



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, August 19, 2024 | 6:00 PM

MINUTES

Present: Vice Chairman Pete Wilson, Councilman William Killian, Councilman Corey Guy, Councilman Mike Vaughn, Councilman John Agee, Councilwoman Erin Mosley, County Administrator Brian Hester, County Attorney Nicole Workman

Absent: Chairman Joe Branham

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Guy.

3. APPROVAL OF MINUTES

a) July 15, 2024 Council Meeting Minutes

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

4. CITIZEN'S COMMENTS

Bonnie Vicari, 143 York Street, addressed Council expressing her support for Chester County Animal Control organization and funding.

Muddy Vicari, 120 Academy Street, addressed Council complimenting the Chester County Animal Control team and her support for the new facility.

Lisa Bridgewater, 152 York Street, addressed Council commending the work of Chester County Animal Control and supporting the new building.

Roxann James, 3007 Steele Village Road, addressed Council concerning her excitement and concerns for Rodman Sports Complex and the plan for moving forward.

Forest Baker, 118 York Street, addressed Council in support of the Rodman Sports Complex improvements.

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

7. ADMINISTRATOR'S REPORT

County Administrator Brian Hester introduced J.P. McNeil as the new Deputy Director of Emergency Services and County Fire and Stacy Hodgson as the new Animal Control Supervisor. Mr. Hester recognized the department directors and team that has been volunteering at the Fort Lawn Community Center for the past two months. He also announced the new Planner will begin working on September 9th. Administrator Hester thanked Mr. Ed Darby, Emergency Management Director, and staff for their hard work in preparedness for the arrival of Tropical Storm Debby. Mr. Hester announced that sign ups for Chester County Citizen's Academy would be available beginning September 3rd and would be open for the first twenty people that register. He also let employees know that there will be a health fair on October 18th at

the Gateway Conference Center. Mr. Hester also informed Council that he has been selected by the SC Association of Counties to serve on the legislative committee representing Public Safety.

8. OLD BUSINESS

9. NEW BUSINESS

a) Setting of the 2024 Millage Rates

Donnie Wade, Auditor

Tommy Darby, Treasurer

Auditor Donnie Wade stated his pride of Council and presented the 2024 Millage Rates as level, just as last year, except for very minimal changes with fire districts.

Councilman Killian motioned to approve/set the 2024 millage, second by Councilwoman Mosley. Vote 6-0 to approve.

b) Chester-Catawba Regional Airport Projects Update and Grant Match Request (**Page 7**)

Keith Roach, Airport Director

Mr. Keith Roach spoke with Council regarding the Chester Airport and improvements. Mr. Roach informed the Council of funding and improvements occurring at the airport and a two-part grant to replace the 30-year-old lighting at the airport. The first part of the grant totaled \$137,000 of which \$6,884 was funded by the state and grant match. He stated that the first part is completed and the second part of \$1,436,163 of which \$1,292,547 is being funded by the federal government with a state match of \$71,808. Mr. Roach requested consideration of a grant match from the county in the amount of \$71,808.

Councilman Vaughn motioned to approve airport grant match in the amount of \$71,808, second by Councilman Guy. Vote 6-0 to approve.

Mr. Roach continued by informing Council of a state sponsored grant for excavation to improve the maintenance approaches of the runway in the amount of \$11,382. Mr. Roach explained the state funded portion is 75% and the airport commission has agreed to fund the remaining 25%. Mr. Roach expressed how fortunate Chester County is to have more than one runway and explained that the second runway is in need of repair. Mr. Roach informed Council that Chester County has the chance to redo this runway with the help of federal funding. He explained that the first part of this two-part grant will consist of the design of the project in the amount of \$290,382 and the state will fund \$261,344 which will leave the county's grant match totaling \$29,038. Mr. Roach explained that this funding was not budgeted for this year because it was projected for next year, but another airport did not meet the criteria, and the state funding became available for Chester airport for this year. Administrator Hester stated that Treasurer Darby and himself conferred and the design phase would need to be funded this year, so we did not lose the spot we were given. Mr. Hester also stated that the total runway project is estimated to total around \$3 million range. Councilwoman Mosley motioned to approve the grant match of \$29,038, second by Councilman Vaughn. Vote 6-0 to approve.

c) Awarded SC DHEC Grant Information

Molly Knowlton, Recycling Coordinator

Robert Hall, Public Works Director

Recycling Coordinator Molly Knowlton updated Council regarding the SC DHEC grants that were recently received for Chester County. Mrs. Knowlton informed Council that \$16,972 in grants were awarded: a Used Oil Grant in the amount of \$7,672 and a Solid Waste Grant in the amount of

\$9,300. Mrs. Knowlton explained that the funds from the Used Oil Grant will go toward updating the current oil collection offered at the convenient sites including new funnels, containers, oil-spill kits, and signage. She also explained that the Solid Waste Grant funds will be used for new recycling programs, anti-freeze acceptance at the sites, and sheds to store electronic waste. Mrs. Knowlton expressed her gratitude for being able to attend conferences, to be able to network and learn more about the application and funding for the grants.

d) Purchasing Department Update

Susan Cok, Director of Contracts and Procurement

Director Susan Cok updated Council regarding job descriptions and roles of the Buyer and herself and the bid process for the Chester County.

e) Approval of bid for Project # 22222-0012 Rodman Sports Complex Improvements

Brian Hester, County Administrator

Administrator Hester presented Council with the bid approval for Rodman Sports Complex. Mr. Hester reviewed that the project had been discussed, designed and redesigned for 10 years. He stated that in 2020 the allotment for the project included \$150,000 from local A-Tax, \$1,153,803 from the capital project sales tax referendum, and \$2,949,198 from the Gateway fund reallocation for a total of \$4,253,001.00. Administrator Hester stated that in July of 2023, three months after he became County Administrator, sealed bids were accepted for the project and the plan was to demolish the three existing fields and build a four-plex baseball complex in its place. Mr. Hester stated the low bid was \$5,094,867 for construction. Mr. Hester stated at that time he asked Council for permission not to accept the bid and make a commitment that the team could do a better job. Mr. Hester stated that a new plan was conceived to move the construction of the four-plex to the vacant spot of land on the property and save the existing three fields. Mr. Hester stated that the Parks and Recreation Advisory Board approved those plans in September of last year and Council Members were kept informed through administrative reports, open session reports, and numerous conversations. Mr. Hester clarified that there were four fields total currently at Rodman, and four more would be added with this bid along with new restrooms, concession stands, scorekeepers' boxes for each field. He also stated that there are five alternates for scoreboards, foul poles, dugouts, irrigation, and an emergency vehicle entrance and staging area. Mr. Hester stated that the low bid that he is seeking approval for is in the amount of \$3,444,720.34.

Councilman guy motioned to approve Project Number 22222-0012 Rodman Sports Complex improvements in the amount of \$3,444,720.34, second by Councilman Killian. Vote 6-0 to approve.

f) Recommendation for approval of funding for Rodman Sports Complex

Brian Hester, County Administrator

Administrator Hester asked Council to authorize spending of a portion of excess CPST Funds, currently totaling \$4.8 million, for Rodman Sports Complex. Mr. Hester stated that the spending of excess Gateway funds is in accordance with Ordinance 2021-18. Administrator Hester explained that the funding would be used for LED lighting, sod, and contingency.

Vice Chairman Wilson motioned to approve the use of CPST funds in the amount of \$938,507 for sod, lighting, and contingency in regard to the Rodman Sports Complex, second by Councilman Killian. Vote 6-0 to approve.

g) 1st Reading of CCMA24-11 Timothy McWatters request a portion of (.566 acres) Tax Map #154-00-00-007-000 located at 3580 Catawba River Road, Fort Lawn, SC 29714 to be rezoned from Agricultural District (AG) to Rural Two District (R2). The Planning Commission voted 5-0 to approve.

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

10. BOARDS AND COMMISSIONS

11. EXECUTIVE SESSION

Councilwoman Mosley motioned to enter executive session, second by Councilman Vaughn. Vote 6-0 to enter executive session.

- a) Receipt of legal advice regarding a real estate matter – Duke Energy
- b) Discussion of negotiations incident to proposed contractual arrangements - Animal Shelter.
- c) Discussion of negotiations based on proposed contractual arrangements of the Great Falls Fire MOU – Town of Great Falls

12. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Vaughn motioned to return to regular session, second by Councilman Killian. Vote 6-0 to return to regular session.

- a) Action taken regarding Duke Energy
Councilman Vaughn motioned to authorize the Administrator to explore and enter into an MOU for a lease agreement with Duke Energy for the Fishing Creek access area, second by Councilwoman Mosley. Vote 6-0 to approve.
- b) Action taken regarding Animal Shelter
Councilwoman Mosley motioned for Mr. Hester to proceed with contractual agreements regarding the animal shelter with additional funding from the Gateway fund source, second by Councilman Guy. Vote 6-0 to approve.
- c) Action taken regarding Town of Great Falls
Councilman Vaughn motioned to authorize the county attorney to respond in writing to the request made by the Great Falls town government regarding the county fire MOU with the contract to be renegotiated prior to the end of the fiscal year with the exception of Great Falls' ability to start their own fire service which would be allowed at this time, second by Councilman Guy. Vote 6-0 to approve.

13. COUNCIL COMMENTS

Councilman Agee and Councilman Vaughn recognized the Town of Great Falls Council Members that attended the meeting.

14. ADJOURN

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

9:57pm
Kristie Donaldson
Clerk to Council