



# CHESTER COUNTY COUNCIL MEETING

## **R. Carlisle Roddey Chester County Government Complex**

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, July 3<sup>rd</sup>, 2023 at 6:00 PM

### **Minutes**

**Present:** Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilwoman Erin Mosley, Councilman John Agee, Councilman Corey Guy, 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.  
Councilman Vaughn motioned to have 5.a. declared as the public hearing only and not the third reading, second by Councilwoman Mosley. Vote was unanimous.
3. **Approval of Minutes**
  - a. June 26<sup>th</sup>, 2023 minutes.  
Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Vote 6-0 to approve.
  - b. June 20<sup>th</sup>, 2023 minutes.  
Councilman Vaughn motioned to approve, second by Vice Chairman Wilson. Vote 6-0 to approve.
4. **Citizen Comments**

Karen Hutto, 1323 Darby Rd, Chester addressed Council stating she was on the Chester Downtown Development Association. They were starting a beautification project in Chester, they plan to start on top of the hill and other parts of the City.
5. **Public Hearing**-Chairman Branham opened the public hearing. No one signed up to speak.
  - a. **3rd Reading of 2023-13** An Ordinance Authorizing (1) The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between The County And [Project 2247] In Connection With The Establishment Of Certain Facilities Located In The County; (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To [Project 2247] And The Property; And (3) Other Related Matters.
  - b. **3rd Reading Of 2023-15** Amending Ordinance No. 2018-11, As Amended And Clarified By Ordinance No. 2022-13, To Provide For The Allocation Of Fee In Lieu Of Tax Revenues For Some Property Located In The County; And Providing For Other Related Matters.  
Public Hearing was closed.

## 6. Ordinances/Resolutions/Proclamations

a. **3<sup>rd</sup> Reading Of 2023-15 Amending Ordinance No. 2018-11, As Amended And Clarified By Ordinance No. 2022-13, To Provide For The Allocation Of Fee In Lieu Of Tax Revenues For Some Property Located In The County; And Providing For Other Related Matters.** Councilwoman motioned to approve, second Vice Chairman Wilson. Unanimous vote.

b. **2<sup>nd</sup> Reading of 2023-16 An Ordinance to Amend the Chester County Gateway District Master Plan Steering Committee Enabling Act.** Councilman Agee motioned to approve, second by Councilwoman Mosley. Unanimous vote.

c. **2<sup>nd</sup> Reading of 2023-17 An Ordinance to Amend the Chester County Procurement Policy.** Councilman Agee motioned to approve, second by Councilwoman Mosley. Council decided a workshop would provide more information and asked if it could be held after five pm before the next regular council meeting. Administrator Hester asked Council to send him any questions they may have regarding the ordinance before the workshop. Unanimous vote.

## 7. Administrator's Report

Administrator Hester gave Council updates on the Rural Transportation Program/Guide Share projects, Rodman Sports Complex and Small Projects.

## 8. Old Business

a. **3<sup>rd</sup> Reading of CCMA23-06 E & J Gallo Winery requests 0.24 acres of a portion of Tax Map #165-00-00-066-000 on or near Highway 21 (Catawba River Rd) to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3).** *Planning Commission voted 6-0 to approve.* Councilman Vaughn motioned to approve, second by Councilman Agee. Unanimous vote.

b. **3<sup>rd</sup> Reading of CCMA23-08 Chiffon Crawley request Tax Map #069-05-25-002-000 at 527 West White Street, Chester, SC 29706 to be rezoned from Multi-family Residential District (RG-1) to General Residential District (RG-2).** *Planning Commission voted 6-0 to approve.* Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Unanimous vote.

## 9. New Business

a. **Council to approve bid RFP 2223-14 David Lex Minors Park Field Lighting to West Electrical Contractors out of Newberry, SC in the amount \$ 279,520.00 dollars. Susan Cok.** Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous Vote.

b. **Council to approve a two-year contract to Prepared 911 in the amount of \$30,400 dollars for 911. Sheriff Max Dorsey.** Sheriff Dorsey stated he would fund this year in the amount of \$ 15,200 and asked Council if they would agree to fund the next two years. Councilman Vaughn motioned to allow 911 to enter into a multi -year contract with SHI and end in the fiscal year of 2026, second by Councilman Agee. Unanimous vote.

c. **Council to approve award from a FEMA grant for a new ambulance to Richburg Fire Department in the amount of \$224,112.91 with a 5% match of \$11,205.64. Mike Ehrmanntraut.** Assistant Chief Mr. Ehrmanntraut stated the grant was \$197,901.00 with a 5% match of 9895.10 dollars. They plan to sell their old ambulance to make up for the difference. Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Unanimous vote.

d. **Approval of the Performance bond for Walkers Mill. Attorney Winters.**

Attorney Winters stated the bond is an insurance policy so if the developer for some reason fails to complete the project the County can cash in the amount of \$6,164,400.13 to complete the project. Currently they are in phase three. Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Unanimous vote.

**10. Boards and Commissions**

**a. Appointment to the Gateway Steering Committee. - County Council.**

Councilwoman Mosley motioned to appoint T. Melton, second by Councilman Guy. Unanimous vote.

**b. Appointment to the Gateway Steering Committee. - County Council.**

Councilman Agee motioned to appoint Odell Steele, second by Councilwoman Mosley. Unanimous vote.

**c. Resignation from Parks and Recreation Advisory Committee. Vice Chairman Wilson**

Vice Chairman Wilson motioned to accept Ralph “Tripp” Lunsford III resignation effective July 30<sup>th</sup>, second by Councilman Vaughn. Unanimous vote.

**11. Executive Session-**Councilman Vaughn motioned to go executive session, second by Councilwoman Mosley. Unanimous vote.

**a.** Economic Development Matter- Project 2341.

**b.** Discuss a personnel matter regarding Administration.

**12. Council Actions Following Executive Session-**Vice Chairman Wilson motioned to go back to regular session, second by Councilwoman Mosley. Unanimous vote.

**a. Action taken regarding Economic Development Matter- Project 2341.**

Councilman Vaughn motioned to authorize Economic Development to negotiate with Project 2341, second by Councilman Agee. Unanimous vote.

**b. Action taken regarding personnel Administration matter.** Taken as information.

**13. Council Comments**

Councilwoman Mosley thanked everyone for the prayers for her father-in-law. He was doing much better.

**14. Adjourn-**Vice Chairman Wilson motioned to adjourn, second by Councilwoman Mosley. Unanimous vote.

*Karen Lee, Clerk to County Council*

Time: 8:40 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.