

DATE: 2/18/26 FILE NO: DATE666
TO: Cherokee County Council
SUBJECT: Minutes of PH & Regular Meeting, 2/17/26

There was a Public Hearing & Regular Meeting of County Council Tuesday, 2/17/26, 5 PM in Council Chambers. Chairman Spencer presided with Billy Blanton leading in prayer remembering the family of Rev. Jessie Jackson who passed away 2/17/26. All council members were present along with Administrator Bishop, Asst. Admin. Bradley, Attorney Mathis and Master Clerk Doris Pearson. The news media was invited and one was present along with 22+ visitors.

Councilman David Smith made the motion to adopt the agenda for the PH & Regular Meeting of Tuesday, 2/17/26 as received and posted in accordance with the SCFOIA. Donnie Hardin seconded and council voted in favor.

Councilman Donnie Hardin made the motion to approve the minutes of the PH & Regular Meeting of 2/5/26 as received. Billy Blanton seconded and council voted in favor.

Councilman David Smith made the motion to pay the claims for Cherokee County in the amount of \$691,776.78 as received. Teresa Bonner seconded and council voted in favor.

Chairman Spencer opened the public hearing on three ordinances. Administrator Bishop read the title for each ordinance. **1) No. 2025-40** authorizing the execution & delivery of an Infrastructure Credit Agreement between Cherokee Co., SC, Project Salon to provide for the issuance of Special Source Revenue Credits; and addressing other related matters; **2) No. 2025-41** authorizing & approving an Agreement for the Development of a Joint Industrial & Business Park (Salon Park) by & between Cherokee Co., SC and Spartanburg Co., SC, such Industrial & Business Park to be geographically located in Cherokee & Spartanburg Counties and established pursuant to Section 4-7-170 of the Code of Laws of SC, 1976 as amended; and other matters related thereto; and **3) No. 2026-02** to amend & supplement Chapter 6, Article 1 Entitled Cherokee County Building & Construction Standards and Related Activities of the Cherokee County Code of Ordinances. No one was present to speak at any of these ordinances and the public hearing was closed.

Councilman David Smith made the motion to adopt 3rd Reading of Ordinance No. 2026-40 authorizing the execution & delivery of an Infrastructure Credit Agreement between Cherokee Co. & Project Salon to provide for the issuance of Special Source Revenue Credits; and addressing other related matters. Donnie Hardin seconded and council voted in favor.

Councilman Donnie Hardin made the motion to adopt 3rd Reading of Ordinance No. 2025-41 to authorize & 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.

Councilman Donnie Hardin made the motion to adopt 3rd Reading of Ordinance No. 2026-02 to Amend & Supplement Chapter 6, Article 1, Entitled: Cherokee County Building & Construction Standards and related activities of the Cherokee County Code of Ordinances. Billy Blanton seconded and council voted in favor.

Administrator Bishop reported back in Sept., 2025, Cherokee Co. issued a request for Qualifications (RFQ) for a Comprehensive Fee Study, Development Impact Fees and a cost allocation plan with responses due 12/14/25. No applications were received. Administration determined it appropriate to proceed through direct negotiations. We reached out to TischlerBise, a nationally recognized firm with nearly 50 years of experience in fiscal impact analysis, development impact fees and infrastructure financing, including extensive work in SC. They have completed more than 1,100 impact fee studies nationwide and their methodologies have never been successfully challenged in court. Their expertise in land use planning and local government finance will ensure a defensible and equitable study aligned with SC law and county policy. Administration recommends that council authorize us to negotiate & execute an agreement with TischlerBise to prepare an Impact Fee Study for Cherokee County. **[Donnie Hardin made the motion to authorize Administration to negotiate & execute an agreement with TischlerBise to prepare an Impact Fee Study for Cherokee County for the amount of \$126,370 and to pay it from the Central Services Acct./County Impact Fee Study budgeted amount of \$150,000. David Smith seconded and council voted in favor.]**

Administrator Bishop reported that Asst. Admin. Bradley has been attending the Planning Commission Meetings; and a workshop was held about 2 weeks ago. We've been looking at what other counties have done as well. We decided to reach out to Benchmark Planning to provide us with a scope of work that shall include but not be limited to a detailed review of the county's existing land development regulations; identification of outdated, inconsistent, or unclear provisions; recommendations for modernization and alignment with the County's Comprehensive Plan and applicable state statutes; preparation of a reorganized, consolidate, and user-friendly draft ordinance; coordination with county staff and the county attorney; facilitation of stakeholder & public engagement as appropriate; and technical support throughout the Planning Commission and County Council review and adoption process. Total compensation for this work shall not exceed \$85,000. **[Donnie Hardin made the motion to authorize the extension of Cherokee County's existing professional services agreement with Benchmark Planning to provide professional planning & consulting services of the comprehensive updating of the County's Comprehensive Land Development Regulations (CLDR). David Smith seconded and council voted in favor.]**

Asst. Administrator Bradley reported that we have been looking into our towing service and noticed that we have not gone out for bid on this since 2019. Administration is requesting permission to send out request for proposals for our towing service. **[David Smith made the motion to allow Administration to put our Requests for Proposals (RFP) for Cherokee County Towing Service. Donnie Hardin seconded and council voted in favor.]**

Councilman David Smith made the motion for council to go into Executive Session at 5:21 PM pursuant to Section 30-4-70(a)(2) discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property & receipt of legal advice were legal advice relates to a pending legal claim or other matters covered by the attorney-client privilege; and pursuant to Section 30-4-70(a)(5) discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries in the area served by the public body especially Project Liberty. Donnie Hardin seconded and council voted in favor.

Councilman Donnie Hardin made the motion for council to come out of Executive Session at 7:22 PM. David Smith seconded and council voted in favor. Attorney Mathis reported that no vote was taken during Executive Session.

Councilman David Smith made the motion to authorize Administration to approve & allocate funding for the Emergency Medical Services (EMS) budget in the amount of \$3,207,781 from the applicable fiscal period, to be funded from unrestricted fund balance. Donnie Hardin seconded. Voting in favor: Donnie Hardin, Billy Blanton, Tim Spencer & David Smith. Opposed: Teresa Bonner & Elliott Hughes. Motion carried 4 to 2.

As there was no other business to come before council at this time, Chairman Spencer adjourned the meeting at 7:24 PM.

APPROVED: _____

Respectfully submitted,

BY ITS CHAIR: _____

Doris F. Pearson, Master Clerk to Council