



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, June 23, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman Bobby Raines, Councilman John Agee, Councilman William Killian (6:13pm arrival), Councilman Corey Guy (virtual-intermittent/executive session arrival), County Administrator Brian Hester, County Attorney Nicole Workman, Clerk to Council Kristie Donaldson

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 6:02pm and declared a quorum of council present.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Chairman Wilson.

3. APPROVAL OF MINUTES

a) June 2, 2025 Council Workshop Minutes

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 4-0 to approve.

b) June 9, 2025 County Council Meeting Minutes

Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 4-0 to approve.

4. CITIZEN'S COMMENTS

John Massey of 171 E Lacy Street addressed Council concerning the Mount Hebron African American Cemetery. He asked that the county cemetery committee to take the lead in maintaining the historic site and requested road clearing and funding support from the county council.

5. PUBLIC HEARING

Chairman Wilson opened the Public Hearing and stated that no one had signed up to speak. The Public Hearing was closed with no speakers.

- #### a) Ordinance 2025-12 Authorizing, pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, the execution and delivery of a fee-in-lieu of ad valorem taxes agreement by and between Chester County, South Carolina, and Chester PV1, LLC, acting for itself, one or more current or future affiliates and other project companies (collectively, "company"); providing for a fee-in-lieu of ad valorem taxes incentives; modifying a joint county industrial and business park of Chester and York counties so as to enlarge the park; the provision of special source revenue credits; and other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) 3rd Reading of Ordinance 2025-12

Authorizing, pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, the execution and delivery of a fee-in-lieu of ad valorem taxes agreement by and between Chester County, South Carolina, and Chester PV1, LLC, acting for itself, one or more current or future affiliates and other project companies (collectively, "company"); providing for a fee-in-lieu of ad valorem taxes incentives; modifying a joint county industrial and

business park of Chester and York counties so as to enlarge the park; the provision of special source revenue credits; and other related matters.

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 4-0 to approve.

b) **1st Reading of Ordinance 2025-13 (Title Only)**

Approving the execution and delivery of a project agreement between the County and Project Eureka Mills; and providing for other related matters.

Vice Chair Mosley motioned to approve, seconded by Councilman Agee. Vote 4-0 to approve.

c) **Resolution 2025-13 Identifying the capital projects as part of a program of general obligation borrowing for calendar year 2025; updating the list of capital projects related to prior general obligation borrowings for calendar years 2022-2024; allocating amounts from the capital project funds; and providing for other related matters.**

Treasurer Tommy Darby explained Resolution 2025-13, which authorized the county to borrow funds for capital projects. He detailed a total project fund of \$2,244,302.80, noting they would use \$244,302.80 from prior completed bond projects and \$200,000 from the capital reserve fund to offset costs. He highlighted that this was part of a program the county had been implementing since 2016, using a level millage to fund debt service.

Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 5-0 to approve.

d) **Resolution 2025-14 Providing for changes to the county employee /personnel handbook relating to a new tuition reimbursement policy; and providing for other related matters.**

Administrator Hester presented a new tuition reimbursement policy for county employees. The policy required employees to be full-time for at least 12 months and take job-related courses at accredited institutions. Reimbursement would be at the state rate, with 100% reimbursement per credit hour a grade 'A', 75% for a 'B', and 50% for a grade of 'C.' Administrator Hester also explained that employees would need to repay the funds if they left voluntarily within 24 months of receiving the reimbursement.

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-0 to approve.

7. ADMINISTRATOR'S REPORT

Administrator Hester introduced Morgan McDougald Shirley as the county's first Communications Officer, highlighting her status as a lifelong Chester native with extensive marketing experience. He also shared an update on former Councilman Branham, reporting on a recent visit where Mr. Branham sent greetings to the council and expressed hope of returning to work. Administrator Hester also reported that Ward Road has been completed and expressed gratitude to the crew for their efforts.

8. OLD BUSINESS

9. NEW BUSINESS

a) **Gateway to Chester County: Visitor & Veterans History Center**

Britt Stoudenmire, Chester County Tourism

Britt Stoudenmire presented the Gateway to Chester County Veterans History Center project. He outlined the project's aim to transform the gateway into an immersive veterans and battlefields discovery hub, featuring multimedia exhibits and artifacts. Mr. Stoudenmire highlighted the potential economic impact, estimating 10,000 annual visitors and \$390,000 in local economic injections. He stated that the project aims to be completed by the end of 2026, coinciding with South Carolina's 250th anniversary.

b) **SC Parks Recreation and Tourism's 'Undiscovered SC' Grant Match Approval**

Administrator Hester explained the financials for the Veterans History Center project. He noted the local A-tax fund had a balance of \$587,000, with \$41,253 already allocated to the project. He proposed using an additional \$58,747 from the fund to provide the \$100,000 matching funds required for the grant.

Administrator Hester emphasized that HW Designs would perform the project work, and all costs were expected to be grant-eligible.

Vice Chair Mosley motioned to approve the Undiscovered SC grant match up to \$100,000, seconded by Councilman Raines. Vote 5-0 to approve.

c) **Information Technology Department Update**

David Schuelke, IT Director

Director Schuelke provided an IT department update, highlighting that his two-person team handles about seven to eight tickets daily with an average of a four-hour resolution time. He discussed ongoing projects including website development (70% complete), Toshiba printer deployment, and contract reviews. Completed projects included the county council chamber upgrade with new digital boards and monitors, Paycor payroll system rollout, and Samsara fleet management implementation. Director Schuelke also noted they've been actively involved in cybersecurity groups and achieved \$80,000 in contract savings.

10. BOARDS AND COMMISSIONS

11. EXECUTIVE SESSION

Vice Chair Mosley motioned to enter executive session, seconded by Councilman Raines. Vote 5-0 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 – P2485
- b) Legal advice concerning municipality annexation
- c) Discussion of appointment of a person to a public body – Capital Project Sales Tax Commission

12. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Raines motioned to return to regular session, seconded by Vice Chair Mosley. Vote 6-0 to return to regular session.

- a) Action taken regarding Project P2485
Chairman Wilson stated this item was taken as information only.
- b) Action taken regarding municipality annexation
Chairman Wilson stated this item was taken as information only.
- c) Action taken regarding Capital Project Sales Tax Commission appointment
Vice Chair Mosley motioned to approve a resolution to include the City of Chester selections of Susan Kovas, Ms. Kovas' appointments of Eddie Railey and Ginger Sharpe to be on the Capital Project Sales Tax Commission and on behalf of the county: Melvin Jackson, Steve Bishop, and Pam Temple. Seconded by Councilman Raines. Vote 6-0 to approve.

13. COUNCIL COMMENTS

Councilman Agee stated he received a nice card from the family of Councilman Mike Vaughn. Vice Chair Mosley wished Councilman Killian a happy early birthday. Councilman Agee mentioned the repair of Charlie Barber's road—Lynn Road. Vice Chair Mosley also wished Nicole a happy early birthday. Councilman Killian stated he would be having a 60th birthday party at the memorial building on July 5th and invited all of council to attend.

14. ADJOURN

Vice Chair Mosley motioned to adjourn, seconded by Councilman Killian. Vote 6-0 to adjourn.

Time of adjournment: 7:58pm

Kristie Donaldson, Clerk to Council