

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, June 20th, 2022 at 6:00 PM

Present: Interim Chairman Dr. Frederick, Vice Chairman Branham, Councilman Jordan, Councilwoman Guy, Councilman Vaughn, Councilman Wilson, County Attorney Winters, and Clerk to Council Lee.
Absent: Councilman Killian.

1. **Call to Order**-Interim Chairman Dr. Frederick called the meeting to order.
2. **Pledge of Allegiance and Invocation**- Pledge was recited in unison: Vice Chairman Branham gave the invocation.
3. **Approval of Minutes**
 - a. **June 9, 2022 Special Called Council Minutes.**
Vice Chairman Branham motioned to approve, second by Councilman Wilson. Vote 4-0 to approve.
Councilman Vaughn was not present for the 6-9-2022 meeting and did not vote.
 - b. **June 13th, 2022 Special Called Council Minutes.**
Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 4-0 to approve.
Councilman Wilson was not present for the 6-13-2022 meeting and did not vote.
4. **Citizen Comments**

John Massey, 171 East Lacey St, Chester stated he was opposed to given prisoners iPads.

T. Melton, 3066 Goblet Rd, Richburg voiced his concerns regarding development/impact fees, firefighters and growth in Richburg.

John Agee, 3302 Lancaster Hwy, Richburg stated he and others were tired of money going out of district one and going to other places.
5. **Public Hearing -No one signed up to speak.**
 - a. **3rd Reading of Ordinance 2022-8** An Ordinance to Authorize the County of Chester, By Chester County Council, To Purchase The Real Estate Described On Attached Exhibit "A" Which Is Incorporated Herein By Reference Upon Such Terms And Conditions As Described In Exhibit A.
6. **Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of Ordinance 2022-8** An Ordinance to Authorize the County of Chester, By Chester County Council, To Purchase The Real Estate Described On Attached Exhibit "A" Which Is Incorporated Herein By Reference Upon Such Terms And Conditions As Described In Exhibit A. Attorney Winters stated the property was located on Doctor's Court and contiguous to one other property the County owned. The

request from the benefactor was to turn this into a park. The cost of the property was \$15,000. Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

b. 1st Reading in Title Only Ordinance 2022-11 An Ordinance for Fee schedules for development agreement fees and impact fees. Councilman Wilson stated the goal behind this was so that developers and the public and everyone could understand the approach the county council is taking, the impact fees would be a great tool. The development fee would be a way to have something in place until the impact fees were implemented. It has a lot to do with how the funds would be used once we get them at Council's discretion. He understood the point of trying to keep the funds in the district that they come from or at least a portion of the funds. Councilman Wilson motioned to approve in title only, second by Councilman Jordan. Vote 5-0 to approve.

7. Old Business

a. Council to approve a five-year agreement with Avenue Enterprise Solutions, LLC in the amount of \$3675 monthly for the Clerk of Court Office. Josh LaRussa and Rachel Johnson, Clerk of Court Office. Mr. LaRussa stated \$1500 is made a month from revenue using this program, the program allows them to apply that money to the contract price. Attorney Winters stated the program allows lawyers to do title searches, look at property's things like that from there office. Every time the program is accessed there's a fee. Mr. LaRussa stated they have used the program for over twelve years and was satisfied with the company. Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 5-0 to approve.

8. New Business

a. Approval of bid # RFB 20-46.14 El Bethel Fire Department Parking Lot to Armstrong Contractors In the amount of \$182,421.72. Purchasing Director Susan Cok. Ms. Cok stated the one cent sales tax money was going to be used for this, the bid came in lower for the project which was budgeted for \$264,934 dollars. Councilman Jordan motioned to approve the bid for El Bethel Fire Department parking lot in the amount of \$182,421.72, second by Councilman Vaughn. Vote 5-0 to approve.

b. Approval of a 5-year contract with Pitney Bowes for a Postage Machine in the amount of \$563.75 per month. Purchasing Director Susan Cok. Ms. Cok stated currently the County has a three-year contract with Pitney Bowes and was paying \$874.01, they decided to go with a smaller machine which would save money. The five-year contract has the stipulation the County could cancel after one year if not satisfied with the smaller postage machine. Councilwoman Guy motioned to approve using a smaller postage machine, second by Vice Chairman Branham. Vote 5-0 to approve.

c. Approval of Bid # RFP 2122-09 Janitorial Service to CleanNet of Charlotte in the amount of \$7,341.00 per month. Purchasing Director Susan Cok. Ms. Cok stated currently the County uses CleanNet and have had some issues with them. Maintenance Director Joe Roberts spoke with them about the issues so now they will be giving us a new manager, new employees and guaranteeing they will have at least two cleaning staff members cleaning seventeen buildings. Right now, only one person was cleaning all of them and was causing problems. The contract was for eleven months and would end June 30th of next year with the option of to renew for two additional one-year terms. If the County is not satisfied with them the contract could be terminated in eleven months.

Councilman Vaughn stated he personally had witnessed substandard cleaning at the Great Falls War Memorial building. Ms. Cok asked Attorney Winters if wording could be added such as a ninety day clause and felt sure CleanNet would sign. Attorney Winters stated a no-fault termination clause could be added. Councilman Wilson motioned to approve the bid for CleanNet of Charlotte in the amount of \$7341 per month, second by Vice Chairman Branham. Councilman Jordan asked if the motion should be contingent upon a ninety-day clause added to the contract. Vice Chairman Branham withdrew his second, Councilman Wilson withdrew his motion. Councilman Wilson restated his motion to add a ninety-day contingency to the contract to include a no-fault termination clause be a eleven month contract with two one year extension options for CleanNet of Charlotte, NC in the amount of \$7341. 00 per month, second by Vice Chairman Vaughn. Vote 5-0 to approve.

9. Boards and Commissions

a. Resignation from the Rural Fire Commission. - Councilman Vaughn.

Councilman Vaughn motioned to accept Michael Walley resignation, second by Vice Chairman Branham. Vote 5-0 to approve.

b. Appointment to the Rural Fire Commission. - Councilman Vaughn.

Councilman Vaughn motioned to appoint Russ Collins, second by Councilman Wilson. Vote 5-0 to approve.

10. Executive Session

Councilman Vaughn motioned to go into executive session, second by Councilwoman Guy. Vote 5-0 to approve. Interim Chairman Dr. Frederick recused from items 10.f and 10.i.

- a. To receive legal advice regarding Project 2213. Attorney Winters.
- b. To receive legal advice regarding Project 2237. Attorney Winters.
- c. To receive legal advice regarding Economic Development. Attorney Winters.
- d. To receive legal advice regarding the Sewer Referendum. -Attorney Winters.
- e. To receive legal advice regarding County Fire Services. Attorney Winters.
- f. To receive legal advice regarding the Hiring of the County Administrator. Attorney Winters.
- g. To receive legal advice regarding the distribution of development agreement fees. Councilman Jordan.
- h. To receive legal advice regarding the distribution of fee in lieu. Councilman Jordan.
- i. To receive legal advice regarding Richburg Millage. Councilman Jordan.
- j. To receive legal advice regarding a Magistrate Court decision. Attorney Winters.
- k. To discuss a personnel matter pertaining to the Parks and Recreation department. Attorney Winters.
- l. To discuss a personnel issue pertaining to Interim County Supervisor. Vice Chairman Branham.

11. Council Actions Following Executive Session

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

a. Action taken regarding Project 2213. Taken as information.

b. Action taken regarding Project 2237. Taken as information.

c. Action taken regarding Economic Development.

Councilman Vaughn motioned for Council to authorize economic development to enter into a contract with Blue Avenue for rebranding for \$39,500 dollars, second by Vice Chairman Branham. Vote 5-0 to approve.

d. Action taken regarding the Sewer Referendum. Taken as information.

e. Action taken regarding County Fire Services. Taken as information.

f. Action taken regarding the hiring of the County Administrator. Taken as information.

g. Action taken regarding the distribution of development agreement fees.

Councilman Jordan motioned to approve first reading in title only to allocate a portion of the development agreement fees percent to be determined once all of the allocation or calculation by Tommy Darby and that portion be allocated to the fire district where the plan development is located, second by Vice Chairman Branham. Vote 5-0 to approve.

h. Action taken regarding the distribution of fee in lieu.

Councilman Jordan stated this was taken as information and asked Interim Chairman Dr. Frederick to meet with Treasurer Tommy Darby to analyze the fee and lieu for each fire district and report the figures back to Council. He asked to have this added back to the June 27th meeting.

i. Action taken regarding Richburg Millage. Taken as information.

Councilman Jordan stated this was taken as information but was waiting on some advice concerning questions from legal regarding the fire district and the millage issues. He asked to have this added back to the June 27th meeting.

j. Action taken regarding a Magistrate Court decision. Taken as information.

k. Action taken regarding a personnel matter in the Parks and Recreation department. Taken as information.

l. Action taken regarding a personnel issue pertaining to Interim County Supervisor.

Vice Chairman Branham stated the personnel issue would be handled in the budget.

12. Council Comments-None.

13. Adjourn-Councilwoman Guy motioned to adjourn, second by Vice Chairman Branham.
Vote 5-0 to adjourn.

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.