



CHESTER COUNTY COUNCIL SPECIAL CALLED MEETING

**R. Carlisle Roddey Chester County Government Building
1476 J.A. Cochran Bypass Chester, SC 29706
Friday, August 4, 2017 at 10:00 AM**

MINUTES

Present: Chairman Shane Stuart, Vice Chairman Joe Branham, Council Member Archie Lucas, Council Member Pete Wilson, Council Member Mary Guy and Council Member Alex Oliphant. Council Member Brad Jordan and County Attorney Joanie Winters were absent with prior notification.

1. **Call to Order-** Meeting called to order at 10:00 AM by Chairman Stuart
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison, invocation was given by Council Member Archie Lucas.
3. **Approval of Minutes**
 - a. **July 24th, 2017 Special Called Council Meeting Minutes**
Council Member Guy motioned to approve, seconded by Council Member Lucas.
Vote was 5-0 to approve.
4. **Executive Session-**Vice Chairman Branham motioned to go into executive session, seconded by Council Member Lucas. Vote was 4-0 to go into executive session. Council Member Oliphant recused. Time was 10:03 AM.
 - a. Receive Legal Advice Concerning Project 1641.
5. **Council Actions Following Executive Session-** Council Member Guy motioned to go back to Regular Session, seconded by Council Member Wilson. Vote was 5-0 to go back to Regular Session. Time was 10:49 AM.
 - a. Actions Taken Regarding Legal Advice Concerning Project 1641.
6. **Citizens Comments-** No one signed up to speak.
7. **Public Hearing**

Third Reading of An Ordinance An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Chester County And Roseburg South Engineered Wood LLC, Formerly Known As Project 1641; The Inclusion Of Certain Real Property Located In Chester County In A

Multicounty 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.

John Agee, PO Box 9, Richburg, SC stated he was in favor of the project, to his understanding when negotiations were done with Carolina Poly the fee in lieu included four percent from the Department of Revenue would be allocated to the fire department district. He went on to say his question was with this new facility coming would the same be done for the fire departments.

Mr. Agee stated County Council authorized the Planning Department to hire a contractor to do inspections at GITI. The fire departments will be doing the fire inspections with a qualified/certified fire inspector to any new company, they feel there should be income coming in to compensate.

Mike Ehrmantraut, 2727 Knox Station Road, Chester, SC stated the fire departments spends a lot of time planning for new facilities and must change their equipment as the County grows. They can't fund new equipment if they don't have the funds to do it with.

T. Melton, 3066 Goblet Road, Richburg, SC stated he does not see where new growth will be slowing down in his district. He stated Karlisa Dean is doing a great job in bringing new business to Chester County and they are trying to plan. There is a lot of stuff in emergency services that a plan must be implemented.

Jay Williams, 1652 Woods Road, Chester, SC stated they are prepared to meet the challenge of new industries but needs resources to meet emergency calls while on other calls.

Michael Kozlarek, Parker and Poe Attorney for Chester County stated he wanted to clarify two points, one of the parcels does split the fire districts with a portion being in district six and the other in district four. As the result the fee revenue would be split with the two taxing districts, he stated in the ordinance there is nothing that would restrict the method in which the revenue is split. Whatever percent of the millage the fire district receives now they will continue to receive.

8. Ordinances/Resolutions/Proclamations

a. An Inducement Resolution Providing Preliminary Approval for Certain Incentives to A Company Formerly Known as Project 1641 To Establish Facilities in Chester County, South Carolina ("County"), Including (1) Negotiated Fee In Lieu Of Ad Valorem Tax Arrangements; (2) Special Source Revenue Credits; (3) Multi-County Industrial or Business Park Arrangements; And (4) Other Related Matters.

Council Member Wilson motioned to approve, seconded by Council Member Guy. Vice Chairman Branham stated the fire inspections are as important as the building inspections and agreed conversations with the Fire Departments should take place with Council. He stated as far as the fire district lines running through properties it has been an issue for a long time and encouraged the rest of Council to address this as soon as possible. He stated any new industries will have the same problem with the district lines. Vote was 4-0 to approve. Council Member Oliphant recused.

b. Third Reading Of An Ordinance An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Chester County And Roseburg South Engineered Wood LLC, Formerly Known As Project 1641; The Inclusion Of Certain Real Property Located In Chester County In A Multicounty 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.

Council Member Lucas motioned to approve, seconded by Council Member Wilson. Vote was 4-0 to approve. Council Member Oliphant recused.

9. Adjourn

Council Member Wilson motioned to adjourn, seconded by Council Member Guy. Vote as 5-0 to adjourn.

K. Shane Stuart, County Supervisor & Chairman

Clerk to Council, Karen Lee

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