

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, February 1st, 2021 at 6:00 PM

Present: Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilwoman Mary Guy, Councilman William Killian, Clerk to Council Karen Lee and County Attorney Joanie Winters. Rules of Procedure Section 2-59- and 60 were suspended.

Absent: Councilman Pete Wilson was absent with prior notification.

1. **Call to Order-** Interim Chairman Dr. Frederick called the meeting to order at 6:05 pm.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison: Councilwoman Guy gave the invocation.
3. **Approval of Minutes-** January 19th, 2021 Council Minutes.
Councilman Vaughn motioned to approve, second by Councilman Killian. Vote 5-0 to approve.
4. **Citizen Comments-** No one signed up to speak.
5. **Public Hearing-** No one signed up to speak.
 - a. **3rd Reading of 2021-1** An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. (Research and Development Park).
6. **Ordinances/Resolutions/Proclamation**
 - a. **Recognition of Chester EMS Regional Paramedic Competition.**
Britt Lineberger, EMS Director stated on January 9th the Chester County EMS team Elena Malzahn and Jonathan Flynn competed in the regional paramedic competition and won. This makes the second year in a row a Chester County team has won. They will compete in the state competition in March and hopes they will bring a trophy home.
 - b. **3rd Reading of 2021-1 An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. (Research and Development Park).**
Vice Chairman Branham motioned to approve, second by Councilman Killian. Vote 5-0 to approve.
 - c. **2nd Reading of 2021-2 An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. (Chiller and boiler replacement Detention Center).**
Councilwoman Guy motioned to approve, second by Councilman Killian. Vote 5-0 to approve.
 - d. **Resolution 2021-5 Amending Resolution 2020-25(A) To Amend the List of Capital Projects Being Funded as Part of a Program of General Obligation Borrowing, And Other Related Matters.**
IT Director David Schuelke stated originally the funds were for an encoder to update the Facebook live feed but was later amended for security of the building. He wants to re-amend the resolution again to for a server and networking equipment. Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

7. **Old Business**

a. 3rd Reading of CCMA20-12: Diane Young request Tax Map # 078-01-01-061-000 a lot located on Hughes Road, Chester, SC 29706 be rezoned from R-2 (Rural Two) to RG2 (General Residential).
Planning Commission voted 4-0 to approve. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

b. Procedures for outside agencies applying for grants. Interim Chairman Dr. Frederick.
Councilman Jordan motioned to approve by resolution, second by Councilman Vaughn. Vote 5-0 to approve.

8. **New Business**

a. Introduction of Project Manager for Economic Development- Robert Long.
Economic Developer Robert Long introduced Kris Phillips as the new Project Manager. Mr. Phillips stated he was excited to bring the knowledge and skills he had learned over the years to Chester County. He had worked with Mr. Long on other projects in the past and he can't wait to be a part of Chester County.

9. **Boards and Commissions**

a. Appointment to Board & Commissions-Councilman Killian

1. Appointment to Tax Assessment Appeals Board.

Councilman Killian motioned to appoint William King, second by Councilman Jordan. Vote 5-0 to approve.

2. Appointment to Parks & Recreation Advisory Board.

Councilman Killian motioned to appoint Hiawatha Clifton, second by Councilman Vaughn. Vote 5-0 to approve.

3. Appointment to Construction Board of Appeal.

Councilman Killian motioned to appoint Major Williamson, second by Councilman Jordan. Vote 5-0 to approve.

4. Appointment to the Library Board.

Councilman Killian motioned to appoint Marquita Fair, second by Councilman Vaughn. Vote 5-0 to approve.

5. Reappointment to Accommodation Tax Committee.

Councilman Killian motioned to reappoint Elizabeth Claytor, second by Councilman Jordan. Vote 5-0 to approve.

6. Reappointment to Zoning Board of Appeals Board.

Councilman Killian motioned to reappoint Ella Spann, second by Councilman Vaughn. Vote 5-0 to approve.

7. Reappointment to Planning Commission.

Councilman Killian motioned to reappoint Azzie Lee Hill, second by Councilman Jordan. Vote 5-0 to approve.

8. Reappointment to Hazel Pittman Board.

Councilman Killian motioned to reappoint Shirleen Gore, second by Councilman Jordan. Vote 5-0 to approve.

b. Appointment to Board and Commissions-Councilman Jordan.

1. Resignation from Fort Lawn Fire Protection Commission.

Councilman Jordan motioned to accept Janet Anderson's resignation, second by Vice Chairman Branham. Vote 5-0 to approve.

2. Appointment to Fort Lawn Fire Protection Commission.

Councilman Jordan motioned to appoint Linda Gandy, second by Councilman Killian. Vote 5-0 to approve.

c. Appointment to Boards and Commissions-County Council

1. Reappointments to Burnt House Meeting Cemetery.

Councilman Jordan motioned to reappoint Roxann James, second by Vice Chairman Branham. Vote 5-0 to approve.

Councilman Vaughn motioned to reappoint Gloria Kellerauls, second by Vice Chairman Branham. Vote 5-0 to approve.

2. Appointment to Burnt House Meeting Cemetery.

Vice Chairman Branham motioned to appoint Tally Johnson, second by Councilman Killian. Vote 5-0 to approve.

10. Executive Session

Councilwoman Guy motioned to go to Executive Session, second by Councilman Jordan. Vote 5-0 to approve.

- a. To receive legal advice regarding Project Magma.
- b. Personnel matter related to the Tax Assessor's Office.
- c. To receive legal advice on a property purchase.
- d. To receive a legal update on litigation regarding the Sheriff's Office.

11. Council Actions Following Executive Session.

Councilman Vaughn motioned to go back to Regular Session, second by Councilman Jordan. Vote 5-0 to approve.

a. Action taken regarding legal advice for Project Magma.

(i) Resolution 2021-4- Inducement Agreement for fee in lieu for Project Magma.

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 Agreement By And Between Chester County, South Carolina, And A Company Identified For The Time Being As Project Magma, Acting For Itself, One Or More Current Or Future Affiliates, And Other Project Companies (Collectively, "Company") And An Incentive Agreement Between The County And The Company; Providing For A Fee-In-Lieu Of Ad Valorem Taxes Incentive; Providing For A Special Source Revenue Credit; Modifying A Joint County Industrial And Business Park Agreement Between Chester And York Counties So As To Enlarge The Park; Authorizing The Execution And Delivery Of One Or More Grant Agreements; And Other Related Matters. Councilman Vaughn motioned to approve, second by Councilman Killian. Vote 5-0 to approve.

(ii) 1st Reading of 2021-3 In Title Only for Incentive Agreement for Project Magma.

An ordinance authorizing 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 Agreement By And Between Chester County, South Carolina, And A Company Identified For The Time Being As Project Magma, Acting For Itself, One Or More Current Or Future Affiliates, And Other Project Companies (Collectively, "Company") Providing For A Fee-In-Lieu Of Ad Valorem Taxes Incentive; Providing For A Special Source Revenue Credit; Modifying A Joint County Industrial And Business Park Agreement Between Chester And York Counties So As To Enlarge The Park; Authorizing The Execution And Delivery Of One Or More Grant Agreements; And Other Related Matters. Vice Chairman Branham motioned to approve, second by Councilman Killian. Vote 5-0 to approve.

b. Action taken regarding personnel matter related to the Tax Assessor's Office.

Taken as information only.

c. **Action taken regarding legal advice on property purchase.** Taken as information only.

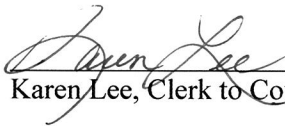
d. **Action taken regarding legal update of the Sheriff's Office.** Taken as information only.

12. Council Comments

Vice Chairman Branham apologized for not being at the meeting, but he had been around someone who had COVID. He felt fine with no symptoms but was doing his quarantine. Councilman Guy stated she agreed she had it as well and was retested but still did not feel comfortable coming in person.

13. Adjourn- Councilman Jordan motioned to adjourn, second by Councilman Killian. Vote 5-0 to adjourn.

Time: 7:55 pm.



Karen Lee, Clerk to Council

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.