



MEETING AGENDA

May 26, 2026

**Chester City Hall
6:30pm**

**120 Church Street - Chester, SC
In Person/Virtual**

<https://us02web.zoom.us/j/83177660947>

- a. **Call to Order**
 - a. Roll Call
 - b. Prayer
 - c. Approval of Agenda
 - d. Pledge of Allegiance
 - e. Civility Pledge – *"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others, and their viewpoints, and finding solutions for the betterment of The City of Chester."*
- b. **Addressing Chester City Council**
 - a. **Citizens Forum** -Each speaker will be limited to two (2) minutes.
 - b. **Petitioner** -Each petitioner will be limited to three (3) minutes.
- c. **Committee Reports and Committee Guidelines - No Reports**

d. **Unfinished Business**

- a. RFPs – George B. Guy and Jackson James Parks
 - i. Update and Explanation of Scope of Work
 - ii. Clarification of Eligible Uses for Hospitality Tax Funds

e. **New Business**

- a. Way-Finder Signs
- b. Government Services Building Elevator
- c. Final Budget Review
 - i. Updates
 - ii. Proposed Special Called Meeting Dates
June 3, 2026 or June 15, 2026

f. **Consideration of Ordinances and Resolutions**

- a. Child Abuse Prevention Month Proclamation

g. **Departmental Reports – Information Only**

- a. Administrator's Report
 - i. Municipal Court
 - ii. Wylie Park Pool Update
 - iii. Upcoming Events
 - iv. Body-worn cameras
 - v. Other
- b. Departmental Reports
 - i. Sanitation
 - ii. Development Services
 - iii. Police
 - Noise Violations
 - Violence/Shooting(s)
 - Speeding
 - iv. Fire
 - v. Parks & Recreation

h. **Executive Session**

- a. **Personnel Matter – Update on Municipal Court Education Requirements** - Pursuant to S.C. Code §30-4-70(a)(2)
- b. **Legal Advice – Fire District Contract** - Pursuant to S.C. Code §30-4-70(a)(2)
- c. **Contractual Matter – Springsteen Property Development Agreement** - Pursuant to S.C. Code §30-4-70(a)(2)
- d. **Contractual Matter – Police Vehicles Lease** - Pursuant to S.C. Code §30-4-70(a)(2)
- e. **Contractual Matter – Sanitation Vehicle(s) Lease** - Pursuant to S.C. Code §30-4-70(a)(2)

i. **Possible Action on Items from Executive Session**

The SC Freedom of Information Act limits municipal executive sessions to four open meeting exceptions (Section 30-4-70).

1. Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, or an appointment to a public body.
2. Discussion of negotiations incident to proposed contractual arrangements, discussions of a proposed sale or purchase of property, receipt of legal advice, settlement of legal claims or discussions of the public agency's position in adversary situations, discussion about development of security personnel or devices
3. Investigative proceedings or allegations of criminal misconduct; and
4. discussion of matters concerning the proposed location, expansion or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

j. **Adjourn**

GUIDELINES FOR ADDRESSING CHESTER CITY COUNCIL

Citizens Forum:

- Please sign the sign-in sheet upon arrival.
- Must state name and address.
- Each citizen will be limited to two (2) minutes.

Petitioners: (A maximum of five petitioners will be allowed per meeting.)

- Must be placed on the agenda prior to noon on Tuesday before the Council Meeting on Monday.
- Must state name and address.
- Each petitioner will be limited to three (3) minutes.

Public Hearings:

- Must sign the sign-in sheet upon arrival.
- Must state name and address.
- Each speaker will be limited to a three-minute presentation.

When introduced, Please:

- Approach the podium.
- Speak loudly and clearly making sure that the microphone is not obstructed.
- **DO NOT** address the audience - direct all comments to Council.
- **DO NOT** approach the Council table unless directed.
- Allow Council the opportunity to ask questions when finished.

Anyone addressing Council will be called out of order if you:

- Use profanity.
- Stray from the subject.
- Make comments personally attacking an individual member of Council.
- Exceed the time limit.
- Speak from the audience when not on the agenda.
- Make threats or derogatory remarks toward individuals.



Greene Finney Cauley, LLP
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

Council Report

City of Chester
April 2026

Basis of Preparation

This report is prepared solely for the confidential use of City of Chester. In the preparation of this report GREENE FINNEY CAULEY LLP has relied upon the unaudited financial and non-financial information provided to them. The analysis and report must not be recited or referred to in whole or in part in any other document. The analysis and report must not be made available, copied or recited to any other party without our express written permission. GREENE FINNEY CAULEY LLP neither owes nor accepts any duty to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by their reliance on the report or the analysis contained herein.

Financial Report

Profit & Loss -2025/2026

INCOME STATEMENT	2025/2026 (YTD)	Budget (full FY)	This year vs budget (\$)	This year vs budget (%)
Revenue				
001 - General Fund	\$6,532,453	\$7,532,750	(\$1,000,297)	-13.28%
103 - Grants	\$4,030	\$0	\$4,030	-
105 - Fire Equipment Replacement	\$1,177	\$0	\$1,177	-
106 - Sewer Escrow	\$6,586	\$0	\$6,586	-
107 - Safety Grant	\$334,856	\$0	\$334,856	-
119 - Hospitality Tax	\$73,978	\$0	\$73,978	-
120 - SFSP Dept. of Education	\$37,267	\$0	\$37,267	-
203 - Pinckney Street Water	\$2,982	\$0	\$2,982	-
501 - Cemetery Perpetual Fund	\$157	\$0	\$157	-
603 - Fireman's Fund	\$250	\$0	\$250	-
Total Revenue	\$6,993,736	\$7,532,750	(\$539,014)	-7.16%
Expenses				
001- General Fund	\$6,347,882	\$7,532,750	(\$1,184,868)	-15.73%
103 - Grants	\$187,536	\$0	\$187,536	-
107 - Safety Grant	\$89,511	\$0	\$89,511	-
119 - Hospitality Tax	\$162,486	\$0	\$162,486	-
120 - SFSP Dept of Education	\$18,169	\$0	\$18,169	-
001-450-54307 IT SUPPORT	\$40	\$0	\$40	-
001-450-54303 REP & MAINT - BUILDING	\$27	\$0	\$27	-
Total Expenses	\$6,805,652	\$7,532,750	(\$727,098)	-9.65%
Operating Profit	\$188,084	\$0	\$188,084	-
Net Income	\$188,084	\$0	\$188,084	-

REVENUE	Apr 2026	2025/2026 (YTD)	Budget (YTD)	YTD vs YTD budget (\$)
001 - General Fund	\$408,096	\$6,532,453	\$6,277,292	\$255,162
103 - Grants	\$216	\$4,030	\$0	\$4,030
105 - Fire Equipment Replacement	\$110	\$1,177	\$0	\$1,177
106 - Sewer Escrow	\$618	\$6,586	\$0	\$6,586
107 - Safety Grant	\$0	\$334,856	\$0	\$334,856
119 - Hospitality Tax	\$3,293	\$73,978	\$0	\$73,978
120 - SFSP Dept. of Education	\$0	\$37,267	\$0	\$37,267
203 - Pinckney Street Water	\$1,081	\$2,982	\$0	\$2,982
501 - Cemetery Perpetual Fund	\$15	\$157	\$0	\$157
603 - Fireman's Fund	\$0	\$250	\$0	\$250
Total Revenue	\$413,430	\$6,993,736	\$6,277,292	\$716,444

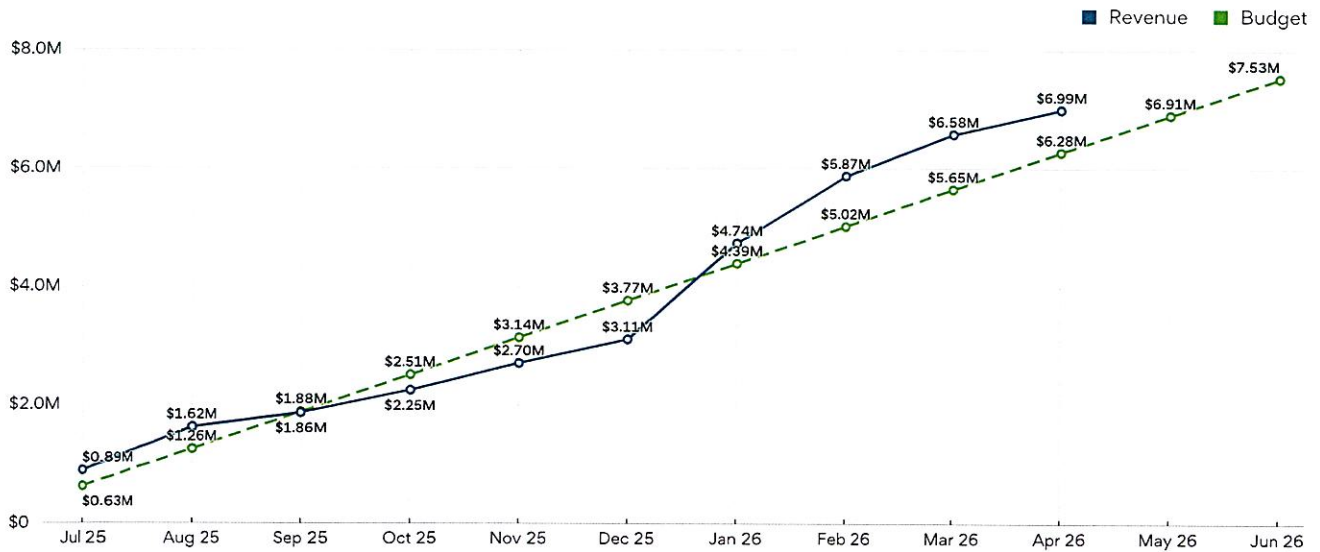
EXPENSES	Apr 2026	2025/2026 (YTD)	Budget (YTD)	YTD vs YTD budget (\$)
001- General Fund				
000 - General	\$9,680	\$98,730	\$0	\$98,730
200 - Council	\$8,274	\$254,527	\$175,725	\$78,802
300 - Admin	\$56,496	\$759,943	\$667,939	\$92,004
301/302 - Finance/HR	\$29,955	\$403,812	\$485,413	(\$81,600)
400 - Public Works	\$107,910	\$1,233,748	\$823,667	\$410,081
450 - Development Services	\$639	\$51,656	\$356,021	(\$304,366)
500 - Police	\$135,785	\$1,519,417	\$1,623,667	(\$104,250)

These financials have not been subjected to an Audit. Review or Compilation engagement, and no assurance is provided on them.

Modified Accrual Basis
Substantially All Disclosures Omitted

	Apr 2026	2025/2026 (YTD)	Budget (YTD)	YTD vs YTD budget (\$)
600 - Fire	\$120,221	\$1,540,357	\$1,725,612	(\$185,255)
900 - Aquatic Center	\$26,664	\$485,694	\$419,250	\$66,443
Total 001- General Fund	\$495,625	\$6,347,882	\$6,277,293	\$70,590
001-450-54307 IT SUPPORT	\$0	\$40	\$0	\$40
001-450-54303 REP & MAINT - BUILDING	\$0	\$27	\$0	\$27
Total Expenses	\$495,625	\$6,347,950	\$6,277,293	\$70,657

Revenue vs Budget



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Modified Accrual Basis
Substantially All Disclosures Omitted

General Fund Net Income (Loss) for April 2026 is (\$86,729) and Year to date thru April 2026 is \$181,214.

Hospitality Fund Net Income (Loss) for April 2026 is (\$85,997) and Year to date thru April 2026 is (\$92,299).

Victim's Services Net Income (Loss) for April 2026 is \$0 and Year to date thru April 2026 is \$0.

Police Fines Net Income (Loss) showing for April 2026 is \$0 and Year to date thru April 2026 is \$0.

Bank Balance at April 2026 is \$ 1,267,278.28.

The City had an overall net gain(loss) of (\$180,704) for the month of April 2026.

City of Chester, like many municipalities, are subject to a cyclical revenue cycle throughout their fiscal year. During the year there are months where revenues are minimal and not able to cover expenses incurred in that particular month. This is often offset by months of windfalls from property tax, annual licenses, and other periodic services that create a large surplus of income to help offset the less active months. We are currently in the lean months for revenue. We should see large property tax payouts in January. Business licenses from MASC are also typically received in a large lump sum in June. Franchise fees are often received once a quarter.



Greene Finney Cauley, LLP
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

Internal Financial Report

City of Chester
April 2026

Basis of Preparation

This report is prepared solely for the confidential use of City of Chester. In the preparation of this report GREENE FINNEY CAULEY LLP has relied upon the unaudited financial and non-financial information provided to them. The analysis and report must not be recited or referred to in whole or in part in any other document. The analysis and report must not be made available, copied or recited to any other party without our express written permission. GREENE FINNEY CAULEY LLP neither owes nor accepts any duty to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by their reliance on the report or the analysis contained herein.

Financial Reports

Profit & Loss -April 2026

INCOME STATEMENT	Apr 2026	2025/2026 (YTD)	Budget (full FY)
Revenue			
001 - General Fund	\$408,096	\$6,532,453	\$7,532,750
103 - Grants	\$216	\$4,030	\$0
105 - Fire Equipment Replacement	\$110	\$1,177	\$0
106 - Sewer Escrow	\$618	\$6,586	\$0
107 - Safety Grant	\$0	\$334,856	\$0
119 - Hospitality Tax	\$3,293	\$73,978	\$0
120 - SFSP Dept. of Education	\$0	\$37,267	\$0
203 - Pinckney Street Water	\$1,081	\$2,982	\$0
501 - Cemetery Perpetual Fund	\$15	\$157	\$0
603 - Fireman's Fund	\$0	\$250	\$0
Total Revenue	\$413,430	\$6,993,736	\$7,532,750
Expenses			
001- General Fund	\$495,625	\$6,347,882	\$7,532,750
103 - Grants	\$0	\$187,536	\$0
107 - Safety Grant	\$8,002	\$89,511	\$0
119 - Hospitality Tax	\$88,708	\$162,486	\$0
120 - SFSP Dept of Education	\$1,800	\$18,169	\$0
001-450-54307 IT SUPPORT	\$0	\$40	\$0
001-450-54303 REP & MAINT - BUILDING	\$0	\$27	\$0
Total Expenses	\$594,134	\$6,805,652	\$7,532,750
Operating Profit	(\$180,704)	\$188,084	\$0
Net Income	(\$180,704)	\$188,084	\$0

These financials have not been subjected to an Audit. Review or Compilation engagement, and no assurance is provided on them.

Profit & Loss by Fund - General Fund - April 2026

INCOME STATEMENT	Apr 2026	2025/2026 (YTD)
Revenue		
001 - General Fund		
001-000-41110 TAXES-CURRENT PROPERTY	\$49,587	\$1,739,320
001-000-41400 MASC-TELECOM TAX	\$0	\$4,918
001-000-41500 MASC-INSURANCE TAX	\$0	\$89,152
001-000-42110 FEES-BUSINESS LICENSE	\$38,491	\$132,500
001-000-42112 FEES-FRANCHISE	\$0	\$133,995
001-000-42130 FINES-POLICE	\$2,299	\$35,620
001-000-42135 FEES-COPIES	\$15	\$884
001-000-42136 FINES-PARKING	\$0	\$52
001-000-42189 FEES-RESIDENTIAL DISPOSAL	\$62,383	\$430,190
001-000-43500 STATE-LOCAL GOVT FUND	\$35,707	\$142,885
001-000-43503 STATE-ACCOMMODATIONS TAX	\$0	\$24,473
001-000-43530 STATE-LOCAL OPTION REVEN	\$0	\$452,979
001-000-43531 STATE-LOCAL OPTION TAX	\$0	\$783,166
001-000-44003 GRANT - STATE	\$150	\$593,867
001-000-44220 FIRE CONTRACT	\$186,326	\$1,863,263
001-000-44300 FEES-BURIAL PERMITS	\$129	\$4,602
001-000-44310 FEES-PERPETUAL CARE	\$0	\$200
001-000-44320 FEES-CEMETERY LOTS	\$26	\$1,193
001-000-44330 FEES-CEMETERY MARKER	\$0	(\$400)
001-000-44400 FEES-RECYCLING	\$52	\$1,651
001-000-44500 FEES-ZONING PERMITS	\$52	\$155
001-000-44510 FEES-BUILDING PERMITS	\$299	\$13,020
001-000-44700 FEES-P&R WEIGHT ROOM	\$0	(\$132)
001-000-44704 FEES-P&R RENTALS	\$900	\$13,787
001-000-44710 DONATIONS	\$0	\$993
001-000-44711 FEES-P&R TEAM SPORTS	(\$100)	(\$2,280)
001-000-44713 MARKET VENDOR FEE	\$0	\$25
001-000-44714 AGRI-BUSINESS CENTER	\$0	\$2,455
001-000-44715 AgriBusiness Rentals	\$0	\$859
001-000-46110 INTEREST INCOME	\$100	\$1,068
001-000-46210 OTHER INCOME	\$1,000	\$13,712
001-000-46211 ONE PERCENT SALES TAX	\$1,250	\$2,500
001-000-46420 VICTIMS ASSISTANCE RETENTION	\$2,444	\$3,986
001-000-49300 SPECIAL EVENTS	\$26	\$3,939
001-000-49302 Special Events	\$0	\$31
001-000-49304 Membership	\$0	\$4,125
001-500-46210 OTHER INCOME	\$0	(\$337)
001-900-58300 AQUATIC & FITNESS MEMBERSHIP	\$135	\$3,089
Ask My Accountant	\$26,826	\$29,649
Total 001 - General Fund	\$408,096	\$6,525,156
103 - Grants		
103-000-45001 OTHER FUNDS POLICE	\$216	\$216
119 - Hospitality Tax		
001-000-43505 HOSPITALITY TAX	\$582	\$2,770
119-000-43505 HOSPITALITY TAX INCOME	\$0	\$1,021

These financials have not been subjected to an Audit. Review or Compilation engagement, and no assurance is provided on them.

Modified Accrual Basis
Substantially All Disclosures Omitted

	Apr 2026	2025/2026 (YTD)
Total 119 - Hospitality Tax	\$582	\$3,791
Total Revenue	\$408,895	\$6,529,164
Expenses		
001- General Fund		
000 - General		
001-000-52100 HEALTH INSURANCE	\$8,533	\$81,643
001-000-59400 BANK CHARGES	\$1,147	\$11,574
001-000-59401 PENALTIES AND LATE FEES	\$0	\$293
Ask	\$0	\$5,220
Total 000 - General	\$9,680	\$98,730
200 - Council		
001-200-51100 SALARIES-REGULAR	\$4,308	\$45,344
001-200-52100 HEALTH INSURANCE	\$448	\$3,867
001-200-52200 FICA/MEDICARE	\$329	\$3,286
001-200-52300 RETIREMENT	\$800	\$7,996
001-200-53201 PROF SVCS - MEDICAL	\$0	(\$550)
001-200-53300 PROFESSIONAL SERVICES LEGAL	\$0	\$64,057
001-200-54303 KITCHEN MAINT.	\$0	\$1,740
001-200-54307 IT SUPPORT	\$1,210	\$9,400
001-200-55200 LIABILITY INSURANCE	\$0	\$14,553
001-200-55301 CELLPHONES	\$706	\$8,318
001-200-55501 MUNI CODE EXPENSE	\$0	\$6,488
001-200-55600 DUES AND SUBSCRIPTIONS	\$0	\$3,268
001-200-55720 TRAINING REGISTRATION	\$0	\$10,150
001-200-55812 MAYORS CONF & TRAVEL	\$0	\$154
001-200-55830 PER DIEM - MILEAGE	\$0	\$1,593
001-200-55831 MAYOR'S COMMUNITY FUND	\$0	\$135
001-200-55840 LODGING	\$0	\$6,327
001-200-55850 MEALS	\$0	\$59,502
001-200-55900 OFFICE SUPPLIES	\$0	\$732
001-200-56220 KITCHEN POWER	\$328	\$5,284
001-200-56221 KITCHEN NAT'L GAS	\$0	\$1,482
001-200-56222 KITCHEN WATER	\$145	\$1,172
001-200-56500 CONTRACTSVCS-EAP	\$0	\$160
001-200-58007 CHAMBER OF COMMERCE	\$0	\$69
Total 200 - Council	\$8,274	\$254,527
300 - Admin		
001-300-51100 SALARIES-REGULAR	\$17,596	\$249,693
001-300-52200 FICA/MEDICARE	\$1,346	\$15,516
001-300-52300 RETIREMENT	\$3,266	\$43,721
001-300-52600 WORKERS COMP	\$0	\$350
001-300-53300 PROF SVCS-LEGAL	\$13	\$46,639
001-300-53500 REP & MAINT- VEHICLES	\$0	\$270
001-300-54302 REP & MAINT SOFTWARE	\$0	\$2,554
001-300-54303 REP & MAINT - BUILDING	\$5,004	\$31,429
001-300-54304 REP & MAINT-EQUIPMENT	\$0	\$800
001-300-54305 WEBSITE	\$0	\$2,396
001-300-54307 IT SUPPORT	\$1,812	\$25,952
001-300-55200 LIABILITY INSURANCE	\$0	\$5,900
001-300-55300 TELEPHONE	(\$261)	\$10,964
001-300-55301 CELLPHONES	\$229	\$2,345

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Modified Accrual Basis
Substantially All Disclosures Omitted

	Apr 2026	2025/2026 (YTD)
001-300-55400 ADVERTISING	\$0	\$1,398
001-300-55465 MEMORIAL \ FLOWERS	\$0	\$735
001-300-55600 DUES AND SUBSCRIPTIONS	\$0	\$18,349
001-300-55601 DUES & SUBS--M.C.	\$0	\$210
001-300-55720 TRAINING REGISTRATION	\$0	\$745
001-300-55721 TRAINING REGISTRATION--M.C.	\$0	\$775
001-300-55832 PER DIEM--MILEAGE--M.C.	\$290	\$1,659
001-300-55841 LODGING--M.C.	\$0	\$1,486
001-300-55850 PER DIEM - MEALS	\$0	\$931
001-300-55851 PER-DIEM--MEALS--M.C.	\$49	\$213
001-300-55900 OFFICE SUPPLIES	\$91	\$757
001-300-55901 OFFICE SUPPLIES---M.C.	\$0	\$329
001-300-56100 SUP & MAT- DEPARTMENTAL	\$3,103	\$30,507
001-300-56102 SUP & MAT - JANITORIAL	\$1,338	\$14,242
001-300-56106 EMERGENCY PREPAREDNESS	\$0	\$45
001-300-56220 UTILITIES - POWER	\$21,709	\$201,325
001-300-56221 UTILITIES-NATURAL GAS	\$0	\$647
001-300-56222 UTILITIES-WATER/SEWER	\$138	\$6,444
001-300-56260 FUEL	\$0	\$688
001-300-56500 CONTRACTSVCS-EAP	\$0	\$71
001-300-56502 C/S - PLANNING & ZONING	\$335	\$28,403
001-300-56503 C/S - CEMETERY	\$0	\$4,735
001-300-58004 FARMER'S MARKET	\$441	\$11,318
001-300-59100 OTHER EXPENSES	\$0	\$744
001-300-59400 ECONOMIC INCEN DT	\$0	(\$6,622)
001-300-59600 CONTINGENCY	\$0	\$1,281
Total 300 - Admin	\$56,496	\$759,943
301/302 - Finance/HR		
001-301-51100 SALARIES - REGULAR	\$14,702	\$140,096
001-301-52200 FICA/MEDICARE	\$1,113	\$10,604
001-301-52300 RETIREMENT	\$2,729	\$21,343
001-301-52600 WORKERS COMP	\$0	\$275
001-301-53100 PROF SVCS - AUDIT	\$0	\$9,250
001-301-53400 Professional Fees - Accounting	\$7,750	\$84,267
001-301-54302 REP & MAINT - SOFTWARE	\$3,520	\$71,602
001-301-54307 IT SUPPORT	\$0	\$4,297
001-301-55200 LIABILITY INSURANCE	\$0	\$27,435
001-301-55600 DUES AND SUBSCRIPTIONS	\$0	\$3,535
001-301-55720 TRAINING REGISTRATION	\$0	\$2,500
001-301-55900 OFFICE SUPPLIES	\$141	\$1,273
001-301-56110 POSTAGE	\$0	\$2,617
001-301-56500 CONTRACTSVCS-EAP	\$0	\$53
001-301-59000 LEASE - POSTAGE	\$0	\$1,724
001-301-59400 BANK CHARGES	\$0	\$3,257
001-302-52600 WORKERS COMP	\$0	\$216
001-302-54307 IT SUPPORT	\$0	\$4,070
001-302-55200 LIABILITY INSURANCE	\$0	\$13,308
001-302-55600 DUES AND SUBSCRIPTIONS	\$0	\$782
001-302-55720 TRAINING REGISTRATION	\$0	\$520
001-302-56100 SUP & MAT- DEPARTMENTAL	\$0	\$590

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Modified Accrual Basis
Substantially All Disclosures Omitted

	Apr 2026	2025/2026 (YTD)
001-302-56500 CONTRACTSVCS-EAP	\$0	\$178
001-301-56220 UTILITIES - POWER	\$0	\$22
Total 301/302 - Finance/HR	\$29,955	\$403,812
400 - Public Works		
001-400-51100 SALARIES-REGULAR	\$64,679	\$706,724
001-400-52200 FICA/MEDICARE	\$4,843	\$52,506
001-400-52300 RETIREMENT	\$12,004	\$129,713
001-400-52600 WORKERS COMP	\$975	\$10,882
001-400-53201 PROF SVCS - MEDICAL	\$0	\$710
001-400-53500 REP & MAINT - VEHICLES	\$2,616	\$42,749
001-400-54303 REP & MAINT - BUILDING	\$0	\$13,487
001-400-54304 REP & MAINT-EQUIPMENT	\$0	\$2,976
001-400-54307 IT SUPPORT	\$565	\$7,337
001-400-55200 LIABILITY INSURANCE	\$0	\$39,956
001-400-55300 TELEPHONE	\$0	\$7,755
001-400-55301 CELLPHONES	\$191	\$3,725
001-400-55400 ADVERTISING	\$0	\$12,556
001-400-55600 DUES AND SUBSCRIPTIONS	\$0	\$207
001-400-55710 TRAINING MATERIALS	\$0	\$1,983
001-400-55720 TRAINING REGISTRATION	\$0	\$723
001-400-55821 REP & MAINT - VEHICLES	\$0	\$240
001-400-55830 PER DIEM - MILEAGE	\$0	\$53
001-400-55840 LODGING	\$0	\$1,374
001-400-55850 PER DIEM - MEALS	\$0	\$1,521
001-400-55900 OFFICE SUPPLIES	\$146	\$2,356
001-400-56100 SUP & MAT- DEPARTMENTAL	(\$154)	\$27,876
001-400-56102 SUP & MAT - JANITORIAL	\$0	\$6,231
001-400-56105 UNIFORMS	\$1,728	\$6,561
001-400-56220 UTILITIES - POWER	\$868	\$12,723
001-400-56221 UTILITIES-NATURAL GAS	\$0	\$2,902
001-400-56222 UTILITIES-WATER/SEWER	\$0	\$1,016
001-400-56260 FUEL	\$5,834	\$47,705
001-400-56300 ROLLOUTS	\$0	\$21
001-400-56320 C&D DISPOSAL	\$1,897	\$36,105
001-400-56340 RESIDENTIAL DISPOSAL	\$7,218	\$24,057
001-400-56500 CONTRACTSVCS-EAP	\$0	(\$3,343)
001-400-56503 C/S CEMETERY	\$4,500	\$32,360
Total 400 - Public Works	\$107,910	\$1,233,748
450 - Development Services		
001-450-53500 R/M - Vehicles	\$0	\$4,295
001-450-55301 Cell Phones	\$58	\$292
001-450-55400 Advertising	\$0	\$808
001-450-55600 dues/Subscriptions	\$0	\$43,018
001-450-55720 Training Registration	\$0	\$425
001-450-55850 Meals	\$0	\$210
001-450-55900 Office Supplies	\$0	\$312
001-450-56100 Sup/Main - Departmental	\$581	\$2,291
001-450-56221 Natural Gas	\$0	\$4
Total 450 - Development Services	\$639	\$51,656
500 - Police		
001-500-51100 SALARIES-REGULAR	\$77,340	\$685,964

These financials have not been subjected to an Audit. Review or Compilation engagement, and no assurance is provided on them.

Modified Accrual Basis
Substantially All Disclosures Omitted

	Apr 2026	2025/2026 (YTD)
001-500-52100 HEALTH INSURANCE	\$1,606	\$13,962
001-500-52200 FICA/MEDICARE	\$5,910	\$52,150
001-500-52300 RETIREMENT	\$16,427	\$145,155
001-500-52600 WORKERS COMP	\$0	\$13,718
001-500-53201 PROF SVCS - MEDICAL	\$0	\$580
001-500-53300 PROF SVCS-LEGAL	\$0	\$14
001-500-53500 REP & MAINT - VEHICLES	\$1,377	\$14,267
001-500-53501 LEASE---VEHICLES	\$0	\$31,909
001-500-53502 TOWING SERVICES	\$0	\$1,510
001-500-53700 INMATE FEES	\$0	\$37,000
001-500-54302 REP & MAINT - SOFTWARE	\$0	\$144
001-500-54303 REP & MAINT - BUILDING	\$0	\$19,975
001-500-54304 REP & MAINT-EQUIPMENT	\$0	\$363
001-500-54305 WEBSITE	\$0	\$8,020
001-500-54307 IT SUPPORT	\$6,310	\$127,894
001-500-55200 LIABILITY INSURANCE	\$0	\$120,770
001-500-55300 TELEPHONE	\$0	\$8,609
001-500-55301 CELLPHONES	\$1,193	\$11,869
001-500-55400 ADVERTISING	\$0	\$11,348
001-500-55450 PUBLIC RELATIONS	\$0	\$24,750
001-500-55460 COMMUNITY RELATIONS	\$0	\$28,908
001-500-55600 DUES AND SUBSCRIPTIONS	\$15,227	\$52,154
001-500-55710 TRAINING MATERIALS	\$0	\$309
001-500-55720 TRAINING REGISTRATION	\$0	(\$14,032)
001-500-55800 VICTIMS ADVOCATE	\$0	(\$797)
001-500-55830 PER DIEM - MILEAGE	\$0	\$418
001-500-55840 LODGING	\$0	\$3,146
001-500-55850 PER DIEM - MEALS	\$49	\$873
001-500-55900 OFFICE SUPPLIES	\$0	\$4,585
001-500-56100 SUP & MAT- DEPARTMENTAL	(\$870)	\$15,109
001-500-56102 SUP & MAT - JANITORIAL	\$538	\$5,000
001-500-56105 UNIFORMS	\$0	\$6,454
001-500-56220 UTILITIES - POWER	\$1,219	\$14,348
001-500-56221 UTILITIES-NATURAL GAS	\$0	\$11,518
001-500-56222 UTILITIES-WATER/SEWER	\$111	\$1,546
001-500-56260 FUEL	\$3,743	\$29,083
001-500-57410 OTHER EQUIPMENT	\$0	\$5,428
001-500-58400 STATE TREASURER REMIT	\$3,161	\$13,382
001-500-58700 VICTIMS ASST RETENTION	\$2,444	\$11,853
001-500-59700 OTHER EXPENSE	\$0	\$161
Total 500 - Police	\$135,785	\$1,519,417
600 - Fire		
001-600-51100 SALARIES-REGULAR	\$84,245	\$901,412
001-600-52100 HEALTH INSURANCE	\$1,064	\$9,001
001-600-52200 FICA/MEDICARE	\$6,290	\$67,296
001-600-52300 RETIREMENT	\$17,750	\$189,774
001-600-52600 WORKERS COMP	\$1,136	\$21,365
001-600-53201 PROF SVCS - MEDICAL	\$0	\$2,585
001-600-53400 PROFESSIONAL FEES	\$2,695	\$3,210
001-600-53500 REP & MAINT - VEHICLES	\$193	\$51,494
001-600-53630 REP & MAINT - BUILDING	\$750	\$12,041

These financials have not been subjected to an Audit. Review or Compilation engagement, and no assurance is provided on them.

Modified Accrual Basis
Substantially All Disclosures Omitted

	Apr 2026	2025/2026 (YTD)
001-600-54300 REP & MAINT AGREEMENTS	\$373	\$6,916
001-600-54302 REP & MAINT - SOFTWARE	\$1,017	\$15,093
001-600-54304 REP & MAINT-EQUIPMENT	\$100	\$39,007
001-600-54500 SUP & MAT- DEPARTMENTAL	\$0	\$10,366
001-600-55200 LIABILITY INSURANCE	\$0	\$104,560
001-600-55300 TELEPHONE	\$0	\$7,034
001-600-55301 CELLPHONES	\$151	\$1,561
001-600-55460 COMMUNITY RELATIONS	\$0	\$3,132
001-600-55600 DUES AND SUBSCRIPTIONS	\$0	\$2,916
001-600-55710 TRAINING MATERIALS	\$0	\$125
001-600-55720 TRAINING REGISTRATION	\$0	\$3,835
001-600-55830 PER DIEM - MILEAGE	\$0	\$646
001-600-55840 LODGING	\$0	\$4,314
001-600-55850 PER DIEM - MEALS	\$0	\$360
001-600-55900 OFFICE SUPPLIES	\$0	\$516
001-600-56100 SUP & MAT- DEPARTMENTAL	\$0	\$419
001-600-56102 SUP & MAT- JANITORIAL	\$0	\$1,395
001-600-56105 UNIFORMS	\$0	\$30,231
001-600-56110 POSTAGE	\$0	\$1,109
001-600-56220 UTILITIES - POWER	\$0	\$12,307
001-600-56221 UTILITIES-NATURAL GAS	\$0	\$2,592
001-600-56222 UTILITIES-WATER/SEWER	\$226	\$3,668
001-600-56260 FUEL	\$4,096	\$29,393
001-600-57411 SUP&MAT-IT	\$134	\$1,181
001-600-59200 INS.-HEALTH-RETIREEES'	\$0	(\$500)
Total 600 - Fire	\$120,221	\$1,540,357
900 - Aquatic Center		
001-900-56260 FUEL	\$618	\$3,270
001-900-51100 Salaries-Regular	\$9,172	\$114,254
001-900-52200 FICA/Medicare	\$689	\$8,605
001-900-52300 Retirement	\$1,702	\$21,166
001-900-52600 Workers Comp	\$0	\$1,175
001-900-53500 REP & MAINT - VEHICLES	\$0	\$516
001-900-54303 Building Maintenance	\$5,425	\$16,571
001-900-54307 IT Support	\$433	\$7,356
001-900-55200 Liability Insurance	\$0	\$75,110
001-900-55300 Telephone	\$38	\$38,484
001-900-55306 REP & MAINT POOL	\$280	\$1,753
001-900-55600 Dues/Subscriptions	\$146	\$1,795
001-900-55900 Office Supplies	\$0	\$514
001-900-56100 Sup/Mat - Departmental	\$490	\$11,069
001-900-56105 UNIFORMS	\$0	\$117
001-900-56220 Power	\$5,008	\$41,575
001-900-56221 Natural Gas	\$0	\$30,917
001-900-56222 Water/Sewer	\$508	\$32,644
001-900-56504 Contract Services	\$0	\$15,005
001-900-58100 Special Programs	\$0	\$2,041
001-700-51100 SALARIES - REGULAR	\$334	\$23,366
001-700-52200 FICA/MEDICARE	\$26	\$1,788
001-700-52300 RETIREMENT	\$71	\$4,963
001-700-56260 FUEL	\$0	\$243

These financials have not been subjected to an Audit. Review or Compilation engagement, and no assurance is provided on them.

Modified Accrual Basis
Substantially All Disclosures Omitted

	Apr 2026	2025/2026 (YTD)
001-700-58200 TEAM SPORTS	\$0	\$13,894
001-800-51100 REGULAR SALARY	\$1,367	\$13,870
001-800-52200 FICA/MEDICARE	\$105	\$1,061
001-800-52300 RETIREMENT	\$254	\$2,574
Total 900 - Aquatic Center	\$26,664	\$485,694
Total 001- General Fund	\$495,625	\$6,347,882
001-450-54307 IT SUPPORT	\$0	\$40
001-450-54303 REP & MAINT - BUILDING	\$0	\$27
Total Expenses	\$495,625	\$6,347,950
Operating Profit	(\$86,729)	\$181,214
Net Income	(\$86,729)	\$181,214

These financials have not been subjected to an Audit. Review or Compilation engagement, and no assurance is provided on them.

Profit & Loss by Fund - Hospitality Fund - April 2026

INCOME STATEMENT	Apr 2026	2025/2026 (YTD)
Revenue		
119 - Hospitality Tax		
119-000-43505 HOSPITALITY TAX INCOME	\$2,710	\$70,187
Total Revenue	\$2,710	\$70,187
Expenses		
119 - Hospitality Tax		
119-000-59302 TOURISM - RELATED CULTURAL	\$68,858	\$142,636
119-000-59303 TOURISM - RELATED INFRASTRUCTURE	\$19,850	\$19,850
Total 119 - Hospitality Tax	\$88,708	\$162,486
Total Expenses	\$88,708	\$162,486
Operating Profit	(\$85,997)	(\$92,299)
Net Income	(\$85,997)	(\$92,299)

Profit & Loss by Fund - SFSP - April 2026

INCOME STATEMENT	Apr 2026	2025/2026 (YTD)
Revenue		
120 - SFSP Dept. of Education		
120-000-44003 GRANT- STATE	\$0	\$37,267
Total Revenue	\$0	\$37,267
Expenses		
120 - SFSP Dept of Education		
120-000-53201 PROF SVCS-MEDICAL	\$0	\$296
120-000-55710 TRAINING MATERIALS	\$0	\$188
120-000-55830 PER DIEM - MILEAGE	\$0	\$6,447
120-000-55900 OFFICE SUPPLIES	\$0	\$13
120-000-56100 SUP & MAT DEPARTMENTAL	\$1,800	\$3,566
120-000-56300 CONTRACT FOOD COST	\$0	\$7,660
Total 120 - SFSP Dept of Education	\$1,800	\$18,169
Total Expenses	\$1,800	\$18,169
Operating Profit	(\$1,800)	\$19,098
Net Income	(\$1,800)	\$19,098

Profit & Loss by Fund - Victims Services- April 2026

INCOME STATEMENT	Apr 2026	2025/2026 (YTD)
Gross Profit	\$0	\$0
Net Income	\$0	\$0

Profit & Loss by Fund - Municipal Court - April 2026

INCOME STATEMENT	Apr 2026	2025/2026 (YTD)
Gross Profit	\$0	\$0
Net Income	\$0	\$0

EXPENSES	Apr 2026	Budget (YTD)	2025/2026 (YTD)	YTD vs YTD budget (\$)
001- General Fund				
000 - General	\$9,680	\$0	\$98,730	\$98,730
200 - Council	\$8,274	\$175,725	\$254,527	\$78,802
300 - Admin	\$56,496	\$667,939	\$759,943	\$92,004
301/302 - Finance/HR	\$29,955	\$485,413	\$403,812	(\$81,600)
400 - Public Works	\$107,910	\$823,667	\$1,233,748	\$410,081
450 - Development Services	\$639	\$356,021	\$51,656	(\$304,366)
500 - Police	\$135,785	\$1,623,667	\$1,519,417	(\$104,250)
600 - Fire	\$120,221	\$1,725,612	\$1,540,357	(\$185,255)
900 - Aquatic Center	\$26,664	\$419,250	\$485,694	\$66,443
Total 001- General Fund	\$495,625	\$6,277,293	\$6,347,882	\$70,590
001-450-54307 IT SUPPORT	\$0	\$0	\$40	\$40
001-450-54303 REP & MAINT - BUILDING	\$0	\$0	\$27	\$27
Total Expenses	\$495,625	\$6,277,293	\$6,347,950	\$70,657

CITY OF CHESTER, SOUTH CAROLINA

REQUEST FOR PROPOSALS

RFP 2026-003

ADA Restroom Construction

George B. Guy Park & Jackson James Park

1. Introduction

The City of Chester is soliciting sealed proposals from qualified and licensed contractors to provide **turnkey design, construction, and installation services** for two (2) ADA-compliant restroom facilities, one at George B. Guy Park and one at Jackson James Park.

The intent of this project is to improve accessibility, public convenience, and park usability in compliance with all applicable local, state, and federal regulations, including the Americans with Disabilities Act (ADA).

2. Timeline

- **RFP Issue Date:** April 29, 2026
 - **Proposal Due Date:** May 22, 2026 – 4:00 PM
-

3. Scope of Work (TURNKEY PROJECT)

The Contractor shall provide two fully operational ADA-compliant restroom facilities.

A. Site Work & Preparation

- Clearing, grading, and site preparation

- Concrete foundation/slab installation
- ADA-compliant walkways and entrances
- Drainage and erosion control
- Restoration of disturbed areas

B. Structural & Building Components

- Durable, vandal-resistant construction
- Weather-resistant materials
- Lockable doors and secure hardware
- Roofing with proper drainage

C. Plumbing Systems

- Water/sewer connection or septic installation
- ADA-compliant fixtures
- Freeze protection and shut-off valves

D. Electrical Systems (REQUIRED)

- Interior and exterior lighting
- Electrical panel and connections
- GFCI outlets
- Ventilation/exhaust systems

(All work must comply with NEC and local codes)

E. ADA Compliance

- Accessible entrances and pathways
- Proper turning radius
- Grab bars and signage

F. Permits & Inspections

- Contractor responsible for permits and approvals

G. Turnkey Requirement

Facilities must be fully operational and ready for public use upon completion.

4. Proposal Requirements

- Company information
 - Proof of licensing and insurance
 - Three (3) references
 - Timeline
 - Itemized cost breakdown
 - Warranty
-

5. Submission Instructions

City of Chester
Attn: City Administrator
120 Church Street
Chester, SC 29706

Clearly mark the envelope:
RFP 2026-003 – ADA Restroom Construction
George B. Guy Park & Jackson James Park

Proposals not clearly marked may be deemed non-responsive.

6. Evaluation Criteria

Criteria	Weight
Qualifications & Experience	30%
Cost	30%
Timeline	20%
Past Performance	10%
Completeness	10%

7. Bid Form Requirement (MANDATORY)

- Guy Park Restroom Cost
- Jackson James Park Restroom Cost
- Utilities
- Electrical
- Site Work
- Total Cost

8. Project Timeline & Performance

- Completion: 60–120 Days

Liquidated Damages: \$_____ per day for delays.

9. Insurance & Licensing

- General Liability (\$1,000,000)
 - Workers Compensation
 - Proper licensing
-

10. Terms & Conditions

- City may reject proposals
 - May award in whole or part
 - May negotiate
-

11. Contact for Questions

Reginald McBeth
Development Services Director
City of Chester
rmbeth@chester.sc.gov

CITY OF CHESTER, SOUTH CAROLINA

REQUEST FOR PROPOSALS

RFP 2026-004

Speed Bump Installation

George B. Guy Park & Jackson James Park

1. Introduction

The City of Chester is soliciting sealed proposals from qualified contractors to install traffic-calming speed bumps at both parks.

2. Timeline

- **RFP Issue Date:** April 29, 2026
 - **Proposal Due Date:** May 22, 2026 – 4:00 PM
-

3. Scope of Work

A. Installation

- Install speed bumps at both parks
- Placement approved by City
- Proper spacing and anchoring

B. Materials

- Rubber, asphalt, or concrete
- Durable and weather-resistant

C. Safety Features

- Reflective striping
- High-visibility markings
- Warning signage

D. Compliance

- Must meet traffic safety standards
-

4. Proposal Requirements

- Company information
 - Insurance and licensing
 - References
 - Timeline
 - Itemized cost
-

5. Submission Instructions

City of Chester
Attn: City Administrator
120 Church Street
Chester, SC 29706

Clearly mark the envelope:
RFP 2026-004 – Speed Bump Installation
George B. Guy Park & Jackson James Park

Proposals not clearly marked may be deemed non-responsive.

6. Evaluation Criteria

Criteria	Weight
Qualifications	30%
Cost	30%
Timeline	20%

Criteria	Weight
Past Performance	10%
Completeness	10%

7. Bid Form Requirement

- Guy Park Cost
 - Jackson James Park Cost
 - Signage
 - Total Cost
-

8. Timeline

- Completion: 14–30 Days

Liquidated Damages: \$_____ per day.

9. Insurance & Licensing

- General Liability
 - Workers Compensation
 - Licensing
-

10. Terms & Conditions

- City may reject proposals
 - May negotiate
-

11. Contact for Questions

Reginald McBeth
Development Services Director
City of Chester
rmcbeth@chester.sc.gov

DRAFT

Memorandum

To: Mayor and City Council

From: Marquita Fair, City Administrator

Date: May 22, 2026

Subject: Park Wayfinding Signage Initiative and Hospitality Tax Funding Proposal

As part of the City of Chester's ongoing efforts to improve tourism, beautification, recreation, and community connectivity, staff is proposing the installation of a coordinated park wayfinding signage system throughout the City.

The proposed signage initiative will provide residents and visitors with clear directional guidance to City parks and recreational facilities while also establishing a cohesive and professional parks branding system that reflects the identity of the City of Chester.

The proposed signs will include directional and identification signage for the following locations:

- Finley Park – 0.22 (example mileage or starting point)
- Jones Adair Park – 0.614 miles
- Chester Sports Complex – 0.87 miles
- Frank Connor Park – 0.4 miles
- Hughes Bagwell Park – 0.138 miles
- Brooklyn Park – 0.462 miles
- Wylie Park Complex – 0.534 miles
- Jackson James Park – 0.366 miles
- George B. Guy Park – 0.45 miles

Each sign will incorporate the official City of Chester seal, directional arrows, mileage information, and a consistent municipal design aesthetic to improve navigation, visibility, and tourism appeal across the City.

Proposed Funding Source

Staff proposes utilizing Hospitality Tax funding to support the installation of the park wayfinding signage initiative as part of the City's broader tourism, beautification, and recreational enhancement efforts.

The proposed use of Hospitality Tax funds aligns with the purpose of promoting tourism-related activities, improving visitor navigation, enhancing public amenities, and strengthening the overall appearance and marketability of the City's recreational assets.

By investing Hospitality Tax funds into this initiative, the City is leveraging tourism-related revenue to create long-term community improvements that benefit residents, visitors, and future economic development opportunities.

Proposed Sign Specifications and Cost

Staff recommends the installation of composite aluminum wayfinding signs sized at 4' x 8' to ensure maximum visibility, durability, and a professional municipal appearance.

Proposed Materials

- Composite aluminum sign panels
- Decorative panel kits
- Wooden support posts
- Concrete bases for stability and longevity

Estimated Cost

- Composite Aluminum 4' x 8' Sign Panels: **\$850 each**
- Wooden Posts with Concrete Base Installation: **\$350 each**

Total Estimated Cost Per Sign

Approximately \$1,200 per sign

The proposed signage system will improve accessibility to parks, enhance the appearance of City facilities, encourage tourism activity, and support ongoing efforts to revitalize and invest in Chester's parks system.

Staff respectfully request Council's consideration and direction regarding implementation of this initiative utilizing Hospitality Tax funds.

Respectfully,



Marquita Fair
City Administrator
City of Chester

 CITY OF CHESTER, SC • THE CENTER OF IT ALL

**JONES
ADAIR**

★ PARK ★

← 0.614
MILES

 CITY OF CHESTER, SC • THE CENTER OF IT ALL

**CHESTER
SPORTS**

★ COMPLEX ★

→ 0.87
MILES

 CITY OF CHESTER, SC • THE CENTER OF IT ALL

**FRANK
CONNOR**

★ PARK ★

← 0.4
MILES

 CITY OF CHESTER, SC • THE CENTER OF IT ALL

**HUGHES
BAGWELL**

★ PARK ★

→ 0.138
MILES

 CITY OF CHESTER, SC • THE CENTER OF IT ALL

**BROOKLYN
PARK**

★ PARK ★

← 0.462
MILES

 CITY OF CHESTER, SC • THE CENTER OF IT ALL

**WYLIE
PARK**

★ COMPLEX ★

→ 0.534
MILES

 CITY OF CHESTER, SC • THE CENTER OF IT ALL

**JACKSON
JAMES**

★ PARK ★

← 0.366
MILES

 CITY OF CHESTER, SC • THE CENTER OF IT ALL

**GEORGE B.
GUY**

★ PARK ★

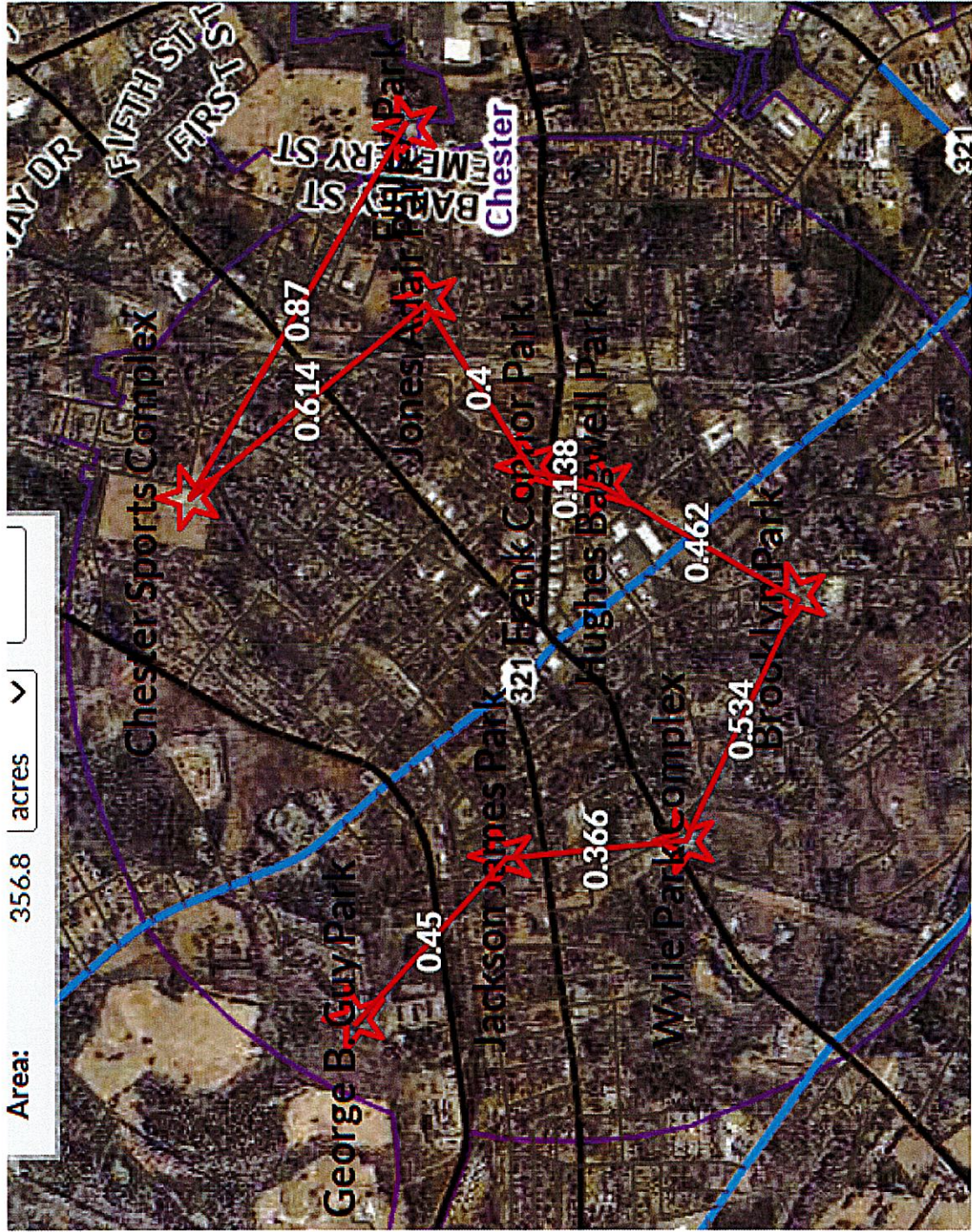
→ 0.45
MILES

 CITY OF CHESTER, SC • THE CENTER OF IT ALL

**FINLEY
PARK**

★ PARK ★

← 0.22
MILES



Modernization Proposal



City of Chester 120 church st mod

April 30, 2026

Purchaser: City of Chester SC

Project City of Chester

Address: 120 Church Street

Location:

Chester, SC 29706

Address: 120 Church st

Chester, SC 29706

TK Elevator Corporation (hereinafter "TK Elevator") is dedicated to delivering City of Chester SC (hereinafter "Purchaser") the safest, highest quality vertical transportation solutions. I am pleased to present this customized Proposal (the "Proposal") in the amount of **\$257,341.17** inclusive of all applicable sales and use taxes to modernize the elevator equipment described in the pages that follow at the above-referenced location.

Our modernization package is engineered specifically for your elevator system and will include the elevator mechanical and electrical components being replaced, refurbished or retained.

Benefits of Modernization include:

- Increased durability and reliability
- Improved fire and life safety features
- Decreased waiting times
- Reduced energy consumption
- Reduced operational cost
- Reduced troubleshooting time

The price above includes those value added taxes, tariffs, duties, and/or similar charges that are in effect as of the date of this proposal. The price of this Proposal is subject to escalation - even after Purchaser's acceptance of this Proposal - under certain circumstances including any new or increase in taxes, tariffs, or other charges imposed by applicable governmental authorities and/or TK Elevator being subjected to increased charges by its suppliers, shippers and/or freight forwarders as set forth in the terms and conditions in this Proposal.

Furthermore, all preparatory work by other trades must be completed and elevator equipment shipped by 10-31-2026 and the installation must be completed by 12-12-2026, otherwise, the price is also subject to increase.

If not accepted within twenty-one (21) calendar days of the date of this Proposal or the date presented to Purchaser, this Proposal shall automatically be revoked and shall be null and void.

In the event you have any questions regarding the content of this Proposal please contact me at 1 864 2832242

We appreciate your consideration.

Regards,

Derek Luis

Derek Luis
TK Elevator Corporation
2440 Whitehall Park Dr Ste 500
Charlotte, NC 28273
derek.luis@tkelevator.com | 1 864 2832242

Modernization Proposal



SCOPE OF WORK

Building : City of Chester
120 Church St

Groups Included

Group Name	# of units	Equipment Type
Group - Only Elevator	1	Hydraulic

Group : Group - Only Elevator
Equipment Classification: Hydraulic

Units Included

Nickname	Front Openings	Rear Openings	Side Openings	TKE Serial #
Only Elevator	2	0	0	

Description of Work

Controller

Item Description	Option	Installed On
TAC 32H Controller (Includes Options listed below) • 24 VDC Signal Voltage • Electronic Door Detector Interface	New	Only Elevator
eMax Monitoring Device Provisions	New	Group - Only Elevator
Solid State Starters (6 or 12 leads) 208 VAC	New	Only Elevator
Emergency Power (10-D-4A)	New	Only Elevator
THY Board / CE Driver Board	New	Only Elevator
Position Indicator	New	Only Elevator
MAX Link 2-Line ATA kit	New	Group - Only Elevator
Auto Fan Light Shutdown (Sleep Mode)	New	Only Elevator
Car Riding Lantern	New	Only Elevator
Fire Service	New	Only Elevator
Hoistway Access	New	Only Elevator
Door Operator Controls	New	Only Elevator
User Interface Tool	New	Only Elevator
Hoistway Enable/Inspection Operation	New	Only Elevator
Two-way Communication Machine Room Equipment (Primary Box)	New	Group - Only Elevator
Independent Service	New	Only Elevator

Modernization Proposal



The payment terms breakdown above shall be considered the Schedule of Values for the project as written. Billing shall be submitted on or before the 25th day of the month according to the payment schedule above and accompanied by a form of G702-703 pay application/schedule of values and a conditional waiver, the format of which is hereby acknowledged and accepted.

The use of online Portals for the submission of billing shall follow the terms of the Proposal and Purchaser agrees to permit billing in accordance with the executed contract terms. Portal access and usage is to be provided free of additional charge to TK Elevator and any additional cost for such use is to be reimbursed to TK Elevator via a reimbursable change order immediately upon acceptance.

Purchaser agrees that TK Elevator shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as TK Elevator has been paid 100% both of the price reflected in this Proposal and for any other work performed by TK Elevator or its subcontractors in furtherance of this Proposal. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.

Proposal price:		\$257,341.17
Initial progress payment:	(55%)	\$141,537.64
Material furnished:	(20%)	\$51,468.23
Total of remaining progress payments:	(25%)	\$64,335.30

Purchaser may elect to finance all or a portion of the purchase price for the work described in this Agreement through TK Elevator's financing partner ("Financing Partner"), subject to the Financing Partner's approval and the terms of a separate financing agreement ("Financing Agreement") between Purchaser and Financing Partner. Purchaser acknowledges and agrees that [(i) Financing Partner is in no way affiliated with TK Elevator, (ii) Financing Partner will make any decision to offer financing to Purchaser independently and in accordance with its internal lending policies, (iii) TK Elevator cannot guaranty that Financing Partner will agree to provide financing to Purchaser on acceptable terms or at all, (iv) TK Elevator may be compensated by the Financing Partner in the event Purchaser enters into a Financing Agreement, and TK Elevator will not be a party to the Financing Agreement and shall have no responsibility for, and hereby expressly disclaims any liability arising out of or relating to, any decision on the part of Financing Partner to provide or decline to provide financing to Purchaser, and the negotiation, execution, performance, enforcement, or termination of any Financing Agreement. Purchaser acknowledges and agrees that Purchaser shall remain unconditionally and irrevocably liable to TK Elevator for any unpaid balance owing hereunder and TK Elevator's acceptance of the Financing Partner as a payment source shall not constitute a novation, satisfaction, waiver, or release of Purchaser's payment obligations under this Agreement.

Notwithstanding the foregoing, in the event Purchaser enters into a Financing Agreement with the Financing Partner and the Financing Partner fails or refuses to disburse any portion of the purchase price to TK Elevator for any reason, including without limitation default by either party under the Financing Agreement, bankruptcy or insolvency of either party, or termination of the Financing Agreement for any reason any unpaid purchase price then owing by Purchaser which shall be payable immediately by Purchaser upon demand by TK Elevator in accordance with this Agreement. Purchaser hereby waives any right of setoff, counterclaim, defense, or deduction against TK Elevator based on any act or omission of the Financing Partner. Purchaser further agrees that any assignment by TK Elevator to the Financing



PREPARED BY

Scott Gordon

Ultimate Construction Services

(803) 280-5636

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6700 IH 35 N Frontage Rd, New Braunfels, TX 78130, USA

PREPARED FOR

Derek Luis

TK Elevator

(864) 283-2242

derek.luis@tkelevator.com

120 Church Street Chester SC 29706

PROPOSAL DETAILS

Chester Public Building

120 Church Street Chester SC 29706

DESCRIPTION

General Project Requirements -

Covers standard administration, supervision, travel and coordination time associated with the project.

Project Clarifications -

This proposal is not based on any specifications.

Elevator pit time to be supplied to UCS

UCS is expecting safe access to the elevator pit to be provided by the elevator contractor. We estimate X hours to be needed. If we exceed this time it will be provided to UCS at no cost.

Onsite Construction -

Machine Room

General patching of holes and penetrations

Infill small penetrations in walls, ceilings and floors.

Cover all combustible material in machine room with 2 hour fire rating.

Machine room door

Supply and install a new machine room door with all required hardware.

Supply and install new fire rated door

Supply and install new machine room door.

Paint or stain new door to match existing

Install door smoke seal

Supply new machine room door signage.

Signage to state "Elevator Machine Room" or "Authorized Personnel Only" or similar

Install new storeroom function lockset

Machine room door lockset that is keyed from the exterior and openable from the interior.

Supply and install new door closer

Supply and install new fire extinguisher

Install 10lb. ABC fire extinguisher and any required paint markings or sticker.

Supply and install new HVAC system

Supply and install new HVAC system to provide cooling to the machine room

Supply and Install mini-split system.

Includes connections, charging and startup. Condensate to be discharged to an approved location within 50' of evaporator location.

Supply and install mini-split power circuit.

Supply and install new circuit to provide mini-split with power.

Mainline Power

Supply and install new mainline disconnect.

Includes conduit and feeders from disconnect to the new controller.

Supply and install conductors from the machine room to the ATS.

Control wires for the emergency power-on signal and if required, pre-transfer signal.

Note: New motor horsepower same as existing.

No electrical service gear or feeder upgrades included.

Supply and install cab light disconnect.

Supply and install new cab light disconnect

Supply and install new LED guarded light fixtures

New light fixtures in the machine room.

Supply new machine room GFCI.

New GFCI

Place existing phoneline into conduit in the machine room.

Active phoneline is the responsibility of the owner. This includes any charges to provide a phoneline to the machine room if it is missing and any services fees associated with carrier charges.

New circuit and disconnect for 2-way communication system.

Supply and install new 2 -way disconnect.

Fire alarm and smoke detection

Work needed to provide elevator recall functionality

Conduit and Backboxes needed in the machine room

Conduit and backboxes for new relays, smoke detectors or heat detectors.

Install missing recall relays and/or devices.

Install new or missing relays or devices needed for elevator recall.

Supply and install stand alone FACP dedicated to the elevator.

This ERS panel will be used to meet the elevator recall code. It is not guaranteed that the existing panel has the ability to monitor this ERS panel and/or the ability to call out.

Programming and testing for existing fire panel with new devices.

Pre-test elevator recall with elevator contractor to verify operation.

Final testing for elevator recall with inspector.

Hoistway and Pit

Install bevels or bid screening over existing ledges over 4" in depth.

Install new pit convenience GFCI.

New GFCI in the elevator pit.

Supply and install new pit lighting.

Install new 4' pit light and switch

Lobbies

Supply and install new lobby smoke detectors.

City of Chester County
South Carolina Proclamation

CHILD ABUSE PREVENTION MONTH

WHEREAS,

South Carolina's 1.1 million children residing in the diverse communities across our state, including 7,000 children in Chester County, represent 21.6% of the County's total population and are our most valuable resource, shaping the future of our great state; and

WHEREAS,

childhood trauma, including neglect and abuse, is a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and

WHEREAS,

childhood trauma can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and

WHEREAS,

protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children and youth; and

WHEREAS,

effective child abuse prevention activities succeed because of partnerships created between child welfare professionals, education, health, community- and faith-based organizations, businesses, mental and behavioral health, law enforcement agencies, and families; and

WHEREAS,

communities must make every effort to promote programs and activities that build strong children and strengthen families; and

WHEREAS,

we acknowledge that we must work together as a community in partnership to build awareness about child abuse and neglect and contribute to promoting the social and emotional well-being of children, youth, and families in a safe, stable, and nurturing environment; and

WHEREAS,

prevention remains the best defense for our children and families; and

WHEREAS,

in state fiscal year 2024-2025, there were 7,024 substantiated Child Protective Services (CPS) investigations with 12,371 children in South Carolina, and 103 investigations involving 143 children in Chester County.

NOW, THEREFORE, BE IT PROCLAIMED,

that we, the Mayor and City Council of the City of Chester, South Carolina, do hereby proclaim April 2026 as:

CHILD ABUSE PREVENTION MONTH

and encourage all citizens throughout the City of Chester and the State of South Carolina to dedicate themselves to protecting the quality of life for all children and families, and to work together to prevent child abuse and neglect through awareness, education, support, and community involvement.

IN WITNESS WHEREOF,

we have hereunto set our hands and caused the Seal of the City of Chester to be affixed this 26th day of May 2026.

Marquita Fair

From: Robbie King
Sent: Monday, April 20, 2026 10:31 PM
To: Kimberly Hefner
Cc: Marquita Fair
Subject: Agenda items 4-27-26

Agenda items for Monday, April 27, 2026:

Update on Municipal Judges continue education requirements Documentation show requirements executive session
Municipal Judges Department - Head judge to attend the council meeting to give council an update on the Department.
Unfinished business- boyd worn cameras

Please contact me if there are any questions or concerns about the agenda request. Also confirm that the requested items are placed on the agenda and supporting documents are included in the council packet when disbursed to council. If you need to contact me please contact me via text at 8038044665.

Kind regards,

Councilwoman Robbie King-Boyd
City of Chester

CITY OF CHESTER

AGENDA ITEM REQUEST FORM

of Person/Organization Request: Councilman David Claytor

ss and Telephone Number: 119 Pinckney Street

f Request: May 18, 2026

Date of Meeting: May 26, 2026

Return by Noon: Click or tap here to enter text

Council Meets on the last Monday of each Month at 6:30 p.m. All agenda request forms must be submitted to Marquita Fair, City of Chester, 100 West End Street, Chester, SC 29706, or email to mfair@chester.sc.gov on, Thursday prior to the Council Meeting.)

TYPE OF REQUEST

(Check only one.)

on ☐

Report/Discussion ☒

Policy ☐

Executive S

ect Matter: Violence / Shooting (Pinckney St.)

hments: Yes ☐ No ☐

ature: David Claytor

All agenda request forms must be submitted to Marquita Fair, City of Chester, 100 West End Street Chester, SC 29706, or email to mfair@chester.sc.gov by 12 noon, Thursday prior to the Council Meeting.

CITY OF CHESTER
AGENDA ITEM REQUEST FORM

Name of Person/Organization Request: Councilman David Claytor

Address and Telephone Number: 119 Pinckney Street

Date of Request: May 18, 2026

Date of Meeting: May 26, 2026

Return by Noon: Click or tap here to enter text.

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TYPE OF REQUEST

(Check only one.)

Petition ☐

Report/Discussion ☒

Policy ☒

Executive Session ☐

Subject Matter: Miss from Adelphi Muffler in Cars & Trucks

Attachments: Yes ☐ No ☐

Signature: Pat Claytor

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100 West End Street Chester, SC 29706, or email to mfair@chester.sc.gov by 12 noon, Thursday
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AGENDA ITEM REQUEST FORM

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TYPE OF REQUEST

(Check only one.)

Information ☐

Report/Discussion ☒

Policy ☐

Executive Session ☐

Subject Matter: Process of RFP/Bids

Comments: Yes ☐ No ☐

Signature: David Claytor

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CITY OF CHESTER
AGENDA ITEM REQUEST FORM

Name of Person/Organization Request: Councilman David Claytor

Address and Telephone Number: 119 Pinckney Street

Date of Request: May 18, 2006

Date of Meeting: May 26, 2006
Meeting 26, 2006

Return by Noon: Click or tap here to enter text.

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TYPE OF REQUEST

(Check only one.)

Petition ☐

Report/Discussion ☒

Policy ☐

Executive Session ☐

Subject Matter: Speeding/Speed Bumps Neighborhoods

Attachments: Yes ☐ No ☐

Signature: David Claytor

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