



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

August 14, 2017, 6:30 p.m.

Minutes

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

CALL TO ORDER: Mayor Caldwell called the Public Hearing to order at 6:30 p.m.

PRAYER: Rev. Meyers led in prayer.

PLEDGE OF ALLEGIANCE: Mayor Caldwell and Council recited the Pledge of Allegiance. Mayor Caldwell asked for comments from the public about Zoning Text Amendment R-10 one family residential uses, R-10 Special Exceptions.

Mark Dickerson – Mr. Dickerson spoke in opposition to First Reading Ordinance 2017-02 Zoning Text Amendment R-10 one family residential uses, R-10 Special Exception.

Peter Stromberg – Mr. Stromberg spoke in opposition to First Reading Ordinance 2017-02 Zoning Text Amendment R-10 one family residential uses, R-10 Special Exception.

Lenora Bundy – Mrs. Bundy spoke in opposition to First Reading Ordinance 2017-02 Zoning Text Amendment R-10 one family residential uses, R-10 Special Exception.

Ross Gladden – Mr. Gladden spoke in opposition to First Reading Ordinance 2017-02 Zoning Text Amendment R-10 one family residential uses, R-10 Special Exception.

Bob Shannon – New Business – Item #5 – HPC Request

CITIZENS FORUM: Raymond Carter – Mr. Carter spoke in opposition to First Reading Ordinance 2017-02 Zoning Text Amendment R-10 one family residential uses, R-10 Special Exception.

PETITIONER: Nettie Archie – Policy and Accountability – Cancel her speech and will reschedule item.

APPROVAL OF MINUTES: June 26, 2017 and July 10, 2017 – Councilwoman Tinker made a motion to accept minutes with necessary corrections. Councilwoman Reid second motion. The motion carried unanimously.

UNIFINISHED BUSINESS:

Economic Development Committee Appointment – Mayor Caldwell – Mayor Caldwell informed Council that he will reschedule item to discuss at next meeting.

NEW BUSINESS:

First Reading Ordinance 2017-02 Zoning Text Amendment R-10 one family residential uses, R-10 Special Exception – Mayor Caldwell read the 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 Exception. Councilman Killian made a motion to approve the First Reading Ordinance 2017-02 Zoning Text Amendment. Councilwoman Douglas second motion.

Councilwoman Tinker began discussion as she spoke in opposition of ordinance amendment of funeral home. Secondly, Councilwoman Kovas spoke in opposition of funeral home. She stated that in respect to south, children could not play during a funeral service, toxic air for community and Barron crematory plan rejections. In conclusion, she informed Council that she plans to vote no.

Councilwoman Douglas expressed to Council that she had weighted the pros and cons for economic opportunity and advised Council to think about progress, growth and expand businesses. She stated that her vote was not based for or against anything or anyone. In conclusion, she informed Council that she would vote based on the Planning Commission’s appropriateness for doing the job before them and whether their proposal fit with the other special exceptions.

Mayor Caldwell spoke in favor of funeral home. He stated to Council that funeral homes do not depreciate property value, empty building cause problems, this is not a night club. Mayor Caldwell encouraged Council to considerer, tax and upkeep of business, business license paid, long range would be an upgrade. In conclusion, Mr. Caldwell stated that he was in favor of funeral home.

Councilman Killian informed Council that downtown should be fixed up! In conclusion, Councilman Killian stated that he was in favor of funeral home, that business was not coming downtown, and both ends of decision should be discussed.

Councilwoman Reid informed Council that she had done research and looked at the facts, private nuisance, and that she had viewed both sides and this was a heavy decision for her to make. In conclusion, Councilwoman Reid Council that she was not sure how she would vote.

Councilman Williams informed Council that he lives near 126 York Street. He stated that his decision weighted heavily; however, he wants to be consistent with discussion. He stated that Council have made exceptions before, no ethical violation for King presents today. He stressed that he agree that ordinances are out of date. In conclusion, Councilman Williams encouraged Council to do their duty and be fair and consistent.

After a discussion, Mayor Caldwell, Councilwoman Douglas, Councilman Killian and Councilman Williams voted in favor for the First Reading Ordinance 2017-02 Zoning Text Amendment R-10 one family residential uses, R-10 Special Exceptions. Councilwoman Bagley, Councilwoman Tinker, Councilwoman Reid and Councilwoman Kovas voted against the First Reading Ordinance 2017-02 Zoning Text Amendment R-10 one family residential uses, R10 Special Exceptions. The motion failed with a tie vote (4 to 4). Councilman King did not vote nor entered any discussion.

National League of Cities Service Line Program – Dennis Lyon – In detail, Mr. Lyon informed Council about the National League of Cities Service Line Program. He informed Council about the benefits and advantages that the program offered citizens. He gave Council some background information about the program and expressed that it would be of no cost to city, rises awareness in the community, citizen repairs for utility a small fee, coverage of lines by citizens, monthly fee, no limit to number of claims, and best benefits at the lowest rates. He stated that Council can provide selection of contractor. He informed Council that an example of coverage is in home plumbing. In conclusion, he informed Council that the program will give the city monies for citizens' participation or Council can decline royalties and program will provide marketing letters to send out to citizens. After much discussion, Council accepted item as information.

Solar Eclipse Information – Carla Roof – Mrs. Roof informed Council about the expected solar eclipse schedule on Monday, August 21, 2017. She stated that cities recommendations allow the purchase of glasses for their employees, Chester County had not decided what they were going to do, the schools extended their leave and will leave at 4:30 p.m., and events are being held at cities. She requested that Council discuss solar event and approve the purchase of eyeglasses at \$1 per eyeglass or \$3 is the highest price to allow employees to enjoy the solar experience. In conclusion, she informed Council that public safety employees would not be allowed to leave, \$125 would be the total price for eyeglasses, and eyeglasses are certified. After a brief discussion, Councilwoman Douglas made a motion that city stay open and allow Carla to purchase eyeglasses for employees. Councilwoman Bagley second motion. The motion carried unanimously.

Commission Appointments – After a brief discussion, Councilman Killian made a motion that Council appoints Raymond Douglas and James B. Simpson to Chester Metropolitan District Commission. Councilwoman Reid second motion. The motion passed with Councilwoman Bagley and Councilwoman Tinker not in favor of motion. Councilwoman Douglas announced to Council that she recused herself from vote.

Historic Preservation Commission (HPC) Request to remove 159 Center Street and 125 Brawley Street from the Historic District – HPC informed Council of Bob Shannon requested that that Council approval to allow his property located at 159 Center Street be taken out of the Historic District, no demolition was requested now. Also, Bryant Head requested that the HPC and Council approve his property located at 125 Brawley Street removed from the Historic District and permission to demolish the dwelling. After a brief discussion, Councilman Killian made a motion that Council approve to removal of 159 Center Street and 125 Brawley Street to be taken out of the Historic District. Councilwoman Reid second motion. The motion carried unanimously.

Zoning Board of Appeals Commission (ZBA) – 139 Hinton Street to change from R8 to R6 and Hamilton Street 201-5-12-16 from LI to R6 – After a brief discussion, Councilwoman Kovas made the motion to change 139 Hinton Street to change from R8 to R6 and Hamilton Street 201-5-12-16 from LI to R6. Councilwoman Tinker second motion. After a brief discussion, Councilman King made a motion to table discussion for more information. Councilwoman Douglas second motion. The motion carried. Councilwoman Kovas rescind her previous motion. Councilwoman Tinker rescind her second.

HR Recruitment – Councilwoman Douglas – Councilwoman Douglas asked Council, “What recruitment has been done?” Also, she stated to Carla Roof, Human Resources Director, “She would like to know what HR was doing more than just posting positions. Mrs. Roof responded that she and Ms. Young had attended career fairs, she had attended meeting in Rock Hill military base seeking qualified candidates for hire, 4 key positions 14 in list of contacts, information is available to provide to Council and media if needed. Councilman Williams stated that applicants are getting better and Public Works Committee has schedule their next meeting for Wednesday, August 16, 2017 at 5:30 p.m. to review applicants.

Interim City Administrator – Councilwoman Douglas – Councilwoman Douglas informed Council that she at the 2017 Annual MASC meeting she spoke with Jeff Shecker about the impossible task of finding an interim/candidates needed for vacant positions such as a City Attorney, Public Works Director, City Administrator, and Police Chief. Secondly, she asked Council would anyone be able to resolve issues in a short time and is it fair to have someone take on this task? She stressed the importance of setting new hires up for success and hiring qualified people.

125 Pinckney Street Property Bidding Process – Properties Committee Chair – Councilwoman Kovas informed Council of the need for legal help with 125 Pinckney Street Project. She recommended, Joanie Winters, from Winters Law Firm to help with process to get documents together and title search. Councilwoman Kovas made a motion to hire Attorney Joanie Winters to help with the process to get documents together and title search for 125 Pinckney Street project. Councilwoman Bagley second motion. Councilwoman Douglas questioned if motion was to hire Joanie Winters or just an attorney? After a brief discussion, Councilwoman Kovas amend motion, to say help from any attorney to get paperwork processed. The motion carried unanimously.

125 Brawley Street – Properties Committee Chair- Councilwoman Kovas wanted Council to approve attorney expenses to demolish property and the need for legal help. After a brief discussion, Councilman King recommended that Council table discussion for more information.

104 Hardin Street – Alleyways – Properties Committee Chair – Councilwoman Kovas informed Council that owner wants to purchase alleyways. Councilwoman Kovas expressed the need for legal help to write up a contract. Councilwoman Tinker made a motion to table discussion for more information. Councilman King second motion. The motion carried unanimously.

City Hall Asbestos/Lead – Trident Environmental Services – Councilwoman Kovas informed Council about Meadors, Inc. proposal to complete the asbestos/lead based paint inspections on the Chester City Hall office building. The proposal has a fixed fee cost with two sections totaling \$6,850 as follows:

1. Asbestos Building Inspection (Comprehensive) – Cost of \$3,600.
2. Lead Based Paint Inspection (by XRF) – Cost of \$3,250.

After a brief discussion, Councilwoman Kovas made a motion that Council accept Meadors, Inc. proposal of \$6,850 to complete the asbestos/lead based paint inspections on the Chester City Hall building. Councilwoman Tinker second motion. The motion carried with Councilman Williams opposing.

Finance Director Position and Department Head Positions – Councilman King requested for an update on five applicant selections that was to be given to Mrs. Roof. Councilwoman Douglas gave Council an update from the Finance Committees about the Finance Director position and that a date for interviews has not been scheduled.

Current Open Positions with City – Councilwoman Bagley – Councilwoman Bagley requested that each Council member get all applications and she wanted this done before next meeting. Councilwoman Bagley made a motion that Council should choose two or five candidates. No second motion. The motion failed. Councilman Williams stated that the Committees receive applicants' applications; however, Council choose applicant to hire. After a brief discussion, Council agreed with Councilwoman Bagley that Council should review all applications. Council request that Mrs. Roof put all applications received in drop box for Councils review.

Headstone Repairs Evergreen Cemetery – Councilwoman Douglas – Omit from agenda, no action item.

Mayor Caldwell stated that Council would convene in Executive Session for discussion of Intergovernmental Agreement Reimbursement for Inmate Housing, Contractual Matter – Police Chief Selection and Contractual Matter – City Attorney Qualifications. Councilwoman Reid made the motion that Council convene in Executive Session for the discussion of Intergovernmental Agreement Reimbursement for Inmate Housing, Contractual Matter – Police Chief Selection and Contractual Matter – City Attorney Qualifications. Councilwoman Bagley second motion. The motion carried with Mayor Caldwell and Councilwoman Douglas opposing. Council convened in Executive Session at 8:59 p.m.

At 9:42 p.m. Councilwoman Bagley made a motion that Council reconvene from Executive Session. Councilman Killian second the motion. The motion carried unanimously. Mayor Caldwell stated that while in Executive Session Council discussed an Intergovernmental Agreement Reimbursement for Inmate Housing, Contractual Matter – Police Chief Selection and Contractual Matter – City Attorney Qualifications. No actions were taken. Councilwoman Reid made a motion to allow HR to post for city attorney. Councilwoman Bagley second motion. The motion carried unanimously. With no further business, Councilwoman Bagley made a motion to adjourn. Councilwoman Douglas second motion. The motion carried unanimously. The meeting adjourned at 8:45 p.m.

Respectfully Submitted by,

Sylvia Young

***Important Comment – Due to Sharp computer conversion in Council Chambers, City Council meeting only has a video recording of meeting. The audio recorder was not operable during Council meeting.