

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Tuesday, July 6th, 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 Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters. Councilman Killian was absent.

1. **Call to Order-**Interim Chairman Dr. Frederick called the meeting to order at 6:01 PM.
2. **Pledge of Allegiance and Invocation.** Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of Minutes-June 21st, 2021 Council Minutes.**
Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

4. **Citizen Comments**

Jeff Harris, 4354 Simpson Road, Edgemoor, SC asked Council to table the third reading for planned developments scheduled for July 19th. He asked Council to do more independent research to make a decision that was best for the community.

Barry Dodson, 3631 Hernandez Road, Richburg, SC stated planned developments were not good for the community also a bad deal for Chester County.

Joe Moss, 3559 Hernandez Road, Richburg, SC stated you only get one shot of getting it right the first time, he asked not to rush to a decision, but to take time to learn as much as they could and make the best possible decision for the people of Chester County that live here and the ones coming.

Chaplin Spencer, Jr., 226 East Main St, Rock Hill, SC stated he represented several residents who were not against growth but against bad growth. Planned developments were meant to benefit the community not the developer.

Judson Stringfellow, 2116 Crown Centre, Charlotte, NC stated he and his team had been working on plans for the PUD request since 2018, this was not an overnight idea.

Roxann James, 3007 Steele Village Rd, Rock Hill SC, stated she wanted more information on the 2014 CPST balance, walking trails and park grants. She wants to see the new construction plans for Rodman, would like to add walking trails.

5. **Public Hearing-** Interim Chairman Dr. Frederick opened the public hearing. No one signed up to speak.
 - a. **3rd Reading of 2021-8 Ordinance to Adopt a Fund Balance Policy.**
Interim Chairman Dr. Frederick closed the public hearing.

6. **Ordinances/Resolutions/Proclamations**

a. **3rd Reading of 2021-8 Ordinance to Adopt a Fund Balance Policy.**

Attorney Winters stated for the record the minimum assignment would be 25% not to exceed 50 % percent of the general fund. Treasurer Tommy Darby said currently as the budget stood now 25% of the budget would be

6.2 million with 50% being around 12.5 million to give a range for now. Currently it's at 10.1 million and expected to be about 10.5 million to close out the fiscal year. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

b. 2nd Reading of 2021-9 Ordinance to Repeal section 46-94 of the Chester County Code-transporting loose material. Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

c. Resolution 2021-13 To Approve Chester County 2021-2022 Departmental Organizational Charts.

Human Resource Director Hyatte Kelsey stated there were several changes to the charts. In the Supervisor department the executive administrative assistant position was dissolved and replaced with assistant county supervisor. In Building Maintenance four new positions were added, two maintenance workers who will be cutting grass since a reduction in some of the grass contracts had been eliminated. Also, two custodians' positions were added he believed the plan was to reduce or eliminate some of those contracts as well. An Animal Control Director was added to the Animal Control department, the Treasurer's department restructured their chart and added a Grants Writer. In EMS the Operation Manager was unfrozen. The Road Dept also unfroze a truck driver position. The Assessor's office restructured their chart to make it flow with what everyone does. In Human Resources he stated he changed the name from Risk/Benefits Technician to Benefits Administrator/Risk Tech. Mr. Kelsey stated Litter Enforcement/Nuisance Abatement Officer change to Code Enforcement Officer. The IT Director had requested adding a GIS Technician (unfunded) as a placement position to his chart. He and 911 Director Doug McMurray were in the process of trying to find a way to fund the position since there is a great need to have someone handle the County's GIS system. The other was title change from Moral Wellness Director to Parks & Recreation Director.

Councilman Wilson asked if Mr. Kelsey's office would supply the County Attorney job descriptions for the Assistant County Supervisor and the Grant's Writer positions for her to review along with Council seeing them as well. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

7. **Old Business**

a. 3rd Reading of CCMA21-14: Judy Funderburk request Tax Map # 158-01-08-007-000 located at 1474 Catawba River Road, Fort Lawn, SC be rezoned from R1 (Rural One) to RG-2 (General Residential). *Planning Commission voted 6-0 to deny.* Councilman Vaughn motioned to approve the rezoning, second by Councilman Wilson. Vote 5-0 to approve.

b. 2nd Reading of CCMA21-17: - David Woods request Tax Map # 079-01-14-017-000 located at 730 Sugarplum Road, Chester be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). Planning Commission voted 7-0 to approve. Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

c. 2nd Reading of CCMA21-18: - Eugene Raffaldt request Tax Map # 161-01-00-011-000 located at 5584 Brooklyn Road, Great Falls be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). Planning Commission voted 7-0 to approve. Councilman Vaughn motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.

d. 2nd Reading of CCMA21-19: - Carolina Gypsum, LLC request Tax Map # 080-02-02-006-000 located at 531 Wilson Street, Chester be rezoned from GC (General Commercial) to ID-2 (Limited Industrial). Planning Commission vote 7-0 to approve. Vice Chairman Branham motioned to approve with a reverter clause if the applicant closed the business, it would revert back to GC, second by Councilman Jordan. Vote 5-0 to approve.

e. From CCTC:

- 1. Action taken on repair on Wylie Road.** Taken as information.
- 2. Action taken for signage on Sugar Plum Road.** Taken as information.
- 3. Action taken regarding the update on the Pedestrian Crossing Agreement at Railroad at Pizza Hut.** Council asked Attorney Winters to talk to the railroad and get more information and follow up with Council.
- 4. Action taken regarding the update on Craigbrow and Quail Hollow sidewalks.**
Vice Chairman Branham motioned to give Bill Coleman authorization to apply for the TAP's program, second by Councilman Vaughn. Vote 5-0 to approve.
- 5. Action taken regarding the update on Baseball Alley.** Taken as information.
- 6. Action taken regarding update JA Cochran Bypass and Ashford Street Sidewalk installation.** Taken as information.
- 7. Action taken regarding Deerbranch Road.** Taken as information.
- 8. Action taken regarding the Recommendation of Award for Britt Lane.**
Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
- 9. Action taken regarding the approval to the SCDOT in the amount of \$500.00 for dedication markers Christopher King, Sr. Memorial Highway Dedication Sign.**
Councilwoman Guy motioned, second by Councilman Jordan. Vote 5-0 to approve.
- 10. Action taken to reimburse the Road Department for Road Maintenance from April 21, 2021 to June 18, 2021 in the amount of \$14,505.01 dollars.** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.

8. New Business

- a. Council to consider a multi-year contract for Election Systems & Software Maintenance in the amount of \$73,725 dollars. Voter Registration Director Karen Roach.** Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.
- b. Council to consider a 5-year 911 contract for UPS maintenance paid annually in the amount of \$2540.16 dollars for the Sheriff's Office. E 911 Director Doug McMurray.** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.
- c. Council to consider a new 3-year contract for extended service for a Truvista line upgrade and RB office line in the amount of \$3700 + taxes for the Sheriff's office and paid monthly. E911 Director Doug McMurray.** Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.
- d. Council to consider a 3-year contract service agreement renewal for Johnson Controls fire inspections in the amount of \$3,900.22 annually. E911 Director Doug McMurray.** Councilman Jordan motioned to approve provided a revised contract is issued removing the indemnity provisions, second by Vice Chairman Branham. Vote 5-0 to approve.
- e. Discuss the Sheriff's office request to apply for a CPD De-escalation Training Grant. - Sheriff Dorsey** Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

f. Requirements under State Law for Development Agreements- County Council.

Attorney Winters stated under the South Carolina local government development agreement act in title six, the agreement guides the developments, it helps dictate things that Council has been concerned about such as design standards and infrastructure. The statute requires a policy and procedure to guide the process of a development agreement. It also has very strict requirements for development agreements. She stated it can't just be whatever we want, it has to follow South Carolina law, in order to do a development plan, we have to have an updated comprehensive plan, which is something that I know Council's been working towards development agreements. They are very specific and detailed to a project you don't have one size fits all. You do not have a template; they are designed for each development. The policies and procedures for development agreements must be adopted by ordinance.

9. Boards and Commissions

a. Resignation from the Board of Assessment of Appeals. Interim Chairman Dr. Frederick.

Councilwoman Guy motioned to accept Gene Loving's resignation, second by Councilman Jordan. Vote 5-0 to approve.

- 10. Executive Session-**Vice Chairman Branham motioned to go to executive session, second by Councilman Vaughn. Vote 5-0 to approve. Vice Chairman Branham motioned to temporarily suspend executive session and go back to regular session, second by Councilman Wilson. Vote 5-0 to approve.

Regular Session: Councilman Vaughn motioned to add "discussion of pending projects" to the agenda, second by Vice Chairman Branham. Vote 5-0 to approve.

Jarrett Davis from Brun DMC gave an update of current projects ongoing in the County. He stated the *North Chester Fire Station* site work had been awarded and was at 70 percent complete. The vertical portion of the project the design of the structure had been completed and had been submitted for public solicitation.

The *Hazmat Building* project that will be located on the southeast corner of this property, the design build solicitation is due for submittals to the County this Thursday morning at 10AM. The *Animal Control facility* had been looked at with several different options to build the facility on a new site in phases or renovating the existing facility. Mr. Davis said you would only be getting an extra 800 square feet to the existing building, if the new site is chosen it would be 21,000 square feet once everything is completed. The cost to renovate the existing shelter would be around 1.4 to 1.6 million, building a new one around 4.5 to 5 million dollars and done in phases.

The *Rodman Complex* design came in higher than the budget for 1.1 million, the design they were asked to do came in at 3.2 million which would complete the whole master plan. If they move forward with the plan for Rodman they would not keep the existing ballfields there now; they would be demolished and redone.

Councilman Jordan motioned to go back to executive session, second by Councilwoman Guy. Vote 5-0 to approve.

Executive Session:

- a. To receive legal advice regarding the 2018 Bond. Attorney Winters.
- b. To receive legal advice regarding Project 2043. Attorney Winters.
- c. To receive legal advice regarding Project 2106. Attorney Winters.
- d. To receive legal advice regarding the local sales option tax-Attorney Winters.
- e. To receive legal advice regarding County Infrastructure. - Attorney Winters.

11. Council Actions Following Executive Session

Councilwoman Guy motioned to go back to regular session, second by Vice Chairman Branham. Vote 5-0 to approve.

- a. **Action taken regarding legal advice for the 2018 Bond.** Taken as information.
- b. **Action taken regarding legal advice for Project 2043.** Taken as information.
- c. **Action taken regarding legal advice for Project 2106.** Taken as information.
- d. **Action taken regarding legal advice for the local sales option tax.** Taken as information.
- e. **Action taken regarding legal advice for County Infrastructure.** Taken as information.

12. Council Comments-None

13. Adjourn

Councilwoman Guy motioned to adjourn, second by Councilman Jordan. Vote 5-0 to adjourn.

Time 10:15 PM

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.

