



A G E N D A

OCONEE COUNTY COUNCIL MEETING

Tuesday, December 1, 2009, 7:00 PM

Council Chambers,
Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

1. Call to Order
2. Moment of Silence
3. Pledge of Allegiance to the Flag of the United States of America
4. Approval of Minutes:
 - o November 12, 2009: Workshop Meeting with OJRSA
 - o November 17, 2009: Regular Council Meeting
5. Oconee Forever Presentation: Conservation Bank [15 min. max]
6. Public Comment Session (Limited to forty (40) minutes, four (4) minutes per person.)
Comments MUST be related to a specific agenda item slated for action at this meeting
7. Extended Public Comment Session (Limited to 2 citizens per meeting, prior scheduling required with Clerk to Council, five [5] minutes per person. Comments not limited to specific agenda item)
 - County Operation Efficiency / C. W. Richards
 - Sewer / Susie Cornelius

9. Consideration of the Following Ordinances:

[1] Second Reading of [Ordinance 2009-23](#) “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO”

The proposed Ordinance 2009-23 stems from a revised citizen-initiated rezoning request originally submitted by Mr. Gary McMahan and Mr. Lewis McMahan on May 26, 2009, which was accompanied by the signatures of 79% of the owners of the parcels proposed for rezoning. As submitted, 56 parcels would be rezoned as Traditional Rural District (TRD), and 2 parcels rezoned as Residential District (RD); 3 parcels proposed to be rezoned as Lake Residential District (LRD) in the original request will be resubmitted as part of another rezoning request at a later date. It should be noted that the revised request includes petitions from Crescent Resources proposing that 2 parcels be rezoned as Residential District (RD), which increases the percentage of supporting property owner signatures to approximately 84%. Council approved Ordinance 2009-23 on First Reading in Title Only on November 3, 2009.

The Planning Commission reviewed and approved the rezoning request at their meeting on November 9, 2009.

It is the staff's recommendation that Council take second reading of Ordinance 2009-23 and that they schedule a Public Hearing for this Ordinance on or after January 19, 2010.

[2] Second Reading of [Ordinance 2009-24](#) ” AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND GREENFIELD INDUSTRIES, INC.; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT” and associated [Fee Agreement](#) and [Cost Benefit Analysis](#)

Greenfield Industries is requesting a FILOT on their investment of \$18.645M. To ensure we encourage Greenfield Industries to locate this project in Oconee County we need to place this project in a permitted Mutli-County Park. Preliminary estimates indicate Greenfield Industries will bring in \$1,442,090 in fees to the County over the next 20 years.

Although new jobs are not required to approve a FILOT agreement this investment could bring the creation of 85 jobs that will earn approximately \$17.49/hr or \$34,980 annually. These new jobs would add \$2,973,300 in new wages to the County each year.

[3] First Reading [in title only] of **Ordinance 2009-26** AN ORDINANCE TO AMEND THE FISCAL YEAR 2009-2010 BUDGET APPROPRIATIONS ORDINANCE FOR OCONEE COUNTY IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO

Ordinance 2009-26 will amend the fiscal year 2009-2010 budget to increase expenditures in order to provide for Westminster Emergency Services building and Cobb Road Bridge.

These items were identified as priorities by the Budget & Finance Committee. The Westminster Emergency Services building is a joint project with Westminster. Council may wish to add, change or delete items by amending the ordinance presented. Ordinance requires three readings and a public hearing.

The Capital Project Fund - Bridges and Culvert fund balance will decrease by \$1,200,000 for Cobb Road Bridge replacement. Funding for the Westminster Emergency Services building of \$2,500,000 has not been identified.

10. Consideration of the Following Resolutions:

[1] First & Final Reading of [Resolution 2009-21](#) “A RESOLUTION APPROVING THE EXTENSION BY OCONEE COUNTY, SOUTH CAROLINA OF A FEE AGREEMENT BY AND BETWEEN ITRON, INC. AND OCONEE COUNTY, SOUTH CAROLINA (ITRON, INC. PROJECT), PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE ANNOTATED, SECTION 12-44-30(13) (1976), AS AMENDED” & the [Extension Agreement](#)

11. Discussion & Possible Action Items

[5 min. per Possible Action Item]

[1] Acceptance of Credit Cards / Delinquent Tax, Rock Quarry, Solid Waste, Building Codes, Probate & PRT

Various department heads have approached the Treasurer’s Office regarding credit card acceptance in each of their offices. The Treasurer recommends approval so that citizens may have payment options in these offices. Costs have yet to be determined for equipment for Oconee County. There will be a fees associated with this program.

It is the Treasurer’s recommendation that Council approve acceptance of credit cards for payment by SC.gov as outlined in the agenda item summary.

[2] Emergency Services / Hazardous Material Disposal Invoice / \$3,578

On September 24, 2009 two 55 gallon drums of hazardous chemicals were found at Chau Ram Park. The drums were sealed and labeled as having Sodium Hydrosulfite in them. The drums were not full but the amounts in the drums could not be determined. The chemical is highly reactive to water and produces toxic fumes when combined. After the scene was secured and notifications made to the appropriate county and city officials the Director was directed to have Phillips Recoveries come to the site, secure the drums and take care of their disposal.

Staff asks for Council direction regarding

[1] **the appropriate account to pay for this service as it was an unbudgeted item [Council Contingency]**

[2] **desirability to have staff make attempts to obtain restitution from the owner of the drums**

[3] PRT / Direction re: Suspension of Parking Fees for Fundraising / Charitable Events held in Oconee County Parks

PRT is seeking direction from Council regarding when to suspend the parking fees in the three county parks. Typically PRT will have 5 fundraising events per year which includes fundraisers for agencies like the Habitat for Humanity, Friends of Animal Rescue, Rescue Squad and Volunteers in Medical Missions.

PRT is seeking Councils authorization for the PRT Director to use their discretion to suspend parking fees for non profit fundraisers held in the county parks on a case by case basis.

12. Board & Commission Appointments

[none at this meeting]

13. Commission / Board Reports to Council [ten minute maximum]

- Keowee Fire Tax District Commission

[Building Codes Appeal Board will report on January 19, 2010]

14. Council Committee Reports

[none at this meeting]

15. Administrator Report

16. Old Business

17. Executive Session

[for the purpose of discussing confidential/pending contractual issues]

18. New Business
 - [1] Finance Director's Report: 1Q [ending 9/30/09] Financial Statement
 - [2] Appointment of PRT Director to YMCA Board

19. Adjourn

[This agenda is not inclusive of all issues which Council may bring up for discussion at this meeting.]

**Oconee County Council & Committee meeting schedules and agendas
are posted at the Oconee County Administration Building and are available on the County Council Website
www.oconeesc.com/council.html**

[All upcoming meetings will be held in Council Chambers unless otherwise noted]