MEETING MINUTES
CHESTER COUNTY CAPITAL PROJECT SALES AND USE TAX COMMISSION
VIDEO CONFERENCE MEETING
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April 16, 2020 – 6:00 p.m.
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Commission Members Present:
Chester County Representatives: Herbert Lutz, Jr. and Sylvia Jennings
City of Chester Representative: Dr. Jacques Days
City of Chester Representative Appointees: Larry Loflin and Brenda McDow

Mr. Moyd was absent due to a personal matter.

Also present:
Joanie Winters, County Attorney
Michael E. Kozlarek, Bond Counsel

Presenters of potential projects were also in attendance as was the Chester County Supervisor.

Action on Agenda Items:

1. Welcome/Declaration of Quorum: Chairman Days welcomed everyone on the call and declared the presence of a quorum of the Commission.

2. Invocation: Chairman Days offered thanks through prayer.

3. Approval of Minutes:
   April 14, 2020 – Mr. Lutz moved the approval of the minutes. Mr. Loflin seconded. The motion passed unanimously.

4. Presentations:

   **Project #2: Chester County EMA Mobile Command Vehicle** – Chairman Days referenced a note he received from the Chester County EMA that the EMA had revised its request to $178,000 down from $300,000 because of the use of a difference vehicle.

   [Vice-Chair Jennings assumed chairing the meeting while Chairman Days attempted to reach Ms. McDow.]

   By unanimous consent, the Commission requested the EMA to provide a formal change to their application reflecting a reduction in the EMA’s request for funding.

   **Project #19: Fort Lawn Fire Department Open Water Rescue** – Chief Alan Culpepper presented this project to the Commission explaining the need for a water rescue vehicle because of numerous calls for people in emergency situations on the water. This is the top priority of the three Fort Lawn project funding requests.

   **Project #20: Fort Lawn Fire Department Two AEDs** – Chief Culpepper presented this project to the Commission explaining the Department’s existing AEDs are not up to the Red Cross standard.
Project #21: Fort Lawn Fire Department Extrication Equipment – Chief Culpepper presented this project to the Commission explaining the Department currently has some extrication equipment, but much of the equipment has reached its useful life and does not function as easily/properly as it should.

Project #23: ATL Charter School Multipurpose Facility – Ms. Robyn Caldwell presented this project to the Commission explaining the school’s funding comes from the State and federal government not from the local school district. Ms. Caldwell provided a PowerPoint presentation showing the drawings and architects estimates for cost of the project. She explained the current facility was purchased from the Chester County School District in 2011, but the facility required substantial renovations to bring the facility to code. As a result, all the funds the Charter School had saved were used. The capital project sales tax funding would be used to supplement what the Charter School has once again saved to be able to provide for the multi-purpose facility. This would be a design-build facility with all interior equipment. The multi-purpose facility would provide a place for in-door physical education as well also family-related events. Presently, the only space available for parent participation is the cafeteria, which is not adequately sized: often standing room only and fire code violations.

Ms. Jennings asked if this project would be possible without capital project sales tax funding. Ms. Caldwell said it would not be possible.

[Chairman Days resumed chairing the meeting.]

Project #60: Chester Sewer District Extension of Hwy 9 Sewer Service – Mr. Philip Thompson-King presented this project to the Commission asserting the County has been missing out on economic opportunities along the Hwy 9 corridor because of a lack of infrastructure. Mr. Thompson-King further asserted that all the Sewer District’s recent investments have led to economic development opportunities for the County, for example, Carolina Poly ($100MM) and Roseburg Wood Products ($200MM).

Ms. Jennings asked whether the Sewer District had all the necessary right-of-way. Mr. Thompson-King said the Sewer District did not presently have all of the right-of-way or easements necessary to complete the proposed project but that it was working on obtaining easements, rather than right-of-way to avoid the possible need to move the sewer lines in the future in the road were widened.

Chairman Days: Asked when the County, through increased tax collections, would recoup what was spent on this project from the capital project sales tax. Mr. Thompson-King said he could not answer that but explained that the GITI project was an example of partnering with state, federal, and local governments to use $2.0MM from the current capital project sales tax to obtain a $500MM investment. He further explained that it was the County’s duty to provide for the infrastructure because the Sewer District obtained no tax revenue from the County’s citizens and, absent the County providing these funds, the Sewer District would have to increase rates on the customers who actually receive the benefit of the Sewer District’s service, which seemed unfair to
the existing customers.

Mr. Loflin asked how much capacity the Sewer District had. Mr. Thompson-King indicated the Lando facility had approximately 800,000 gallons of daily capacity available but that a future project might include rerouting flow to the Sewer District’s Rocky Creek facility to make additional capacity available at the Lando facility.

Project #61: Chester County School District Track – Mr. Tim Camp presented this project to the Commission explaining the $500,000 allocation from the current capital project sales tax was insufficient to complete the project.

Ms. Jennings asked whether the School District owned the property on which the track would be located. Mr. Camp said he thought the School District would own the property “in the near future.”

Project #62: Chester County School District School Bus Loop Cover – Mr. Camp presented this project to the Commission explaining the need for a cover over the bus loop to get children out of weather while loading and unloading buses. A bus loop cover would be located on the front of each of the school buildings.

Project #65: Chester County Economic Development HWY 9 Pedestrian Lighting & Sidewalks – Mr. Jeff Burgess presented, on behalf of the Gateway Steering Committee, this project to the Commission explaining each of the three projects being presented on behalf of the Gateway Steering Committee were a result of the Gateway Master Plan and are intended to provide for safety and marketing for the County’s Gateway from I-77 to the Richburg-area of the County. Mr Burgess explained this area is an excellent source of Accommodations Tax (approximately $100,000 locally each year, 85% of which comes from the Gateway District Area). Along I-77, no well-lit exits exist between Rock Hill and Blythewood. Likewise, because of increases in housing, lodging, restaurants, and manufacturing facilities in this area, there has been an increase in pedestrian traffic along Hwy 9 at this interchange with I-77. Specifically, this project would include pedestrian lighting and sidewalks from Crenshaw Parkway to Edgeland Road on both sides of Hwy 9. This project would provide for increase safety, attractiveness, and a welcoming environment. The cost estimates were provided by Duke Energy and SCDOT. The Gateway Steering Committee is seeking the maximum amount of grant funds from the alternative transportation sources.

Project #66: Chester County Economic Development HWY 9 Roadway Lighting – Mr. Burgess presented, on behalf of the Gateway Steering Committee, this project to the Commission explaining this would be the addition of 42 highway lights from Edgeland Road to the GITI entrance. The lights would NOT be located on the I-77 overpass. This would provide for pedestrian lighting so individuals could cross the interstate along Hwy 9 moving to and from plants, lodging, and food venues. This project would provide for assisted sight distancing, and additional safety measures, as well attractiveness. Duke Energy provided the lighting plan and operational cost estimate.
Project #67: Chester County Economic Development I-77 Interchange High Mast Lighting – Mr. Burgess presented, on behalf of the Gateway Steering Committee, this project to the Commission explaining this was the most important (the “starting point”) of all three, proposed projects. This project would provide for high mast lighting from the bottom to the top of each on/off ramp at this I-77 interchange. Mr. Burgess asserted this project would assist with potential, future traffic buildup and provide much needed safety and visibility improvements. This project is similar to a project that was completed in Anderson County with assistance from the Appalachian Council of Governments, who provided the estimates.

Mr. Loflin asked which of three projects was the top on priority. Mr. Burgess said project #67 is the most important project.

Chairman Days asked where there any other benefits to these three projects other than beautification, safety, and attraction of people to this exit from I-77. Mr. Burgess said there would also be an increased source of pride because of improvements to the gateway to the Chester community. He also expected it would “highlight existing businesses” and encourage more businesses to locate in this area and draw additional people off I-77 at this location.

Project #99: Chester County El Bethel Fire Department Paving – Mr. Barkely Ramsey presented this project to the Commission explaining the existing parking lot is gravel, which causes broken windows in the facility when trucks pull in and out of the parking lot. In addition, the gravel is beginning sink, which causes difficulties entering and exiting the parking lot from Hwy 21, which is a safety concern. With the advent of COVID-19, EMS is now hosting an ambulance crew at the facility, adding additional strain on the parking lot. Ms. Gwen Lazeby (Board member) noted this department received an allocation of $125,000 from the current capital project sales tax to start this substation, and “C-funds” were used to pave the driveway off Hwy 21. This project would provide for the ability of the substation to accommodate newer trucks and heavier traffic off Hwy 21.

Mr. Loflin asked how many calls the substation handled. Mr. Ramsey indicated the main station near Hwy 9 was damaged (and closed for another 3-4 weeks) so all calls were being handled out of this substation, perhaps 2-3 calls per day but he was unsure how many calls would be handled out of this substation once the main station returned to operational status.

Chairman Days asked how many calls would be handled by the EMS using that substation. Mr. Ramsey indicated it would be difficult to say but he estimated 3-6 calls per day.

Project #101: Chester County Great Falls Sports Complex – Mr. Matt Hines presented the project to the Commission explaining the project would provide for necessary playground improvements, stormwater drainage improvements, ADA-compliant parking and ADA-compliant sidewalk, with paved access to ballfields, and the installation of field lighting, largely to address safety and emergency access concerns.

Mr. Loflin asked if there was any duplication between this project and project #39. Chairman Days
read a portion of the project #39 project description. After a colloquial involving Supervisor Stuart and Mr. Hines, Supervisor Stuart concluded there was some duplication between this project and Project #39.

By unanimous consent, the Commission requested there be a discussion between the County officials and the Great Falls officials to determine who would amend the appropriate project application to remove the duplication and provide a formal amendment to the Commission.

**Project #115: Chester County Animal Shelter** – The Commission tabled this project at the March 10, 2020, Meeting, and subsequently agreed to permit the County to present the project at this meeting. County Supervisor Shane Stuart presented the project to the Commission explaining the existing animal shelter facility has not evolved with the changes in how animals are treated as they move through the sheltering process. For example, there is no quarantine area in the existing facility. As a result, the County had been forced to “kill lots of animals,” which was “bad PR.” There are lots of challenges at the existing shelter, and the County continues to make improvements.

The initial design for a new animal shelter provided for a $10.0MM/20,000 ft² facility, which the County recognized was “pie in the sky.” The County revised the design to a $2.4MM/6,100 ft² facility. The County revised its plans again, so the ultimate request is for an approximately $1.0MM/7,000 ft² facility on land already owned by the County. The County worked with the South Carolina No-Kill association in the facility’s design. Ms. Jeanna Laws also noted various aspects of the improvements to the existing treatment of animals. The new facility would require additional employment but would provide for a marked improvement in the cleanliness of the facility and the treatment of the animals as well as being able to accommodate livestock. Supervisor Stuart concluded by stating the County does not now euthanize any animal that is adoptable.

Mr. Loflin asked what the budget was to operate the existing animal shelter. Supervisor Stuart indicated he thought it was approximately $270,000, largely for staff salaries but that the County had obtained grants from various foundations, including the Lutz Foundation.

Mr. Loflin asked if the larger facility would not cost more to operate. Mr. Stuart answered the new, larger facility would require more staff but, ultimately, that was a County Council-level decision.

Mr. Lutz asked for firm answer on the estimated cost for the proposed facility. Mr. Hines stated it was $998,187.00 after the County worked diligently to maximize space and keep the project within in reasonable budget by reusing existing equipment and making other modifications to the proposed project.

Ms. Jennings asked where the new shelter would be located. Supervisor Stuart stated it would be on armory road on property already owned by the County.

Mr. Loflin asked what would happen to the old facility. Mr. Stuart stated the oldest portion would be torn down but the remaining (newer) portion would be cleaned out and used as a holding area for animals required to attend magistrate court hearings and for staff use for report-writing and
other functions.

**Project #37: Flopeye Fish Festival** – No one was available to present this project. By unanimous consent, the Commission agreed to carry over this project until the next meeting.

**Project #51: West Chester Fire Department Breathing Air Compressor System** – No one was available to present this project. Mr. Ramsey stated he would ensure someone was available for the next meeting to present this project. Mr. Loflin moved to carry over this project until the next meeting. Ms. Jennings seconded. The motion passed unanimously.

5. Discussion of Referendum Question/Division of Funds: Chairman Days stated that the Commission would not have any discussion this evening under this agenda item.

6. Consideration of Application of Projects: Chairman Days stated that the Commission would not have any discussion this evening under this agenda item.

7. Consideration of Meeting Schedule: By unanimous consent, the Commission approved the following meeting schedule.

   **Tuesday, April 21, 2020**  Flopeye/West Chester Fire/Fort Lawn/City of Chester Project Numbers: 37, 51, 12-15, 53-57, 69-95 (38)

   **Thursday, April 23, 2020**  Finalize project list and referendum question

   Commission may hold meetings on April 28 and April 30 or as otherwise necessary

8. Adjournment: All business having been concluded, Ms. Jennings moved the meeting adjourn. Mr. Lutz seconded. The motion passed unanimously.

   Respectfully submitted,

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   Herbert Lutz, Jr.
   Secretary