

Chester City Council Meeting
April 25, 2016, 5:30 pm
Minutes

Present: Mayor Pro Tempore Bagley, Council Members Linda Tinker, Susan Kovas, Ike McBrayer, Angela Douglas, City Administrator Sandi Worthy, HR Director Carla Roof and City Attorney Megan Gaston.

Mayor Pro Tempore Bagley called the Workshop to order at 5:30 pm.

Workshop – Robin Currence provided Council with information concerning the Incubator Kitchen. Mrs. Currence suggested that we work with Dr. Northcutt and to put our trust in the resources of the experts. We do not need to do a half way project. Mrs. Currence indicated that she has been involved in this project serving in a liaison role and Ben Boyles worked closely with Mrs. Kelllerhals. Angela Forbes is a registered dietitian and may be able to provide additional assistance. Mrs. Currence requested that Council use Ms. Forbes expertise. Much discussion took place concerning kitchen equipment purchase, kitchen manager, nonprofit organization to do the programming and heating and air. Currently there is no heat and air. Mrs. Currence encouraged Council to utilized Dr. Northcutt on all aspects of the kitchen project.

Councilman Williams arrived at 5:50 pm.

City Hall Renovations – Mr. Meadors presented and reviewed each phase of the proposal for the Restoration and Renovation of City Hall with Council. Much discussion took place concerning the proposal.

Budget Workshop – Mrs. Worthy informed Council that she is working on getting revenues posted in order to move forward with a budget workshop on Friday 3 pm. Mrs. Roof will send notice to Council.

Fire Department Budget – Chief Caldwell presented his Fire Budget to Council. The Fire District is a special purpose district. Chief Caldwell presented his budget to Council providing details. Fire Budget has to be set by three entities, Council, Fire Commission and the County sets the millage for the budget. Reviewed the proposed budget in detail with Council. The city has a Columbia account that is used in the event things are needed. There is a tiny bit of wiggle room for merit if needed. County requested that the city allow 3.5 % for the admin fee.

Mayor Pro Tempore Bagley adjourned the Work Session at 6:35 pm.

Mayor Caldwell called the Public Hearing to order at 6:35 pm. Is there anyone present to speak for or against the proposed zoning change?

Tracey McCarley spoke in reference to her father Neil Roddey's property located at 116 Pinckney Street. I was informed that I needed to get this changed in order to sell it and then once it was sold it would revert. With no one else present to speak, the public hearing was closed at 6:45 pm.

Call to Order – Council Meeting – Mayor Caldwell called the meeting to order at 6:45 pm.

Present: Mayor George Caldwell; Council Members Betty B. Bagley, Linda Tinker, Susan Kovas, Ike McBrayer, Angela Douglas, Annie M. Reid, Carolos Williams; City Attorney Sandi Worthy, HR Director Carla Roof and City Attorney Megan Gaston.

Absent – Councilman Killian.

Prayer – Mayor Pro Tempore Bagley led in prayer.

Petitioner – No Petitioners.

Citizens Forum – Councilwoman Douglas informed Council that she has been working with former President Bill Clinton on CGI and has been invited to attend the Clinton Global Initiative which will be held June. Chester will be represented and will be on the map. Former President Carter will be attending this event as well. Councilwoman Douglas stated she would hope to have Council's support; funds will be needed for travel, etc.

KD Thompson – SL Finley Center is a 501 3C. Mr. Thompson stated a young man requested to rent space at the SL Finley Center for tutoring. Someone, a city official, reached out to this young man and told him that the building was not fit for office space. We should be helping each other instead of hurting, let us be positive and not negative. A person from the city called his director and told them they did not need to use the facility. City Administrator Worthy wanted to know if we could help by sending a letter to the director of the organization that was seeking to use the facility.

LaTanya Williams – Battered but not Broken continues to pursue grants for housing and would like Council to collaborate with them in working to have a better community. Is it possible for the city to help with grant writing assistance, letters of support, etc.? Councilwoman Reid requested that Mrs. Williams meet with Mrs. Worthy and Cynthia Curtic, Grant Administrator to see what type of assistance the city can provide.

Departmental Reports

Mrs. Worthy thanked all who participated in the Earth Day Celebration. This was a great first event!

Administrative Department - Special Recognition - Jeff Bell, 5 years, Chester Fire Department. Kris Grant 10 years, Chester Fire Department. Mrs. Worthy answered questions concerning the Summer Feeding Program menu with serving healthier foods, such as not serving bologna. Councilwoman Reid thanked Mrs. Worthy for providing Council with a listing of grants received.

Finance – Updates provided in package. Councilwoman Douglas wanted to know when the Finance Committee would be meeting. Committee agreed to meet on Wednesday. Mrs. Worthy informed Council that Kelly Wascher is scheduled to come in this week to help prepare for the audit.

Fire – No Comments

Police – Councilwoman Reid wanted to know how many new officers we have and are they certified. Mrs. Tobias informed Council there are five new officers and all five will be attending the academy in May.

HR - no comments.

Public Works – no comments.

Recreation – Councilwoman Reid wanted to know when the Recreation Center would be completed. Mrs. Worthy stated it would be done in phases. Councilwoman Douglas wanted to know if the air condition is working. Currently there is no air in the building. Councilwoman Douglas stated that we need to be careful with rentals, due to no air conditioning. Councilman Williams wanted to know who is overseeing these projects. For larger projects is RCI, Brian Blackwell. For smaller projects, the facilities manager Jack McGillis. Councilman Williams stated that he received complaints with the facilities not looking updated to the maximum of what the money we are spending. Councilman Williams stated local people that lives in the area was complaining. RCI was hired and they managed all who worked under RCI. Some of the contractors that were under RCI are no longer working under RCI. Councilwoman Douglas had concerns that RCI did not approve them and now they are working on their own and we hired them. Much discussion took place. Councilman Williams requested that the projects be overseen.

Councilwoman Reid made a motion to approve reports as presented. Mayor Pro Tempore Bagley seconded the motion. The motion carried unanimously.

Commission Reports

Evergreen Cemetery – Mr. Douglas is currently working on getting proposals for wrought iron fencing, road paving, etc. We will reschedule a Commission Meeting.

HPC – Committee will meet on May 5-2016.

Planning Commission – Chair Robert Smith, Planning Commission met and received a request from a property owner of 116 Pinckney Street, changing form R10 – to NCH. In 1983, the building was built to be a Barber Shop. The Planning Commission met and recommends that the Zoning be changed from R10 to NCH and to include beauty shop and barbershop. The Commission recommends this change and feels it will represent the city well.

ZBA – no report

Housing Authority – no report

Recreation Commission – Commission agreed to meet the first Thursday of each month and then will look at going back to once a quarter. Discussion took place concerning relocating George B. Guy Park.

Councilwoman Tinker made a motion to approve as presented. Councilwoman Reid seconded the motion. The motion carried unanimously.

Unfinished Business

First Reading Ordinance 2016-01, Making Movies in the Streets and Public Places. Councilwoman Reid read the Ordinance as presented. Councilwoman Reid made a motion to approve as presented. Councilwoman Tinker seconded the motion. Discussion took place concerning filming after 10 pm, the film company will be responsible for getting signatures from the neighbors. What will the rental fee for police cars be? A schedule of fees will need to be implemented. Discussion took place concerning closing of streets. After discussion, Attorney will make changes and submit for 2nd reading. The motion carried with Councilwoman Douglas opposing the motion.

Commission Appointments –Deferred to next meeting.

New Business – Industrial Kitchen – Gloria Kellerhals stated that Councilman Williams came to her house and requested that she come to Council and provide an update. A copy of the grant was provided to the new members of Council. Mayor Pro Tempore Bagley did a great job on the Charente and Jeff Kerr reached out to her concerning the market. She informed Council she got a free architect that donated his time and work, which included an industrial kitchen and an outside pavilion. Jeff Kerr and I wrote a grant and received funding which was never a full funded grant. The Kitchen would allow people to come in to develop their products. The kitchen would be an incubator for building projects. Commercial Kitchens are great, things changed and the City decided not to hire a manager. Mrs. Kellerhals had family obligations that did not allow her to continue with the project and things came to a halt. At that time, we had 28 people wanting to use the kitchen. Mrs. Kellerhals stated she would like to finish the project that she originally started. The Citizens Alliance has 90,000.00 in grant funding that they would be willing to give to the city. I have tried to assemble files that I have not been able to obtain from the city. I submitted a FOIA request to the city and have not gotten what I requested. I requested bids and I have not received them, and it appears that the city overpaid contractors. I cannot take it over until I am certain that it has been audited. I cannot begin to look for equipment without the architectural drawing. I am very concerned, if Council wants me to finish the Kitchen, I would like someone within the next 30 days get me the information I need and requested. A total of \$4800.00 for the design and the design is missing. We need to work as a team and we need to get it finished. I have been asking for these bids for 2 ½ years and I cannot get them. The current Citizens Alliance board is Sam and Beverly Stone, Brenda McBrayer, Amy Wyatt, Peggy Hamilton, Karen Kerr and Gloria Kellerhals. Mrs. Worthy stated that she would like to work together and will be glad to get with you to get the information requested. Discussion took place concerning Mrs. Kellerhals and the entire board resigning. Mrs. Kellerhals stated that Mayor Stringfellow ask her not to resign. If you want the kitchen finished, the information needs to be put in proper order and someone needs to be hired. Councilwoman Douglas also addressed her concerns with the bids, etc., and would like to receive all of the documents pertaining to this project. I have concerns with the statement of people being paid too much money. Mrs. Kellerhals stated that if we can find the information I would like to continue with this project. Mrs. Worthy stated that she entered into this chaos and for 2 years, nothing was done so she is trying to be caught up with this project. Council approved funds from the Sewer account. Mrs. Kellerhals provided Attorney Gaston with a printout and told her that it was information that she might need to know. Councilwoman Douglas wanted to know if we have any type of software to track what is spent, etc.,

Mrs. Worthy stated yes CSI could track this type of funding. It can show where the income comes in and where it goes out. Councilwoman Douglas stated she would like the Finance Committee to look at this as well. Councilwoman Reid stated that we need to rectify this and provide the information. Much discussion took place concerning the grant. No other discussion, this will be decided at a later date.

Legislative Update – Councilwoman Douglas informed Council she talked to Legislation and filming has been put on hold. I hope that we will get an increase in local government funds. Creighton Coleman was able to put in \$100,000.00 for the Joe Collins Stadium. Councilwoman Douglas informed Council, this is your homework to get with the delegates, please talk to them concerning this matter. We have homework to do; we should also talk to the Collins and Anderson Families.

Committee for Heritage Park – Mrs. Worthy ask that Council consider a Committee to work on this project and help guide the development of the park.

Earth Day Proclamation – Mayor Caldwell read the Proclamation as presented. Councilwoman Tinker made a motion to approve as read. Mayor Pro Tempore Bagley seconded the motion. The motion carried unanimously.

First Reading Ordinance 2016-03 Amend Zoning Classification 116 Pinckney Street –Councilman Williams read as presented. Councilwoman Tinker made a motion to approve as presented. Councilman McBrayer seconded the motion. The motion carried unanimously.

First Reading Ordinance 2016-05 Amend Chapter 2 Administrative, Article III Ordinances and Resolutions, allow Municipal Clerk to attest ordinance adopted by Council. Mayor Caldwell read the ordinance as presented. Councilwoman Tinker made a motion to approve as presented. Mayor Pro Tempore Bagley seconded the motion. Mayor Caldwell opposed the motion. The motion carried.

Executive Session – Councilwoman Tinker made a motion to go into Executive Session at 8:45 pm, for discussion of a Contractual Matter, Chester Sewer District. Mayor Pro Tempore Bagley seconded the motion. The motion carried with Mayor Caldwell and Councilwoman Douglas opposing the motion.

Mayor Pro Tempore Bagley made a motion to reconvene from Executive Session at 8:55 pm. Councilwoman Tinker seconded the motion. While in Executive Session, Council discussed a Contractual Matter, Chester Sewer District. No action was taken.

With no further business, Councilwoman Tinker made a motion to adjourn at 8:57 pm. Mayor Pro Tempore Bagley seconded the motion. The motion carried.

Respectfully submitted,

Carla Roof