



AGENDA
ANDERSON COUNTY COUNCIL
Special Presentation Meeting
Tuesday, November 16, 2021, at 6:00 p.m.
Historic Courthouse
101 S. Main Street
Anderson, South Carolina
Chairman Tommy Dunn, Presiding

1. CALL TO ORDER

2. RESOLUTIONS/PROCLAMATION

- a. **R2021-054** A Resolution to honor Pressley Green as Youth World Champion NBHA; and other matters related thereto.
- b. **R2021-055** A Resolution to honor Welfare Baptist Church and Rev. Ankoma Anderson; and other matter related thereto.

3. ADJOURNMENT

AMENDED AGENDA
ANDERSON COUNTY COUNCIL
REGULAR MEETING
Tuesday, November 16, 2021, at 6:30 p.m.
Historic Courthouse
101 S. Main Street
Anderson, South Carolina
Chairman Tommy Dunn, Presiding

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Hon. Glenn Davis

3. APPROVAL OF MINUTES

November 2, 2021

4. CITIZENS COMMENTS

Agenda Matters Only

Tommy Dunn
Chairman, District Five

John B. Wright, Jr.
District One

Ray Graham
District Three

M. Cindy Wilson
District Seven

Brett Sanders
V. Chairman, District Four

Glenn Davis
District Two

Jimmy Davis
District Six

Renee Watts
Clerk to Council


Rusty Burns
County Administrator



5. ORDINANCE THIRD READING:

- a. **2021-043**-An Ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Anderson County, South Carolina and Anderson Land, 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 other matters related thereto.

Mr. Burriss Nelson (allotted 5 minutes)

- b. **2021-062**- An Ordinance to provide approval for Anderson County to grant a perpetual and non-exclusive easement unto Duke Energy Carolinas, LLC. for the real property being 0.80 acres, common area, Halter Drive, Piedmont, SC 29673 bearing Anderson County tax map number 237-08-03-001 to facilitate the relocation of the electric and communication lines; and other matters related thereto. **(PUBLIC HEARING-THREE MINUTE TIME LIMIT)**

Mr. Burriss Nelson (allotted 5 minutes)

- c. **2021-063**-An Ordinance to amend an agreement for the development of a joint county industrial and business park (2010 park) of Anderson and Greenville Counties so as to enlarge the park; and other matters related thereto (Project Storybook)

Mr. Burriss Nelson (allotted 5 minutes)

- d. **2021-064**- An Ordinance authorizing an amendment to an existing fee in lieu of tax agreement between Anderson County, South Carolina and Milliken & Company to extend the investment period for an additional five years, in return and expectation for additional investment in the county, and to provide for the provision of certain special source revenue credits/infrastructure improvement credits; and other matters related thereto. **(PUBLIC HEARING-THREE MINUTE TIME LIMIT)**

Mr. Burriss Nelson (allotted 5 minutes)

- e. **2021-066**- An Ordinance to amend an agreement for the development of a joint county industrial and business park (2010 park) of Anderson and Greenville counties so as to enlarge the park; and other matters related thereto. (Milliken) **(PUBLIC HEARING-THREE MINUTE TIME LIMIT)**

Mr. Burriss Nelson (allotted 5 minutes)

6. ORDINANCE SECOND READING:

- a. **2021-061**- An Ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Anderson County, South Carolina and a company known to the County at this time as Project Equinox 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.

Mr. Burriss Nelson (allotted 5 minutes)



- b. **2021-069-** An ordinance to approve a real estate sales agreement for a portion of the former Equinox Mill site; and other matters related thereto. **(PUBLIC HEARING-THREE MINUTE TIME LIMIT)**

Mr. Rusty Burns (allotted 5 minutes)

- c. **2021-065-** An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Zoning Map to rezone +/- 29.01 acres from C-1 (Commercial District) to R-M1 (Mixed Residential District) on a parcel of land, identified as 29.01 acres on Highway 81 N in the Hopewell Precinct shown in Deed Book 11963 page 00015. The parcel is further identified as TMS #145-00-06-001. **(DISTRICT 7) (PUBLIC HEARING-THREE MINUTE TIME LIMIT)**

Ms. Alesia Hunter (allotted 5 minutes)

- d. **2021-067-** An Ordinance authorizing (1) The execution and delivery of a fee in lieu of tax and incentive agreement by and between Anderson County, South Carolina (the "County") and a company identified for the time being as Project Stingray, acting for itself, one or more affiliates, and/or other project sponsors (the "Company"), pursuant to which the County shall covenant to accept certain negotiated fees in lieu of ad valorem taxes with respect to the expansion of certain facilities in the County (collectively, the "Expansion Project"); (2) The benefits of a multi-county industrial or business park to be made available to the company and to expansion project and the distribution of revenues generated from the expansion project within the County; (3) Certain special source revenue credits in connection with the expansion project; and (4) other matters relating thereto.

Mr. Burriss Nelson (allotted 5 minutes)

- e. **2021-068-** An Ordinance authorizing (1) the conversion and re-documentation of that certain lease agreement between Anderson county, South Carolina (the "County") and a company identified for the time being as Project Stingray, acting for itself, one or more affiliates, and/or other project sponsors, including all incentive arrangements set forth therein, pertaining to certain existing facilities located within the County; (2) the execution and delivery of one or more agreements, instruments, and other documents in connection with such conversion and redocumentation; and (3) other matters relating thereto.

Mr. Burriss Nelson (allotted 5 minutes)

- f. **2021-070-** An Ordinance authorizing the transfer of real property located at 29 McAlister Street, Williamston, South Carolina (TMS #245-18-01-035) to the Town of Williamston; and other matters related thereto.

Mr. Rusty Burns (allotted 5 minutes)

- g. **2021-071-** An Ordinance authorizing the execution and delivery of an agreement by and between Anderson County, South Carolina and [Project Aardvark], 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.

Mr. Burriss Nelson (allotted 5 minutes)



7. FIRST READING:

- a. 2021-072-** An Ordinance authorizing the execution and infrastructure credit agreement for Project Chemtex among Anderson County, Fair Street Partners LLC, and the County of Anderson, South Carolina; and other matters related thereto. **(TITLE ONLY)**

Mr. Burriss Nelson (allotted 5 minutes)

- b. 2021-073** An Ordinance to develop a joint industrial/business park in connection with Oconee County, such industrial/business park to be geographically located in Anderson County and established pursuant to Sec. 4-1-170 of the Code of Laws of South Carolina, 1976, as amended; to provide for a written agreement with Oconee County to provide for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of *ad valorem* taxation; and other matters related thereto. **(TITLE ONLY)**

Mr. Burriss Nelson (allotted 5 minutes)

8. RESOLUTIONS:

- a. R2021-056-** A Resolution to approve an intersection improvement and contribution agreement between Buc-ee's South Carolina, LLC and Anderson County, South Carolina; and other matters related thereto.

Mr. Rusty Burns (allotted 5 minutes)

- b. R2021-057-** A Resolution authorizing the execution and delivery of an inducement agreement by and between Anderson County, South Carolina and Project Equinox, whereby, under certain conditions, Anderson County will execute a fee in lieu of tax and special source credit agreement with respect to a project in the county whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby project/company will be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Mr. Rusty Burns (allotted 5 minutes)

- c. R2021-058-** A Resolution approving and consenting to the transfer and assignment to, and assumption by, Stag Industrial Holdings, LLC, of a certain existing FILOT Agreement to which the County is a party (the "FILOT Agreement") and other matters relating thereto.

Mr. Rusty Burns (allotted 5 minutes)

9. BID APPROVAL:

- a. Change Order for Wellington Park Project (Bid No. 22-002)
- b. Kid Venture Park (Bid No. 22-023)

10. APPOINTMENTS: None

11. EXECUTIVE SESSION:

- a. Discussion of negotiation incident to contractual matters regarding Employee Health Insurance Program.
- b. Legal advice covered by attorney client privilege regarding opioid litigation matter.
- c. Receipt of legal advice covered by attorney client privilege regarding mediation of Falcon Development's appeal of two Planning Commission Decisions.
- d. Discussion of negotiation incident to proposed purchase of real property.
- e. Council action following executive action.



12. REQUESTS BY COUNCIL

- a. YMCA of Anderson, LLC (reindeer run) District #1, District #2 & District #4
- b. Honea Path Police Department (summer reading program) All Districts
- c. Anchored in His Grace Ministry (feeding homeless on Christmas Day) All Districts
- d. United Negro College Fund (scholarships) All Districts

13. ADMINISTRATOR'S REPORT

- 1. Special Projects
- 2. Paving
- 3. Transfers

14. CITIZENS COMMENTS

Non-Agenda Matters

15. REMARKS FROM COUNCIL

16. ADJOURNMENT

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures in order to participate in this program, service or activity please contact the office of the program, service or activity as soon as possible but no later than 24 hours before the scheduled event. For assistance, please contact the Clerk to Council at (864) 260-1036.