



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, March 20, 2023 at 6:00 PM

MINUTES

Present: Chairman Branham, Vice Chairman Wilson, Councilman Vaughn, Councilman Guy, Councilwoman Mosley, Councilman Agee, Councilman Killian, County Administrator Hester, County Attorney Winters and Clerk to Council Lee.

1. **Call to Order-** Chairman Branham called the meeting to order.
2. **Pledge of Allegiance and Invocation** - Pledge was recited in unison; invocation was given by Councilman Guy.

3. **Introduction of the New County Administrator Brian Hester.**

Mr. Hester stated he was originally from South Carolina and was in law enforcement for 28 years and retired as Chief Deputy from the St. Lucia County Sheriff's Office in Florida. He was an administrator for 10 years for an organization that had 800 employees with a \$100,000 million dollar budget and 350 thousand in population. He has dealt with local government for a long time, and he plans to serve Chester County with the same passion as he did in St. Lucia.

4. **Approval of Minutes**

- a. **March 13th, 2023 Special Called Minutes.**

Councilman Guy motioned to approve, second by Councilwoman Mosley. Unanimous vote.

- b. **March 6th, 2023 Minutes.**

Councilman Killian motioned to approve, second by Councilwoman Mosley. Unanimous vote.

5. **Citizen's Comments**

Nathan Smith, 3911 Wylie's Mill Road, Richburg addressed Council regarding being in favor of the Gateway Steering Committee.

Jennifer Brecheisen, 165 York St, Chester addressed Council regarding growth.

6. **Public Hearing**

- a. **3rd Reading of 2022-18** An Ordinance Authorizing An Amendment To The Master Agreement Governing The York-Chester Industrial Park By And Between Chester County, South Carolina (The "County") And York County, South Carolina ("York County") To Enlarge The Boundaries Of The Joint County Industrial Park To Include Certain Real Property Located In Chester County; And Other Matters Related Thereto.[Project Power]. No one signed up to speak.

b. 3rd Reading of 2023-3 An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Chester County And [Project Power]; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Such Documents As May Be Necessary To Effect The Intent Of This Ordinance; And Other Matters Related Thereto. [Project Power.] No one signed up to speak

c. 3rd Reading of 2023-9 An Ordinance for Social Media Policy.

Jennifer Brecheisen, 165 York St, Chester was opposed to the policy stating it violated her rights to free speech.

Apollo Brecheisen, 165 York St, Chester was opposed to the policy stating it violated his rights to free speech.

7. **Ordinances/Resolutions/Proclamations**

a. 3rd Reading of 2022-18 An Ordinance Authorizing An Amendment To The Master Agreement Governing The York-Chester Industrial Park By And Between Chester County, South Carolina (The “County”) And York County, South Carolina (“York County”) To Enlarge The Boundaries Of The Joint County Industrial Park To Include Certain Real Property Located In Chester County; And Other Matters Related Thereto. [Project Power]. Councilman Vaughn motioned to approve, second by Vice Chairman Wilson. Unanimous vote.

b. 3rd Reading of 2023-3 An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Chester County And [Project Power]; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Such Documents As May Be Necessary To Effect The Intent Of This Ordinance; And Other Matters Related Thereto. [Project Power]. Vice Chairman Wilson motioned to approve, second by Councilman Killian. Unanimous vote.

c. 3rd Reading of 2023-9 An Ordinance for Social Media Policy.

Councilman Killian motioned to approve, second by Councilwoman Mosley. Councilwoman Mosley asked if this could be postponed to the April 3rd meeting to gather more information for a better way to handle the situation without it being unfair to the public. She withdrew her second and Councilman Killian withdrew his motion. Councilwoman Mosley motioned to postpone the third reading to the April 3rd Council meeting, second by Councilman Killian. Unanimous vote.

d. 3rd Reading of Reading 2023-7 An Ordinance to amend County Council Rules of Procedure Section 2-59 Appearances by Citizens. *Public Hearing held 3-6-23.* Councilman Vaughn motioned to approve, second by Vice Chairman Wilson. Unanimous vote.

e. 2nd Reading of 2023-6 An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Chester County, South Carolina And A Company Or Companies Known To The County At This Time As “Project Raven” With Respect To Certain Economic Development Property In The County, Whereby Such Property Will Be Subject To Certain Payments In Lieu Of Taxes, Including The Provision Of Payments For Certain Investments In Infrastructure And Providing For The Inclusion Of The Company Or Companies Property In A Multi-County Industrial And Business Park; And Other Matters Related Thereto. Councilman Guy motioned to approve, second by Councilman Agee. Unanimous vote.

f. 2nd Reading of 2023-10 An Ordinance Authorizing (1) The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Chester County, South Carolina, And A Company Identified For The Time Being As Project 2187, Acting On Behalf Of Itself And/Or Any Affiliates Or Other Project Investors, To Provide For Certain Special Source Revenue Credits In Connection With The Establishment Of Certain Facilities Located In Chester County; (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To The Company And The Property; And (3) Other Related Matters. Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Unanimous vote.

g. Resolution 2023-6 A Resolution Authorizing (1) The Execution And Delivery Of A First Amendment To That Certain Fee In Lieu Of Tax And Incentive Agreement, Dated As Of June 5, 2017, By And Between Chester County, South Carolina (The "County") And TDY Industries, LLC (The "Company") To Provide For Extension Of The Fee In Lieu Of Tax Term; (2) The Execution And Delivery Of A First Amendment To That Certain Fee In Lieu Of Tax And Incentive Agreement, Dated As Of November 20, 2017, By And Between The County And The Company To Provide For Extension Of The Fee In Lieu Of Tax Investment Period; And (3) Other Matters Related Thereto. [Project 2271]. Councilman Agee motioned to approve, second by Councilwoman Mosley. Unanimous vote.

8. Old Business

a. Update regarding the Gateway Steering Committee. - Fred Castles.

Mr. Castles stated at the past workshop with Council, Council had asked for them to bring back their priorities list. The first on the list was to update the enabling act for the committee. Second- have the high mast lighting installed. Three- redesign the road and possibly use c-fund money. Four-update the Gateway Master plan. Chairman Branham stated he would like to postpone any issues and have it back on the April 17 agenda. It would give Mr. Hester time to look at the issues and become more familiar with the Gateway Steering Committee and come up with some suggestions about what Council can or cannot do. Councilman Vaughn motioned to postpone to the April 17th meeting, second by Councilwoman Mosley. Unanimous vote.

9. New Business

a. Approval of Bid RFP2223-08 Chester County Lawn Maintenance to Jay's Lawn Maintenance & Landscaping in the amount of \$3408.00 per month for 15 months. -Susan Cok.

Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous vote.

b. Council to reimburse budgeted funds of \$2175.88 dollars to North Chester Fire Department for specialized grass and woods firefighting equipment from a South Carolina Forestry Commission 50/50 grant match. Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Unanimous vote.

c. Ensuring Good Jobs for Chester County Citizens. - Maggie James and William Roddey.

Mr. Roddey and Mrs. James stated they were concerned that GITI had not fulfilled their promise to create 1300 jobs when they came in 2014. Currently GITI only has around 589 employees, they also presented to Council a petition with more than 500 signatures demanding Council to look into this matter.

Executive Session

Councilman Guy motioned to go to executive session, second by Councilwoman Mosley. Unanimous vote.

a. To receive legal advice regarding Project Raven. - Bond Attorney Kozlarek.

b. To receive legal advice regarding Project 2273. -Attorney Winters.

10. Council Actions Following Executive Session

Councilwoman Mosley motioned to go back to regular session, second by Councilman Killian. Unanimous vote.

a. Action taken regarding Project Raven. Taken as information only.

b. Action taken regarding Project 2273. Taken as information only.

11. Council Comments

Councilman Vaughn stated the opening of the Whitewater in Great Falls the past weekend was a phenomenal success. People came from all over the country to take advantage of it. It will help boost even more economic development growth for Chester County.

Councilman Killian welcomed Mr. Hester and stated he hopes he does good for Chester County.

Vice Chairman Wilson echoed the same and said it was exciting that Mr. Hester already lives in Chester County.

Mr. Hester stated he had already paid his taxes on his vehicles here.

12. Adjourn

Vice Chairman Wilson motioned to adjourn, second by Councilwoman Mosley. Unanimous vote.

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.

KI

Time: 8:45PM