

DATE: 11/4/25 FILE NO: DATE658
TO: Cherokee County Council
SUBJECT: Minutes of PH & Regular Meeting, 11/3/25

There was a PH & Regular Meeting on Monday, 11/3/25, at 5 PM in Council Chambers. Chairman Tim Spencer presided with Duck McAbee leading in prayer. All Council members were present with Councilman Billy Blanton on telephone conference where he could hear the conversations and vote by stating yes or no over the phone. Admin. Merv Bishop, Asst. Admin. Kristy Bradley, Attorney Joe Mathis and Master Clerk Doris Pearson were present. The news media was informed by agenda and it was posted in accordance with the SCFOIA. There were three news media present along with 50+ visitors.

Councilman David Smith made the motion to adopt the agenda of the PH & Regular Meeting of 11/3/25 as received and posted in accordance with the SCFOIA. Tracy McDaniel seconded and council voted in favor with Billy Blanton voting yes over the phone.

Councilman Tracy McDaniel made the motion to approve the minutes of the PH & Regular Meeting of Monday, 10/20/25 as received. Donnie Hardin seconded and council voted in favor with Billy Blanton voting yes over the phone.

Councilman David Smith made the motion to pay the claims as presented for Cherokee County in the amount of \$599,567.62. Donnie Hardin seconded and council voted in favor with Billy Blanton voting yes over the phone.

Brad Wilkins spoke to council regarding zoning in Cherokee County. He read his presentation to council and a copy is attached for the records.

Chairman Spencer opened the public hearing on two ordinances: **1) Ordinance No. 2025-33** authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., SC, Baker Street Acquisitions LLC, and Apollo Acquisitions LLC, 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. **2) Ordinance No. 2025-34** authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., 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. No one was present to speak and the public hearing was closed.

Councilman Donnie Hardin made the motion to go into Executive Session at 5:24 PM on two matters pursuant to Section 30-4-70(a): 1) discussion of negotiations incident to proposed sale of county property specifically Broad River Electric Facility; and 2) to receive legal advice concerning a pending legal matter. David Smith seconded and council voted in favor with Billy Blanton stating yes over the phone.

Councilman David Smith made the motion for council to come out of Executive Session at 6:20 PM. Donnie Hardin seconded and council voted in favor with Billy Blanton voting yes over the phone.

Attorney Mathis asked council permission regarding Item 11. ORDINANCES: Point 4 for the 2nd Reading of Ordinance No. 2025-37; Point 5 – 2nd Reading of Ordinance No. 2025-38 and Point 6 – 2nd Reading of Ordinance No. 2025-39 be stricken from the agenda and no action to be taken at this time. Council consented with Billy Blanton replying yes over the phone. Councilman David Smith asked that the remaining ordinances be voted on by roll call.

Councilman David Smith made the motion to adopt 3rd Reading of Ordinance No. 2025-33 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., SC, Baker Street Acquisitions LLC and Apollo Acquisitions LLC, 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. Donnie Hardin seconded and council voted in favor by roll call and with Billy Blanton voting yes over the phone.

Councilman Donnie Hardin made the motion to adopt 3rd Reading of Ordinance No. 2025-34 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., 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 by roll call with Billy Blanton voting yes over the phone.

Councilman Donnie Hardin made the motion to adopt 2nd Reading of Ordinance No. 2025-36 to amend the Agreement for Development of a Joint County Industrial Park by & between Spartanburg & Cherokee Counties, SC, so as to include additional property in Spartanburg Co. as part of the Joint County Industrial Park, and other matters relating thereto. (PIGG TOWN, LLC; MID-SOUTH MANAGEMENT CO., INC.; JOEY E. HARRISON; PACOLET MILLIKEN, LLC; WILDCAT RENTALS; and DRAYTON TOWNHOMES, LLC.) Tracy McDaniel seconded and council voted in favor by roll call and Billy Blanton voted yes over the phone.

2nd Reading of Ordinance No. 2025-37 authorizing the sale of certain real property in Cherokee Co., SC; and other related matters was stricken from the agenda for action.

2nd Reading of Ordinance No. 2025-38 to authorize and approve an agreement for the Development of a Joint Industrial & Business Park (DRY FLY) also known as Project Dry Fly, by & between Cherokee Co. & Spartanburg Co., such industrial & business park to be geographically located in Cherokee & Spartanburg Counties, established pursuant to Section 4-1-170 of the Code of Laws of SC 1976, as amended; and other matters related thereto was stricken from the agenda for action.

2nd Reading of Ordinance No. 2025-39 authorizing the execution & delivery of an Infrastructure Credit Agreement between Cherokee County, SC and Project DRY FLY to provide for the issuance of Special Source Revenue Credits; authorizing the execution of a lease agreement between the County and Project Dry Fly; and addressing other related matters was stricken from the agenda for action.

Councilman David Smith made the motion to adopt 2nd Reading of Ordinance No. 2025-40 authorizing the execution & delivery of an Infrastructure Credit Agreement between Cherokee County, SC and Project Salon to provide for the issuance of special source revenue credits; and addressing other related matters. Tracy McDaniel seconded and council voted in favor by roll call with Billy Blanton voting yes over the phone.

Councilman Tracy McDaniel made the motion to adopt 2nd Reading of Ordinance No. 2025-41 to authorize and approve an agreement for the Development of a Joint Industrial & Business Park (SALON PARK), also known as PROJECT SALON by & between Cherokee & Spartanburg Counties, such Industrial & Business Park to be geographically located in Cherokee & Spartanburg Counties 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 by roll call with Billy Blanton voting yes over the phone.

Administrator Merv Bishop recognized Special Guest Libby Cheek, Coalition Coordinator for Live Healthy Cherokee. Mrs. Cheek gave handouts and spoke on the overview that Live Healthy Cherokee covered. She also handed out material that covered statistics regarding weight status, nutrition, obesity, physical activities, prediabetes, diabetes, hypertension, strokes, heart disease and cancer. (A copy of her handouts is attached.)

Administrator Merv Bishop asked permission from council to offer employees who accrue vacation time the opportunity to cash out a portion of their unused leave following his guidelines (attached). **[Councilman Donnie Hardin made the motion to allow Administration to move forward with the request of implementing the vacation leave cash-out process for eligible employees as outlined. David Smith seconded and council voted in favor by roll call with Billy Blanton voting yes over the phone.]**

Administrator Merv Bishop reported to council an update on Zoning/Land Development Regulations. (A copy of his presentation is attached.) In conclusion he stated that council & administration remain committed to listening to our citizens & working collaboratively toward a balanced, forward-looking plan that supports responsible growth while protecting the unique qualities that define Cherokee County.

Administrator Merv Bishop reported with the withdrawal from Project Dry Fly, we still have our broker Colliers and we still have a lot of interest inquiring about the sale of the Broad River Electric Facility. The appraisal came in at \$6,078,500. Colliers is still working on finding a buyer for the Broad River Electric Facility.

Asst. Admin. Kristy Bradley announced that the Cherokee Co. Animal Shelter had secured \$20,000 donations for the Animal Shelter. We are working toward getting a playground area for the animals. We are doing a lot of cleaning in & out of the facility; and we are encouraging people to become volunteers.

Asst. Admin. Kristy Bradley requested permission to send out RFPs for the EOC Roof Replacement. EOC received a federal grant for capital improvements and one of the projects is to replace the roof at the EOC. **[Tracy McDaniel made the motion to allow Administration to send out RFPs for the EOC Roof Replacement. Donnie Hardin seconded and council voted in favor with Billy Blanton voting yes over the phone.]**

Councilman David Smith re-appointed Hal Howington to serve another term on the Buffalo Fire District/Board of Commissioners. Tracy McDaniel seconded and council voted in favor with Billy Blanton voting yes over the phone.

Councilman Tracy McDaniel made the motion to approve the Cherokee County Council scheduled meeting dates for 2026 as presented. Billy Blanton seconded over the phone and voted yes and council voted in favor.

As there was no other business to come before council at this time, Chairman Spencer adjourned the meeting at 6:52 PM.

APPROVED: 11/3/25

Respectfully submitted,

BY ITS CHAIR: Tim Spencer

Doris F. Pearson, Master Clerk to Council