



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, October 2nd, 2023 at 6:00 PM

MINUTES

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilman Corey Guy Councilwoman Erin Mosley, Councilman John Agee, Councilman William Killian, County Administrator Brian Hester, County Attorney Joanie Winters and Clerk to Council Karen Lee.

1. **Call to Order-** Chairman Branham called the meeting to order.
2. **Pledge of Allegiance and Invocation-**Pledge was recited in unison; Councilman Guy gave the invocation.
3. **Approval of Minutes**
 - a. **September 18th, 2023 Council minutes.**
Councilman Killian motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

4. **Citizen Comments**

Shawn Saras, 2738 Lyle Road, Chester, SC addressed Council regarding being opposed to the rezoning of both Gaston Springs properties.

Susan Kovas, Chester addressed Council stating she was in support of the work Britt Stoudenmire, the new Parks & Recreation/Tourism Director was accomplishing for the children of Chester County.

Roxanne James, 3007 Steele Village Rd, Rock Hill addressed Council thanking Parks & Recreation Director Britt Stoudenmire for the work he is doing at the Rodman Baseball Complex.

5. **Public Hearing**
 - a. **2nd Reading of 2023-19 Approving the Execution and Delivery Of A Development Agreement Between The County And Gaston Springs LLC Regarding The Gaston Farms Road Project; And Other Related Matters.** Roxanne James, 3007 Steele Village Road, Rock Hill suggested to Council a caution light be installed on the corner of Lyle and Gaston Farm Road and Lando and Gaston Farm Road. She said you cannot see where the road ends in any direction. Mrs. James asked how the \$5000 dollar per home would be allocated. Administrator Hester stated the allocation would be determined at a future date. It's important to understand that money will not start coming in until the building starts. When the building starts, that could be two years from now three years from now and then it's going to take a five-to-seven-year time, potentially to build out. It would be wrong for us to determine an allocation for that money right now based on services. I think from a perspective, it would probably be more in line with a percentage going to the different services related to growth. And that's a recommendation this council will have to vote on but right now, nothing has been determined. I have had some discussions with council members on planning for the allocation of that money.

6. Ordinances/Resolutions/Proclamations

a. A Proclamation to Honor the Service of Britt Lineberger.

Chairman Branham along with the rest of Council and audience attending thanked Britt for his thirty years of service to EMS and Chester County and his support and efforts for constant improvements to EMS. His accomplishments were long and distinguished and too numerous to list. He moved Chester County EMS service license from basic life support to advanced life support. Ended on-call schedule for Chester County EMS and was the first 911 service in South Carolina to change shifts from 24/48 to 24/72 to add an additional shift. Wrote treatment protocols for patient care to include other first responders. Made Chester EMS one of the first services in South Carolina to meet the mandatory Electronic Patient Care Reporting requirements. Served as Interim IT for Chester County and also redesigned and rebuilt the County network. When asked for a list of his accomplishments he stated he was “just doing his job”.

b. 2nd Reading of 2023-19 Approving the Execution And Delivery Of A Development Agreement Between The County And Gaston Springs LLC Regarding The Gaston Farms Road Project; And Other Related Matters. Councilman Guy motioned to approve, second by Councilman Killian. Councilman Guy stated he would like to see the money from the development fee put into a fund once 200 homes were built instead of using it throughout the year and not knowing where the money was going. Vice Chairman Wilson agreed, stating any money gained from the development fees should go back to that area for support and growth. Vote 5-2 to approve. Councilman Agee and Vaughn opposed.

c. 2023-23 Resolution to create Emergency Services Org Chart.

Administrator Hester stated this was not combining fire and EMS into one leader, there would be one director over Fire and EMS. There will be a Deputy Director over Fire and Deputy Director over EMS. Councilman Guy motioned to approve, second by Councilman Vaughn. Vote 7-0 to approve.

d. 2023-24 Resolution to amend County Administrators Org Chart to include Emergency Services Director. Vice Chairman Wilson motioned to approve, second by Councilman Killian. Vote 7-0 to approve.

7. Administrator’s Report

Administrator Hester provided the following report:

1. Sediment Runoff at Knightsbridge: He stated Mr. Levister, Planning Director met with DHEC to clarify how the issues would be resolved. They mobilized crews to address the concerns. LGI had been made aware and had not taken the appropriate steps to address the environmental compliance requirements. Chester County staff will issue a notice violation to the primary permittee the corrective action to bring the site into compliance. If the permittee fails to address and correct the current issues with the time provided enforcement actions would be implemented.

A stormwater and erosion permit fee will be created for future developments and reviewed by him and Council. Once the fee is approved routine site inspections can be performed. **2. North Chester Fire Station:**

They have a few minor corrections, once those have been completed a grand opening would be held. **3. Lewis Fire Station:** Bids due back by October 19. **4. Animal Shelter:** He would probably sign the contract this week, for the topographic surveys and site preparation. **4. Animal Control:** Interviews are in process, he hoped to have someone hired for the position by the end of the week. **5. Project Manager:** Four candidates have been chosen; the final interviews should be next week. **6. Parks & Recreation Supervisor:** Still in the interview process. **7. Emergency Services Director:** Starting interviews next week. **8. Open Enrollment:** Starts Oct 1st thru Oct 31st for all county employees. **9. AEDS:** Two have been installed in the County building, one at the front entrance and the back entrance.

8. Old Business

a. Updates regarding Burnt Meeting House Cemetery- Rev. Neely Gaston.

Mr. Gaston thanked Council for their support in putting a great committee together for the Burnt Meeting House Cemetery board. The committee attended the South Carolina Archives and History Center last week. Some of the members plan to attend the York County Library Genealogy and Family History Expo October 14. The SCV third brigade has volunteered to cleanup with weather permitting on October 28 and the make up date would be November 18 to continue to keep the cemetery clean. Dr. Jonathan Leader will perform a ground penetrating radar survey of the

site between November and February. This would also bring attention to any others that might be buried there, particularly slave families, they want to trace genealogy. He asked if the County would partner with the Chester Citizens Alliance that would allow them to receive tax deductible gifts for the Burnt Meeting House Cemetery. They were also working on a grant; the grant would not be allowed to be given to the County but would have to be distributed through a 501C3. Mr. Gaston stated they had received a bid from Gaulden Monuments to repair and straighten the headstones at the cemetery in the amount of \$3743 dollars. He asked Council to approve a DAR matching grant proposal up to \$10,000 dollars to complete repairs to the Burnt Meeting House site which would include the headstone repair, straightening the stones and repair the fence and the placing of the historical markers. Councilman Vaughn motioned to approve a matching grant of \$10,000 dollars, second by Councilwoman Mosley. Vote 7-0 to approve. Councilwoman Mosley motioned to approve \$3743 to Gaulden Monuments for repairs, second by Vice Chairman Wilson. Vote 7-0 to approve. Councilman Guy motioned to allow the Burnt Meeting House Cemetery to partner with Chester Citizens Alliance, second by Councilwoman Mosley. Vote 7-0 to approve.

b. Updates regarding Parks & Recreation/Tourism- Director Britt Stoudenmire.

Mr. Stoudenmire gave an update on the **Rodman redesign**. He stated it was just a sketch that could be done in phases. Phase one build a four Plex and when it's done, move the children over and then update the other side in phase two. Also, if you look close you can see the ADA compliant playground. In phase two, we would ADA compliant the three remaining fields or four remaining fields, including the one at the bottom and then do any other work that needs to be done to bring those up to speed. This was presented to the Parks and Advisory board. And they voted unanimously to support this design and it seems to have been received well in the community. We're moving forward to see how it lays out and if it'll fit in that spot and do more work. **The Parks and Recreation Supervisor Position:** interviews are complete and will be offering the job this week. Mr. Stoudenmire stated Guy Hall and Nelson Lopez maintain the fields from Baton Rouge all the way down to David Minor Park and they take great pride in their work, and it shows. **Gateway Center-** From January to present we're having a career year on the revenue end of things were 6 ½ percent over last year which was a career year. Not including a COVID outlier in 2020. We're up 49 ½ percent over the six-year average. And that's just the start. A budget was approved for a technology match to upgrade the inside of the gateway which is severely lacking and needs to be improved. They met with Tony Pope and the commission this past week and looked at how we wanted to do that and instead of bringing everything up to a good level, we decided that if we were going to do it, we wanted to do it exceptionally so we're looking at it in a phase one, two and three by rooms. And our hope is to bring the salon area, which has four rooms with the latest technology on the market, so that we can really promote conferences. And the technology would start and move across the three main areas there. And I think it's going to really have a positive impact on our revenue. Today we met to discuss the possible options for the sign you guys budgeted that on a match. Mr. Pope wanted us to look at different avenues on how we might want to do that. And we have some exciting ideas there. They are also examining online reservation systems which would make the gateway fully digital so that everybody can see how we're doing, their better aspects for the people that are booking with us. Better marketing across the board. **Maintenance Tech Position-** Finished interviews today to give our crew out there an extra hand and that that's very important as well. I want you to know that Kimberly and Thomas at the Gateway Center the amount of work that they're doing out there is staggering.

New Brand and Logo: At the bottom that's our two rivers the Broad River and the Catawba River and the yellow is the light and the light is everything that is good about our county is shining over us every day that symbolizes peace, love, all those good things. And it represents a lot of things and I think it's going to serve us very well as we move forward to share with our community but also our visitors our tourist of what Chester County is and what we represent. Another example of what it might look like on a county entry site. These are mockups. This is not the final sign but you're going to know you're entering Chester County with our logo. He also showed a mockup of the Parks and Recreation/Tourism website that captures the spider lilies, one of our natural resources. They will be filming tourism videos starting October 21, 22, 23 and 24th. It will be a big production and the objective of the video is to light a fire to light. And it just so happened to fall on Hilarity and the weekend when they're releasing water into whitewater, and it also falls on Fall Fest that will be held at Rodman this year.

Councilman Agee asked when bathrooms for women would be put installed at the Rodman Park.

Councilman Guy stated bathrooms for women should be at the top and bottom of the park.

Administrator Hester stated in the meantime they would look for options of maybe renting the white trailers that they have at football games. They have air conditioning, and the doors can be locked, this is something that can be checked into.

c. From CTC: Approval for One Time Money paving program for 2024.

Councilman Guy motioned to approve, second by Councilman Agee. Vote 7-0 to approve.

9. Boards and Commissions

a. Appointment to the Radio Advisory Committee. -County Council.

Councilman Agee motioned to appoint Kell Benson, second by Vice Chairman Wilson. Vote 7-0 to approve.

10. Executive Session

Councilwoman Mosley motioned to go to executive session, second by Councilman Guy. Vote 7-0 to approve.

a. Economic Development Matter-Project 2106.

11. Council Actions Following Executive Session

Councilman Vaughn motioned to go back to regular session, second by Councilman Guy. Vote 7-0 to approve.

a. Action taken regarding Project 2106. Taken as information.

12. Council Comments

Councilman Agee asked if Chester County does anything for Hazel Pittman.

Administrator Hester stated yes, they receive an allocation.

Councilman Agee asked if he could give Council a report of what is done for them at the next meeting.

Vice Chairman Wilson reminded everyone and the public about the workshop with Charlie Compton Oct 5th. He was excited with all the good news presented packed into one meeting.

Councilwoman Mosley reminded everyone and the public about the fall festivals coming up, Lando Days October 7th and Hilarity on the 21st, Richburg Fall Festival on the 28th.

13. Adjourn

Councilwoman Mosley motioned to adjourn, second by Councilman Agee. Vote 7-0 to adjourn.

Time: 8:20 PM

Karen Lee, Clerk to County 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.