

MINUTES
UNION COUNTY COUNCIL MEETING
TUESDAY, DECEMBER 10, 2024 AT 5:30 P.M
GRAND JURY ROOM AT UNION COUNTY COURTHOUSE

Present: Chairman Phillip Russell, II, Vice Chair David Sinclair, Councilman Danny Bright, Councilman John Glenn, Councilwoman Annie Smith, Councilwoman Carolyn Rutherford, Councilman John Flood, Clerk to Council Kindra Horne, and County Attorney Jennifer Williams.

Notice of the meeting and a copy of the agenda giving the date, time, and place of the meeting was posted on the bulletin board in the hall of the Union County Courthouse and the GO Building, in addition a copy was mailed or emailed to the members of the Union County Council, the County Attorney, WBCU Radio Station, The County News, as well as to elected officials and heads of various county departments and offices. A notice of the meeting and a copy of the agenda were also posted on the County's website.

Chairman Russell opened the meeting at 5:30 PM. Councilman Danny Bright gave the invocation and Vice chair Sinclair led the Pledge of Allegiance. The Clerk performed the roll call with the following results:

District 1 Danny Bright was present.
District 2 John Glenn was present.
District 3 David Sinclair was present.
District 4 Annie Smith was present.
District 5 Carolyn Rutherford was present.
District 6 John Flood was present.

Chairman Russell requested approval of the minutes for the November 12, 2024 council meeting. Chairman Russell asked if there any additions or changes to the minutes and there were none. Chairman Russell requested a motion to accept the minutes as written, Councilman Sinclair made a motion, Councilwoman Smith seconded. Chairman Russell called for a vote which carried unanimously.

Chairman Russell presented the following service awards:

Gregg Maness – Clerk of Court (5 years)
Jamie Brown – 911 (5 years)
Carrie Smith – Magistrate's Office (25 years)

Chairman Russell turned the meeting over to Curtiss Hunter, Director of Tourism, to introduce a presenter from Destination by Design. Ron Hancock, Senior Planner for Destination by Design, gave a presentation on a proposed draft of a county wide Tourism Plan. The presentation will be attached to the minutes.

Chairman Russell moved on to the next on the agenda which was to consider appointing Nikki Burgess for the Higher Education seat on the Union County Development Board recommended by Director of Economic Development, Dolton Williams. Chairman Russell stated that this seat was previously held by Isaac McKissick. Chairman Russell requested a motion to accept the appointment, Councilmember Smith made a motion, Councilman Sinclair seconded. Chairman Russell called for any discussion, there was none. He called for a vote and the motion carried unanimously.

Chairman Russell moved on to consider a grant that was offered to the Sheriff's Office for 800 radios in the amount of \$117,329. Chairman Russell stated that there is a match amount totaling \$13,036. The funds to match will come from Capital fund which was already budgeted in the 2024-25 budget. Chairman Russell

requested a motion to accept the grant. Councilman Flood made a motion, Councilmember Smith seconded. Chairman Russell asked if there were any questions, there were none. Sheriff Bailey stated that he appreciated the vote from Council. They requested a lot more money in the grant but are happy with what they were awarded and having the lower match amount is a good deal for the County considering they will receive new radios. Chairman Russell requested a vote which carried unanimously.

Chairman Russell moved on to the next item on the agenda which was to consider allocation of 2023-2024 budget close out funds. Chairman Russell stated that the County was under budget by \$667,693.37 this year. The decision was made a few years ago to move funds from a noninterest-bearing account into the State Pool. Last year, the County generated around \$1.4 million in interest. This past year, the interest amount totals \$1,752,047.11. Presently, the fund balance is \$11,559,377. The capital fund account, created last year, is at \$731,675.82. Chairman Russell asked Council to consider moving the \$667,693.37 that was left over from the budget, and move it to the fund balance, which would then total \$12,227,070.40. Chairman Russell also recommended that Council allow the relocation of approximately \$1.75 million generated from the interest on the State pool account into the capital fund account. The capital fund balance would then total approximately \$2.48 million. Chairman Russell stated that with the projects the County has currently and in the near future, it would be beneficial to have the \$2.48 million in capital, to cover any unforeseen expenses. Chairman Russell made a motion to accept, Councilman Flood made the motion, Councilman Sinclair seconded. Chairman Russell called for questions three times, and there were none. Chairman Russell requested a vote, which carried unanimously.

Chairman Russell moved on to the Ordinance portion of the meeting and brought attention to the First Reading in Title only of an Ordinance authorizing the executions and delivery of a fee agreement by and between Union County and Project Panama. Chairman Russell stated that he was unable to disclose the name, location, or details. He stated that there is a company that is very interested in Union, and attorneys are working to prepare FILOT agreements. Chairman Russell stated that this company would bring approximately \$340 million in investments and potentially 700 manufacturing jobs to start. This will be the largest single investment ever announced in Union County. Chairman Russell stated that the goal is to have company executives in attendance at the February meeting of council when details of the project can be released. Chairman Russell requested a motion to accept first reading. Councilman Flood made the motion to dispense with referring to committee and accept first reading, councilperson Smith seconded. Chairman Russell asked if there were any questions, there were none. He called for a vote; which carried unanimously.

The next ordinance, First Reading in Title only, was an Ordinance authorizing and approving the development of a new joint county industrial and business park with Spartanburg County, such park that will be geographically located in Union County; also authorizing the executions of a written park agreement with Spartanburg County as to FILOT requirements, the distributions of revenues and other matters related thereto. Chairman Russell requested a motion to accept first reading. Vice chair Sinclair made a motion to dispense with referring to committee and accept first reading, Councilman Glenn seconded. Chairman Russell asked if there were any questions, there were none. He called for a vote which carried unanimously.

The next ordinance was second reading to authorize the termination of that certain written agreement with Union County for the Development of a jointly owned and operated Industrial Business Park, such park geographically located in Spartanburg County and the City of Spartanburg and established pursuant to South Carolina Code of Laws of 1976 §4-1-170, et. seq., as amended and other matters related thereto. There was a Public Hearing on this matter held prior to the Council Meeting. There were no comments. Chairman Russell requested a motion to accept second reading, Councilman Sinclair made the motion, Councilman Bright seconded. Chairman Russell asked if there were any questions, there were none. Chairman Russell called for a vote which carried unanimously.

The next ordinance was second reading to authorize the execution and delivery of an amendment to agreement governing the Union-Spartanburg Industrial and Business Park to include additional property in the park (Buffalo PV1 Properties). Chairman Russell requested a motion to accept second reading, Councilman Flood made a motion to dispense with referring to committee and accept second reading, Councilman Glenn seconded. Chairman Russell asked if there were any questions, there were none. He called for a vote; it carried unanimously.

The final ordinance, n second reading, was to authorize (1) the execution and delivery of a Fee in Lieu of Tax and Incentive Agreement by and between Union County SC and Buffalo PV1, LLC, acting for itself, one or more affiliates, and/or other project sponsors, pursuant to which the county shall covenant to accept certain negotiated fees in lieu of Ad Valorem Taxes with respect to the establishment and/or expansion of certain facilities in the county. (2) The benefits of a Multi-County Industrial or Business Park to be made available to the company and the project; (3) Certain special source revenue credits in connection with the project; and (4) other matters related thereto. Chairman requested a motion to accept second reading, Councilperson Smith made a motion to dispense with referring to committee and accept second reading, Councilman Glenn seconded. Chairman Russell asked if there were any questions, there were none. Chairman Russell called for a vote and it carried unanimously.

There were no committee reports.

Chairman Russell moved on to the next item on the agenda which was to approve regular council meeting dates for 2025. Council meetings will be held every second Tuesday at 5:30 P.M. with the exception of November. Chairman Russell stated that the November 11th meeting had to be pushed back due to Veteran's Day. The meeting will be held on November 18th. Chairman Russell requested a motion to accept the 2025 council meeting dates. Councilman Sinclair made the motion, Councilperson Rutherford seconded. There were no comments. Chairman Russell called for a vote which carried unanimously.

Chairman Russell went over the Supervisor's Report which had been emailed to council.

Councilman Bright made a motion to adjourn, Councilman Sinclair seconded and the vote was unanimous.

The meeting adjourned at 6:24 P.M.

Phillip G. Russell, II, Chair, Union County Council

Kindra W. Horne, Clerk to Council