

DATE: 7/25/23 FILE NO: DATE581

TO: Cherokee County Council

SUBJECT: Minutes of Regular Meeting, 7/24/23

There was a Regular Meeting of County Council Monday, 7/24/23, 5 PM in Council Chambers. Chairman Spencer presided with Tracy McDaniel leading in prayer. All Council members were present along with Interim Admin. Merv Bishop and Master Clerk Doris Pearson. The news media was informed by agenda and it was posted in accordance with the SCFOIA. There were 3 news media present. There were 20 visitors.

**Councilman Lyman Dawkins made the motion to adopt the agenda of the Regular Meeting of 7/24/23 as received and posted in accordance with the SCFOIA. Quay Little seconded and council voted in favor.**

**Councilman Quay Little made the motion to adopt the minutes of the Public Hearing & Regular Meeting of 7/10/23 as received. Lyman Dawkins seconded and council voted in favor.**

**Councilman Lyman Dawkins made the motion to pay the claims for Cherokee County in the amount of for FYB 22/23 \$162,905.74 + FYB 23/24 - \$511,461.29 for a total of \$674,36703. David Smith seconded and council voted in favor.**

DP3 Architects Jared Sang & Mike Pry gave an update on the Broad River Electric Renovation. We were hired first to do a feasibility study for a campus on Lemuel Rd; then the Broad River Site became vacant, and the reassessment was revisited, and an alternative option gave us the ability to proceed with the site. We discovered it was feasible and asked for directions as to what you want us to do. We are presenting options for the BRE site to you tonight: A) the south side of the building is to house the Operations Maintenance Facility and fleet for DPW; B) the northside is for the recreation facility to house 4 basketball courts & 8 volleyball courts; C) and existing gravel parking lot that will be used for the fleet for maintenance, fuel & wash bay. D) extra parking space will be for 140 parking spaces + 80 additional parking spaces that will accommodate the recreation department. This way we can divide the public from the private for security for the fleet. There is a retention pond back there that cannot be modified. There will be no connection between the PW facility side and the public side. For a recreation center this size, there is a need for a lounge space, waiting space, circulation, administration, ticketing, storage of chairs & bleachers, and more restrooms. There will be 3 rolls of bleachers holding 15 to 20 people/bleacher. Chairs are usually used for volleyball courts. **Option 1** was the request from the council & Administrator to try and keep these restrooms, but this option is costly and not feasible; and we do not recommend this option. **Option 2** has room for bleachers, walking space and curtain space; canopies outside for people to stand under; still showing 4 basketball courts & 8 volleyball courts. This is a feasible option. Option 3 to pursue or not. Build something your community needs; you have more room to serve here with different options. We asked Sossamon to give us pricing. The recreation center at 41,012 feet will cost at least \$6.6 million and at least this is the worst-case scenario. Public Works - \$3.8 million. The basketball courts will have a wood floor. Quay asks can you to

do a 3-court option and cut costs? Mike replied that would not be feasible, I suggest going with either 2 or 4 courts. Quay replied 2 courts are better than none and the people can see that we are trying to provide recreation for our county; then we can send out a referendum to see if they would be willing to pay taxes to build a better facility. We're not building this facility to make money; we are building it for our community. David Smith replied we need to build something and the 4 courts for basketball will bring in people all around us and if they come, they will spend money staying overnight, going out to eat, shopping and that is accommodations tax money we will receive. I want something to happen now. Chair Spencer asked if we could use this space to rent out for banquets, parties, etc.? Mike replied that all equipment can be stored and moved out of the way; but for the wood floors, you need to be a little more careful with moving furniture on it and people walking across it with high heels, etc. There was a lot of discussion regarding 2 basketball courts vs 4 courts. **Mike asked council to give them direction on the direction you want us to go; do you want us to combine the recreation center with the public works department; and if this is then we have a design proposal to give to Merv to say this is the point to get to for both projects.** Quay replied we need to consult with our Admin. to find out what is left in our bond & ARP monies. I want to know that number. I want to commit to this project, but I had no idea what the number would be. **[Chairman Spencer stated it is the consensus of council for DP3 to move forward with the design to combine the recreation center and the public works; and also bring back a proposal on a 2-court basketball court instead of four.]**

**Councilman Quay Little made the motion to adopt the 2<sup>nd</sup> Reading of Ordinance No. 2023-16 to amend & update certain parts of the Cherokee Code of Ordinances, Chapter 15, Article V Campgrounds & Recreational Vehicle Parks. Lyman Dawkins seconded and council voted in favor.**

**Councilman Quay Little made the motion to adopt the 2<sup>nd</sup> Reading of Ordinance No. 2023-17 to authorize & approve an agreement for the development of a Joint Industrial & Business Park (Project Submarine) by & between Cherokee & Spartanburg Counties, such Industrial & Business Park to be geographically located in Cherokee County and Spartanburg County and established pursuant to Section 4-1-170 of the Code of Laws of SC 1976, as amended; and other matters related thereto. David Smith seconded and council voted in favor.**

**Councilman Lyman Dawkins made the motion to adopt the 2<sup>nd</sup> Reading of Ordinance No. 2023-18 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., SC and a company or companies known to the county at this time as Project Submarine 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; and other matters related thereto. Quay Little seconded and council voted in favor.**

Interim Administrator Bishop presented a change order for the Animal Shelter. This is a revision for the sewer to the shelter to jack & bore under Hwy. 29 from the Hamrick property to the added manhole for a pipe size of 8" for \$110,000. **[Quay Little made the motion to approve this change order for a total cost of \$110,000. Lyman Dawkins seconded and council voted in favor.]**

Interim Admin. Merv Bishop presented another change order for the Cherokee Co. State Agency for the removal of asbestos at a total cost of \$18,861.76. Sossamon Const. agreed to pay half of this, leaving us a total cost of \$9,480.88. **[Lyman Dawkins made the motion to approve this change order in the amount of \$9,480.88. Quay Little seconded and council voted in favor.]**

Interim Admin. Merv Bishop presented another change order for the Cherokee Co. State Agency. It was brought to our attention that the city has an ordinance that addresses a facility the size of our state agency has to have two water coolers. In our plan, we only had one, so we need to add another water cooler for a total price of \$3,794.56. **[Quay Little made the motion to approve this change order in the amount of \$3,794.56. David Smith seconded and council voted in favor.]**

Interim Admin. Merv Bishop reported to council that he received a rebate for a water & sewer tap in the amount of \$18,750. **[Councilman Lyman Dawkins made the motion to receive this rebate in the amount of \$18,750. Quay Little seconded and council voted in favor.]**

Interim Admin. Merv Bishop reported when the bid was received for the state agency, the rating & roof evaluation had not been received. We allotted \$30,000 for the HAVC roof unit material. The roof has failed and received an “F” rating; so, we will need to install a new roof for the cost of \$275,000. **[Lyman Dawkins made the motion to approve this change order to replace the roof at the Cherokee Co. State Agency for \$275,000. David Smith seconded and council voted in favor.]**

**Councilman Bill Blanton made the motion to reappoint Jeff Drake to serve another term on the Cherokee Creek Fire District Board. Quay Little seconded and council voted in favor.**

**Councilman David Smith made the motion to reappoint Eddie Dover to serve another term on the Buffalo Fire District. Lyman Dawkins seconded and council voted in favor.**

**Councilman David Smith made the motion to move the Regular Meeting of Monday 8/7/23 to Tuesday, 8/8/23, 5 PM. Quay Little seconded. Council agreed to hold the Public Hearing & 3<sup>rd</sup> Reading Meeting for Ordinance No. 2023-17 for the Development of a Joint Industrial & Business Park for Project Submarine and for Ordinance No. 2023-18 for the execution & delivery of a FILOT Agreement for Project Submarine on Monday, 8/7/23, 5 PM as scheduled; and to move the Regular Business Meeting of Council to Tuesday, 8/8/23, 5 PM.**

Chairman Spencer reminder everyone of the Zoning Workshop scheduled for Thursday, 8/24/23, 5 PM in County Council Chambers. Benchmark and White & Smith will be present.

As there was no other business to come before council at this time, Chairman Spencer adjourned the meeting at 6:15 PM.

APPROVED: 08/08/23  
BY ITS CHAIR: Tim Spencer

Respectfully submitted,  
Doris F. Pearson, Master Clerk to Council