

DATE: 10/7/25 FILE NO: DATE655
TO: Cherokee County Council
SUBJECT: Minutes of the Regular Meeting, 10/6/25

There was a Regular Meeting of County Council Monday, 10/6/25, 5PM in Council Chambers. Chairman Tim Spencer presided with Billy Blanton leading in prayer. All council members were present along with Admin. Bishop, Asst. Admin. Bradley, Attorney Mathis and Master Clerk Doris Pearson. The news media was informed by agenda and it was posted in accordance with the SCFOIA. Two news media were present along with 15 visitors.

Councilman Tracy McDaniel made the motion to adopt the agenda of the Regular Meeting of Monday, 10/6/25, as received and posted in accordance with the SCFOIA. David Smith seconded and council voted in favor.

Councilman David Smith made the motion to approve the minutes of the Regular Meeting of 9/15/25 as received. Donnie Hardin seconded and council voted in favor.

Councilman Billy Blanton made the motion to approve payment of the claims for Cherokee County in the amount of \$1,169,560.40. Donnie Hardin seconded and council voted in favor.

Councilman David Smith made the motion to adopt the 2nd Reading of Ordinance No. 2025-29 authorizing the execution & delivery of a Second Amended and restated Fee in Lieu of Tax Agreement by & between Cherokee County, SC and CCC-85 2A Owner, 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 and will be designated as being in a Multi-County Industrial & Business Park; and other matters related thereto. Tracy McDaniel seconded and council voted in favor.

Councilman Tracy McDaniel made the motion to adopt the 2nd Reading of Ordinance No. 2025-30 authorizing the execution & delivery of a Second Amended and Restated Fee in Lieu of Tax Agreement by & between Cherokee County, SC and CCC-85 Landco Owner, 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 and will be designated as being in a Multi-County Industrial and Business Park; and other matters related thereto. Donnie Hardin seconded and council voted in favor.

Councilman Tracy McDaniel recused himself from the meeting regarding Item 08 Consideration on awarding 1) RFP 2026-06 Voter Registration Office Renovations and 2) RFP 2026-07 replace of Kitchen Flooring at the CCDC because of personal/familial interest in the issue. He left council chambers.

Asst. Admin. Kristy Bradley presented the RFP 2026-06 Voter Registration Office Renovations. She reported that two bids were received: 1) McDaniel Construction, Inc. \$50,471.00 and 2) Sossamon Construction, Inc. - \$66,733.00. This project was placed in the FYB 25/26. This project will install/build a petition between the public and the employees in that office like the one in other offices. Both bids were reviewed and both met the specifications. Admin. recommends awarding the RFP2026-06 to McDaniel Construction, Inc. for their low bid of \$50,471.00. **[Councilman Billy Blanton made the motion to award RFP 2026-06 Voter Registration Office Renovations to McDaniel Construction, Inc. for their low bid of \$50,471.00. Donnie Hardin seconded and council voted in favor.]** Administrator Merv Bishop reported that the \$50,000 will be paid from the Capital Project Fund that was already approved in the FYB 25/26 and the \$471.00 will be paid from the FYB 25/26 Capital Contingency Account.

Asst. Admin. Kristy Bradley presented the RFP 2026-07 Replacement of Kitchen Flooring at the CCDC. She reported 4 bids were received: 1) MAR Construction - \$127,740; 2) Solidify Concrete Flooring Solutions - \$82,785; 3) Southern Cleaning Service, LLC - \$29,900 and 4) Tailor Made Services Inc. - \$32,848. These bids were received by Administration and I reached out to the bidders and asked them to send me the W9 & Liability Ins. along with the sq. footage of the removal of tile and to specify the material they would be replacing the floor with, their plan of disposal, etc. Administration recommends awarding the RFP 2026-07 to Southern Cleaning Service LLC for their low bid of \$29,900. **[Councilman David Smith made the motion to award RFP 2026-07 Replacement of Kitchen Flooring at the CCDC to Southern Cleaning Service, LLC for their low bid of \$29,900. Billy Blanton seconded and council voted in favor.]**

Administrator Merv Bishop updated council on the Veterans Memorial Monument that was located in front of the Carolina Rising Facility. We are working closely with the Veteran's Council to ensure that the monument will have a new & permanent home right here on the County Administration Complex property. The monument has been moved here and is now in the back. We will place it on the Administration grounds in front of the building facing Railroad Ave. The service flags and the POW flag will also be installed beside the monument.

Administrator Merv Bishop updated council on the Impact Fee Study. RFQ's went out 9/17/25 and they were also posted on the County Website and on SCBO. The timetable moving forward is **1)** proposals are due back in on 1/14/26 at noon; **2)** the county will review and determine a finalist by 2/6/26; and **3)** the contract will be awarded 2/13/26. The purpose of this study is to identify what infrastructure will be needed, what those costs look like, and how they should be fairly allocated. This will allow us to set an impact fee structure that ensures new growth pays its share, instead of existing taxpayers carrying the full load. These will be a one-time charge on new development and typically these fees are paid up front at the time of a building permit or subdivision approval and are dedicated to specific use and calculated based on the number of residential units or equivalent.

Asst. Admin. Kristy Bradley updated council on zoning and reported that there will be a Public Information Meeting on the proposed zoning in Cherokee County on Tuesday, 10/21/25, 12:00 Noon to 7

PM. This will be a drop-in meeting located at the County Administration Complex, County Council Chambers and the purpose is to provide the public with updates on zoning process, answer questions, receive community feedback regarding zoning in specific location, etc. Boards will be set up around the room that provide close-up zoning maps based on communities within Cherokee County with lots of information.

Asst. Admin. Kristy Bradley updated council on Palmetto Pride reporting that for the past 5 Saturdays a R&B Crew of 4 men have been going out on Sat. and have covered 16 county roads throughout the county picking up litter. They have collected thus far 47,060 pounds of trash & debris. Administration applied for the Palmetto Pride Litter Pick-up Grant to fund an additional 2-3 months and we were approved for over \$9,000 in grant funding to continue this program.

Asst. Admin. Kristy Bradley updated council on the paving. The Cherokee Transportation Committee awarded the county over or more than \$500,000 for paving so far in the 2025/26 fiscal year. Cherokee Landscaping has just a couple more roads in Blacksburg and on Lemuel Rd. to complete their contract by the end of the week.

Asst. Admin, Kristy Bradley reported on the upcoming first ever Cherokee Co. Animal Shelter & Rescue Adoption Event for Sat., 10/18/25, 10 am to 2 pm at the Animal Shelter. There will be a doggie costume contest; we will have Molly's frozen popz there as well as some food trucks; kids' activities, and over 100 adoptable animals with free & discounted adoptions available.

Councilman Tracy McDaniel made the motion to go into Executive Session at 5:24 PM on two matters: 1) pursuant to Section 30-4-70(a)(2) discussion of negotiations incident to proposed sale of county property – Broad River Electric Facility; and 2) pursuant to Section 30-4-70(a)(5) discussion of matters relating to the proposed location, expansion, or the provision of service encouraging location or expansion of industries or other businesses in the Cherokee County area served by the public body specifically 1) Project Dry Fly; 2) Project Orange; 3) Project Quantum Leap and 4) Project Paint. David Smith seconded and council voted in favor.

Councilman Tracy McDaniel made the motion to come out of Executive Session at 6:59 PM. David Smith seconded and council voted in favor. Attorney Mathis stated that no vote or action was taken during Executive Session.

Councilman Billy Blanton made the motion to adopt Resolution No. 2025-04 authorizing, under certain conditions, the execution & delivery of a Fee in Lieu of Tax Agreement by and between Cherokee County, SC, Baker Street Acquisitions LLC, and Apollo Acquisitions LLC, also known as "Project Paint", with respect to certain economic development property in the county, whereby such property will be subject to certain payments in Lieu of Taxes, and will be eligible to receive certain tax credits; and other matters related thereto. Donnie Hardin seconded and council voted in favor.

Councilman David Smith made the motion to adopt Resolution No. 2025-05 authorizing under certain conditions, the execution & delivery by Cherokee County, SC of a Fee in Lieu of Tax & Special Source Revenue Credit Agreement with Project Oranges with respect to a Project in the County whereby the Project would be subject to payment of certain Fees in Lieu of Taxes; and providing for other related matters. Donnie Hardin seconded and council voted in favor.

Councilman Billy Blanton made the motion to adopt 1st Reading of Ordinance No. 2025-31 authorizing, pursuant to Title 4, Chapters 1 and 29 of the Code of Laws of SC 1976, as amended, the execution & delivery of Special Source Revenue Credit Agreement by & between Cherokee Co., SC and a legal entity identified by the County as Project Quantum Leap, acting for itself, one or more current or future affiliates and other Project Companies; providing for certain Special Source Revenue Credits; designating certain property to be included in a Multi-County Industrial Park; and providing for other related matters. Donnie Hardin seconded and council voted in favor.

Councilman David Smith made the motion to adopt 1st Reading of Ordinance No. 2025-32 authorizing and approving an Agreement for the Development of a Joint Industrial & Business Park regarding a property to be owned and/or operated by a legal entity identified by the County as Project Quantum Leap, by & between Cherokee Co. and Spartanburg Co., such Industrial & Business Park to be geographically located in Cherokee Co and established pursuant to Section 4-1-170 of the Code of Laws of SC 1976, as amended; and other matters related thereto. Billy Blanton seconded and council voted in favor.

Councilman David Smith made the motion to adopt 1st Reading of Ordinance No. 2025-33 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., SC, Bake Street Acquisitions LLC and Apollo Acquisitions LLF, previously known to the County as “Project Paint”, with respect to Certain Economic Development Property in the county, whereby such property will be subject to certain payments in Lieu of Taxes and will be eligible to receive Certain Tax Credits; and other matters related thereto. Billy Blanton seconded and council voted in favor.

Councilman Billy Blanton made the motion to adopt 1st Reading of Ordinance No. 2025-34 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee County, SC and Project Oranges with respect to certain economic development property in the County, whereby such property will be subject to certain payments in Lieu of Taxes; and providing for other related matters. David Smith seconded and council voted in favor.

As there was no other business to come before council at this time, Chairman Spencer adjourned the meeting at 7:03 PM.

APPROVED: 10/20/25

Respectfully submitted,

BY ITS CHAIR: Tim Spencer

Doris F. Pearson, Master Clerk to Council