



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, July 21, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Councilman Bobby Raines, Councilman John Agee, Councilman Corey Guy, Councilman William Killian (6:03 arrival), County Administrator Brian Hester, Attorney Michael Kozlarek, Clerk to Council Kristie Donaldson

Absent: Vice Chair Erin Mosley

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 6:00pm and declared a quorum of council present.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Guy.

3. APPROVAL OF MINUTES

- a) July 7, 2025 County Council Meeting Minutes

Councilman Raines motioned to approve, seconded by Councilman Guy. Vote 4-0 to approve.

- b) July 14, 2025 County Council Workshop Minutes

Councilman Raines motioned to approve, seconded by Councilman Killian. Vote 4-0 to approve.

4. CITIZEN'S COMMENTS

None.

5. PUBLIC HEARING

Chairman Wilson opened the public hearing and stated no speakers were registered to speak. Chairman Wilson offered any audience members to speak—none arose. Chairman Wilson closed the public hearing.

- a) Ordinance 2025-13 Approving the execution and delivery of a project agreement between the County and Project Eureka Mills; and providing for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 2nd Reading of Ordinance 2025-13

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

Councilman Guy motioned to approve, seconded by Councilman Killian. Vote 5-0 to approve.

- b) 1st Reading of Ordinance 2025-14

The addition of definitions to Chapter 22 – Article I- In General, Section 22-1; amending language of Article II- Nuisance Abatement, Section 22-19 to provide for additional conditions that result in a Public Nuisance; and to provide for other related matters.

Councilman Raines motioned to approve, seconded by Councilman Killian. Vote 5-0 to approve.

- c) Resolution 2025-17 - A resolution approving and ratifying an assignment and assumption agreement by and between 1589 Cedarhurst, LLC and BR Diversified Industrial Portfolio 6, DST with respect to the fee in lieu of tax and incentive agreement by and between Chester County, South Carolina and 1589 Cedarhurst, LLC dated February 18, 2025.

Attorney Kozlarek clarified that the resolution involves a related entity transferring their interest, specifically noting that the current investment at the facility is \$23,543,670 (corrected from an earlier figure of \$24,828,995

Councilman Killian motioned to approve, seconded by Councilman Agee. Vote 5-0 to approve.

d) **1st Reading of Ordinance 2025-15 (Title Only)**

An ordinance approving and ratifying an amended and restated fee in lieu of tax and incentive agreement by and between Chester County, South Carolina, and BR Diversified Industrial Portfolio 6, DST, a Delaware Statutory Trust; and providing for other related matters.

Councilman Raines motioned to approve, seconded by Councilman Killian. Vote 5-0 to approve.

e) **Resolution 2025-18 - Providing preliminary approval, pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, for the execution and delivery of a fee in lieu of ad valorem taxes and special source revenue credit agreement by and between Chester County, South Carolina, and Chester Asphalt Terminal LLC, a South Carolina limited liability company ("company"); providing for a fee in lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and providing for other related matters.**

Councilman Agee motioned to approve, seconded by Councilman Killian. Vote 5-0 to approve.

f) **1st Reading of Ordinance 2025-16**

Authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Chester Asphalt Terminal LLC; providing for a fee in lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.

Councilman Raines motioned to approve, seconded by Councilman Guy. Vote 5-0 to approve.

7. ADMINISTRATOR'S REPORT

Administrator Hester addressed noise complaints from the new IKO facility and stated they are working on an action plan to limit disruptions. He highlighted the Council of Governments' recent NATO Impact Award and noted the lack of one-time (C-fund) road funding this year. Administrator Hester announced that the CPST Committee has been formed, and Attorney Kozlarek is working closely with them and their first meeting will potentially be in August. He also announced Kristie Donaldson's promotion to Purchasing and Procurement Director, where she will continue to serve as Interim Clerk to Council while a replacement is sought. Mr. Hester also celebrated the birth of Nicole Workman's son, Charles Campbell Workman, and reminded everyone that Citizens Academy enrollment is still open for the program starting August 19.

8. OLD BUSINESS

9. NEW BUSINESS

a) **Accommodations Tax Board Fiscal Year 2025-2026 Recommendations**

Maria Hedgepath, A-Tax Board Chair

Maria Hedgepath presented the Accommodations Tax Board funding recommendations for fiscal year 2025-2026. She explained they had more money to distribute and fewer applications this year, allowing them to allocate more funds back to museums. The board carefully reviewed each application and made funding recommendations based on tourist impact and project details.

Councilman Raines motioned to approve the A-Tax funding recommendations, seconded by Councilman Guy. Vote 5-0 to approve.

b) Assessor's Office Update

Rick Anderson, Assessor

Assessor Anderson provided a department update and presented the county's reassessment process for 2025. He explained that South Carolina requires counties to reappraise all properties every five years, with Chester County's last reassessment occurring in 2021. Mr. Anderson detailed how they would assess 25,000 properties, sending sales and assessment data to the Department of Revenue for review. He noted that they received approval for reassessment in late March and had been updating property records since then. Assessor Anderson described how they would send out assessment notices in the next two to three weeks, which would show fair market value, tax value, and other property details. He emphasized that while property values might increase significantly, the taxable value would be capped at 15%. Agricultural land values would remain unchanged, as the state sets those values. Mr. Anderson invited property owners to contact his office with any questions about the reassessment process.

c) Consideration of multi-year Microsoft EA Contract

Corbin Dawson, Network Administrator

Mr. Dawson addressed Council requesting approval for a three-year Microsoft Enterprise Agreement contract. He explained that the total contract cost was \$360,050.16, which broke down to \$20,016.72 per year. Mr. Dawson highlighted that this was a state contract through Shi for Microsoft licensing, and it represented a significant cost savings. He noted that the new contract would save approximately 18% compared to their original budget, amounting to around \$47,000 in savings over the three-year period. The contract was a budgeted item, and Mr. Dawson emphasized the financial benefits of moving to this state contract, which was necessitated by recent changes made by Microsoft.

Councilman Guy motioned to approve, seconded by Councilman Raines. Vote 5-0 to approve.

10. BOARDS AND COMMISSIONS

a) Fort Lawn Fire Protection District Board Resignation

Councilman Agee motioned to accept the resignation of Earl Thrailkill, seconded by Councilman Raines. Vote 5-0 to accept.

11. EXECUTIVE SESSION

Councilman Raines motioned to enter into executive session, seconded by Councilman Killian. Vote 5-0 to enter.

a) Discussion of matters relating to the project update of proposed location or expansion of industries:

1. Project P2480
2. Project P2493
3. Project P2515
4. Project P2485
5. Project P2507
6. Project P2532
7. Project P2422

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 P2251

c) 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 P2254

- d) Receipt of legal advice where the legal advice relates to the County Landfill

12. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Guy motioned to return to regular session, seconded by Councilman Raines. Vote 5-0 to return. Chairman Wilson noted corrections to two of the project numbers. Project P2251 should be 2551 and Project P2254 should be P2554. Chairman Wilson stated that all items were taken as information only.

- a) Action taken regarding:
 - 1. Project P2480
 - 2. Project P2493
 - 3. Project P2515
 - 4. Project P2485
 - 5. Project P2507
 - 6. Project P2532
 - 7. Project P2422
- b) Action taken regarding Project P2251
- c) Action taken regarding Project P2254
- d) Action taken regarding County Landfill

13. COUNCIL COMMENTS

Chairman Wilson stated that Mr. Hester reminds us that there will not be a council meeting on August 4th and the next meeting will be held on August 18th.

Councilman Agee congratulated a lady that works for Chester County that will be graduating with her masters from USC in nursing.

Chairman Wilson congratulated Clerk to Council Kristie Donaldson on her promotion and expressed appreciation for all that she has done for county council and helping in the interim.

14. ADJOURN

Councilman Raines motioned to adjourn, seconded by Councilman Killian. Vote 5-0 to adjourn.

Time of adjournment: 8:28pm

Kristie Donaldson

Clerk to Council