

DATE: 9/21/21 FILE NO: DATE523

TO: Cherokee County Council

SUBJECT: Minutes of PH & Regular Meeting, 9/20/21

There was a Public Hearing & Regular Meeting of County Council Monday, 9/20/21, 5:00 PM in Council Chambers. Vice-Chairman Quay Little presided with Tracy McDaniel leading in prayer. All council members were present except Chairman Tim Spencer. Admin. Steve Bratton, Asst. Admin. Merv Bishop, Attorney Joe Mathis and Master Clerk to Council Doris Pearson were present. The news media was informed by agenda and it was posted in accordance with the SCFOIA. One news media was present along with 6 visitors.

Councilman Tracy McDaniel made the motion to adopt the agenda for the PH & Regular Meeting of 9/20/21 as received and posted in accordance with the SCFOIA. David Smith seconded and council voted in favor.

Councilman Lyman Dawkins made the motion to adopt the minutes of the PH & Regular Meeting of 9/7/21 as received. 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 \$333,663.93. Mike Fowlkes seconded and council voted in favor.

Vice-Chairman Quay Little opened the public hearing on three matters: **1)** regarding the proposed issuance by the Housing Authority of the City of Spartanburg (the "Housing Authority") of its Multifamily Housing Revenue Notes or Bonds (Connecticut Village Apartments) (the "Bonds"), in an initial aggregate principal amount not to exceed \$10,000,000. The bonds are intended to be issued as qualified exempt facility bonds for qualified residential rental projects under Section 143(a)(7) of the Internal Revenue Code; **2)** Ordinance No. 2021-24 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co, SC and UCP Battleground, LLC 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 Credits; the Creation of a Joint County Industrial & Business Park (Project Peach) in conjunction with Spartanburg County; and other matters related thereto. **3)** Ordinance No. 2021-25 to establish a 2% Local Hospitality Fee on prepared food and beverages purchased in the unincorporated areas of the County and a 1% Local Hospitality Fee on prepared food and beverages purchased within the boundaries of any incorporated municipalities with the County that have not imposed a local hospitality fee prior to the date of enactment of the Ordinance. Vice-Chair Little asked what is the 1%? Admin. Bratton replied it doesn't apply unless there is an incorporated entity inside the existing municipalities. We cannot go more than 2%. Our tax will not apply at all inside the current incorporated limits inside the Town of Blacksburg or the City of Gaffney. If we ever have another municipality created within our county, we would be entitled to 1%. No one was present to speak and the public hearings were closed.

Councilman Tracy McDaniel made the motion to adopt the 3rd Reading of Ordinance No. 2021-24 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., SC and UCP Battleground, LLC 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 Credits; the creation of a Joint County Industrial & Business Park (Project Peach) in connection with Spartanburg County; and other matters related thereto. Mike Fowlkes seconded and council voted in favor. Administrator Bratton reported this is a private development that will take place inside the Upstate Corp. Park which is the Joint Industrial Park between Cherokee & Spartanburg Counties. It is a 300,000 square foot private spec building that will be built diagonally across the spec building that we formally own. This is a \$13 million project. We are very excited about this project.

Councilman Lyman Dawkins made the motion to adopt the 3rd Reading of Ordinance No. 2021-25 establishing a Local Hospitality Fee on the sales of prepared meals and beverages sold in the Unincorporated Area of Cherokee County, SC; and other matters relating thereto. David Smith seconded and council voted in favor. Mike Fowlkes asked when will this tax goes into affect? Admin. Bratton replied we are aiming for Jan. 1, 2022. Our Finance Dept. will create a coupon book that will be sent out to all businesses that fall under this and we will collect from them monthly.

Administrator Bratton opened Bid No. 2022-24 Midway Complex Renovation Project. Two bids were received: BWC Contractor - \$1,294,000; and Sossamon Construction Co. - \$1,620,000. **[Vice-Chair Quay Little placed these bids in the Human Service Committee for review & comparison and to bring a recommendation back to full council Monday, 10/4/21.]**

Administrator Steve Bratton had no report.

Councilman Mike Fowlkes stated I was coming back I-85 the other day and I saw the amount of work that was being done at the Sunny Slope property and asked as far as Board of Public Works and the infrastructure are we still on our time line? Admin. Bratton replied yes, there is a waterline expansion happening out there now, plus a sewer line and they are a long-ways up by Love Springs Road and partially down Sarratt School Road. We are on schedule to finish up possibly Nov. but as early as 2022.

Attorney Joe Mathis had no report and stated that there would be no Executive Session at this time.

As there was no other business to come before council at this time, Vice-Chairman Little adjourned the meeting at 5:20 PM.

APPROVED: **10/4/22**

Respectively submitted,

BY ITS CHAIRMAN: **Tim Spencer**

Doris F. Pearson, Master Clerk to Council