stated I heard that they won't approve any more building because of the water not being able to supply water to these subdivisions.

Planning Director Mike Levister stated that would sewer. County Council had a resolution. That was to actually pause development for subdivisions and planned developments in certain areas of the county. Well, last night they voted to revoke that, and put a moratorium and extended that to March of 2025.

Commissioner Grant stated so there is still a moratorium in the Richburg area.

Planning Director Mike Levister stated there is a moratorium now as of last night, well it's been voted on the first reading last night. That's what's been proposed by County Council. It's not a complete signed off because it has to have three readings, but the first reading was last night.

Commissioner Bunting stated so, that had something to do with the 901 subdivisions.

Planning Director Mike Levister stated the sewer capacities are limited demand at this time until they get the project that they are working on to correct that issue.

Commissioner Walley stated Mike is that for the ones we've already voted on? They can't do anything.

Planning Director Mike Levister stated No. They've already been approved. As you know, in your packet, it already has availability letters, for capacity for anything that is presented to County Council and to the Planning Commission. We don't move forward, if they don't have availability for the projects.

Commissioner Bunting stated so the new subdivision that's coming up on number nine that's almost on the corner of 901.

Planning Director Mike Levister stated that's Stanton Subdivision.

Commissioner Bunting stated that's already been approved.

Planning Director Mike Levister stated yes sir.

Vice Chairman Hill asked is there anything else that claims our attention.

6. Adjourn Commissioner Grant motioned to adjourn, seconded by Commissioner Walley. Vote 4-0 to adjourn. Time 6:49 PM.

Notice of Meeting: Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the May 1, 2024, The Chester News and Reporter. All properties were also posted.



Chester County, South Carolina
Department of Planning, Building & Zoning
1476 J.A. Cochran Bypass
Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 5-21-24 Case # CCMA24-10 Invoice # 7940

The applicant hereby requests that the property described to be rezoned from RG1 to RG2

Please give your reason for this rezoning request:

Our singlewide is falling apart. We want to buy a doublewide.

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: _____

Property Address Information

Property address: 1208 Radcliff Road, Chester, SC 29706
Tax Map Number: 060-01-00-021-000 Acres: 2.037-

Any structures on the property: yes _____ no ☒. If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

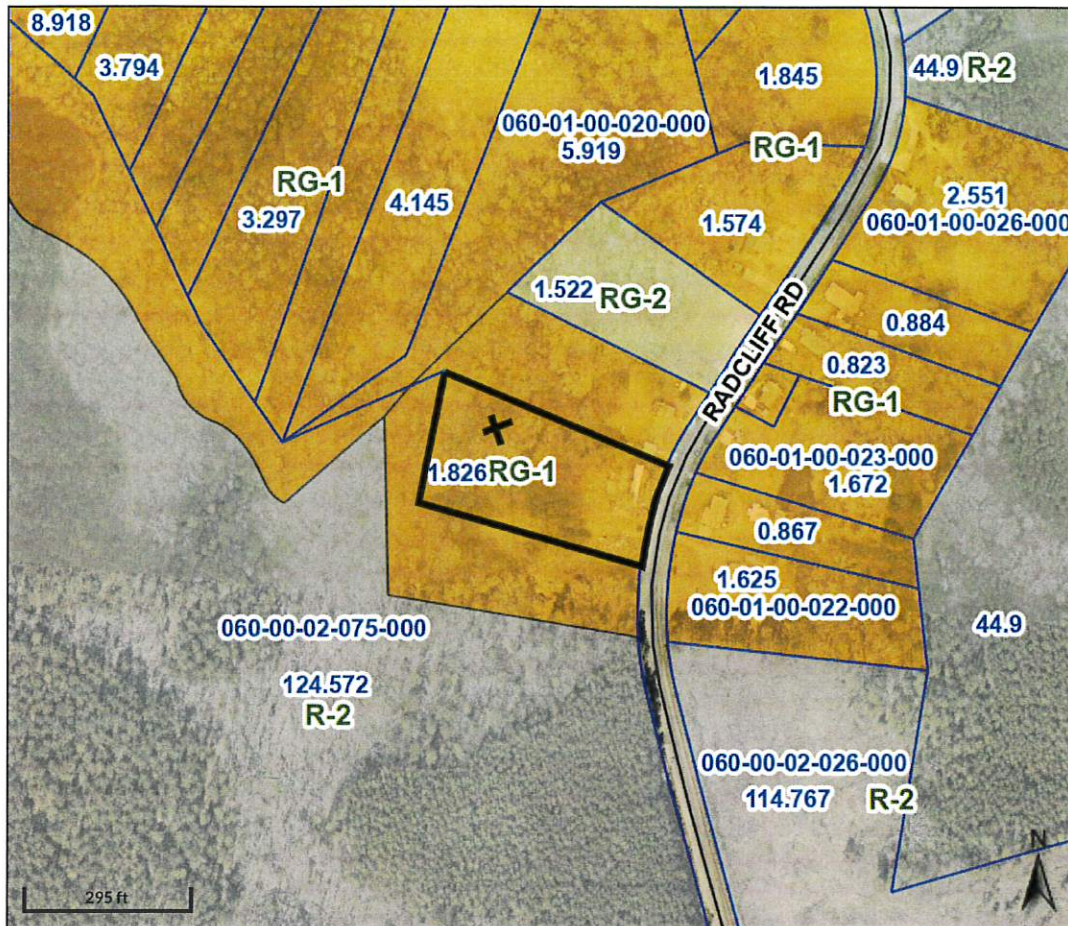
Applicant(s): Bonnie Burgess
Address 1208 Radcliff Rd. Chester, SC 29706
Telephone: _____ cell _____ work _____
E-Mail Address: _____

Owner(s) if other than applicant(s): same
Address: _____
Telephone: _____ cell _____ work _____
E-Mail Address: _____

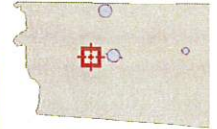
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Bonnie Burgess Date: 3/18/24
Applicant signature: Bonnie Burgess Date: 3/18/24

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Overview



Parcel ID	060-01-00-021-000	Alternate ID	n/a	Owner Address	BURGESS BONNIE ANNE
Sec/Twp/Rng	n/a	Class	R		1208 RADCLIFFE ROAD
Property Address	1208 RADCLIFF RD	Acreage	1.826		CHESTER SC 29706
District	01				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 3/18/2024
Last Data Uploaded: 3/18/2024 2:11:24 AM

Developed by  **Schneider**
GEOSPATIAL

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

COUNTY Chester

CARD 1 OF CARDS

TAX MAP

DISTRICT 1

DATE OF APPRAISAL

APPRAISER

060-01-00-021-000
BURGESS BONNIE ANNE

1208 RADCLIFFE ROAD
CHESTER SC 29706

TRANSFERRED FROM

Deed Book

Deed Page

Acres or Lots

Plat Book

Plat Page

Date of Sale

SALES PRICE

Leonard E. Odom, et al (1/5)

384

116

2 AC

5-16-55

1

James Rufus Odom (1/5)

277

2

2-26-51

Will

Deanna P. Roebuck Puffie

545

746

2 AC

1-28-88

\$800.00

James E. Odom - Deed of Dist

692

100

3 lots

2-20-96

95ES1200064

Martha M. Odom - Deed of Dist

692

102

3 lots

2-20-96

95ES1200084

James Danny Odom

1033

149

2 AC

CH 3

5-17-82

P-8A 4-21-11 \$18,000 Convey

PROPERTY LOCATION	GENERAL DATA	LAND	Make	Model	Monthly Rental
St., Rt. & No.	Yr. Built	Land	Make	Model	Monthly Rental
City	Economic Life	Imp.	Yr. Built	Condition	G. M. M.
Use	Condition	L. H.	Size	Indicated Value	
Subdivision	Quality	Total			
Legal Description	Annual Rent	Stamps			
	Bldg. Permit	Old Map Ref.			
	Mort.	File No.			

STANDARD CLASSIFICATION	PROPERTY DATA	LAND CLASSIFICATION
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.
Progressive	Paved Road	Buildings
Static	Earth Road	Pavement
Regressive	Railroad	Fence
Old	Water	Landscaping
New	Airport	Well
		All Utilities

LAND	LOT SIZE	FRONT	DEPTH	REAR	OTHER
------	----------	-------	-------	------	-------

Number of Acres	2012 1104 4 AC	Number of Lots	2500
Per Acre Value		Number of Front Ft.	
Value for Acres		Per Lot Value	
Returned Area	4 AC	Per Front Ft. Value	
Legal Area	2 AC	Value for Lots	
Planimetered Area	4 AC	Value for Fr. Ft.	
Total Land Value			

ESTIMATED MARKET VALUE

	Land Acres or Lots	Improvement	Total
Number	1104	MH	
Cost Approach	14,800		
Market Approach			
Income Approach	14,800		14,800
Correlated Value			
Assessed %	8,300		8,300
Reviewed by	2020 RA 16,000	Date	

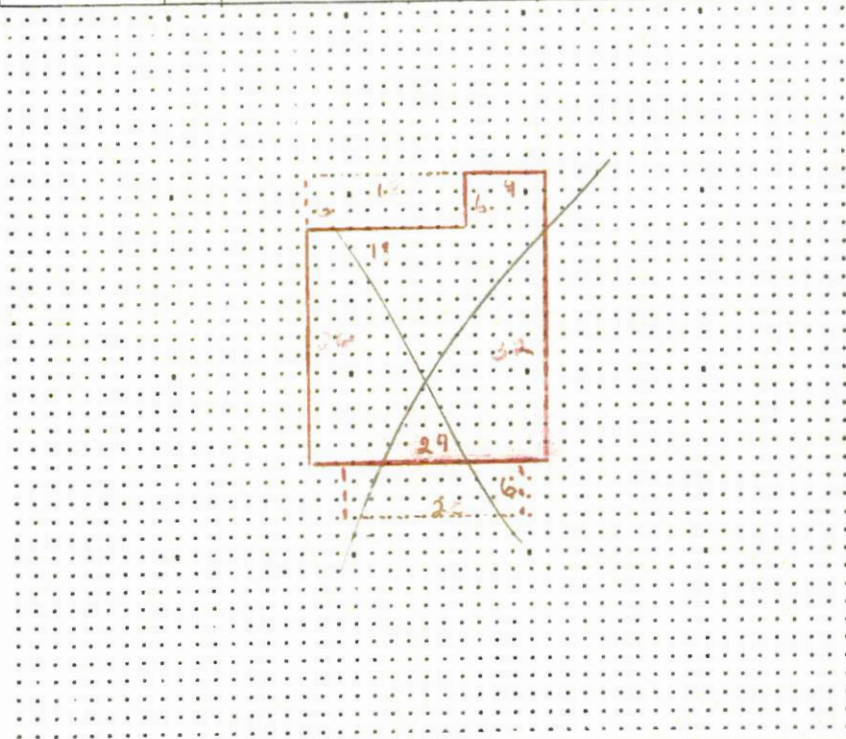
Remarks & Description

DEANNA DELORES ROEBUCK 1/5 int.

Zoning

R-6-1

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family	✓	Class I			7500	0.41	4,245	684	2,222	7500	1,200
Split Level	Fam. Rented											
Colonial	Fam. Duplex											
Cape Code	Condominiums	1980	Class I	N.D.								
Conventional		200	STORICE			80	10.00					800
Modern												



FOUNDATION - 1				FLOORS - 4				PLUMBING - 6				TOTAL			
Masonry Walls				Concrete				Bathroom No. 1				800			
				Earth				St. Sh. Bath							
				Hardwood				Two Fixt. Bath							
				Pine				St. Shower							
				Single Fl.				Water Closets							
				Asphalt Tile				Lavatories							
				Terrazzo				Kitch Sinks							
				W. W. Carp.				No Plumbing							
				Reinf. Conc.											
				Wood Joist											
				Rubber Tile											



Current Year (2024) Changes



Search Options

[Map Number](#)

060-01-00-021-000

Real

00200393

History Year

[Name 1](#)

BURGESS BONNIE ANNE

[Other Map Number](#)

Find

Alerts

Owner Information

Post Initials

WES

Reason for Change

Activity Date

06/04/2021

Name 2

Address 1

1208 RADCLIFFE ROAD

Land Value

14,800

Address 2

CHESTER SC

Building Value

Total Market Value

14,800

Zip Code

29706

Total Tax Value

14,800

Codes

District

01

Fire Code

WC

WEST CHESTER

Town

Neighborhood

RG1

MULTI FAMILY RES

Subdivision

Use Class

Description

Legal

[Location](#)

Street Number

1208

Street Name

RADCLIFFE ROAD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number

060-01-00-021-000

Real

00200393

History Year

Name 1

BURGESS BONNIE ANNE

Other Map Number



Alerts

Owner Information

Post Initials

WES

Reason for Change

Activity Date

06/04/2021

Name 2

Address 1

1208 RADCLIFFE ROAD

Land Value

14,800

Address 2

CHESTER SC

Building Value

Total Market Value

14,800

Zip Code

29706

Total Tax Value

14,800

Codes

District

01

Fire Code

WC

WEST CHESTER

Town

Subdivision

Description

Legal

Neighborhood

RG1

MULTI FAMILY RES

Use Class

Location

Street Number

1208

Street Name

RADCLIFFE ROAD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

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Exempt

Scroll by: MAP#



Building & Zoning Department
1476 J A Cochran Bypass
Chester, SC 29706
Phone: (803) 581-0942
Fax: (855) 930-0979

Issued to:

Bonnie Burgess

1208 Radcliff Rd.
Chester, SC 29706

Receipt No. 7940

Date 03/18/2024
Cashier ichappell

Payment Items

Map Amendment Rezoning Application

\$150.00

\$150.00

Form of Payment

Credit Card \$150.00
\$150.00

Thank you for your payment.

PLAT OF SURVEY FOR
JERALD THOMAS & BONNIE BURGESS
LOCATED AT 1208 RADCLIFF ROAD,
CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA

MARCH 22, 2011

REFERENCES; TAX MAP#60-1-0-21

D.B.692 PG.102; D.B.384 PG.116

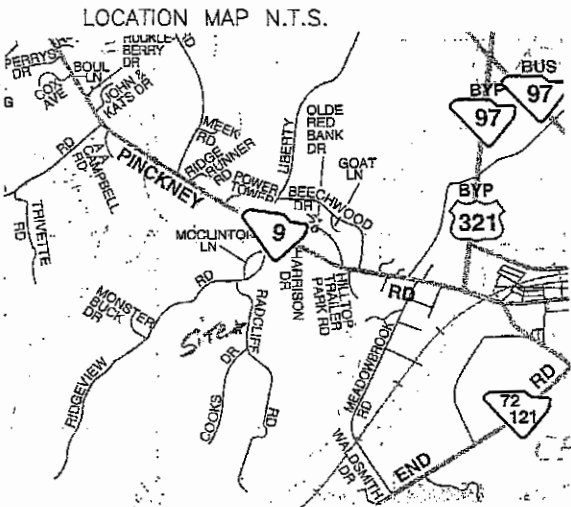
201100068281
Filed for Record in
CHESTER COUNTY SC
SUE K. CARPENTER, CLERK OF COURT
04-21-2011 At 10:47:39 a.m.
PLAT 10.00

Volume _____ Page _____

MAGNETIC NORTH

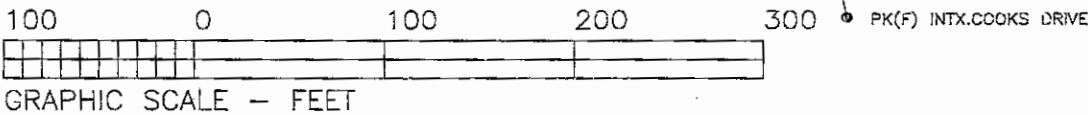
TAX MAP#60-1-0-20
IRMA H. CHITWOOD
D.B.1010 PG.206

TAX MAP#060-00-02-026
TIMBERVEST PARTNERS SOUTH CAROLINA LLC
D.B.901 PG.118; P.B."N" PG.203



NOTE:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
P.P. = PINCHED PIPE

1"=100'



NO NEW LOTS OR LINES ESTABLISHED

HIPP LAND SURVEYING, INC.
3574 VICTORIAN HILLS DRIVE
RICHBURG, S.C. 29729
PHONE (803) 789 3716

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPPI AND WAS COMPLETED ON THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21, AND IS OF CLASS -A STANDARD. THE AREA (IF SHOWN) WAS DETERMINED USING THE D.M.D. METHOD. BEARINGS WERE RECKONED AS SHOWN. ENCROACHMENTS ARE AS SHOWN. UNLESS NOTED STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

WILLIAM V. HIPPI, P.L.S. 17567