



**CHESTER CITY COUNCIL MEETING
COUNCIL CHAMBERS – CITY HALL**

August 28, 2017, 6:30 p.m.

Minutes

PRESENT: Mayor George W. Caldwell; Council Members Betty Bagley, Angela Douglas, William Killian, William King, Susan Kovas, Annie Reid, Linda Tinker, and Carlos Williams; Payroll Specialist Sylvia Young.

ABSENT: Carla Roof, HR Director/Interim City Administrator

CALL TO ORDER: Mayor Caldwell called meeting to order at 6:30 p.m.

PRAYER: Mayor Caldwell led in prayer.

PLEDGE OF ALLEGIANCE: Mayor Caldwell and Council recited the Pledge of Allegiance.

CITIZENS FORUM:

Brenda McBrayer – Mrs. McBrayer informed Council about Christmas lights promoters, growth and that it was time to start putting up lights in the city. She gave Council a handout about Iceless Ice Skating Rink and asked for monies to help fund Christmas event. After a brief discussion, Mayor Caldwell told Mrs. McBrayer that Council will take as information and will forward her request to the Finance Committee which would give her a response by next week.

Mark Dickerson – Mr. Dickerson spoke in opposition to rezone 126 York Street.

Jewel Wade –Ms. Wade informed Council that she was the representative for the seller of property at 126 York Street. She spoke in favor to rezone property for seller. She informed Council that another buyer wanted to buy property for a homeless shelter.

Carmon Domonic – Mrs. Domonic informed Council that she was buying the city property located at 125 Pinckney Street. She informed Council that the property had been robbed. She informed Council that she needed their help with property. During a brief discussion, Councilwoman Kovas informed Council that this was the property she requested Council to allow city to hire an attorney to handle paperwork. Councilwoman Kovas informed Mrs. Domonic that Council had voted to hire an attorney. She explained the bid process to Mrs. Domonic and that she would have a year to get property off the condemned list. Councilwoman Bagley asked Mrs. Domonic did she report stolen property. Mrs. Domonic responded yes; however, she would not be able to attend court date due to another engagement.

Raymond Carter – Mr. Carter spoke in opposition to rezone 126 York Street. He stated that a shelter should not be located at property which he believed would cause even more problems. He stated that he hated the race card was used during this discussion about property rezoning. He stated that Council should do the right thing! In conclusion, he informed Council he needed them to fill vacant positions as soon as possible.

Toni Nelson – Ms. Nelson recommended that Council consider getting a bicycle lane for bike riders. She told Council that parents feared their children riding their bikes because it was not safe. She stated that children should have a safe area to ride their bikes.

Peter Stromberg – Mr. Stromberg addressed his comments to Councilman Killian. He stated that Councilman Killian told Council that he was upset about Downtown area. He stated that he knew Councilman Killian wants to vote against rezone ordinance at 126 York Street. In conclusion, he spoke in opposition to rezone 126 Pinckney Street. He remarked that funeral home should be placed on Gadsden Street since there were some empty buildings.

Bill Bundy – Mr. Bundy introduced himself as the Executive Director for the Chester Healthcare Foundations and in his capacity, he grants funds for community projects. Mr. Bundy spoke in opposition to rezone 126 York Street. In conclusion, he informed Council that he would be taking a long look at grants and funding for the city if rezone ordinance was passed.

PETITIONER:

Michael Halsey – Veterans Day Parade – Mr. Halsey introduced to Council Gene Loving and Roxanne James, members from the Veterans Administration. He informed Council that they would be taking on the responsibility of Veterans Day Parade scheduled for November 11, 2017 at 11 a.m. In conclusion, Mr. Halsey invited Council to be in the Veterans Day Parade which will have the same route as the Christmas parade.

DEPARTMENTAL REPORTS:

Administrative - Councilwoman Bagley asked for a correction to Administrative/HR Report June/July 2017 to remove Bagley Fencing Company and replace with Bagwell Fencing Company. Administrative/HR Report July/August 2017 included for Councils review.

Finance – Councilwoman Tinker discussed with Council the purchase of new bailer and stated that at this time, Council would have to wait. She stated that the Finance Committee would meet to check city finances.

Police – Police Department July 2017 report included for Councils review.

Parks and Recreation- Parks and Recreation July 2017 report included for Councils review.

Councilman King stressed the importance to start interviewing for vacant positions. Councilwoman Tinker informed Council that the Finance Committee have picked finalist for Finance Director position.

Councilwoman Tinker made a motion to accept departmental reports with necessary corrections. Councilwoman Bagley second motion. The motion carried unanimously.

COMMITTEE REPORTS:

Finance Committee – Minutes for August 14, 2017 meeting included for Councils review.

Properties Committee – Minutes for August 8, 2017 meeting included for Councils review.

Public Works Committee – Minutes for August 16, 2017 meeting included for Councils review.

After Council had substantive discussion about audit findings and audit and Public Works Committee status, Councilman King made a motion to accept Committee Reports. Councilwoman Tinker second motion. The motion carried unanimously.

COMMISSION REPORTS:

Historic Preservation Commission – Minutes for August 3, 2017 meeting included for Councils review.

Zoning Board of Appeals Commission - Minutes for July 27, 2017 meeting included for Councils review.

Councilwoman Tinker made a motion to accept Commission reports. Councilwoman Reid second motion. The motion carried with Councilman King not voting.

Ad-Hoc Committee Reports August 7th and Kitchen Committee – Councilwoman Kovas informed Council that the Kitchen Committee is working with HVAC Bids and plumbing issues.

UNFINISHED BUSINESS:

Economic Development Committee – Mayor Caldwell – Mayor Caldwell asked for Councils advice on whether the Economic Development Committee should have members from the public. Councilwoman Tinker and Councilwoman Bagley responded that the committee should have both, members from Council and public. After a brief discussion, Mayor Caldwell appointed Councilwoman Bagley, Councilwoman Kovas and Councilman King to the Economic Development Committee. In conclusion, Mayor Caldwell asked appointed Council members to bring back names from the public to move forward with committee.

Purchase of Baler and Knuckle Boom Truck – Public Works Committee – Table Knuckle Boom Truck to a later date. Councilman Williams made a motion to approve the purchase of a baler with \$10,000 grant refunded. Councilman King second motion. Councilwoman Tinker informed Council that the Finance Committee was not sure about funding availability or budget until they get an audit list. After a brief discussion, Councilman Williams resend motion. Councilman King wanted to know when the audit would be finished. Councilwoman Tinker stated that she was not sure when audit will be finished. Councilman Killian questioned the hiring of qualified applicants for vacant position. Councilwoman Douglas informed Council that notes were given to Columbia for the audit. She stressed she was working twenty plus hours on audit, spending a lot of time researching, she wished they would read preliminary notes from her. In conclusion, she stated that audit paperwork was in the hands of the auditor.

Volunteer Policy – Councilwoman Kovas – Councilwoman Kovas informed Council about the Volunteer Release and Waiver of Liability form. After a brief discussion, Councilwoman Kovas made a motion to accept policy with necessary corrections. Councilman King second motion. During discussion, Councilwoman Douglas recommended to amend motion to remove bullet items on page two and to use HR guidelines with appropriate legal constraints. Councilwoman Kovas amend motion to accept policy with necessary corrections, including the removal of bullet items on page two and to use HR guidelines. Councilman King second motion. The motion carried unanimously.

Mechanical Drawings for Kitchen Heat/Air – Councilwoman Kovas - Councilwoman Kovas informed Council that the city has received an invoice of \$7,575 from Moore Engineering Design for the Farmer's Market building air conditioning project. After a brief discussion, Councilwoman Kovas made a motion to pay invoice of \$7,575 from Moore Engineering Design with a grant reimbursement. Councilman Williams second motion. The motion carried with Councilman King not voting.

Lawyer for 2 Kitchen Items – Councilwoman Kovas – Councilwoman Kovas informed Council the need for a lawyer for a written agreement with school district. She informed Council Mrs. Roof had a put out a bid for plumbing contractors with no response. After a brief discussion, Councilman King made a motion that Council hire an attorney for written agreement to school district. Councilwoman Kovas second motion. During discussion, Councilwoman Douglas and Councilwoman Bagley both agreed that a bid was not needed. Councilwoman Douglas informed Council that the city could receive ten hours of attorney time thru the Municipal Association. Councilman King resend his previous motion, and amend motion to use ten hours of attorney time thru the Municipal Association. Councilwoman Kovas second motion. The motion carried unanimously.

Commission Appointments – Councilwoman Douglas informed Council that Sylvia Young had talked to Tammie Smith, Chair of the Chester Housing Authority Commission and she wishes to be reappointed for another term. After a brief discussion, Councilwoman Douglas made a motion to reappoint Tammie Smith to the Chester Housing Authority Commission. Councilwoman Bagley second motion. The motion carried unanimously.

Reintroductions of First Reading Ordinance 2017-02 An Ordinance Amending Appendix C-Zoning Ordinance, Division 3, Section 2- 605.2 R-10 one family residential uses, R-10 Special Exceptions of the Code of Ordinances of the City of Chester that came down to a 4-4 vote at last Council Meeting – Councilman Killian – Councilman Killian stated that Council needs to decide on ordinance. He asked Council how to handle a 4 to 4 vote. Councilwoman Reid stated that motion failed due to a 4 to 4 vote. She stated that Council can vote again on ordinance. He stated again that Council needs to decide on ordinance. Councilman Killian made a motion to vote again. Councilman King second motion. With no further discussion, the motion carried with Mayor Caldwell, Councilman Killian, Councilman King, Councilman Williams, and Councilwoman Douglas in favor of First Reading Ordinance 2017-02. The motion carried with Councilwoman Kovas, Councilwoman Reid, Councilwoman Tinker and Councilwoman Bagley not in favor of the First Reading Ordinance. A 5 to 4 vote passed the First Reading of Ordinance 2017-2 An Ordinance Amending Appendix C-Zoning Ordinance, Division 3, Section 2 605.2 R-10 one family residential uses, R-10 one family residential uses, R-10 Special Exceptions of the Code of Ordinance of the City of Chester.

NEW BUSINESS:

Interim Administrator – Kenneth Lebbon – Mr. Lebbon acknowledged that Council was attempting a dotting task. He informed Council that he had a visit with Councilman Williams and Councilwoman Douglas after a Public Works Committee meeting about the need to hire an Interim Administrator. Mr. Lebbon informed Council that he wants to be hired as Interim Administrator with a six months’ contract agreement. He informed Council about is qualifications for position. Councilman Killian made a motion to hire Mr. Lebbon as Interim Administrator until position has been hired. Motion was not second. The motion failed. Councilwoman Bagley stated that Council should take Mr. Lebbon’s request as information and that Council will get back in touch with Mr. Lebbon at a later date.

Approval to hire (Hiring Freeze) – One CDL Driver and One Utility Worker – Public Works Committee – Councilman King request that Council currently table discussion. Council agreed to table item. Item was tabled for later discussion.

EXECUTIVE SESSION:

Mayor Caldwell stated that Council need to enter Executive Session to discuss a Personnel Matter – Public Works Department – Grievance Committee Report. Councilwoman Tinker made a motion that Council convene into Executive Session to discuss a Personnel Matter – Public Works Department – Grievance Committee Report. Councilwoman Bagley second motion. The motion carried with Mayor Caldwell opposing. Council went into Executive Session at 7:46 p.m.

At 8:00 p.m. Councilwoman Bagley made a motion that Council reconvene from Executive Session. Councilman King second motion. The motion carried unanimously. Mayor Caldwell stated that while in Executive Session Council discussed a Personnel Matter – Public Works Department – Grievance Committee Report; however, no action was taken. With no further discussion, Councilwoman Tinker made a motion to adjourn. Councilwoman Kovas second motion. The motion carried unanimously. Council adjourn meeting at 8:01 p.m.

Respectfully submitted by,

Sylvia Young

*Council meeting was not recorded due to Sharp computer conversion in Council Chambers. Recording equipment was not operable.