

DATE: 11/19/19 FILE NO: DATE461

TO: Cherokee County Council

SUBJECT: Minutes of Regular Meeting, 11/18/19

There was a Regular Meeting of County Council Monday, 11/18/19, 5:10 PM in Council Chambers. Chairman Spencer presided with Tracy McDaniel leading in prayer. All council members were present along with Administrator Steve Bratton, Attorneys Jim Thompson & Joe Mathis and Master Clerk Doris Pearson. The news media was informed by agenda and it was posted in accordance with the SCFOIA. One news media was present. There were 10 visitors.

Councilman Tracy McDaniel made the motion to adopt the agenda of the Regular Meeting of 11/18/19 as received and posted in accordance with the SCFOIA. David Smith seconded and council voted in favor.

Councilman Lyman Dawkins made the motion to approve the minutes of the Regular Meeting of 11/4/19 as received in the agenda package. Mike Fowlkes seconded and council voted in favor.

Councilman Tracy McDaniel made the motion to approve the claims for Cherokee County in the amount of \$325,482.92. Mike Fowlkes seconded and council voted in favor.

Administrator Steve Bratton presented a petition for annexation of the Veterans Nursing Home to the City of Gaffney. This request is from the Dept. of Mental Health in Columbia & Gaffney. If granted, this will allow Board of Public Works to service the home. **[Councilman Mike Fowlkes made the motion to adopt the Petition for Annexation of the Veterans Nursing Home to the City of Gaffney. Quay Little seconded and council voted in favor.]**

Councilman Tracy McDaniel made the motion to adopt the 2nd Reading of Ordinance No. 2019-26 authorizing 1) the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., SC and a Company known to the county at this time as Project Gremlin with respect to certain economic development property in the county, whereby such property will be subject to certain payments in lieu of taxes, including the provision of certain Special Source Revenue Credits; and 2) the extension of the term of an existing Fee in Lieu of Tax Agreement by & between the County and the Company; and 3) other matters relating thereto. David Smith seconded and council voted in favor.

Councilman Quay Little made the motion to adopt the 2nd Reading of Ordinance No. 2019-25 authorizing pursuant to Chapter 44 of Title 12, Chapter 1, Section 170; Title 4, Chapter 1, Section 175; and Title 4, Chapter 29, Section 68 of the Code of Laws of SC, 1976, as amended, the execution & delivery of a Special Source Revenue Credit Agreement between Cherokee County, SC and Project Bison; and matters relating thereto. Lyman Dawkins seconded and council voted in favor.

Councilman Lyman Dawkins made the motion to adopt the 1st Reading of Ordinance No. 2019-27 authorizing the amendment of an existing Fee in Lieu of Tax Agreement dated as of 12/1/09,

by & between Cherokee Co., SC and Reeves Construction Co., as successor in interest to Sloan Construction Co., Inc. David Smith seconded and council voted in favor.

Councilman Tracy McDaniel made the motion to adopt 1st Reading of Ordinance No. 2019-28 authorizing & approving the diminution of the boundaries of a Joint County Industrial & Business Park with Cherokee Co. pursuant to Article VIII, Section 13 of the SC Constitution, to exclude certain property owned and/or operated by AFL Telecommunications, LLC or one or more of its affiliates or other related companies; and other matters related thereto. Mike Fowlkes seconded and council voted in favor.

Councilman David Smith made the motion to adopt 1st Reading of Ordinance No. 2019-29 to amend the Agreement for Development for Joint County Industrial Park by & between Spartanburg Co. and Cherokee County, SC so as to include additional property in Spartanburg County as part of the Joint County Industrial Park, and other matters relating thereto (Amaco Tool & Supply Co., Inc., SEW-Eurodrive, LLC., Carolina CC Venture XXXV11, LLC, Arlington Spartanburg, LLC, Global Commerce, LLC, Belden Solar, LLC, Polydeck Real Estate, LLC, Logistics 85, LLC, & Limelight Solar III, LLC). Lyman Dawkins seconded and council voted in favor.

Public Works Committee Chair Tracy McDaniel made the motion coming from the committee to allow Administrator Steve Bratton to sign the contract with Vector Fleet Management for Bid No. 2020-15 Vehicle Maintenance Fleet Management & Maintenance Services for their price of \$476,551.93 for the 1st year with 5% or CPI increases annually after year one. Quay Little seconded and council voted in favor. Vector Fleet Management's Executive Vice-President Aubrey Felton was present to answer question.

Administrator Steve Bratton presented the long-range capital projects priority list. I have these listed in the order of my ranking and it is a road map for the direction I should be working. **Item 1) Public Works Facilities** – at our last meeting council authorize me to proceed with getting drawings done on that entire facility. Cost would be approximately \$12.2 million at the estimated price and I am proposing that we pay for that with a combination of monies that includes bond issue and partially monies from the sale of Peachtree Centre. **Item 2) Detention Center Annex/Evidence Storage Facility for the Sheriff Office** – there is a particular property in town that I have been looking at that has the potential to serve both of those needs. There was a law passed by the State of SC several years ago that requires any evidence that you have on any case to be held onto as long as that person is sentenced. The accumulation of evidence that we have now at the Sheriff Office is packed from the floor to the ceiling. They are in bad need of storage space. I estimated I could purchase this facility for about \$300,000; it is 25,000 square feet; renovations I estimated about \$1 million. This will be an annex for up to 100 low risk inmates. DOT was in town today and I walked them through this facility with the Sheriff & Major Anderson and they think it should work well for what we are looking at. That is potentially a site that could do both of these things. We are reaching critical phasing on the evidence storage and we will have to do something soon. Charles Mathis stated when the jail was built, it was built so we could add on. Looks like Administration is set on this project. Before we do that, we need to contact the architect/builder who built the jail and

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see what it would cost us to put another wing on the jail. I don't want this in that community and it would be an inconvenience over the years spending more money servicing the property you are looking at than it would cost if we would just build on to the jail. I don't want to put that type of facility in that community especially right beside an elementary school. Steve replied this is a feasibility/idea at this point. If we add 100 bed unit onto the jail, the cost will be astronomical compared to this idea; and 100 beds does not solve our problem. I will get council numbers on the addition. Cost of the building I'm looking at is \$12/sq. foot and that is cheap. It is ½ mile away from our current jail. This property that I'm looking at would be a place for very low risk inmates. We asked DOT two questions and we are waiting to hear back from them but they did indicate they like our idea. In this facility we would have to install a fire alarm, sprinkler, etc. which is part of that \$1 million renovation fee. I haven't received their report but they probably will tell us we need to do something. **Item 3) Landfill Compactor** – we are now using a D6 Dozer that we purchased in 2011. We have spent a significant amount of money on repairing it; it is not intended to do what we have been using it for. It is currently in need of a new under package which is about a \$4000 expense. We are making due with what we have because we don't have a budget for that. I have looked at purchasing a used compactor that would be between \$200,000 to \$400,000 and a new one is about \$700,000 to \$800,000. We will need to look at getting a compactor in the long run. **Item 4) Administration Security Upgrades** – we have had a couple of incidents that made some of us nervous. We want to be pro-active with our security and for a very small amount of \$15,000 we can do that. **Item 5) Granard Middle School** – the likelihood of this happening has diminished since our last meeting. I don't see this happening. **Item 6) Department of Social Services** – we need to find a more permanent office space for them. Currently, they are housed at the Peachtree Centre. I have been looking around town trying to find a place for them to move in to.

Councilman Mike Fowlkes added that we also need to consider as far as the evidence space, you have DJJ in the LEC and if you are looking at a building to house state agencies, you might need to look at DJJ to be a part of that. If you could move them out of the LEC, that would clear up space for the evidence center. Steve, I actually considered moving them to the potential site for the annex. We receive rent from DSS but not for DJJ. DJJ occupies about 1300 sq. feet at the LEC; they have 3 fulltime employees with about 7 that come in throughout the month. Probation Pardon & Parole also are housed at our LEC. State requires that we provide space for them.

Administrator Steve Bratton presented a request from the City of Gaffney for financial assistance to replace the abandoned Irene Pool with a new pool and splash pad for an estimated cost of \$1.5 million. They will use some hospitality tax monies and the rest would be borrowed through a bond issue. Councilman Lyman Dawkins stated that he is glad that the City of Gaffney is trying to bring back the Irene Pool. This project has a lot to do with my district and I support it. When I was growing up, I never had a pool in my back yard or even in our neighborhood and we would go to Irene Pool; that is where I learned to swim. You hear all the time about young & old people drowning. We need a community pool where they could go to learn to swim. **[Lyman Dawkins made the motion for Cherokee County Council to fund \$100,000 to the City of Gaffney for the Irene Pool & splash pad project. Motion failed for lack of second.]**

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Administrator Steve Bratton informed council that the EMS transition to Lifeguard EMS took place Sunday, 11/17/19, 7 PM. I was there to observe and within 1½ hours all five of them were responding to calls. We also have two quick response vehicles and Medic C. Dempsey West is the Regional Operations over SC, NC & Va. He is present tonight along with Jen Reese, the Chief Operator for Lifeguard EMS. She has already located here in Gaffney. Chairman Spencer shared that one of his good friends on Friday afternoon had an emergency where his heart stopped several times. I feel if it had not been for Regional One, he probably would not be here today. I commend them for their service. Thank you.

Administrator Steve Bratton presented the Public Works Facility design update. Councilman Quay Little stated he wanted to correct what he had stated at the last meeting regarding the architect plan for the PW Facilities. I said it would cost about \$84,000 but it actually would be \$840,000. I missed a zero when calculating. Steve replied on that correction, I will contact DP3 and we will begin to design the public works facility. I will come back to council probably by the end of the year and ask you to make a decision on whether to do design bid build process or do a construction manager at risk process. Quay Little asked Steve to try and negotiate that 7%.

As there was no other business to come before council at this time, Chairman Spencer adjourned the meeting at 5:47 PM.

APPROVED: 12/2/19

Respectfully submitted,

BY ITS CHAIR: Tim Spencer

Doris F. Pearson, Master Clerk to Council