



MINUTES
OCONEE COUNTY COUNCIL MEETING
Regular Meeting
February 15, 2011

MEMBERS, OCONEE COUNTY COUNCIL

Mr. Joel Thrift, District IV, Council Chairman
Mr. Paul Corbeil, District I, Vice Chairman
Mr. Wayne McCall, District II, Chairman Pro Tem
Mr. Archie Barron, District III
Mr. Reg Dexter, District V

Oconee County Council met on Tuesday, February 15, 2011 at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, Thomas L. Martin County Attorney, County Administrator Scott Moulder and Clerk to Council, Elizabeth G. Hulse present.

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeese.com/council]. In addition it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Member of the press present: Ray Chandler – Anderson Independent, Dick Mangrum – WGOG Radio, Ashton Hester – Keowee Courier & Carlos Galarza - Daily Journal.

Call to Order:

Mr. Thrift called the meeting to order at 6:00 p.m.

Prior to Public Comment, Mr. Thrift thanked all who called, sent cards and prayed for him during his recent hospital stay. He said everyone's well wishes were deeply appreciated.

Oconee County Public Library [OCPL] Youth Services Valentines for Council

Clerk to Council, Ms. Hulse, informed Council that pre-school children in a youth services program sponsored by the OCPL made Valentines for the Council members; noting that they were displayed at the windows in Chambers for the evening. Council thanked the children for their kind gesture.

Extended Public Comment Session:

None Scheduled at this Meeting.

Public Comment Session [related to specific agenda items]:

Ms. Susie Cornelius addressed Council utilizing a PowerPoint presentation [copy filed with these minutes] regarding Ordinance 2011-06 and appointments to the Planning Commission.

Public Comment Session [related to non-agenda items]:

Mr. Keith Seitz addressed Council in support of the formation of an Oconee County Conservation Bank.

Mr. Tom Markovich addressed Council noting that work done at the joint workshop with the Planning Commission was good but stated that additional public input is needed regarding the process.

Ms. Sandra Burkett addressed Council in opposition to the construction of the new Manned Convenience Center [MCC] to be located on Strawberry Farm Road.

Ms. Julie Belschner addressed Council in opposition to the construction of the new MCC on Strawberry Farm Road and provided a letter for inclusion with the minutes [copy filed with these minutes].

Mr. Randy Simpson addressed Council regarding two invitations from the Seneca Tea Party to have Council members attend town hall format meetings [copy of most recent invitation filed with these minutes]. Mr. Simpson noted that Mr. Barron and Mr. McCall will attend the February 24, 2011 town hall but that the other three Council members either had commitments or declined the invitation.

Mr. B. J. Littleton addressed Council regarding his opposition to zoning.

Written Public Comment for inclusion with Minutes:

Mr. Thrift provided to the Clerk a copy of a letter from citizens concerned about the Rock Creek rezoning petition for inclusion with the minutes of the meeting.

County Council Response to Public Comment:

Mr. Corbeil noted that he declined the invitation from the Seneca Tea Party noting that the topics for discussion at the meeting [private property rights, zoning, NGO's., etc.] were issues he has previously addressed.

Meeting Recess:

Mr. Thrift recessed the meeting to 6:40 p.m.

Meeting Reconvene:

Mr. Thrift reconvened the meeting to 7:00 p.m.

Pledge of Allegiance: Mr. Barron led the Pledge of Allegiance to the United States of America.

Visiting Dignitaries from China with Johnson Controls:

Mr. Moulder introduced Mr. Kenneth Hunt, Plant Manager, who introduced members of a delegation of who are here from Shanghai, China, learning about the company's power frame product line that will begin production in China. Member of the delegation included: Mr. Jia He, Mr. Jie Shen, Mr. Bing Bing Luo and Ms. Grace Liang. Mr. Moulder noted that Johnson Control is an important part of Oconee County's industrial base. He presented the delegation with a gift; a framed Oconee County Waterfall print signed by all Council members and the Administrator. The group thanked Council for the warm welcome and gift.

Minutes:

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 that the minutes from the February 1, 2011 regular meeting be adopted as printed.

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 4 – 0 – 1 [Mr. Thrift abstained – form filed with these minutes] that the minutes from the February 8, 2011 workshop meeting with the Planning Commission be adopted as printed.

Consideration of the Following Ordinances:

Ordinance 2010-40

Mr. Aaron Gadsby, County Planner, addressed Council outlining the Planning Commission's recommendation to Council at second reading of this ordinance. Discussion followed.

Mr. McCall made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve **Ordinance 2010-40** “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” including the Planning Commission's recommended map as presented on second reading and to schedule the Public Hearing on March 15, 2011.

Ordinance 2011-04

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve **Ordinance 2011-04** “AN ORDINANCE TO AMEND THE ZONING ENABLING ORDINANCE PURSUANT TO A CITIZEN-INITIATED REQUEST TO REZONE A SERIES OF PARCELS REFERENCED AS THE HAPPY HOLLER REQUEST“ on first reading in title only and forward to the Planning Commission for their required review.

Ordinance 2011-05

Mr. Dexter made a motion, seconded by Mr. Barron, approved 5 – 0 to approve **Ordinance 2011-05** “AN ORDINANCE TO AMEND THE ZONING ENABLING ORDINANCE PURSUANT TO A CITIZEN-INITIATED REQUEST TO REZONE A SERIES OF PARCELS REFERENCED AS THE HURRICANE MOUNTAIN REQUEST“ on first reading in title only and forward to the Planning Commission for their required review.

Ordinance 2011-06

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 4 – 1 [Mr. McCall opposed] to approve **Ordinance 2011-06** “AN ORDINANCE TO AMEND CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, CLARIFYING THE APPOINTMENT PROCEDURE TO THE OCONEE COUNTY PLANNING COMMISSION; AND OTHER MATTERS RELATED THERETO “ on first reading.

Discussion & Possible Action Items:

RFP #10-07 / \$375,000 / Custom Triple Combination Pumper Truck for Station 15 (South Union Fire Department)

Mr. McCall made a motion, seconded by Mr. Dexter, approved 5 – 0 to award RFP #10-07 to Spartan Fire & Emergency Apparatus of Roebuck, SC in the amount of \$375,000.00 for a Custom Triple Combination Pumper Truck for Station 15 (South Union Fire Department).

Sewer at the Golden Corner Commerce Park [GCCP]

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 5 – 0 to table this matter and reschedule for discussion at the March 15, 2011 Council meeting.

Echo Hills Marketing

Mr. Corbeil noted that this matter was before Council in order to provide the Administrator with direction regarding marketing for Echo Hills. Mr. Moulder noted that a meeting is pending to include Mr. Thrift [Council Chair], Mr. Corbeil [Planning & Economic Development Committee Chair], Mr. McCall [District II Council Member], the Engineer, Economic Development Director and the municipalities to identify an appropriate access point for water/sewer at the property. Mr. Corbeil deferred the matter stating that this matter should not be rescheduled for discussion before the meeting referenced above can be scheduled.

Motion to Amend Agenda to add item for Discussion & Possible Action

Mr. Barron made a motion, seconded by Mr. McCall, approved 5 – 0 to amend the agenda to include an ATAX advertising request.

Advertising / \$3,500 / Southwest Airlines Spirit Magazine

Mr. Phil Shirley addressed Council noting that participation in this magazine had a short lead time and thanked Council for considering the matter at this meeting.

Mr. Barron made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve a 1/3 page ad for Oconee County in the Southwest Airlines magazine in the amount of \$3,500 to be paid from local ATAX funds.

Board & Commission Appointments:

Emergency Services Commission

District III: Mr. Barron made a motion seconded by Mr. McCall, approved 5 – 0 to appoint Mr. Todd Williams as the District III representative on this Commission with his term being co-terminus with the District III Council seat.

Board of Zoning Appeals

District IV: Mr. Thrift requested that this appointment be deferred and asked any interested citizens to either contact the Clerk for a questionnaire or to contact him directly. Council concurred to defer this appointment.

Planning Commission

At Large [Recommendation from the Soil & Water Conservation District]: Mr. Dexter made a motion, seconded by Mr. McCall, approved 5 – 0 to appoint Ms. Gwen McPhail upon recommendation of the Soil & Water Conservation District to a Planning Commission At Large Seat with her term being co-terminus with Districts I & III.

Commission & Board Reports to Council:

None Scheduled at this Meeting.

Council Committee Reports:

Planning & Economic Development Committee

Mr. Corbeil referenced a handout [copy filed with these minutes] detailing issues discussed at the Committee meeting held on February 3, 2011. Council concurred with the recommendations included in Mr. Corbeil's report.

Real Estate, Facilities & Land Management Committee

Mr. Barron referenced a handout [copy filed with these minutes] detailing issues discussed at the Committee meeting held on February 3, 2011.

Mr. Barron made a motion, seconded by Mr. McCall, approved 5 – 0 to [1] direct the Administrator to move forward with his proposed plans for the various buildings and to identify costs and develop conceptual plans for review by the Committee and/or Council at an upcoming meeting, [2] direct the Administrator to investigate [a] available lease property in the City of Westminster, and [b] to research a possible option of adding the Magistrate's office to the OCPL Westminster Branch property, [3] direct the Administrator to sell the LEC house utilizing a sealed bid process with the proviso that the buyer is financially responsible for both moving the house and the clean up of the site [to the county's satisfaction], and [4] direct the Administrator to notify the Library Board that it is this Committee's recommendation to Council that the Board review their existing plans and cost estimates and come back with a revised "*best deal*" for Council's discussion and possible action.

Law Enforcement, Public Safety, Health & Welfare Committee Meeting Cancellation

Mr. McCall referenced a handout [copy filed with these minutes] detailing discussions regarding the Administrator's proposed fire plan discussed at the February 8, 2011 meeting. Discussion followed.

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve the implementation of Phase I of the fire plan as outlined and presented at the Committee meeting pending budget limitations to be worked out during discussions in the upcoming budget workshops.

Administrator's Report:

Budget 2011-2012 Process

Mr. Moulder stated that the process is ongoing and Department Heads will be turning in their proposed budgets to him by end of month.

OCPL Westminster Property

Mr. Moulder noted that the property will be purchased for less than anticipated and within budget. He also stated that due diligence on the property is ongoing.

Strawberry Farm MCC

Mr. Moulder informed Council that work is proceeding on the new MCC on Strawberry Farm Road. He noted that he and Mr. Dexter met with concerned citizens in the area and that their concerns are being addressed and considered. Additional buffering is being evaluated. Also a desk top site survey is ongoing to identify if the site is potentially a Native American burial site.

Meeting with Pioneer Water regarding Water Treatment Plant in Fair Play

Mr. Moulder reviewed with Council details from his meeting with Mr. Terry Pruitt [Pioneer Water] stating that he passed on citizen concerns, questioned the process for site selection, and suggested possibly relocating the plant to the Golden Corner Commerce Park [GCCP]. Mr. Pruitt stated that additional costs associated with moving to the GCCP would be approximately \$2.5 - \$3 million.

Mr. Moulder stated Mr. Pruitt stated that Pioneer was not prepared to consider relocation of the plant and that they planned to proceed with the water treatment plant in the current location.

Mr. Martin stated that Pioneer Rural Water District was created as a special purpose district by the General Assembly and acts as a quasi governmental agency. He stated that they are not required to report to County Council or the Public Service Agency. The Pioneer Board of Directors provides oversight to the organization.

Old Business:

None discussed at this meeting.

New Business:

None discussed at this meeting.

Motion to Amend Agenda to add an additional item to Executive Session

Mr. McCall made a motion, seconded by Mr. Barron, approved 5 – 0 to amend the Agenda to add to Executive Session receiving legal advice regarding a pending legal matter.

Executive Session:

Mr. McCall made a motion, seconded by Mr. Dexter, approved 5 – 0 to enter into Executive Session for the purpose of receiving a legal advice regarding contractual matter & a pending legal matter.

Council entered into Executive Session at 8:18 p.m.

Council returned from Executive Session at 8:53 p.m.

Mr. Thrift stated that no action was taken during Executive Session.

Adjourn:

Mr. McCall made a motion at 8:54 p.m. to adjourn the meeting. The motion was approved unanimously.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council