

CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Government Complex

1476 J A Cochran Bypass, Chester, SC

Monday, September 21st, 2020 at 6:00 PM

Chairman Shane Stuart Presiding

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance and Invocation**
3. **Approval of Minutes**
 - a. September 8th, 2020 Council Minutes. [Pg. 4](#)
 - b. September 16th, 2020 Special Called Council Minutes. [Pg. 12](#)
4. **Citizen Comments**
5. **Public Hearing**
 - a. **3rd Reading 2020-28** An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. *Part time position in the Assessor's Office.*
 - b. **3rd Reading 2020-29** An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. *Solicitor/Public Defender Office*
6. **Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading 2020-28** An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. *Part time position in the Assessor's Office.* [Pg. 13](#)
 - b. **3rd Reading 2020-29** An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. *Solicitor/Public Defender Office.* [Pg. 15](#)
 - c. **Resolution 2020-22** Supplementing Resolution #2018-3, Relating to The Installment Purchase Plan Of Finance Relating To Various Capital Projects In The County; And Other Related Matters. [Pg. 17](#)

d. Declaration 2020-4 A Declaration of a Continued State of Emergency for Chester County. [Pg. 20](#)

e. 1st Reading 2020-30 An Ordinance To Amend Chester County Ordinance No. 2020-16 The 2020-2021 Chester County Budget Ordinance, In Certain Limited Particulars Only. *Equipment for West Chester Fire Truck.* [Pg. 22](#)

7. Old Business

a. 2nd Reading of CCMA20-08: Daisy Rollings request Tax Map # 159-01-01-044-000 located off Looper Road, Great Falls, SC be rezoned from RG-1 (Multi Family) to R2 (Rural Two). Planning Commission voted 5-0 to approve. [Pg. 24](#)

b. Consideration to Purchase Vehicles for Rural Fire- Barkley Ramsey and Meghan Brewer. [Pg. 27](#)

c. Update on Pinckney Road & Eureka Community Project and Derelict Houses in Chester County.

d. Councilman Oliphant.

d. Estimates on the Burnt Meeting House Cemetery Cleanup - Councilman Oliphant.

e. Information on the Use of County Buildings for Functions Spreadsheet-Councilman Oliphant.

f. Information on all County Properties and Services Provided by the County-Councilman Wilson.

g. Litter Report for August and Litter/Nuisance Abatement Ticket Report for September. Chairman Stuart. [Pg. 32](#)

h. Approval of Dawson Drive Master Plan- Councilman Jordan. [Pg. 35](#)

8. New Business

a. Request to Apply for a SC Forestry Commission Matching Grant for Lando Fire Department-Eddie Murphy. [Pg. 36](#)

b. Presentation of Economic Development Incentives, Opportunity Zones and the Bailey Bill. Councilman Oliphant and Angela Douglas. [Pg. 37](#)

c. Referral of Parks & Recreation Items to the Committee Procedure-Councilman Jordan

9. Boards and Commissions

a. Appointment to the Gateway Steering Committee. [Pg. 54](#)

10. Executive Session

a. To Receive Legal Update on Southeastern Petroleum

11. Council Actions Following Executive Session

a. Action Taken Regarding Legal Advice to Update for Southeastern Petroleum.

12. Council Comments

13. 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

*****PUBLIC NOTICE*****

Any citizen who wishes to make a public comment at the County Council meetings can do so in the following ways:

1. You may submit your comments in writing to the County Council by emailing Karen Lee, klee@chestercounty.org.
2. You may submit your comments by mail: Chester County Clerk to Council, Karen Lee, PO Box 580, Chester, SC 29706.
3. Anyone who wishes to appear in person before Council must register with the Chester County Clerk to Council by phone 803-377-7852 or by email at klee@chestercounty.org no later than 10:00 am on the day of the Council meeting. Such appearance will be limited to one (1) person to be permitted to enter the building while maintaining social distancing. The Clerk will confirm the appointment back to the requestor. A County employee will be on hand to open the back door of the Government Complex at the registered time. The individual may appear before Council for no more than three (3) minutes and will be required to leave the building immediately following their address to Council. Groups of presenters will not be permitted at this time, nor will individuals who have not registered by the deadline. All rules of social distancing as recommended by the CDC and the etiquette procedures of the County Council must be followed. Chester County Council remains committed and receptive to the comments of the citizens of Chester County and while the Council does not like these restrictions, they are being done in the interest of everyone's health.

CHESTER COUNTY COUNCIL MEETING MINUTES

ZOOM MEETING

Tuesday, September 8th, 2020 at 6:00 PM

Present: Chairman Shane Stuart, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilman Alex Oliphant, Councilwoman Mary Guy, Councilman Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters.

1. Call to Order-Chairman Stuart called the meeting to order.

2. Invocation-Councilwoman Guy gave the invocation.

a. Official Recognition of the Retirement of our Veterans Service Officer.

HR Director Hyatte Kelsey thanked Judy McWaters for forty years of service in the Veterans Affairs office. Chairman Stuart presented her with a gift card and a Chester County challenge coin along with a plaque thanking her for her service. Major General Will Grimsley, Secretary of Veterans Affairs presented her with a hand signed certificate of appreciation from the Governor of South Carolina Henry McMaster's. He also gave her a newly minted coin in the shape of a dog tag for her forty years of service helping veterans in Chester County. All of County Council wished her a happy retirement and thanked her for her years of service.

3. Approval of Minutes

a. August 17th, 2020 Council Minutes

Councilwoman Guy motioned to approve, second by Councilman Vaughn. Attorney Winters asked if Councilwoman Guy was present for that meeting. Councilwoman Guy said she was not; Councilman Vaughn withdrew his second and Councilwoman Guy withdrew her motion. Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

b. August 24th, 2020 Special Called Minutes.

Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

4. Citizen Comments-No one signed up to speak.

5. Public Hearing-Chairman Stuart opened the Public Hearing. No one signed up to speak for any of the hearings.

a. 3rd Reading of 2020-23 An Ordinance to Amend Chester County Code Chapter 2, Administration, Section 761et Seq., Fort Lawn Fire Protection District and Lewis Fire Protection District.

b. 3rd Reading of 2020-24 An Ordinance to Amend Chester County Code Chapter 2, Administration, To Create Division 19, Section 2-767 To Include Lewis Fire Protection District.

c. 3rd Reading of 2020-26 An Ordinance to Authorize the County of Chester, By Chester County Council, To Sell the Real Estate Described on Attached Exhibit "A" Which Is Incorporated Herein By Reference Known As Tax Map Number 147-00-00-004 To Chart Inc. Upon Such Terms and Conditions Described in The Agreement of Sale That Is Exhibit B.

d. 3rd Reading 2020-27 An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only.

6. Ordinances/Resolutions/Proclamations-Chairman Stuart closed the public hearing.

a. 3rd Reading of 2020-23 An Ordinance to Amend Chester County Code Chapter 2, Administration, Section 761et Seq., Fort Lawn Fire Protection District and Lewis Fire Protection District. Councilman Oliphant motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

b. 3rd Reading of 2020-24 An Ordinance to Amend Chester County Code Chapter 2, Administration, To Create Division 19, Section 2-767 To Include Lewis Fire Protection District. Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

c. Resolution 2020-23 Providing For The Enlargement Of The Joint Industrial And Business Park Of Chester And York Counties To Include A Portion Of Those Certain Pieces, Parcels, Or Tracts Of Land, With All Improvements Thereon, Situate Lying Or Being In Chester County, Bearing Tax Map Number: 147-00-00-004; And Other Related Matters. Councilman Vaughn motioned to approve, second by Councilman Oliphant. Vote 6-0 to approve.

d. 3rd Reading of 2020-26 An Ordinance to Authorize the County of Chester, By Chester County Council, To Sell the Real Estate Described on Attached Exhibit "A" Which Is Incorporated Herein By Reference Known As Tax Map Number 147-00-00-004 To Chart Inc. Upon Such Terms and Conditions Described in The Agreement of Sale That Is Exhibit B. Vice Chairman Branham motioned to approve, second by Councilman Oliphant. Vote 6-0 to approve.

e. 3rd Reading 2020-27 An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. *Sheriff cars and equipment.* Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

f. Resolution 2020-24 To Authorize the County of Chester, By Chester County Council, To Sell Certain Vehicles of The County and The Sheriff's Office Identified Herein Upon Such Terms and Conditions as Described. Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

g. 2nd Reading 2020-28 An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. *Part time position in the Assessor's Office.* Councilman Jordan motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.

h. 2nd Reading 2020-29 An Ordinance to Amend Chester County Ordinance No. 2020-16 the 2020-2021 Chester County Budget Ordinance in Certain Limited Particulars Only. *Solicitor's Office and Public Defender.* Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

7. Old Business

a. CCTC approvals

1. Approval of bid for \$271,892.40 for JA Cochran Bypass and Ashford Street Sidewalk Installation. Councilman Oliphant motion to accept the bid from Little Mountain Builders of Catawba, SC, second by Councilwoman Guy. Vote 6-0 to approve.

2. Emergency Roadway Repairs on Bobcat Drive. Taken as information

3. Approval to Reimburse the County Roads Department for Road Maintenance from May 1st, 2020 to August 17th, 2020 and two purchases from April 1st, 2020 in the amount of \$19,026.58 dollars. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

4. Approval to Pave Dearborn Street in Great Falls. Councilman Vaughn motioned to allow Infrastructure Consulting & Engineering to get a cost estimate to pave Dearborn Street, second by Vice Chairman Branham. Vote 6-0 to approve.

5. Approval to add Sidewalks on Washington Street in Great Falls. Councilman Vaughn motioned to allow Infrastructure Consulting & Engineering to get a cost estimate to add sidewalks to Washington Street, second by Councilwoman Guy. Vote 6-0 to approve.

b. 1st Reading of CCMA20-08: Daisy Rollings request Tax Map # 159-01-01-044-000 located off Looper Road, Great Falls, SC be rezoned from RG-1 (Multi Family) to R2 (Rural Two). Planning Commission voted 5-0 to approve. Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.

c. Consideration for Funding an Additional Amount for South Chester Grant To Repair Fire Truck. Chairman Stuart, South Chester was awarded \$30,000 for a VSAFE (Volunteer Strategic Assistance Fire Equipment) grant in late 2019. This money will help in the purchase of a replacement tank on one of their older trucks. They were asking for \$54,416.83 the remaining funds from Council to replace the tank. Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

d. Update on the County Revenue Fund.

Councilman Jordan asked Treasurer Tommy Darby to give an update of where the County currently stands. Mr. Darby, the spread sheet shows the differences between 2019 and 2020, for fiscal year 2020 the revenue exceeded the expenditures by \$189,000 which was good. The expenditure total for the year was \$22,367,875 dollars which was good also, better than what he anticipated. By freezing spending and some positions earlier due to the uncertainties of COVID-19 that helped. It was still early in the current year to see how the revenue would look since the County is two months in the new budget year.

e. Update on County Bonding for the New Animal Shelter.

Councilman Oliphant asked County Bonding Attorney Michael Kozlerek for an update. Mr. Kozlerek stated to his understanding there was some additional funds from the 2018 bond to be used not only for the animal shelter but also for other projects. To his understanding Council was to hold special called meetings to discuss if there would be any other projects to use the funds on, doing it that way Council would decide which project to approve. It would be best to go before the Chester Facility Corporation with one approval. County Attorney Winters said she would reach out to them to see when they could meet and bring it back to Council.

f. The Pinckney Road & Eureka Community Project and Derelict Houses in Chester County.

Councilman Oliphant, he wants people to want to live at the Eureka not because they have to. He wants all of Chester to be a beautiful community, he has stated that a lot over the years. The four percent of FILOT money from economic development could be used which is currently around \$204,000 dollars, earmark money from economic development general fund for \$119,000, the Eureka performance bond money of \$49,000 dollars and the demolition fund of \$86,000 dollars that will be used on houses to be torn down.

Councilman Oliphant, the company that is contracted by the Building & Zoning department RCI can provide an inspector to identify the houses. Letters could be sent out to the owners to comply with the ordinance to abate the problem. He liked hiring RCI better than hiring someone full time since the full-time person would have to be trained and certified to do the job. By hiring RCI it would take some of the politics out of it. The money is in the Building and Zoning budget to hire RCI to start this, if the owner does not comply a ticket must be written to get the problem corrected. If the problem is not corrected the county would step in and tear the structure down and place liens on the property. Councilman Oliphant motioned to allow Building & Zoning Director Mike Levister to contract with RCI to hire a code enforcement officer to abate derelict houses, second by Vice Chairman Branham. Councilman Oliphant, the funding would come from the money in Mr. Levister's budget to fund it, any additional money would come from items he spoke of at the beginning of the conversation. Vote 6-0 to approve.

g. Update on the Use of County Buildings for Functions and New Renting Policy.

Councilman Oliphant asked to see a spreadsheet in October of last year of who is paying to rent county facilities and who wasn't. A spreadsheet would be better to read and be more proficient and make the supervisor's job easier as well. This would also show the usage of the facilities and show what kind of revenue the County is getting. To his knowledge there are policy's for renting the Chester and Great Falls War Memorial buildings and the Gateway but was not sure if there was one for others. He would like to see how the buildings are being rented. Chairman Stuart, currently there is not a spread sheet, but documents were provided to the Clerk today. Clerk to Council Karen Lee, there was a lot of documents and she was still in the process of sorting and scanning them in. Councilman Wilson, he had asked at the last meeting to have this and was told Council would be provided the information. Councilman Oliphant asked to have it back on the September 21st, Council meeting.

h. Update on Code Enforcement Officer Position in Building & Zoning

Councilman Oliphant, he did not have anything to discuss sense they plan to proceed to hire RCI.

i. Update on the Burnt Meeting House Cemetery

Public Works Director Robert Hall walked the property a few weeks ago, it would take a lot of work to clear the access road and doesn't have the manpower to go in and do the work himself. Councilman Oliphant would like to have the underbrush cleaned out and the road opened and asked if this could be contracted out. Councilman Oliphant asked Mr. Hall and Chairman Stuart to provide estimates to clean up the road and the underbrush and bring that back to Council at the September 21st Council meeting.

j. Update Regarding Property on Dawson Drive

Mr. Hall stated he did not see a benefit to the County by buying this property. Vice Chairman Branham said he would let the owner know.

k. Update on Rodman Sports Complex

Councilman Jordan stated there had been work on field number one and wanted an update. Mr. Hall, the 2014 sales tax project for the baseball and soccer field bids were put out twice and both times they came in over the funds that were available. A few months ago, he and one of his employees went out to move some dirt and possibly get the field built in house instead of putting it out for bid. They still need to go over it and level it out, but they are limited sense they don't have enough employees. He plans to go back and put up a back stop and has explained this to Roxanne James and David Loftin.

Roxanne James would like a legal opinion on the use of the remaining 2014 Capital Project sales tax funds of over \$5 million dollars, how must it be applied to the remaining 2014 CPST projects list that were approved by the voters in the 2014 voter referendum. They would also want legal opinion for South Carolina Code 4-10-340 [a] [b] and [c]. Attorney Winters would provide a legal opinion to Council since Mrs. James was not a client, the money was not allocated to one project. Mrs. James, there are ten that are under budget and with the 5 million a lot of the projects could be completed. Councilman Jordan, the funds are supposed to be used by next year and asked if Attorney Winters would she give council an opinion of what the funds could be used for along with both legal opinions and asked to add this to the first council meeting in October and do a workshop to discuss the projects.

l. Update Regarding how the Cleaning and Sanitization has been done in County Government Buildings.

Mr. Hall, whenever he was contacted about an office being affected by Covid he contacted Interstate Solutions out of Rock Hill. They came in and sanitized every office in the building. Councilman Vaughn asked if this was done in every instance a county employee was known to be infected. Mr. Hall, every time he was contacted it was taken care of. Councilman Vaughn asked if there were any instances where it was not reported. Chairman Stuart there probably had been, but when he is made of aware of it, he contacts the Public Work Director Mr. Hall. Councilman Vaughn sounds like some have fallen through the cracks and he wanted to make sure the county employees felt safe coming to work.

m. Update on the Negotiations between Great Falls and Chester County Regarding the Recreation Agreement.

Councilman Vaughn, to his understanding Great Falls Council had reviewed the 1995 recreation agreement between Great Falls and Chester County and expired September 1st of this month. Chairman Stuart had spoken with the Mayor and it had not been requested by Great Falls. The mayor wanted the same agreement, they have not taken legislative action to make the

recommendation to County Council. Councilman Vaughn, the County spends a lot on Dawson Drive baseball and softball facility along with money spent at the Rodman Complex.

Brenda Fort, Councilman Vaughn's appointee to the Parks and Recreation Commission said she had tried to get the contract up for discussion several times at recreation commission meetings but due to not having a quorum they could not hold the meeting. If the agreement is not renewed this would be a negative impact for recreation in Great Falls. Attorney Winters said there were some wording of the old agreement would need to come out and changed for legal reasons, the attorney for Great Falls would need to clean the new document up also. Mr. Hall said even though the agreement has expired the county continues to cut the grass and do other maintenance on the fields. Councilman Wilson and Oliphant asked for an updated list of properties maintained by the County and all services provided.

8. New Business

a. Permission to Purchase a Fire Truck for West Chester Fire Department with Bond Money.

Vice Chairman Branham motioned to approve \$537,000 dollars to purchase a new fire truck, second by Councilman Wilson. Vote 6-0 to approve.

b. Consideration for Funding for Equipment for West Chester Fire Department.

Vice Chairman Branham motioned to approve \$26,797.39 from the contingency fund to purchase equipment, second by Councilman Wilson. Vote 6-0 to approve.

c. Local Option Sales Tax

Treasurer Tommy Darby, the County has a local option sales tax that was put in place in 1994, the County uses 100% of the proceeds from the sales tax. This provides a credit against the county tax bills. During the budget process for this year there were concerns of how COVID-19 would impact the revenue stream. It was also discussed the two funds in the local options sales tax, a property tax credit and a portion of the money considered as county revenue, as he stated earlier the county gives back 100 % to the taxpayers. The revenue the county could obtain is given back to the taxpayers. It was discussed if the money could be used to offset any loss from COVID-19 but felt since the program had built in protections it should ease any impact. Right now, he did not see an impact that would be significant, currently he would keep things they the way they are now. This was taken as information.

d. Setting the County Millage for the Upcoming Year-Auditor Donnie Wade

Chairman Stuart motioned to adopt the 2020 proposed millage, second by Councilman Wilson. Vote 6-0 to approve.

e. Request to Accept Coronavirus Emergency Supplemental Funding – Sheriff Max Dorsey

Chairman Oliphant motioned to approve the funding grant for \$40,509 dollars for LE Center HVAC Disinfection System and deputy PPE, second by Councilman Vaughn. Vote 6-0 to approve.

f. A Proposal to Change the Organizational Chart for The Animal Care & Enforcement

Department. -ACE Supervisor Jeanna Laws. Councilman Wilson motioned to change one full time Animal Care Specialist position and create Two Part Time Animal Care Specialist, second by Councilman Oliphant. Vote 6-0 to approve.

g. Discuss Zoom Meetings-Councilman Oliphant.

Councilman Oliphant along with other Councilmembers said they were ready to return to in person meetings. He felt like they are more effective when they are in a room together and go back to conventional meetings. Chairman Stuart, the county government building will open Monday, September 21st and will also be a council meeting. Councilwoman Guy disagreed, the virus was not getting better, it could spread and felt more comfortable staying with the zoom meetings. Attorney Winters said the normal procedures had been suspended and it was strictly up to Council to decide to stay virtual or go back to live meetings. Councilman Wilson, he was sensitive to those issues but felt if employees were going to be asked to work in the building the Council should lead by example and do the same.

IT Director David Schuelke was asked if Councilwoman Guy could meet virtually while the rest of Council would be in council chambers. Mr. Schuelke said he thought he could make it work but may not have it ready for the next council meeting.

9. Boards and Commissions

a. Appointments to the Fort Lawn Fire Protection District-County Council.

After much discussion it was decided to maybe interview each applicant to find out why they would like to be on this board. Then hold a special called meeting for each applicant to attend.

10. Executive Session

Councilman Oliphant motioned to go into Executive Session, second by Councilman Jordan. Vote 6-0 to approve.

a. Receive Legal Advice Regarding the Airport

b. Receive Legal Advice Regarding Southeastern Petroleum

c. Receive Legal Advice Regarding the Selection of a Suitable Site for the Hazmat Building-

11. Council Actions Following Executive Session

Councilman Wilson motioned to go back to Regular Session, second by Councilwoman Guy. Vote 6-0 to approve.

a. Action Taken Regarding Legal Advice for the Airport-Taken as information only.

b. Action Taken Regarding Legal Advice for Southeastern Petroleum. Taken as information only.

c. Action Taken Regarding Legal Advice of the Selection for a Suitable Site for the Hazmat Building. Taken as information only.

12. Council Comments

Chairman Stuart, the County has seven or eight candidates for the Economic Development position, the CDA is helping with a hiring committee.

Vice Chairman Branham, all of Council should be promoting the one cents sales tax, some people are concerned it want to get passed. He said to let people know there may be one project they don't like but could be five or six that they do want to get passed. The one cents sales tax helps the County to progress by being able to do things the county can't afford to do. The vote by Council was 6-0 to approve to add it to November's referendum and it would be a great thing for Chester County.

- 13. Adjourn**-Councilman Oliphant motioned to adjourn, second by Councilman Wilson.
Vote 6-0 to adjourn.

Time: 10:22 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



CHESTER COUNTY COUNCIL SPECIAL CALLED MEETING

ZOOM Meeting

Wednesday September 16th, 2020 at 3:30 PM

MINUTES

Present: Chairman Shane Stuart, Vice Chairman Joe Branham, Councilwoman Mary Guy, Councilman Mike Vaughn, Councilman Alex Oliphant, Clerk to Council Karen Lee and County Attorney Joanie Winters.

Absent with prior notification: Councilman Brad Jordan and Councilman Pete Wilson.

1. **Call to Order**-Chairman Stuart called the meeting to order.
2. **Resolution**
 - a. **2020-21 Resolution** To Authorize The County Of Chester, By Chester County Council To Sell Certain Vehicles Of The County And The Sheriff's Office Identified Herein Upon Such Terms And Conditions As Described. Councilwoman Guy motioned to approve second by Councilman Vaughn. Vote 4-0 to approve.
3. **Old Business**
 - a. **Update and Consideration for a Rural Fire Vehicles.** It was discussed to bring this back to Monday's Council meeting and provide more information.
4. **Executive Session**-Councilman Vaughn motioned to go to Executive Session, second by Councilman Vaughn. Vote 4-0 to approve.
 - a. Receive Legal Advice Regarding the Operations of the Fort Lawn Fire Department. Chief David Dutton
5. **Council Actions Following Executive Session**-Vice Chairman Branham motioned to return to Regular Session, second by Councilwoman Guy. Vote 4-0 to approve.
 - a. **Action Taken Regarding Legal Advice of the Operations of the Fort Lawn Fire Department.** Councilman Oliphant motioned to engage with the Auditor to work with the Fort Lawn Fire Department, second by Vice Chairman Branham. Vote 4-0 to approve.

Councilman Oliphant motioned give the Supervisor the authority to help with the day to day operations In the capacity a normal board chair would do with the Fort Lawn Fire District Chief, second by Vice Chairman Branham. Vote 4-0 to approve.
6. **Adjourn**-Councilwoman Guy motioned to adjourn, second by Councilman Vaughn. Vote 4-0 to adjourn.

Time: 5:00 pm

K. Shane Stuart, Chairman & Supervisor

Karen Lee, Clerk to Council



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHESTER)

Ordinance No. 2020-28

AN ORDINANCE TO AMEND CHESTER COUNTY ORDINANCE NO. 2020-16 THE 2020-2021 CHESTER COUNTY BUDGET ORDINANCE, IN CERTAIN LIMITED PARTICULARS ONLY.

WHEREAS, Chester County, South Carolina (the “County”), acting by and through Chester County Council (the “Council”), adopted Ordinance No. 2020-16, (the “Ordinance”), on June 18, 2020, approving the Chester County 2020-2021 budget; and,

WHEREAS, the Chester County Assessor’s Office is preparing for reassessment of properties within the County; and

WHEREAS, reassessment is a very large project and County Council recognizes that in order to perform the reassessment properly it will require the assistance of an additional employee; and

WHEREAS, since this is a project that will last for a short period of time, the additional employee will be a part-time, temporary employee; and

WHEREAS, the budget will require an amendment to account for the pay and the payroll burden expense of this part-time, temporary employee up to an amount not to exceed Thirty Thousand Dollars and No Cents (\$30,000.00) which will include wages and all payroll burden expenses including without limitation FICA, Medicare and Retirement contributions where applicable.

NOW THEREFORE BE IT ORDAINED THAT:

SECTION 1: AN ORDINANCE TO ESTABLISH OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF CHESTER COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2020; TO PROVIDE FOR THE LEVY OF TAXES FOR CHESTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020: TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS: TO PROVIDE FOR OTHER COUNTY PURPOSES: TO AUTHORIZE THE COUNTY TO BORROW MONEY IN

Ordinance No. 2020-28

ANTICIPATION OF TAXES AND TO PROVIDE FOR THE REPAYMENT OF SUMS BORROWED BY THE COUNTY GOVERNING BODY: TO PROVIDE FOR THE PAYMENT OF TORT CLAIMS AND WORKERS' COMPENSATION CLAIMS AGAINST CHESTER COUNTY: TO PROVIDE CERTAIN FISCAL AND OTHER MATTERS RELATING TO COUNTY GOVERNMENT is hereby amended to include an amount not to exceed Thirty Thousand Dollars and No Cents (\$30,000.00) which will include wages and all payroll burden expenses including without limitation FICA, Medicare and Retirement contributions where applicable, for the hiring of a part-time, temporary employee for the Chester County Assessor's Office to assist in the reassessment of properties in Chester County.

SECTION 2: This ordinance shall take effect upon adoption.

Adoption this ____ day of September 2020.

1st Reading: August 24, 2020
2nd Reading: September 8, 2020
3rd Reading: September 21, 2020
Public Hearing: September 21, 2020

K. Shane Stuart, Supervisor
Chester County Council

Karen Lee
Clerk to Council



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHESTER)

Ordinance No. 2020-29

AN ORDINANCE TO AMEND CHESTER COUNTY ORDINANCE NO. 2020-16 THE 2020-2021 CHESTER COUNTY BUDGET ORDINANCE, IN CERTAIN LIMITED PARTICULARS ONLY.

WHEREAS, Chester County, South Carolina (the “County”), acting by and through Chester County Council (the “Council”), adopted Ordinance No. 2020-16, (the “Ordinance”), on June 18, 2020, approving the Chester County 2020-2021 budget; and,

WHEREAS, the Chester County Solicitor’s Office has requested additional funding for a 2% cost of living increase for his employees, for career ladders and to fund the position of a drug court attorney; and

WHEREAS, the Chester County Public Defenders’ Office has requested a 2% cost of living increase for his employees; and

WHEREAS, County Council has agreed to these requests; and

WHEREAS, the budget will require an amendment to provide Sixteen Thousand, Two Hundred Thirty Four Dollars and No Cents (\$16,234.00) for a 2% cost of living increase for the employees of the Chester County Solicitor’s Office, Seven Thousand, Five Hundred Twenty Dollars and No Cents (\$7,520.00) for Career Ladders, and Thirty Seven Thousand, Five Hundred Fifty Six Dollars and No Cents (\$37,556.00) to fund the position of a drug court attorney; and

WHEREAS, the budget will require an amendment to provide Five Thousand, Five Hundred Eighty-Two Dollars and No Cents (\$5,582.00) for a 2% cost of living increase for the employees of the Chester County Public Defenders’ Office; and

WHEREAS, the amendment to the budget will be for an aggregate amount of Sixty-Six Thousand, Eight Hundred Ninety Two Dollars and No Cents (\$66,892.00) to fund all requests described herein.

Ordinance No. 2020-29

NOW THEREFORE BE IT ORDAINED THAT:

SECTION 1: AN ORDINANCE TO ESTABLISH OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF CHESTER COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2020; TO PROVIDE FOR THE LEVY OF TAXES FOR CHESTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020: TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS: TO PROVIDE FOR OTHER COUNTY PURPOSES: TO AUTHORIZE THE COUNTY TO BORROW MONEY IN ANTICIPATION OF TAXES AND TO PROVIDE FOR THE REPAYMENT OF SUMS BORROWED BY THE COUNTY GOVERNING BODY: TO PROVIDE FOR THE PAYMENT OF TORT CLAIMS AND WORKERS' COMPENSATION CLAIMS AGAINST CHESTER COUNTY: TO PROVIDE CERTAIN FISCAL AND OTHER MATTERS RELATING TO COUNTY GOVERNMENT is hereby amended to include Sixty Six Thousand, Eight Hundred Ninety Two Dollars and No Cents (\$66,892.00) for the purpose of a 2% cost of living increase for the Chester County Solicitor's Office employees and the Chester County Public Defenders' Office employees; for the purpose of funding career ladders for the Chester County Solicitor's Office employees, and for the funding of the position of a drug court attorney for the Chester County Solicitor's Office, all of which are defined herein.

SECTION 2: This ordinance shall take effect upon adoption.

Adoption this ___ day of September 2020.

1st Reading: August 24, 2020
2nd Reading: September 8, 2020
3rd Reading: September 21, 2020
Public Hearing: September 21, 2020

K. Shane Stuart, Supervisor
Chester County Council

Karen Lee
Clerk to Council

SOUTH CAROLINA)
)
CHESTER COUNTY)
A RESOLUTION OF
CHESTER COUNTY, SOUTH CAROLINA

**SUPPLEMENTING RESOLUTION #2018-3, RELATING TO THE
 INSTALLMENT PURCHASE PLAN OF FINANCE RELATING
 TO VARIOUS CAPITAL PROJECTS IN THE COUNTY; AND
 OTHER RELATED MATTERS.**

WHEREAS, Chester Facilities Corporation, a South Carolina nonprofit corporation (“Corporation”) was previously formed solely for the purpose of supporting the governmental mission and certain activities of Chester County, South Carolina (“County”);

WHEREAS, pursuant to Ordinance No. 3-19-12A (“2012 Ordinance”), enacted on March 19, 2012, the County authorized an installment purchase plan of finance for various capital projects in the County;

WHEREAS, pursuant to the 2012 Ordinance, the Corporation issued its \$6,385,000 Installment Purchase Revenue Bonds, Series 2012 (“2012 Bonds”), for the purpose of defraying the costs of constructing, acquiring, equipping, renovating and expanding the 2012 Projects, as defined in the Trust Agreement between the Corporation and Regions Banks, as trustee, dated April 10, 2012 (“Trust Agreement”);

WHEREAS, the County enacted Ordinance No. 2018-5 on February 5, 2018 (“2018 Ordinance”) to amend the definition of “Project” under the 2012 Ordinance;

WHEREAS, the County adopted Resolution #2018-3 on March 19, 2018 (“2018 Resolution”) confirming the amendment to the installment purchase plan of finance and consenting to the Corporation’s issuance of the Corporation’s \$19,255,000 Installment Purchase Revenue Bonds (Chester County 2018 Projects) Series 2018 (“2018 Bonds”) to refund the 2012 Bonds and to provide for funds sufficient (a) to make improvements to the County’s Gateway Conference Center, (b) provide funds to acquire or construct and equip a County hazardous materials building, and (c) provide funds to acquire or construct and equip a County investment (spec) building along with related infrastructure;

WHEREAS, under the plan of finance, the approximate total costs of the projects (with related infrastructure) were \$14,350,000, allocated as follows: (a) County’s Gateway Conference Center: \$6,000,000; (b) County’s hazardous material building: \$750,000; (c) County investment (spec) building: \$6,900,000; and (d) additional contingency for these projects: \$700,000;

WHEREAS, the cost to complete the improvements to the County’s Gateway Conference Center was approximately \$4,585,432.38, leaving approximately \$1,414,567.62 (without regard to additional contingency) allocated, but unspent;

WHEREAS, the pro rata share of the additional contingency (\$700,000) that would have been allocated to the County’s Gateway Conference Center is approximately \$307,692.31 (approximately 43.956% of the total available contingency);

WHEREAS, the County intends to renovate, expand, acquire, design construct, and equip a new or existing County animal shelter (collectively, “2020 Project”), as a “Project” under Section 1 of the 2018 Ordinance and an additional “Ancillary Project” under and according to the Amended and Restated Installment Purchase and Use Agreement between Chester Facilities Corporation and Chester County, South Carolina, dated June 28, 2018 (“ARIPUA”), without incurring any debt or otherwise expanding the financial liability under the County’s existing arrangement with the Corporation; and

WHEREAS, subject to the consent of the Corporation and of Assured Guaranty Municipal Corp., as bond insurer of the 2018 Bonds (“Bond Insurer”), the County intends to reallocate not to exceed \$1,722,000.00, representing the unspent portion of funds allocated to the County’s Gateway Conference

Center improvements with related additional contingency, to be used to provide funds for the 2020 Project and pay all costs associated with the same;

NOW, THEREFORE, the Chester County Council resolves:

SECTION 1.01. *Financing Documents.* So long as the County does not incur any debt or otherwise expand the financial liability under the County’s existing arrangement with the Corporation, the County is authorized to enter and consent to amendments or supplements to or restated (a) base lease and conveyance agreements, (b) installment purchase and use agreements, and (c) other similar documents (collectively, “Financing Documents”), all as may be necessary (a) to ensure the 2020 Project is a “project” as defined under Section 1 of the 2018 Ordinance, (b) to ensure the 2020 Project is an additional “Ancillary Project” as defined under the ARIPUA, and (c) to provide funding for the 2020 Project and all costs associated with the same.

The County Supervisor (“Supervisor”), and designees, are authorized to negotiate and approve the form of the Financing Document on behalf of the County, and the Supervisor and Clerk to County Council (“Clerk”) are authorized to execute the amendments or restatements on behalf of the County and deliver the same to the Corporation and the Bond Insurer.

SECTION 1.02. *General Authorization.* The Supervisor and the Clerk, and their designees, are authorized to execute and deliver whatever documents and take whatever actions, including, for example, certificates, consents, and notices, specifically as related to the Bond Insurer, the Corporation, and the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access platform, as are reasonably necessary or desirable to affect this Resolution’s intent.

SECTION 1.03. *Resolution’s Effect.* This Resolution shall supplement and, absent express language to the contrary, shall not supplant and shall not otherwise repeal by implication or otherwise, the 2018 Resolution.

SECTION 1.04. *Effective Date.* This Resolution is immediately affective, and no further authorization is required to execute and deliver all documents necessary or desirable to affect this Resolution’s intent. To the extent Section 2 of the 2018 Ordinance is applicable, this Resolution is intended to satisfy those requirements. This Resolution shall be construed liberally to affect the County Council’s intent.

[SIGNATURE PAGE FOLLOWS]
[REMAINDER OF PAGE INTENTIONALLY BLANK]

RESOLVED: September 21, 2020

CHESTER COUNTY, SOUTH CAROLINA

Chairman/Supervisor
Chester County Council

(SEAL)
ATTEST:

Clerk to Council



Declaration 2020-4

A DECLARATION OF A CONTINUED STATE OF EMERGENCY FOR CHESTER COUNTY

WHEREAS, on March 13, 2020, both the President of the United States and South Carolina Governor Henry McMaster declared that the COVID-19 pandemic in the United States constitutes a national emergency; and

WHEREAS, on March 17, 2020, Chester County Council declared that the COVID-19 pandemic was a threat to Chester County and declared a State of Emergency for fourteen (14) days; and

WHEREAS, on March 30, 2020, Chester County Council initiated further emergency measures, suspending certain Rules of Procedure to ensure the proper function and continuity of County government operations and the uninterrupted performance and provision of emergency, essential, or otherwise mission-critical County government services while simultaneously undertaking additional measures to safeguard the health and safety of County employees, mitigate significant economic impacts and burdens on affected individuals and citizens, and provide regulatory relief to expedite emergency response initiatives; and

WHEREAS, also on March 30, 2020, Chester County Council by emergency ordinance 2020-11 extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 posed an actual, ongoing, and evolving public health threat to Chester County; and

WHEREAS, on May 18, 2020, Chester County Council by emergency ordinance 2020-12 extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 continues to be a public health threat to Chester County; and

WHEREAS, on July 20, 2020, Chester County Council recognized and extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 continues to be a concern to the County; and

Declaration 2020-4

WHEREAS, that State of Emergency will expire on September 26, 2020 and out of an abundance of caution for the continued health and improvement of the County citizens and their protection, the County believes that it must continue the State of Emergency for an additional sixty (60) days in order to utilize extraordinary measures and to deploy substantial resources to meet the unprecedented threat posed by COVID-19 and the evolving nature and scope of this public health emergency, and in order to promptly and effectively do this, the County must take any and all necessary and appropriate steps to facilitate a coordinated response to the current and anticipated circumstances.

Pursuant to the authority granted to the Chair of Chester County Council and as Chester County Supervisor, K. Shane Stuart, finds it necessary to look to Chester County Council to declare a State of Emergency under the same provisions and caveats as are outlined in the Emergency Ordinance of May 18, 2020, #2020-12 for an additional sixty days.

NOW THEREFORE, the Chester County Council hereby declares an extended State of Emergency to exist and such extension shall continue for a period of sixty (60) days from the expiration of the prior State of Emergency, unless sooner terminated by act of Chester County Council.

THIS DECLARATION OF A STATE OF EMERGENCY enacted this ____ day of _____, 2020.

CHESTER COUNTY

By: _____
K. Shane Stuart, Supervisor
Chester County, South Carolina



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHESTER)

Ordinance No. 2020-30

AN ORDINANCE TO AMEND CHESTER COUNTY ORDINANCE NO. 2020-16 THE 2020-2021 CHESTER COUNTY BUDGET ORDINANCE, IN CERTAIN LIMITED PARTICULARS ONLY.

WHEREAS, Chester County, South Carolina (the “County”), acting by and through Chester County Council (the “Council”), adopted Ordinance No. 2020-16, (the “Ordinance”), on June 18, 2020, approving the Chester County 2020-2021 budget; and,

WHEREAS, the West Chester Fire Department is purchasing a fire truck in this fiscal year with existing bond money previously approved by this Council; and

WHEREAS, said fire truck will require the upfitting of equipment necessary to the effective and safe operation of a fire truck in the course and scope of its duty; and

WHEREAS, the cost of such equipment is not contained within the allocated bond money; and

WHEREAS, the budget will require an amendment to account for the cost of the equipment for the fire truck to be purchased by the West Chester Fire Department.

NOW THEREFORE BE IT ORDAINED THAT:

SECTION 1: AN ORDINANCE TO ESTABLISH OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF CHESTER COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2020; TO PROVIDE FOR THE LEVY OF TAXES FOR CHESTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2020: TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS: TO PROVIDE FOR OTHER COUNTY PURPOSES: TO AUTHORIZE THE COUNTY TO BORROW MONEY IN

Ordinance No. 2020-30

ANTICIPATION OF TAXES AND TO PROVIDE FOR THE REPAYMENT OF SUMS BORROWED BY THE COUNTY GOVERNING BODY: TO PROVIDE FOR THE PAYMENT OF TORT CLAIMS AND WORKERS' COMPENSATION CLAIMS AGAINST CHESTER COUNTY: TO PROVIDE CERTAIN FISCAL AND OTHER MATTERS RELATING TO COUNTY GOVERNMENT is hereby amended to include an amount not to exceed Twenty Six Thousand, Seven Hundred Ninety Seven Dollars and Thirty Nine Cents (\$26,797.39) for the cost of equipment for the new fire truck being purchased by the West Chester Fire Department.

SECTION 2: This ordinance shall take effect upon adoption.

Adoption this ___ day of October 2020.

1st Reading: September 21, 2020
2nd Reading: October 5, 2020
3rd Reading: October 19, 2020
Public Hearing: October 19, 2020

K. Shane Stuart, Supervisor
Chester County Council

Karen Lee
Clerk to Council

Chester County Zoning Ordinance:

CCMA20-07: Matthew Lawson request a 2,994 portion of Tax Map # 133-00-00-023-000 located off Edgeland Road, Edgemoor, SC be rezoned from R2 (Rural Two) to ID-1 (Restricted Industrial)

Vice Chairman Smith announced the applicant, Matthew Lawson, withdrew his application today.

CCMA20-08: Daisy Rollings request Tax Map # 159-01-01-044-000 located off Looper Road, Great Falls, SC be rezoned from RG-1 (Multi Family) to R2 (Rural Two)

Daisy Rollings stepped to the microphone and stated her name as Daisy Rollings of 2030 Looper Road, Great Falls, SC. Vice Chairman Smith asked Mr. Rollings to tell us a little about her request. Ms. Rollings stated she wishes to put a 2020 Clayton Home doublewide on this parcel beside her. The property is zoned for a stick built and wants to get it changed because stick-built homes are very expensive.

Vice Chairman Smith asked the commissioners if there were any questions for the applicant.

Commissioner Grant asked if anyone was able to ride by and check the location. He wasn't able to do so. Commissioner Howell stated he rode by, Commissioner Grant said it looks pretty straight forward to him.

Commissioner Howell made a motion to approve the rezone request as presented; seconded by Commissioner Williams. Vote was 5-0 to approve.

Vice Chairman Smith reminded Ms. Rollings the Planning Commission is advisory. The County Council would have three readings for the results and instructed her to contact staff for that information.

Discussion:

Vice Chairman Smith asked if anyone had any questions or comments.

Commissioner Grant asked if we had a meeting next month. Ms. Hutchins from staff stated we do.

Adjourn:

Vice Chairman Smith made a motion to adjourn; seconded by Commissioner Howell. Vote was 5-0 to adjourn.



Chester County, South Carolina
 Department of Planning, Building & Zoning
 1476 J.A. Cochran Bypass
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: Aug. 18, 2020 Case # CCMA20-08 Invoice # 2812

The applicant hereby requests that the property described to be rezoned from R61 to R2

Please give your reason for this rezoning request:

To place a manufactured home on the property for my son to live beside me.

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant):

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request.

NAICS CODE Number: _____

Property Address Information

Property address: _____
 Tax Map Number: 159-01-01-044-000 Acres: 1.335

Any structures on the property: yes _____ no . If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

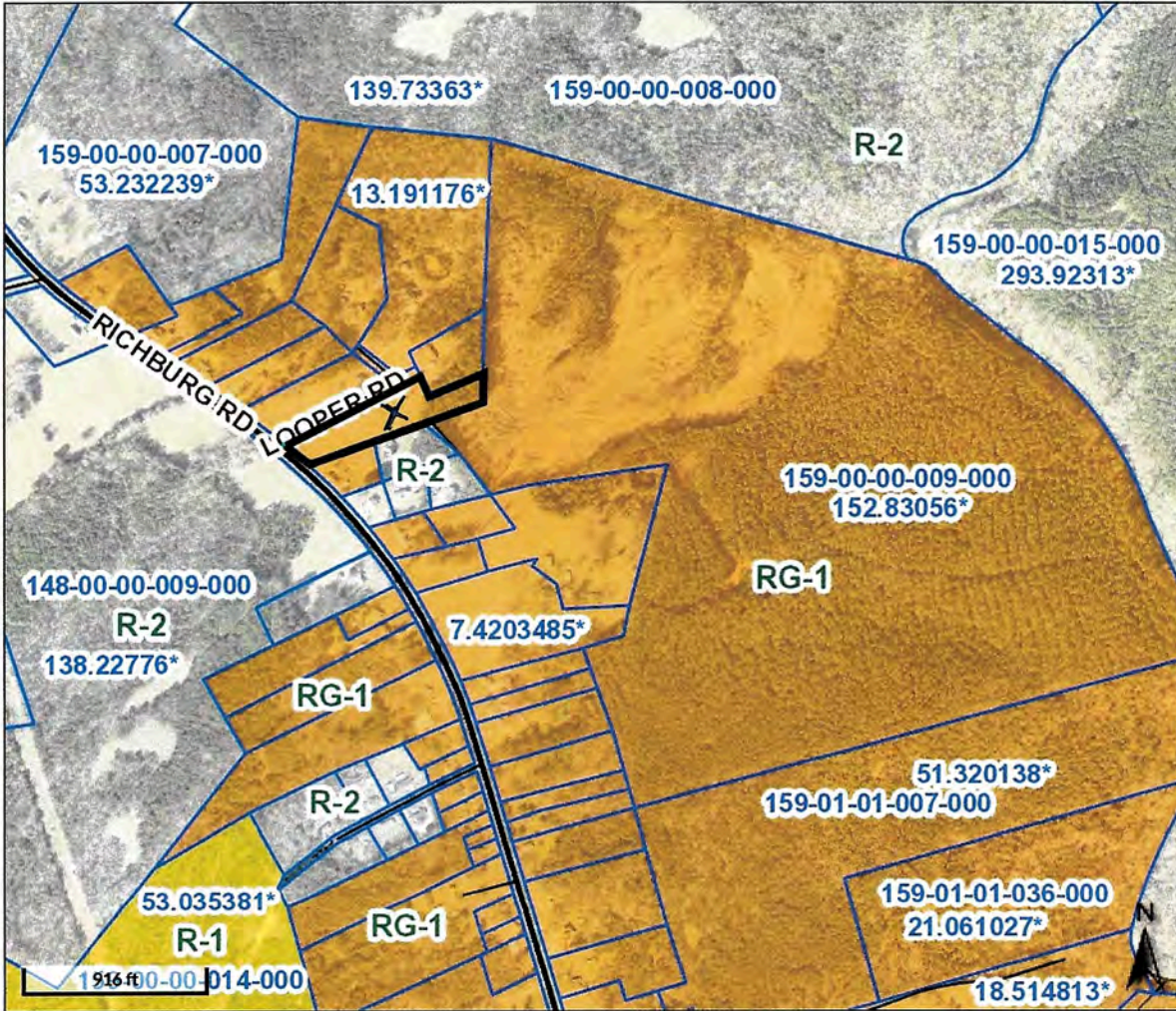
Applicant (s): Daisy Ballings
 Address: 2030 Leeper Road Great Falls SC 29055
 Telephone: 803-320-1192 cell _____ work _____

Owner(s) if other than applicant(s): Same
 Address: _____
 Telephone: _____ cell _____ work _____

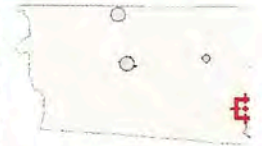
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Daisy Ballings Date: 7-7-2020
 Applicant signature: Sams Date: _____

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Overview



Legend

- Roads**
- Secondary Road
 - SC Highway
- Municipals**
- Municipals
- Parcels**
- Parcels
- Chester County Zoning**
- AG
 - EDD
 - GC
 - ID-1
 - ID-2
 - ID-3
 - LC
 - R-1
 - R-2
 - R-3
 - R-4
 - RG-1
 - RG-2
 - RIV
 - RS-1
- County Boundary

Parcel ID 159-01-01-044-000
 Sec/Twp/Rng n/a
 Property Address
 District 01
 Brief Tax Description n/a

Alternate ID n/a
 Class RN
 Acreage n/a

Owner Address ROLLINGS DAISY
 2030 LOOPER RD
 GREAT FALLS SC 29055

(Note: Not to be used on legal documents)

Date created: 8/19/2020
 Last Data Uploaded: 8/19/2020 2:09:56 AM

Developed by  **Schneider**
 GEOSPATIAL

VIC BAILEY FORD		
2020 FORD F250 (camper top)		Approximately 1 month for delivery
PU -7: Truck, Pick Up, 4x2, 3/4 Ton, Crew Cab, 6.75' Body		
Contract #: 4400022492		
6.2L V-8 Engine		Power Steering
Automatic Transmission		Power Brakes
A/C		Power Windows and Door Locks
AM/ FM Radio		Vinyl 40/20/40 Bench Seat
160" Wheel Base 6.75' Bed		Heavy Duty Vinyl Floor
Cruise Control		
F250 Crew Cab 4x4 6.75' Bed		
TCD LT265/70R17 All Terrain Tires		
X3E 3.73 Limited Slip Rear Axle (Gas Engine Only)		
18B Factory Installed Cab Steps (Super Cab and Crew Cab)		
41P Skid Plate Package (4x4 Only)		
924/ Privacy Glass		
Trailer Tow Package w/ Class V Hitch		
52B Tow Command Integrated Trailer Brake Controller		
76R Reverse Vehicle Aid Sensor		
96V XL Value Package		
43C 110V/400W Outlet		
Fiberglass Camper Top w/ Side and Rear Door Glass		
Warn Zeon 12000lb Winch & Black Grill Guard		
4-Corner Flashing Strobe System (LED Lights)		
IMF (Sales Tax)		\$500.00
TOTAL SC STATE CONTRACT PRICE:		\$37,961.00
2021 FORD F250 (Utility Body)		Approximately 3-4 months for delivery
PU -7: Truck, Pick Up, 4x2, 3/4 Ton, Crew Cab, 6.75' Body		
Contract #: 4400022492		
6.2L V-8 Engine		Power Steering
Automatic Transmission		Power Brakes
A/C		Power Windows and Door Locks
AM/ FM Radio		Vinyl 40/20/40 Bench Seat
160" Wheel Base 6.75' Bed		Heavy Duty Vinyl Floor
Cruise Control		XL Trim
Body Installation/Coordination Fee		
Chassis Model - Include Rearview Camera Prep Kit		
F250 Crew Cab 4x4 8' Bed		
18B Factory Installed Cab Steps (Regular Cab)		
Knapheide Model 696LPJ 8' Low Profile Utility Body (Installed)		
10,000lb Capacity (Class V) Receiver Hitch w/ 7-Prong Light Plug		
67E Extra Heavy Duty Alternator (Gas Engines Only)		
67H Heavy Service Suspension Package		
Trailer Tow Package w/ Class V Hitch		
43C 110V/400W Outlet		
4 Cloth 40/Console/Cloth 40 Front Seat		
Warn 12000lb Winch & Black Grill Guard		
4-Corner Flashing Strobe System (LED Lights)		
Sales Tax		\$500.00
TOTAL SC STATE CONTRACT PRICE:		\$41,733.00

Fire Coordinators Office- Motor Vehicle Assets as of 9/14/2020

2002 Ford F-250 211,169 mileage

High mileage, needs new head, timing belt, blew spark plugs

2005 Chevy Silverado 214,181 mileage

High mileage, needs new shocks and front wheel bearings

1995 Chevy S-10 184,853 mileage

High mileage, needs new tires and shocks, interior is severely deteriorated, no

a/c

Highlighted items can be sent to auction



Chester County, South Carolina

Rural Fire Commission
598 Saluda Road
Chester, South Carolina 29706

Chairman Stuart and Council Members,

The Chester County Rural Fire Commission is aware that the current vehicles operated by the Fire Coordinators office are in dire need of replacement. They have approached the Fire Commission for the past 3 budget cycles to request these replacements. All requests were approved to add them to the budget; however, they were not approved by council. We fully support the fire coordinators office as they come before you to request replacement vehicles.

Respectfully,

Andy Weir

Chairman

Chester County Rural Fire Commission



Chester County, South Carolina

OFFICE OF FIRE COORDINATOR
598 SALUDA STREET
CHESTER, SOUTH CAROLINA 29706

Re: Rural Fire Vehicle Consideration

2002 Ford F-250

Chairman Stuart and Council Members,

Over the past several months, the above referenced Fire Coordinators Office Response vehicle has broken down multiple times. During the Carolina Poly fire, which was a multi-day incident, the vehicle was unable to be used to haul the necessary foam and equipment due to misfiring and stalling. We had to tie up an EMA vehicle to accomplish the tasks which should have been performed by this office. The truck was taken to the shop with bad spark plugs and coils. Two days later, the vehicle again broke down at the scene of a serious motor vehicle accident and was subsequently taken to the county maintenance shop. The maintenance shop diagnosed the problems as a bad head, timing chains, and piston issues. The estimated cost for the above repairs would be \$3500-5000. Due to the truck being over 18 years old and having over 218,000 miles, it would be cost-prohibitive to spend money repairing it. We also have a 1995 Chevy S-10 pickup truck with is not suitable for daily use to do condition.

Our office responds to all major fires, car accidents, Hazmat, and fire investigations within the county during the day as well as hauling supplies, performing maintenance on other county equipment, and conducting fire inspections in county businesses. Our response is not limited to Monday through Friday 9-5 as we are on call 24 hours a day, seven days a week, 365 days a year. We also attend multiple classes and training outside the county to keep out staff up to date on training and fire service issues throughout the state. This office has requested replacement vehicles in the past four budget year requests, which were ultimately denied. The county motor pool is a temporary solution, but there are no vehicles there that meet the basic needs of jobs we need to perform. Not having the appropriate vehicles to perform our jobs adequately is seriously hindering the mission of the Chester County Fire Coordinators Office and the Rural Fire Commission.

We are requesting replacement vehicles that can haul supplies, storing investigative and inspections tools, spare equipment for the county fire departments, and the swift water rescue gear we will need. We also need vehicles that are 4-wheel drive, due to the changing terrain within the county and can safely tow the fire safety trailer and any other county assets. Your consideration in this matter is greatly appreciated.

We look forward to working together to be able to properly serve the fire departments and citizens of Chester County in a safe and efficient manner.

Regards,

A handwritten signature in black ink, appearing to read "Barkley Ramsey".

Barkley Ramsey

Fire Coordinator

Chester County



Richburg Fire Rescue

225 North Main Street

Richburg, SC 29729

(803)789-3636

Follow us on Facebook @ [richburgfirerescue](#)

Supervisor Stuart and Honorable Council Members,

The Chester County Chief's Association would like to express our support for funding the vehicle replacements for the Fire Coordinator (FC1) and the Deputy Fire Coordinator (FC2) positions. Currently, FC1 has a 2005 Chevy truck with 217,000 miles and FC2 has a 2002 Ford truck with over 200,000 miles and now has a blown motor. Both positions are vital to the day to day operations for the fire service in Chester County and they need to be placed in dependable vehicles. As you are probably aware, the Deputy Coordinators vehicle suffered major mechanical issues last week and due to the age and condition, it does not make sense to pursue any repairs. The Fire Coordinators vehicle does still run but is in dire need of replacement as well.

We would like to ask for your support in replacing both vehicles so they can continue to provide the necessary support to the rural fire departments of Chester County. Thank you for your consideration and we appreciate all you do to support the emergency services in our county!

Sincerely,

John Agee, Chief
Richburg Fire Rescue
803-789-3636

Litter Pick Up - August 2020

Date (All)

Pick Up Location	District 1			District 2			District 3			District 4			District 5			District 6			Misc	Tires	Bags	Total
	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags				
Aaron Burr Rd													0	0	39				0	0	39	
Backgate St										0	2	7							0	2	7	
Baton Rouge Rd										0	0	55							0	0	55	
Bethlehem Rd							0	1	7										0	1	7	
Capers Chapel Rd										0	0	0							0	0	0	
Carpenter Rd													0	0	2				0	0	2	
Cemetery Rd	3	0	3																3	0	3	
Clyde's Hollow Rd										0	0	7							0	0	7	
Colvin Rd							0	0	4										0	0	4	
Connor Rd										0	2	53							0	2	53	
McCollum Rd										0	1	5							0	1	5	
Meadowbrook Rd																0	3	16	0	3	16	
Moffitt Creek Rd				1	1	51													1	1	51	
Narrow Bridge Rd										1	0	1							1	0	1	
Old York Rd													1	0	37				1	0	37	
Parkway Dr													0	0	33				0	0	33	
Pleasant Grove Church Rd							0	0	45										0	0	45	
Pokey Estes Rd										0	0	4							0	0	4	
Pressley Rd										0	0	35							0	0	35	
River Rd	0	0	48																0	0	48	
Ross Rd							0	4	12										0	4	12	
Sandy River Rd										0	1	11							0	1	11	
Shirley Rd	0	3	37																0	3	37	
Steele Village Rd													1	0	14				1	0	14	
Sweet Hope Church Rd										0	0	7							0	0	7	
W Chester School Re										0	0	24							0	0	24	
Wagers Rd							8	0	4										8	0	4	
Grand Total	3	3	88	1	1	51	8	5	72	1	6	209	2	0	125	0	3	16	15	18	561	594

2020 Monthly Litter Control Summary

Month	District 1			District 2			District 3			District 4			District 5			District 6			Total	Total	Total	Grand
	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags				
2020 - Aug	3	3	88	1	1	51	8	5	72	1	6	209	2	0	125	0	3	16	15	18	561	
2020 - Jul	0	2	82	0	0	132	0	5	104	0	0	40	4	4	225	4	2	50	8	13	633	
2020 - Jun	0	1	24	0	0	0	0	0	7	2	1	161	2	1	102	0	0	0	4	3	294	
2020 - May	0	0	30	0	4	147	0	1	119	0	0	0	0	0	0	0	0	0	0	5	296	
2020 - Apr	2	0	64	0	0	1	0	0	0	1	0	32	0	0	12	0	4	22	3	4	131	
2020 - Mar	4	0	35	0	0	34	3	4	180	0	0	0	5	0	189	0	0	30	12	4	468	
2020 - Feb	0	0	0	0	4	130	0	1	63	6	0	178	1	0	86	1	0	36	8	5	493	
2020 - Jan	0	0	110	0	12	235	0	0	97	0	0	0	7	4	264	0	0	0	7	16	706	
Grand Total	9	6	433	1	21	730	11	16	642	10	7	620	21	9	1003	5	9	154	57	68	3582	3707

2019 Monthly Litter Control Summary

Month	District 1			District 2			District 3			District 4			District 5			District 6			Total Misc	Total Tires	Total Bags	Grand Total
	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags	Misc	Tires	Bags				
2019 - Dec	1	2	53	0	3	24	0	0	71	1	12	146	0	8	192	0	6	56	2	31	542	
2019 - Nov	1	8	209	0	0	73	11	2	148	0	2	141	0	0	0	1	2	20	13	14	591	
2019 - Oct	2	1	90	0	0	110	1	8	111	3	6	127	3	28	270	0	0	6	9	43	714	
2019 - Sept	0	0	134	0	1	103	0	2	92	0	0	98	0	6	102	0	2	50	0	11	579	
2019 - Aug	1	3	114	6	1	50	1	0	46	4	2	52	8	16	140	0	1	73	20	23	475	
2019 - Jul	0	0	1	0	1	15	8	4	76	6	4	186	0	0	29	0	0	0	14	9	307	
2019 - Jun	0	0	0	2	4	194	2	10	99	0	0	42	4	9	101	0	0	0	8	23	436	
2019 - May	2	3	105	2	0	158	4	1	116	0	0	70	15	6	146	0	0	0	23	10	595	
2019 - Apr	1	2	203	3	1	109	0	0	12	1	2	112	0	0	40	1	1	22	6	6	498	
2019 - Mar	1	0	66	0	0	0	1	0	44	0	0	0	2	0	86	0	0	0	4	0	196	
2019 - Feb	0	0	0	0	0	0	0	1	117	3	2	16	0	0	42	0	0	0	3	3	175	
2019 - Jan	2	1	28	0	0	0	1	5	172	0	0	0	0	0	0	0	0	0	3	6	200	
Grand Total	11	20	1003	13	11	836	29	33	1104	18	30	990	32	73	1148	2	12	227	105	179	5308	5592

Chester County Litter Enforcement Report - September 2020

District	Violation Location	Name	Issue Date	Court Date	Ticket Number	Ordinance	Fines (On Ticket)	GUILTY/NOT	Court Order Fine	Judge	Fines Collected	
2	3924 Great Falls Hwy	Shaun Kai Ingram	4/3/2020	10/5/2020	16267	46-93 Litter more that 15lbs less than 500 lbs	\$500.00	Pending				
3	Peden Bridge Rd	Joshua G. Feaster	4/17/2020	10/5/2020	16270	46-93 Transporting Looses Materal to be covered	\$100.00	Pending				
3	Peden Bridge Rd	Joshua G. Feaster	4/17/2020	10/5/2020	16271	46-93 Litter 15lbs or Less	\$200.00	Pending				
3	Peden Bridge Rd	Ross Patrick Mirgon	6/2/2020	10/5/2020	16286	46-93 Litter 15lbs or Less	\$200.00	Pending				
3	Landfill Rd	William Arthur Byrd	8/19/2020	10/5/2020	16288	46-93 Litter 15lbs or Less	\$200.00	Pending				
2	Deerbranch Rd	Robert Linder Davis	8/31/2020	10/5/2020	16289	46-93 Litter more that 15lbs less than 500 lbs	\$500.00	Pending				
2	Deerbranch Rd	Nathanie Baxter Hall	8/31/2020	10/5/2020	16290	46-93 Litter 15lbs or Less	\$200.00	Pending				
5	Saluda Rd	Loraine Caulder Tatham	9/3/2020	10/5/2020	16291	46-93 Litter 15lbs or Less	\$200.00	Pending				
2	Deerbranch Rd	Ernest Elder	9/3/2020	10/5/2020	16292	46-93 Litter more that 15lbs less than 500 lbs	\$500.00	Pending				
2	Deerbranch Rd	Ernest Elder	9/3/2020	10/5/2020	16293	46-93 Litter 15lbs or Less	\$200.00	Pending				
Note: Ticket numbers 16267, 16270, 1 & 16286 were all no shows from the August Court date the ticket numbers that go between these numbers are on last months report. At the request of the Magistrates office due to Covid-19 we were asked to make a deal if possible with the defendants to minimize exposure to the court My next court date would have fell on Labor Day Monday and I will be starting vacation the week after labor day I will not hold court again till October 4, 2020												
Grand Total:							\$2,800.00					

PROPOSED CONCESSIONS BUILDING
 PROPOSED PARKING (~ 215 SPACES)
 PROPOSED MULTI-PURPOSE FIELDS
 PROPOSED BASKETBALL COURTS
 PICNIC SHELTERS

US HIGHWAY 321

PROPOSED PARKING
 (~ 150 SPACES)
 PROPOSED TRAIL SYSTEM (TYP.)

PROPOSED CONNECTING DRIVE
 TREE LINE (TYP.)
 PICNIC SHELTERS

DAWSON DRIVE

PROPOSED ON-STREET
 PARKING (~ 100 SPACES)
 EXISTING FIELDS AND ACCESSORY
 BUILDINGS TO REMAIN
 PROPOSED OPEN SPACE/
 DOG PARK AREA

PROPOSED PARKING
 (~ 300 SPACES)
 PROPOSED ENTRANCE
 ROUNDABOUT

PROPERTY BOUNDARY (TYP.)
 POWER LINE EASEMENT
 PROPOSED TRAIL SYSTEM (TYP.)
 TOTAL DISTANCE FOR NON PAVED
 TRAIL SYSTEM ~ 2.0 MILES

PICNIC SHELTERS
 EXISTING FIELD AND ACCESSORY STRUCTURES
 TO REMAIN
 PROPOSED BATTING CAGE AREA
 PROPOSED PARKING
 (~ 80 SPACES)
 EXISTING FIELD AND ACCESSORY STRUCTURES
 TO REMAIN

PROPOSED DRIVE (TYP.)
 TREE LINE (TYP.)
 PROPOSED BATTING CAGES
 PROPOSED FIELD (180')
 PROPOSED FIELD (250')
 PROPOSED FENCED IN
 PLAYGROUND AREA

PROPOSED BATTING CAGES
 20'x40' GATHERING SHELTER
 PROPOSED FIELD (250')
 EXISTING BUILDING TO BE RENOVATED
 AND RE-PURPOSED
 20'x40' GATHERING SHELTER
 OPEN SPACE/ PRACTICE AREA

2020 SC Forestry grant equipment list

10 sections ¾ forestry hose	\$3100
6 sections yellow flat forestry hose	\$ 420
Hanny aluminum electric reel	\$1540
Roller and spool for reel	\$ 155
Husqvarna 455 rancher chainsaw	\$ 480
Case for saw	\$ 40
Bolt cutters	\$ 38
Pulaski tool (2)	\$ 108
Fire rake (2)	\$ 90
Class A foam (2)	\$ 220
Rogue hoe	\$ 40
Twister nozzle	\$ 180
Hose adapter (2)	\$ 41
Chainsaw chaps	\$ 90
Jumper cables	\$ 48
8 pair helmet goggles	\$ 336
High strength tow chain	\$ 90
(4) set forestry gear	\$1000
(4) pair wildland boots	\$1080
Sub total	\$ 9096
Shipping	\$ 176
sales tax	\$ 728
Grand total	\$10000

Match request \$5000 50/50

Chief Eddie Murphy

Ordinance 2020-13 Rehabilitated Historic Properties

Section 1: Special Tax Assessment Created.

A special tax assessment is created for eligible rehabilitated historic properties for a period of ten (10) years equal to the assessed value of the property at the time of preliminary certification.

Section 2: Purpose.

It is the purpose of this Article to:

- (1) Encourage the rehabilitation of historic properties;
- (2) Promote economic development and community redevelopment;
- (3) Encourage sound community planning; and
- (4) Promote the general health, safety, and welfare of the community.

Section 3: Eligible Properties.

(a) Certification. In order to be eligible for the special tax assessment, historic properties must receive preliminary and final certification.

(1) Preliminary certification. To receive preliminary certification a property must meet the following conditions:

- a. The property meets the requirements for historic designation as established in this section.
- b. The proposed rehabilitation work receives a recommendation of approval from the Historic Preservation Commission (hereinafter "HPC") and is consistent with the rehabilitation standards as set forth in this article. The HPC shall review all improvements associated with the rehabilitation and make a recommendation to the county regarding the project's eligibility.
- c. Be a project that commenced by or after August ____, 2020 to the date of the adoption of this ordinance and work was permitted to have begun prior to receiving preliminary certification, or
- d. Be a project that commences on or after the date of the adoption of this ordinance.

(2) Final certification. To be eligible for final certification, a property must have met the following conditions:

- a. The property has received preliminary certification.
- b. The minimum expenditures for rehabilitation as set forth in this article have been incurred and paid.
- c. The completed rehabilitation receives a recommendation for approval from the HPC as being consistent with the plans approved by it during preliminary certification.
- d. All application fees have been paid in full by the applicant.
- e. The property has met all other requirements of this article.

(b) Historic designation. In order to be eligible for the special tax assessment, the property must meet one of the following criteria:

- (1) The property must be listed on the National Register of Historic Places either individually or as a contributing property in a district; or
- (2) The property is designated as a historic property by the City Council based upon criteria established by the City Council and the property is at least fifty (50) years old.

(c) Historic Property Criteria. In order to be eligible for the special tax assessment, the property must meet one of the following criteria:

- (1) Any property included in one of the categories below is considered a Historic Property:
 - a. Listed on the National Register of Historic Places;
 - b. Determined eligible for the National Register by the South Carolina Department of Archives and History;
 - c. A contributing property in a National Register Historic District;
 - d. City of Chester Historic Landmark.
- (2) All other properties must demonstrate an:
 - a. Association with events that have made a significant contribution to the broad patterns of our history;
 - b. Association with the lives of significant persons in our past; or
 - c. Embodiment of distinctive characteristics of a type, period, or method of construction; or representation of the work of a master; or possession of high artistic values.

Property owners seeking eligibility under this section must receive a historic property determination by filing an application with Chester County (or City of Chester).

Eligible rehabilitation.

(a) Standards for rehabilitation. To be eligible for the special tax assessment, historic rehabilitations must be conducted according to the following standards:

- (1) The historic character of a property shall be retained and preserved. The removal of historic materials or alterations or of features and spaces that characterize each property shall be avoided.
- (2) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development shall not be undertaken.
- (3) Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.
- (4) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterizes a property should be preserved.

(5) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

(6) Chemical or physical treatments, such as sandblasting, that causes damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(7) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the historic property and its environment.

(8) New additions and adjacent new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(b) Work to be reviewed. The following work will be reviewed according to the standards set forth above:

- (1) Repairs to the exterior of the designated building.
- (2) Alterations to the exterior of the designated building.

- (3) New construction on the property on which the building is located, including site work.
- (4) Alterations to interior primary public spaces, as defined by the reviewing authority.
- (5) Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation, including, but not limited to, alterations made to mechanical, plumbing and electrical systems.

(c) Minimum expenditures for rehabilitation. To be eligible for the special property tax assessment, the owner or the owner's estate must meet the minimum expenditures for rehabilitation:

- (1) The minimum investment shall be twenty percent (20%) of the fair market value of the building which is to be rehabilitated.
- (2) Fair market value means the appraised value as certified to the county by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within twelve months of the time it is submitted, or the most recent appraised value published by the Chester County Tax Assessor.

(d) Expenditures for rehabilitation means the actual cost of rehabilitation relating to one or more of the following:

- (1) Improvements located on or within the historic building as designated.
- (2) Improvements outside of but directly attached to the historic building which are necessary to make the building fully useable (such as vertical circulation) but shall not include rentable/habitable floor space attributable to new construction.
- (3) Architectural and engineering services attributable to the design of the improvements.
- (4) Costs necessary to maintain the historic character or integrity of the building.

(e) Scope. The special tax assessment may apply to the following:

- (1) Structure(s) rehabilitated;
- (2) Real property on which the building is located.

(f) Time limits. If the project is not complete after two (2) years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed.

Section 4: Process.

(a) Fee required. There is a fee required for the review of rehabilitation work during the final certification process. Final certification of the property will not be given until the fee has been paid in full by the applicant. Fees shall be made payable to Chester County. The amount of the fee shall be as follows:

- (1) For owner-occupied, non-income producing properties, the fee shall be one hundred and fifty dollars (\$150.00).
- (2) For income-producing or non-owner occupied properties, the fee shall be three hundred dollars (\$300.00).

(b) Plan required. Owners of property seeking approval of rehabilitation work must submit a completed rehabilitation of historic property application with supporting documentation to the Code Enforcement Officer prior to beginning work. Rehabilitation work conducted prior to approval of the application is done so at the risk of the property owner.

(c) Preliminary certification. Upon receipt of the completed application, the Code Enforcement Officer shall submit the plan to the HPC for a recommendation as to whether the project is consistent with the standards for rehabilitation. Upon receipt of the HPC's recommendation, the Code Enforcement Officer shall notify the owner in writing. Upon receipt of this determination, the property owner may:

- (1) If the application is approved, begin rehabilitation;
- (2) If the application is not approved, he/she may revise such application in accordance with comments provided by the HPC.

(d) Substantive changes. Once preliminary certification is granted to an application, substantive changes must be approved in writing by the Code Enforcement Officer. Any substantive changes made to the property during rehabilitation that are not approved by Code Enforcement Officer, upon review and recommendation of the HPC, are conducted at the risk of the property owner and may disqualify the project from eligibility during the final certification process.

(e) Final certification. Upon completion of the project, the property must receive final certification in order to be eligible for the special assessment. The HPC shall inspect completed projects to determine if the work is consistent with the approval recommended by the HPC and granted by it during preliminary certification. The review process for final certification shall be established by the HPC and may include a physical inspection of the property. The HPC shall notify the applicant in writing of its recommendation. If the applicant wishes to appeal the HPC recommendation, the appeal must follow the reviewing authority's appeals process. The Code Enforcement Officer may grant final certification only if the following conditions have been met:

- (1) The completed work meets the standards for rehabilitation as established in this article;
- (2) Verification is made that the minimum expenditures have been have been incurred in accordance with the provisions of this article; and
- (3) Any fee(s) shall be paid in full.

Upon receiving final certification, the property will be assessed for the remainder of the special assessment period on the fair market value of the property at the time the preliminary certification was made or the final certification was made, whichever occurred earlier.

(f) Additional work. For the remainder of the special assessment period after final certification, the property owner shall notify the Code Enforcement Officer of any additional work, other than ordinary maintenance, prior to the work beginning. The HPC shall review the work and make a recommendation to the Code Enforcement Officer whether the overall project is consistent with the standards for rehabilitation. The Code Enforcement Officer shall notify the property owner in writing if the overall project is consistent with the standards for rehabilitation. If the additional work is found to be inconsistent by the HPC, the Code Enforcement Officer shall notify the owner in writing within thirty (30) days of its decision to rescind approval. The property owner may withdraw his/her request and cancel or revise the proposed additional work.

(g) Notification. Upon final certification of a rehabilitated historic property, the Chester County Assessor, Auditor, and Treasurer shall be notified by the Code Enforcement Officer that such property has been duly certified and is eligible for the special tax assessment.

(h) Application. Once the final certification has been granted, the owner of the property shall make application to the Chester County Auditor for the special assessment provided for herein. The special assessment shall remain in effect for the length of the special assessment period, unless the property shall become decertified under the provisions of this section.

(i) Date effective. If an application for preliminary or final certification is filed by May first or the preliminary or final certification is approved by August first, the special assessment authorized herein is effective for that year. Otherwise, it is effective beginning with the following year. The special assessment only begins in the current or future tax years as provided for in this section. The special assessment period shall not exceed twenty (20) years in length, and in no instance may the special assessment be applied retroactively.

(j) Previously certified properties. A property certified to receive the special property tax assessment under the existing law continues to receive the special assessment in effect at the time certification was made.

(k) Decertification. Once the property has received final certification and assessed as rehabilitated historic property, it remains so certified and must be granted the special assessment until the property becomes disqualified by any one of the following:

- (1) Written notice from the owner to the Chester County Auditor requesting removal of the special assessment;

(2) Removal of the historic designation by the City Council based upon noncompliance of the criteria established in Section 3 (c)

(3) Rescission of the approval of rehabilitation by the county, at the recommendation of the HPC, because of alterations or renovation by the owner or the owner's estate which causes the property to no longer possess the qualities and features which made it eligible for final certification. Notification of any change affecting eligibility must be given immediately to the Chester County Assessor, Auditor, and Treasurer.

First reading: 8/24/2020

Second reading:

Honorable Wanda Stringfellow, Mayor

Attest:

Stephanie Jackson, City Administrator

Sylvia Young, Acting Municipal Clerk



Focused on Economic Development

- The City of Chester has established an Economic Development Committee, as a standing committee, to focus more closely on this important issue.
 - Opportunity Zone Designation, Investment Tours and Speaking Engagements, Community Partnership Development Meetings, Legislative Advocacy, etc.
- **Current Efforts:**
 - Economic Development Strategic Plan (one of the countywide coordinated plans)
 - Business Resource Web Page
 - Expanded Marketing and Business Promotions
 - Legislation/Policy
 - Bailey Bill
 - Coordinated Policy Development with Public Works and Properties Committees (Residential Rental Registry, Vacant Buildings Ordinance, Property Donations and Sales)
 - Established basis for additional economic development efforts and incentives (CDBG, Budgetary line items, grants, marketing, etc.)



Opportunity Zones

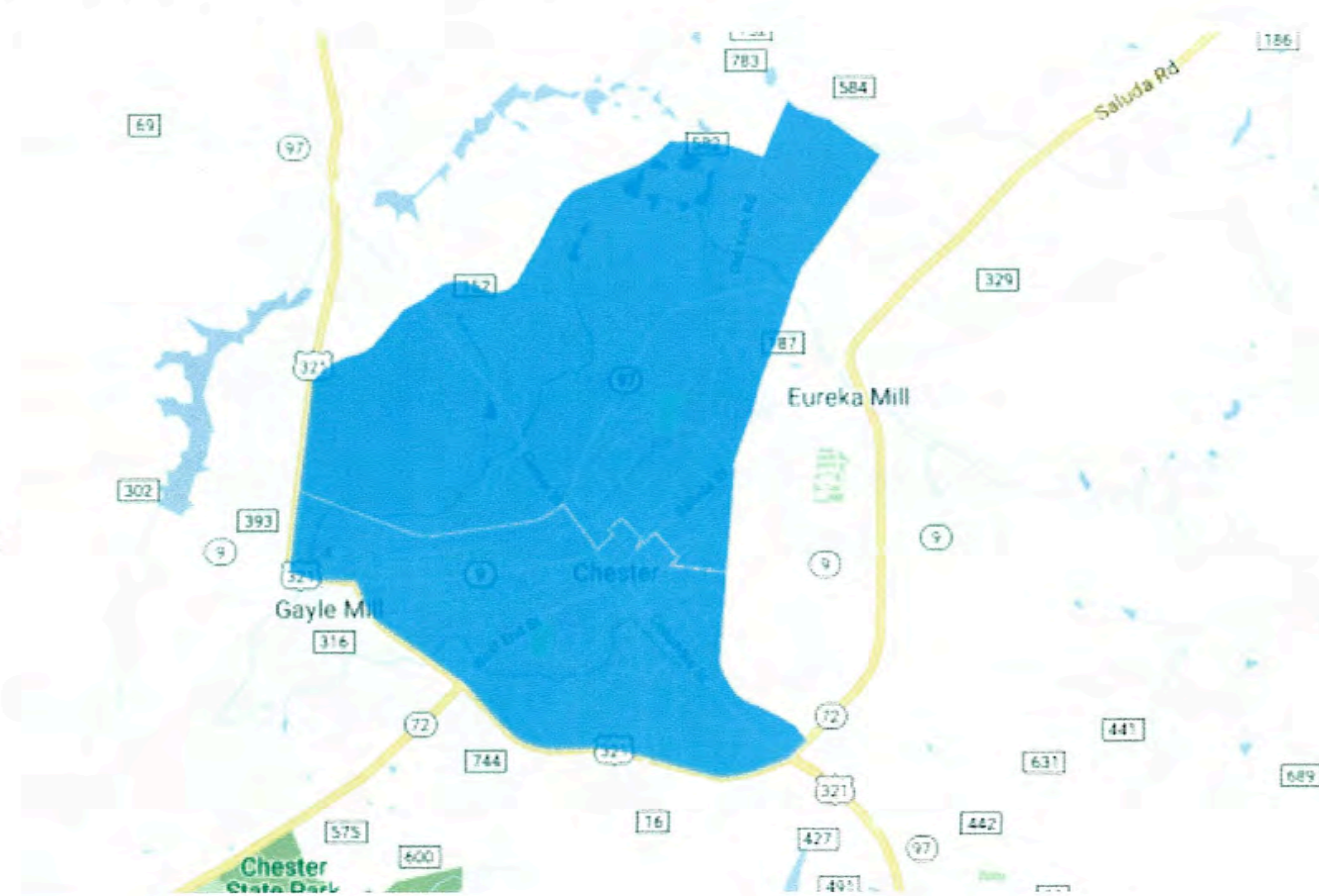
[Invest In Chester SC](https://www.investinchestersc.com/)

<https://www.investinchestersc.com/>

Opportunity Zones

- Tax deferral program established by the federal 2017 Tax Cuts and Jobs Act. It allows those with capital gains tax liability to invest in distressed communities in exchange for the deferral (up to complete forgiveness) of the tax liability.
- Chester County has two (2) designated Opportunity Zones
 - Census Tract – 45023020200 (#202)
 - Census Tract – 45023020300 (#203)
- The City of Chester has worked with consultants at Parker & Poe to develop a prospectus (partially funded by a grant from SC Department of Commerce)
 - InvestinChesterSC.com
- Interest and investments are beginning to happen. Additional recruitment is necessary.

Opportunity Zones Map





Bailey Bill

A Presentation to Chester County Council regarding a
Special Tax Assessment for Rehabilitated Historic Properties

by

The City of Chester

State Law

- SC Code of Laws §4-9-195 and §5-21-140
 - Grant of special property tax assessments to "rehabilitated historic property" or "low and moderate income rental property".
- *The Bailey Bill authorizes local governments to offer a special property tax assessment for rehabilitated historic buildings for up to 20 years.*
- **General Purpose**
 - Encourage the rehabilitation of historic properties
 - Promote economic development and community redevelopment
 - Encourage sound community planning
 - Promote general health, safety, and welfare of community

Facts & Features

Features

- Special Tax Assessment for up to 20 years
- Historically Significant Properties – Federal, State, or Local designations
- May include real property improvements on which historic building is located
- Requires historic character to be retain, preserved, or matched (when cannot be retained)
- Requires an approved plan and a minimum investment (percentage of fair market value)

Eligible Improvements

- Improvements on or within historic building
- Improvements directly attached to building necessary to make it fully useable, doesn't include rentable or habitable floorspace of new construction
- Architectural and engineering services attributable to design of improvements
- Costs necessary to maintain historic character or integrity of buildings

City of Chester's Bailey Bill Ordinance

1. Simplified eligibility: designated Historic Buildings and buildings within the historic districts
2. Assessment: 10 years
3. Minimum Investment Required: 20% fair market value, must be met within 2 years
4. Historic Preservation Commission and Code Enforcement Officer are the designated reviewing authorities.
5. Improvement Plan must be reviewed and approved by the HPC.



Chester County, South Carolina

Rural Fire Commission
598 Saluda Road
Chester, South Carolina 29706

September 9, 2020

Supervisor Shane Stuart

Chester County Council

The Chester County Rural Fire Commission would like to relay our support and endorsement for Lando Fire Department's SC Forestry grant submission. This grant along with the matching funds requested of the County will benefit the Lando Fire Department with much needed equipment.

The Commission would like to remind Council of the expedient action needed to approve the application and matching funds. The deadline for the grant submission will be October 1, 2020.

The Commission would like to thank Supervisor Stuart and Council in their continued support of our mission, to provide quality fire protection for Chester County.

Andy Weir
Chairman,
Chester County Rural Fire Commission

LANDO VOLUNTEER FIRE DEPARTMENT

9-10-2020

Subject; 2020 SC Forestry Commission Grant

The Lando Fire Chief and the Chairman of Lando Fire Protection District approved the application for Volunteer Assistance Grant. This will allow for equipping the brush unit that is currently on order to replace an old donated truck from the City of Chester.


Chief Eddie Murphy


Chairman Vernon Terry
Fire Board



Application for Chester County Boards, Commissions and Councils

Chester County Council selects citizens for service on Council Appointed Boards and Commissions from individuals who have either volunteered, been recommended for appointment or shown interest in being appointed. The Clerk to Council uses this form to update the roster of volunteers and give Council basic information about each volunteer.

Date: 9/3/2020

Board, Commission or Council Appointment being sought: Gateway Steering Committee

Name: Herbert Daniel Lutz Jr (Herby) Occupation: Jersey Development Manager

Street Address: 1229 Sunny Day Farm Dr. Chester, SC 29706

Mailing Address: (if different from above) Same

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED]

Date of Birth: 1 / 27 /70 SEX: M

If recommended by a Council Member, indicate name: _____

In which Council District do you reside? Please indicate (1-6) 4

Are you presently serving on a County Board or Commission? NO If "yes" when does your term expire? / /

CONFLICT OF INTEREST STATEMENT: I, Herby Lutz, as a voting member of any Chester County board, commission or council, agree to disqualify myself from voting on any issue(s) which may arise and in which a conflict of interest exists. *By consenting and signing this form to be nominated you will be subject to a background check.* (Signature) _____

Herby D Lutz

Board members shall serve at the will of the appointing Council member and terms shall also run concurrent with that of the appointer.

Boards

Accommodation Tax Board
Board of Assessment of Appeals
Catawba Mental Health Board
Catawba Regional Council Government
Catawba Regional Workforce Board
Chester County Library
Hazel Pittman Center
Solid Waste Board
Zoning Board of Appeals

Commissions/Committee

Airport Commission
Chester County Parks & Recreation
Chester County Planning Commission
Chester Rural Fire District Commission
John Keziah Park Commission
Lando Rural Fire District Commission
Fort Lawn Fire Protection Commission
Olde English District Commission
Richburg Fire District Commission
Chester Metropolitan District Commission
X Gateway Steering Committee