

Chester City Council Meeting
February 11, 2019
Minutes

PRESENT: Mayor George Caldwell; Council Members Angela Douglas, Betty Bagley, Linda Tinker, Annie M. Reid, Susan Kovas and Carlos Williams; City Attorney Edwards, City Administrator Stephanie Jackson and HR Director Carla Roof.

ABSENT: Councilman Killian and Councilman King.

Call to Order: Mayor Caldwell called the meeting to order at 6:30 pm.

Prayer: Councilwoman Tinker led in prayer.

Pledge of Allegiance: Council recited the Pledge of Allegiance.

Citizens Forum: Mr. William King wanted to know if anything has been done with the Franchise agreement with the Duke Energy agreement. If the city does not do anything, the Franchise will automatically renew. I would like an answer in a timely manner. The water commission, natural gas and all commissions that are appointed by the city should provide a quarterly report to council and the citizens. Please get with your commissioners that you appoint and make them aware of citizens' concerns. Also, report what the city receives on telecommunications. I would like to get a census from this council, we have collected \$209,279.00, from franchise fees. Mr. King stated that when council appoints these commissions, they should be required to report back to Council on a quarterly basis.

Councilman Williams stated that he has two concerns that he would like to address. There was a group that touched on housing in our community. Councilman Williams stated that his focus has been housing for this community. Councilman Williams informed Council that he has received several requests from citizens wanting to know when boy scouts come to our meetings why is one person that always comes to Council Meetings allowed to come when that person has a conviction. How is this being allowed?

Administrative Report:

We currently have funding from one cent sales tax to repair the roofing of City Hall. This is not new to us and we have taken the necessary steps to fix these repairs. Mrs. Jackson requested that Council schedule the work session previously discussed. If the resolution is not approved, I request that we move forward with the repairs. Administrator Jackson stated that she would like for the Council to set a date for a workshop. Discussion took place concerning moving to a new City Hall to the new police department building. Discussion took place concerning the new building not accommodating the entire City Hall staff. After much discussion, Councilman Williams made a motion to RFP for roofing of city hall. Councilman Killian seconded the motion. The motion carried unanimously.

A Work Session will be held on Monday, February 18, 2019, 5:00 pm.

Administrator Jackson reviewed a grant opportunity listing with Council and would like to apply for the grants. Both grants reviewed with Council do have a match. Any money that we get from partners can be used as our match. A list of grants from Catawba Regional was attached for Council's review. This was information only and wanted Council to know that she is looking for grants.

Councilman Williams presented a check from Resolute for the Summer Feeding Program in the amount of \$5000.00

Data Max Agreement – Administrator Jackson provided Council with an update on the previous Data Max presentation. Mrs. Jackson spoke with a Mayor from another municipality in the same size as the City. In a six months' time, they generated \$94,000.00 in a six months' time frame. An agreement was provided for Council to review. The first two years it is a 50/50% and then they will drop off and we will receive 100%. Attorney Edwards stated she thinks this will be beneficial to enter into this agreement. Mayor Pro Tempore Reid made motion to approve entering into an agreement with Data Max and Councilman Killian seconded the motion. The motion carried unanimously.

Discover Chester – Administrator Jackson informed Council that we will be presenting an ad in the Discover book.

Unfinished Business:

PARD Grant and Joe Collins Stadium – Administrator Jackson reviewed with Council the cost of the Joe Collins Stadium. Discussion took place concerning the fencing. The deadline to lose the grant is May 31st. Our ordinance states that we must bid out to meet the deadline of receiving this money. This grant has a match and we need about \$17,000.00, which we have those funds in one cent sales tax. Councilman Killian made a motion to move forward with bidding process for fencing for Joe Collins Stadium. Councilwoman Tinker seconded the motion. The motion carried with Councilwoman Douglas opposing.

New Business:

Opportunity Zone – Summit Debriefing – Councilwoman Douglas provided Council with an overview of the Summit Debriefing and discussed grants and deadlines with Council. Much discussion took place. No action taken.

Citizens Academy – Councilwoman Douglas – Councilwoman Douglas spoke to the citizens in the audience about citizen's concerns and we have held several community talk backs. One citizen stated, "I am retired, use me, I want to give back to my community". This gives us an opportunity to educate the citizens what the city does. Citizens who live or work in the city an opportunity to learn about the city. There is a limit of 15 to 25 people, topics include Finance, HR, Recreation, etc. Councilwoman Douglas stated this is an opportunity to educate our community and that can serve and do a good job. Educating the public on what we are supposed to do. Examples will be provided at our work session. Much discussion took place.

Government ID Cards – Councilman Williams wanted to have an update on the ID cards. Mrs. Roof provided an update to Council and informed them the cards will be issued once the police department has moved out.

Agenda Online – Councilman Williams stated that he would like to move forward with the agenda electronic packets except when there is a special need. Councilwoman Douglas seconded the motion. Much discussion took place. The motion carried with Killian, Tinker and Caldwell opposing.

Mayor Caldwell recognized the Boy Scout Troop 61 who are working on a merit badge.

Executive Session:

Councilwoman Bagley made a motion to go into Executive Session at 8:09 pm to discuss a Contractual Matter Duke Energy Franchise, Contractual Matter MOU City of Chester and Chester County School District Joe Collins Stadium. Councilwoman Kovas seconded the motion. The motion carried with Douglas and Caldwell opposing.

Councilwoman Bagley made a motion to reconvene from Executive Session at 8:45 pm. Councilwoman Tinker second the motion. While in Executive Session, Council discussed a Contractual Matter Duke Energy Franchise, Contractual Matter MOU City of Chester and Chester County School District Joe Collins Stadium. No action was taken.

With no further business, Councilwoman Tinker made a motion to adjourn. Councilman Killian seconded the motion. The motion carried unanimously.

Respectfully submitted,

Carla Roof

Chester City Council Meeting
March 25, 2019, 6:30 pm
Minutes

PRESENT: Mayor George Caldwell; Council Members Angela Douglas, Betty Bagley, William Killian, Linda Tinker, Annie M. Reid and Susan Kovas; City Attorney Edwards; City Administrator Jackson; HR Director Carla Roof.

ABSENT: Councilman Carlos Williams and Councilman William King.

Call to Order: Mayor Caldwell called the meeting to order at 6:30 pm.

Prayer: Mayor Caldwell led in prayer.

Pledge of Allegiance: Mayor and Council recited the Pledge of Allegiance.

Ken Lebbon – Spoke in opposition of the DataMax collections for the City of Chester.

Mary Petrou- Spoke in opposition of the DataMax collections for the City of Chester.

John Martin – Genes Restaurant, requested that Council do away with DataMax. Spoke in opposition of the DataMax.

James Baker- Spoke in opposition of the DataMax collections.

Mike Shaffer – No Comment

Rusty Darby – Lives in Chester County. Spoke in opposition of the DataMax collections.

Bernard Heath – Spoke to Council concerning the young kids of Chester. They do not have an outlet and we need to build something for kids in Chester.

William King – Spoke for the implementation of the DataMax collections. We are missing a lot of revenue in our city. Mr. King stated that he is for DataMax, to collect taxes in the City of Chester. Mr. Kings stated that some of the Council Members are for election and don't let a little bit of people convince you otherwise. It is left up to you how you vote. Mr. King stated that Chester is his home.

Councilwoman Tinker stated that she is against DataMax. City Attorney Edwards informed Councilwoman Tinker she was not at liberty to respond.

Departmental Reports

Administrative

Years of Service - Mr. Ronnie Wright, 25 years Public Works Department, Mr. J.P. McNeil, 5 years Fire Department, Ray Dotson 5 years Fire Department, Anita Springs, 5 years Summer Feeding Program.

Employee of the Month – Mr. David Ford, Public Works Department.

Bids – Roof Replacement and Structural Repairs to City Hall – The bidding process for the roof replacement and structural repairs for City Hall is currently in place. The bidding process closes on April 26, 2019, and the bid award will be May 3, 2019.

Tornado Sirens test in the City – EMA stated the test went well and the City goes above and beyond to notify the citizens of the city.

Free Breast and Cervical Cancer Screening by MUSC, Clemson and SC Best Change Network Program – Mrs. Jackson informed Council this opportunity will take place on April 18, 2019, 8 am to 3 pm, 139 Cadz Street. No objection from Council.

Budget Calendar – Mrs. Jackson reviewed the calendar with Council and indicated we are currently on schedule with the Budget Calendar.

Finance – Setoff Debt – Finance Director Jerry Baker – Mr. Baker provided Council with an update on Setoff debt municipal court. The Finance Department sent out 210 letters and has received \$5200.53. in collections.

Fire –no report

Human Resources – no comments

Police Department - no comments

Public Works – Reggie McBeth – April 20, 2019, 9 am to 2 pm, Earth Day located in the backlot. We will continue to clean up the city. We will have two trailers for tires and TV's. There will be one trip per household and this will be checked.

Recreation – no comment

Councilwoman Tinker motion to approve as presented. Councilwoman Bagley seconded the motion. The motion carried unanimously.

Committee Reports

Finance – no report

Properties – no report

Public Safety – no report

Public Works – no report

Recreation – no report

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

Commission Reports

Evergreen Cemetery – Mrs. Jackson informed Council that ECC has met and requested that Mrs. Jackson receive estimates for gates and fencing at the Evergreen Cemetery Commission. The estimates will exceed the one cent sales tax line item. The Commission will revisit this item and will bring back to Council later.

Historic Preservation Commission minutes have not been approved by the Commission, so the minutes need to be deferred to another meeting.

Planning – no report

ZBA – no report

Housing Authority – Councilwoman Douglas informed Council to get an update on the Housing Authority plan, you can go to their website. Tinker motion to approve as presented. Kovas seconded the motion. The motion carried unanimously.

Ad-Hoc Committee Report

Kitchen Committee – Councilwoman Kovas stated the Kitchen was unable to open because the occupancy did not have the number on it. Mr. McBeth stated this will be handled tomorrow. A maximum of 299 occupancy on both sides of the building.

Requested to change name to Chester Regional Agricultural Center. There will be six classes for the farmers. In the MOU we called for the advisory board, we need to come up with recommendations for the advisory board. The MOU needs to be reviewed, it is coming up on one year.

Economic Development – no report.

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

Unfinished business

DataMax – Councilwoman Kovas stated that she feels there are some good points. Councilwoman Kovas made a motion to withdraw from the DataMax contract. Councilwoman Tinker seconded the motion. Discussion took place concerning the document and the withdrawal of the contract. Mrs. Jackson stated that they have not contacted any businesses yet. Most of these businesses are paying in other counties and not paying for licenses in the City of Chester. For the record, there could be 97,000.00 plus dollars that will come into this city with the DataMax Program. Mrs. Jackson stated that she has contacted the MASC about DataMax and where other cities are collecting. Yes, this is nothing strange, there are two other companies that are doing this as well. My responsibility in my job, is to bring resources to the

Council. I will continue to do that. People who are coming into our city, they will be required to pay a business license. The larger the company, the larger the fee. This is being done in other Municipalities. Mr. Baker stated that he contacted 5 other municipalities who are doing this. It only effects the people who come in to the city. Much discussion took place. Mayor Por Tempore Reid stated that we should have DataMax come in to have a forum where DataMax can explain and give the businesses an opportunity to ask questions. Councilwoman Douglas stated that our business owners pay a business license tax and other people are not. With much discussion, Let's put them on hold and have DataMax do an open forum as soon as possible. Work session for the citizens to come in and talk with DataMax. Councilwoman Kovas withdraw her motion. Councilwoman Tinker withdrew her second to the motion.

MOU - Catawba Brownfield Coalition Assessment Program – Administrator Jackson reviewed the MOU with Council. After review, councilwoman Douglas made a motion to approve as presented. Councilman Killian seconded the motion. The motion carried unanimously.

Safe Passage – Councilwoman Douglas apologized that she did not place this item on the finance committee agenda. This will be added to the next agenda for Finance to discuss.

New Business

Light if up Blue will be held next Tuesday, April 2, 2019, 5 pm to 9 pm. Please wear all blue.

Resolution – Councilwoman Kovas made a motion to approve Resolution 2019-03, Travel Policy as presented. Councilwoman Douglas seconded the motion. After discussion, the motion carried unanimously.



2019-03

**A RESOLUTION TO AMEND THE CITY OF CHESTER PERSONNEL POLICY AND PROCEDURE
MANUAL FOR THE
CITY OF CHESTER AS AMENDED**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTER, SOUTH CAROLINA, IN
MEETING DULY ASSEMBLED:

WHEREAS, the City of Chester adopted a Personnel Policy and Procedures Manual on February 8, 2016; and

WHEREAS, Council finds the Personnel Policy and Procedure Manual will provide employees an efficient and comprehensive guide to the policies of the City of Chester with regard to employment; and

WHEREAS, policy number 14.01 – Travel, section 1. Policy Statement be amended to read as follows:

1. Policy Statement

Meals may be reimbursed for actual expenditures incurred up to the State's meal allowance.

The City Administrator or her designee must approve or reject all requests received from Department Heads, either for their own travel or on behalf of their employees. Approval for the travel must be obtained in advance of the travel and reimbursement may be denied if prior approval is not obtained. A copy of the meeting agenda, training agenda, seminar agenda or other appropriate documentation must be attached to all requests. Requests must be submitted to the Finance Department through the respective department head for approval not less than seven (7) working days prior to the scheduled time of departure. The City Administrator may authorize advanced funding for approved travel subject to strict accountability. Per Diem authorized will be paid at the most recently published IRS rate minus meals provided. Original receipts must be attached within 5 working days of return for reimbursement not to exceed the most recent published IRS rate.

Travel by public conveyance, whether it be by air, rail, bus or other mode of public transportation must be accomplished by the employee in the most cost-efficient manner available which best serves the financial interests of the City. When public transportation is used, expenses for local transportation such as taxicabs and bus fare will be allowed wherever such transportation is necessary for the conduct of business.

Generally, overnight travel is not allowed for destinations within a 50-mile radius of the employee's normal work location. When lodging is required, employees are expected to utilize standard, medium-priced hotels and motels wherever possible. Spouse and family member costs must be borne by the employee.

Incidentals will be at the expense of the employee.

NOW, THEREFORE, BE IT RESOLVED that the City of Chester Policy and Procedure Manual is hereby approved as amended and shall supersede all other City like policies before it.

DONE IN MEETING DULY ASSEMBLED, this 25th, day of March 2019.

George W. Caldwell, Mayor

ATTEST:

Carla Roof, Municipal Clerk

Rules and Procedures Mayor and Council Travel – Administrator Jackson presented the proposed recommendations for Council to review. This will be presented as an ordinance at the next meeting for first reading. Councilman Killian requested Council table this item and bring back to the next meeting with a Council with an ordinance.

Executive Session

Councilwoman Tinker made a motion to go into Executive Session at 7:45 pm, for discussion of a Contractual Matter – Review of Contract, City Administrator and Legal Matter – Economic Development – Joe Collins Stadium. Councilman Killian seconded the motion. The motion carried with Caldwell and Douglas opposing.

Councilwoman Bagley made a motion to reconvene from Executive Session at 8:32 pm. Councilman Killian seconded the motion. The motion carried unanimously. While in Executive Session, Council discussed a Contractual Matter – Review of Contract, City Administrator and Legal Matter – Economic Development – Joe Collins Stadium. No action was taken.

With no further business, Councilwoman Bagley made a motion to adjourn. Councilman Killian seconded the motion. The meeting adjourned at 8:35 pm.

Respectfully submitted,

Carla Roof

Chester City Council Special Called Meeting

April 4, 2019, 6:00 pm

Minutes

Present: Angela Douglas, Betty Bagley, Annie M. Reid, Susan Kovas, Carlos Williams; City Administrator Stephanie Jackson; HR Director Carla Roof.

Absent: Mayor Caldwell, Councilman William Killian, Linda Tinker and William Killian; Attorney Edwards.

Call to Order: Mayor Pro Tempore Reid called the meeting to order at 6:07 pm.

Prayer: Councilwoman Kovas led in prayer.

Pledge of Allegiance: Council recited the Pledge of Allegiance.

Mayor Pro Tempore Reid read the rules and order of meeting to the audience.

Citizens Forum

Ken Lebbon-119 Sunset Drive – Mr. Lebbon spoke in opposition of DataMax. Why has this not been through the procurement process since there are others who provide the same service?

Mike Shaffer – Barron Funeral - 173 Wylie Street – Mr. Shaffer stated Council is listening but not hearing. The voice of the people has been snuffed out by the will of Council. Stated that Council either represent us or take your sign down.

Sara Caldwell 133 Pinckney Street, owner of BB&C – We have a lot of business in the city that has been lost. Please reconsider DataMax. Everything that glitters is not always gold.

Alex Dorsey – True Value 125 Church Street – Are we going after wholesaler and retailers? Are we going after everyone? Who are the vendors? I would like a copy of the contract.

DataMax reposed Wholesalers companies are exempt unless they have a plant in the city. Businesses that charges you a tax, they will be required to pay. Businesses are being charged by the what is set forth in the ordinance.

Sandra Martin – How can we have an opportunity to ask our questions when we have not had an opportunity to hear what DataMax has to say? Why do we have a public forum and we only have two minutes to speak? I would like a complete understanding of what they will do and how it will help our city, is it going to bring new businesses in the city? How will it help our business in our city and will this benefit to bring other business in our city to help it grow.? Response the benefit the city will have with the revenue that will generate from this tax. Do you have an example of who would be drawn into this city? We are trying to make businesses compliant. We have a citizen's forum for order, Mayor Pro Tempore Reid stated.

Donnie Clack – Clacks Convenience – 37 years of business license in this city and a family business for 40 years. I have 4 fees that I have to pay currently. What has happened to the City of Chester? They have not collected this before and why is the city doing it now?

Response - This will not affect the businesses that are here in the city.

Rocky Pollard – Pollard Funeral Home – We need to look at money management more properly. We are paying enough in city taxes and business license fees.

Jeff Loftis - 111 West Lacey Street, how can we ask questions if we don't know what we are talking about. Is this another way to line Councils pockets or is this a way to help Chester?

Bobby Monroe – DataMax – Mr. Monroe provided a background for the audience. We find out who is doing business in Chester and we go after companies that come into Chester and not paying a business license. All our phone calls are recorded. Businesses are already paying this license fee in other towns. This will not affect you as a retailer, these businesses come into this city illegal out of compliance. DataMax has 65 companies they represent in SC, West Virginia, Kentucky and we have never had litigation.

Mary Paetro – Cyclone - If I have equipment that is broken and needs fixing, will that person have to buy a business license? If they are required, then the cost will be passed on to me.

Response – We know what the law is. You are supposed to have a business license? Anyone that comes into your restaurant for repairs, etc. They are supposed to get a license. If they are doing business inside of Chester, they are supposed to get a license. Someone coming in to your business to do a service they are required to have a license in the city anyway. Mary Paetro give us an example of who it will affect. Response - The city is small; how do you find them. We have smaller city than Chester.

Is the fee being calculated in Chester? Yes, Chester only.

What happens if they refuse to buy a license? That is a city ordinance that will be enforced?

Donnie Clack – What person in business does not pass it on to the city. Mr. Clack stated it is passed to the business owner.

Johnnie Martin – Stated that Council needs to do their job! You are giving half of the profit to DataMax.

DataMax stated that they have 25 employees. We work with Cities with 5 or more compliance departments and we work with them because we can find businesses they the city cannot.

Karen Shaffer – 133 Wylie Street- will DataMax have to pay business tax? Yes we have to buy a business license.

Alex Dorsey – will companies have to pay business license for delivering a new lawnmower to the city. Yes if they have a nexus in the city they will have to pay. If they deliver like FedEx, no they do not.

Alex Dorsey – We were told at the last meeting the city would be able to collect 90K potential collections, which was stated by Mrs. Jackson.

Barron Funeral Home – Karen Shaffer – We have caskets delivered to us, it comes to Barron's on a company truck? Yes, they would have to have a business license.

Mike Shaffer –had a question about the list that Council received?

Molly McClain Jeter Street – Concerned this was not opened for the business. I would have preferred an opportunity to ask questions, check reviews, etc.

Rocky Pollard – Pollard Funeral Home – You read off a road map to us and you stated there are twelve businesses a month to provide to our city. Who are these companies that you are going to go after. No one has given us names of companies. Response – Until our research is done, we cannot provide names to anyone. This list is the City's, we cannot provide it to you. Mrs. Jackson stated we are not allowed to give out that information.

Mike Shaffer – 133 Wylie Street – Is there a person on this Council that does not want to do business with DataMax, will you vote on it tonight?

Ken Lebbon – If this is a contract, should it not go through procurement? I believe that it should.

Resident of 119 Foote Street – Public notice that the city is broke and why is there not employees doing this. Response - the city does not have the resources to find the business that we do.

Are there anymore questions? With no further questions, Council will discuss this soon. Thank you for participating in the Citizens Forum.

With no further business Councilwoman Kovas made a motion to adjourn. Councilwoman Bagley seconded the motion. The motion carried unanimously.

Respectfully submitted,

Carla Roof

Chester City Council Meeting

April 8, 2019 6:30 pm

Minutes

PRESENT: Mayor Caldwell; Council Members Angela Douglas, Betty Bagley, Linda Tinker, Annie M. Reid, Susan Kovas and Carlos Williams; City Attorney Edwards; City Administrator Stephanie Jackson and HR Director Carla Roof.

ABSENT: Councilman Killian and Councilman King,

Call to Order: Mayor Caldwell called the meeting to order at 6:30 pm.

Prayer: Councilman Williams led in prayer.

Pledge of Allegiance: Mayor and Council recited the Pledge of Allegiance.

Citizens Forum: Ken Lebbon spoke concerning DataMax and he feels there was some misleading information concerning conflicting information. Mr. Lebbon questioned was procurement going to take place since there are other companies that offer the same business.

Approval of Minutes – Councilwoman Tinker made a motion to approve the minutes of the December 1, 2018, January 14, 28, February 25, and March 11, 2019 as presented. Councilwoman Douglas seconded the motion. The motion carried with no objections.

Administrative Report –2019 -20 Budget workshop dates and time. Mrs. Jackson proposed April 23 and 24, 2019 at 5:30 to 8 pm. No objection was made.

Chester Economic Development Plan – Mrs. Jackson discussed with Council the plans for the Chester Economic Development Kick-off-Meeting scheduled for April 30, 2019, 6 pm. The location will be at the Market Building. Mrs. Jackson reviewed the form that was provided in the package and requested that Council appoint 20 people to serve on this Focus Group. Please return completed form to Mrs. Jackson this evening, if possible.

Unfinished Business - MOU – Catawba Brownfield Coalition Assessment Program – Mrs. Roof informed Council the property is not covered under the City of Chester liability coverage, due to the policy will not cover unimproved land. Catawba COG has verified and provided a certificate of insurance of coverage on the property during the project. After discussion, Councilwoman Douglas made a motion to approve the MOU with the necessary changes as noted. Councilwoman Bagley seconded the motion. The motion carried unanimously.

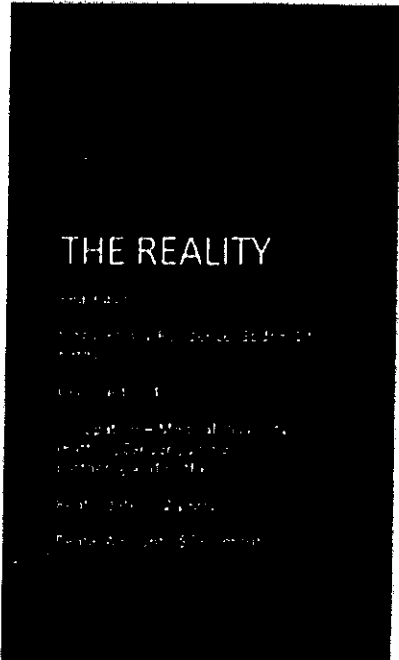
Rental Registry – Councilwoman Douglas provided a PowerPoint for Council. Councilwoman Douglas stated this was a proposal from the Public Works Committee. Discussion took place concerning the \$25.00 fee for the property owner that will be required to pay for every rental property. The fee will be to absorb the administrative fee. Attorney Edwards spoke concerning the \$25.00 fee that can be

charged. If an inspection is requested or if code enforcement or if it is required. Mr. McBeth reviewed the inspection form with Council. Councilman Williams spoke in favor of this proposal and how important this is to our City. We need code enforcement in our city. This Council is responsible for leadership and this is what we need. Councilwoman Douglas stated this is not a way for the City to make money. Much discussion took place, Council requested that a draft ordinance be provided for Council. Attorney Edwards stated she can have an ordinance at the first meeting in May.

Rental Registry & Code Enforcement Support Ordinance

A PROPOSAL BY THE PUBLIC WORKS COMMITTEE





American City Survey, 5-year estimates
2013-2017 (in 2017 dollars)

Median Household Income - \$23,919

Per Capita Income - \$17,604

Median Gross Rent - \$546

Renter-occupied housing rate - 47% (up from 44.7% in 2010)

Chester Metro Fair Market Rental Rates
(according to HUD - 2017)

\$526-941

SC Code of Laws

Title 27, Chapter 40: Residential Landlord & Tenant Act

LANDLORD OBLIGATIONS 27-40-440

1. Comply with applicable building and housing codes -- health and safety
2. Make all repairs to keep premises fit and habitable
3. Keep common areas safe and clean
4. Make available water and hot water at all times; and reasonable heat
5. Maintain in good and safe working order and condition: electrical, gas, plumbing, sanitary, HVAC, facilities, and appliances

TENANT OBLIGATIONS 27-40-510

1. Comply with applicable building and housing codes -- health and safety
2. Keep unit and premises safe and clean
3. Dispose of all ashes, garbage, rubbish, waste in clean and safe manner
4. Keep plumbing fixtures clean
5. Use in reasonable manner: electrical, plumbing, sanitary, HVAC, appliances, facilities
6. Not deliberately or negligently destroy, deface, damage, impair, or remove any part of the premises or knowingly permit anyone else to do so
7. Conduct him/herself -- require others to conduct themselves in a non-disruptive manner -- other tenants peaceful enjoyment
8. Comply with lease, rules and regulations



THE LAWS

Single family -- tenants can commit to maintain property if:

1. Good faith and not to relieve to landlord of his and her duties
2. Work is not necessary for remedying noncompliance
3. Agreement does not diminish or affect obligations of the landlord to other tenants.

27-40-340: Separation of Rents & Obligations to Maintain Property Forbidden

Rental agreements may not permit the receipt of rent absent the obligation to comply with 27-40-440.

27-40-120: Exclusions

Medical, religious, educational, Fraternity/Sorority houses, transient housing, shelters, agricultural and other employee housing, owner-occupied condos, owner-occupied.

Rental Housing in the US

1986 – Landlord and Tenant Laws

2016 – US 1 million eviction filings

- ▶ North Charleston - #1; 35.6% in eviction filings, 16.5% in evictions
- ▶ Many people do not show up for court
- ▶ Many people do not have back rent
 - Escalated rents
 - Repairs made in lieu of rent - w/o agreement from landlord
 - Overmaintaining and sense of automatic evict
- ▶ Rep. Marvin Pendarvis (SC House – 113; North Charleston) seeks to upgrade Landlord and Tenant Laws
- ▶ Recent successful tenant suits in North Charleston for negligence

2009-2018, registration ordinances became popular across the country:

- ▶ Baltimore, MD
- ▶ Portland, OR
- ▶ Watertown, NY
- ▶ Sioux City, IA
- ▶ Leavenworth, KS
- ▶ Stafford, TX

A few SC cities have same/similar options to protect rental properties:

- ▶ City of Columbia
- ▶ City of Newberry
- ▶ City of Clemson
- ▶ City of Woodruff



PROPOSED ELEMENTS

Item	Description	Cluster
Registration Required	Residential rental unit owners must register the property and obtain a permit issued by the City in order to rent it.	All
Registry Permit Fee	Cost of the permit per unit.	25/unit
Registry Permit Dates	Annual dates for permit registry and the initial registration required.	Align with business license deadline and dates. Initial registration required by 2020
Initial Registration Duties/Costs	Costs associated with first registration	
Business License Requirements	Requirements for business license for rental units	\$10,000 in annual rental income or 2+ rental units
Inspection Required	Whether an inspection is required prior to renting the unit	Hybrid: self-certify, request inspection, reserve right to request landlord complaint form
Inspection Fee	Inspection fees associated with rental housing inspections	Annual Fee schedule
Local Agent Required	A person designated to be the agent responsible for operating the property; assumes responsibility for compliance and legal notices	Yes
Local Agent Proximity	The distance by which a "responsible local agent" is considered local	within County

DataMax – Councilwoman Reid stated she requested to add this item back to the agenda for discussion. After discussion, Councilwoman Tinker made a motion to reverse the decision previously made by Council and cancel the contract agreement concerning DataMax. Councilwoman Bagley seconded the motion. Mrs. Jackson answered the question previously given by Mr. Lebbon, stating this process was not required to be bided. Councilwoman Douglas discussed this is as a tool to help our staff enforce our ordinances. There is a lot of bad information out there. I apologize that the city did not communicate this better. There was a question that generated by Mr. Jeff Loftis, which he stated, "Is this a way for Council to line their pockets"? I can inform you that Council does not have any personal interest in DataMax and your comment is defamatory. Also, it was brought to me today that she brought this to the administrator. This is her project. I assure you I don't need anyone to stand for me, I can for myself. I want to be very clear that this is out there and make sure we do not receive slanderous and defaming response.

New Business

First Reading Ordinance 2019-03 Policy and Procedures Pertaining to Travel and Training for Mayor and Council – Councilwoman Reid read as presented. Councilwoman Reid made a motion to approve. Councilwoman Bagley seconded the motion. Mayor Caldwell stated that we are trying to fix something

that is not broke. Mrs. Jackson stated that she brought the ordinance to Council and stated that the State Statute requires that you are to be reimbursed what you spend, that is why you bring receipts. Hotel and registration is paid by the city. There is no option here, this should be done. Much discussion took place. The motion carried with Mayor Caldwell opposing.

With no further business, Councilwoman Tinker made a motion to adjourn. Councilwoman Bagley seconded the motion. The motion carried unanimously.

Respectfully submitted,

Carla Roof

Chester City Council Meeting

Special Called Meeting

May 6, 2019, 5:30 pm

Minutes

Present: Council Members Betty Bagley, William Killian, Annie Reid, Susan Kovas, Carlos Williams, Angela Douglas and Linda Tinker; City Administrator Stephanie Jackson; HR Director Carla Roof.

Absent: Mayor Caldwell, Councilman King, Attorney Edwards.

Call to Order: Mayor Pro Tempore Reid called the meeting to order at 5:30 pm.

Prayer: Councilwoman Kovas led in prayer

Repair of Roof and Structural replacement – Mrs. Jackson informed Council that no bids were received. We will separate the three projects and rebid. We had several interested in the project. After much discussion, Councilwoman Kovas made a motion to rebid the city hall roofing and structural in different phases. Councilman Killian seconded the motion. The motion carried unanimously.

Joe Collins Fence Replacement –Mrs. Jackson informed Council that three bids were received. Catawba, LLC - \$79,277.67, A-1 Fence Company \$51,950.00, Catalyst Construction Company \$112,720.00, AOS Specialty Contractors, Inc. \$67,600.00. Councilwoman Tinker made a motion to approve the bid amount of \$51,950.00, A-1 Fence Company. Councilman Killian seconded the motion. The motion carried unanimously. A-1 will be required and have been notified to be completed by 5-31-19.

Evergreen Cemetery Lawn Care Bid – We received only one bid from Palmetto Lawn Care and Pressure Washing in the amount of 33,600.00, for seven months, beginning in May. Councilwoman Tinker made a motion to approve as submitted in the amount of \$33,600.00 for seven months. Councilman Killian seconded the motion. Council previously discussed the funding of this project and it was to be paid from the Public Works Salary line item. After much discussion, the motion carried with Councilwoman Douglas opposing because Council has not finished the revenue side of the budget.

New Business

Summer Feeding Service Program – Mrs. Jackson informed Council on behalf of Mrs. Springs the need to bid for vendors. So far, we have 1300 projected children today to serve, we have 6 drops so far. We will do some breakfast sites and all sites will have lunch. Breakfast must be served inside and most of our sites are outdoors. After much discussion, Councilwoman Kovas made a motion to send out a request to bid for Summer Feeding Service Program.

Councilwoman Tinker seconded the motion. The motion carried unanimously. The bidding process for the SFSP will require a special called meeting to accept the bids. Council agreed to meet on May 20, 2019, 5:30 to award the bid.

With no further business, Councilwoman Douglas made a motion to adjourn. Councilwoman Kovas seconded the motion. The meeting adjourned at 6 pm.

Respectfully submitted,

Carla Roof

Chester City Council Special Called Meeting

May 9, 2019.

6:00 pm

Present: Mayor Caldwell; Council Members Douglas, Bagley, Killian, Reid, Kovas and Williams; City Administrator Jackson, HR Director Carla Roof.

Absent: Councilman King

Call to Order: Mayor Caldwell called the meeting to order at 6:00 pm

Prayer: Mayor Caldwell led in prayer.

Pledge of Allegiance: Mayor and Council recited the Pledge of Allegiance.

New Business

City of Chester Municipal Election Results – Mayor Pro Tempore Reid made a motion to approve the May 7, 2019, election results as provided by the Chester County Election Commission. Councilwoman Kovas seconded the motion. The motion carried unanimously.

SUMMARY REPORT

Chester County
City of Chester General
May 7, 2019

Official Results

Run Date: 05/09/19 09:44 AM

Report EL45

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VOICES PERCENT

PRECINCTS COUNTED (OF 30)	6	66.67
REGISTERED VOTERS - TOTAL	3,480	
BALLOTS CAST - TOTAL	765	
VOTER TURNOUT - TOTAL		21.98

Mayor City of Chester

Vote for 1		
George W Caldwell	143	18.82
Ken Lebbon	183	21.45
Ike McBrayer	186	21.71
Walter R. Hester	253	33.07
Write-In	1	.13
Total	760	

City Council Ward 1 City of Chester

Vote for 1		
Walter R. Hester	467	64.17
Susanne Nazian	230	31.81
Write-In	6	.83
Total	723	

City Council Ward 2 City of Chester

Vote for 1		
Walter R. Hester	533	72.83
Write-In	41	5.80
Total	633	

City Council Ward 3 City of Chester

Vote for 1		
Danielle Hughes	291	39.59
Jeff Loftis	116	15.78
Walter R. Hester	327	44.63
Write-In	1	.14
Total	735	

City Council Ward 4 City of Chester

Vote for 1		
Walter R. Hester	627	85.76
Write-In	22	2.94
Total	647	

Handwritten signature:
 W
 R
 H
 5/7/19

Elected Officials Oath of Office

Mayor – Wanda Stringfellow Oath of office was administered by daughter, La'Jessica Stringfellow. Bible was held by son Jai'Den.

Ward I – William Killian Oath was presented by Judge Theodore Wilder and Bible held by son Will.

Ward II – Betty Bagley Oath was presented by Rev. Clay Waldrip and Bible was held by Grandson Kael Jennings.

Ward III – Annie M. Reid – Oath was presented by Reverend Israel Bunting and Bible was held by Malcolm Jacobi Thomas, Grandson.

Ward IV – Carlos Williams – Oath was administered by William Gallman and Bible held by nieces.

With no further business, Councilwoman Bagley made a motion to adjourn at 6:13 pm. Councilman Killian seconded the motion. The motion carried unanimously.

Respectfully submitted,

Carla Roof

Chester City Council Special Called Meeting

May 20, 2019, 5:30 pm

Minutes

Present: Mayor Wanda Y. Stringfellow; Council Members Betty B. Bagley, Linda Tinker, William Killian, Angela Douglas and Susan Kovas; City Administrator Jackson and HR Director Carla Roof.

Absent: Annie M. Reid, Carlos Williams and William King.

Prayer: Councilwoman Bagley led in prayer.

Pledge of Allegiance: Mayor and Council recited the Pledge of Allegiance.

Executive Session

Councilwoman Bagley made a motion to go into Executive Session for the discussion of a Contractual Matter – Toshiba Business Solutions, Contractual Matter – Health Benefits – Personnel Administration Evaluation Update. Councilman Killian seconded the motion. The motion carried with Council convening in Executive Session at 5:30 pm.

Councilman Williams arrived at 6:33 pm.

Councilwoman Bagley made a motion to reconvene from Executive Session. Councilman Killian seconded the motion. The motion carried unanimously. While in Executive Session, Council discussed a Contractual Matter – Toshiba Business Solutions, Contractual Matter – Health Benefits – Personnel Administration Evaluation Update. No action was taken.

Councilwoman Kovas made a motion to require that employees pay 50% the health insurance coverage for dependent, spouse and family in coverage fees of the shared cost amounts. Councilman Killian seconded the motion. The motion carried unanimously.

Unfinished Business - Summer Feeding - Anita Springs, Summer Feeding Program Director informed Council that she received only one bid and it was incomplete. We will need to resubmit the bid. Mrs. Springs discussed with Council the option of receiving Safe Certification for her and Gloria Cornwell at a total cost of \$260.00. This certification would allow them to prepare the meals if they could utilize the kitchen at the Market. After much discussion, Councilwoman Bagley made a motion to rebid the Summer Feeding Program with an expiration date of June 3, 2019. Councilman Killian seconded the motion. The motion carried unanimously.

Budget Work Session –Council Expenses - Mr. Baker provided Council with handouts of Councils budget. Each line item was reviewed. Council will review the budget and bring back later.

Departmental Expense Budget Revisions – Mr. Baker stated that we are \$58,513.3, short on revenue. After reviewing the revenue line items, Mr. Baker proposed to increase millage 6.4%

Much discussion took place.

Councilwoman Tinker left the meeting at 8:24 pm.

The first reading of the Budget will be June 17, 2019. Discussion took place concerning reappointing Mike Enoch to the One Cent Sales and Use Tax Commission.

With no further business, Councilwoman Douglas made a motion to adjourn at 9 pm. Councilman Killian seconded the motion. The motion carried unanimously.

Respectfully submitted,

Carla Roof