



**MINUTES**  
**OCONEE COUNTY COUNCIL MEETING**  
**Regular Meeting**  
**May 17, 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, May 17, 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 Executive Administrative Assistant, Amanda Brock 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](http://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, Ashton Hester – Keowee Courier & Carlos Galarza - Daily Journal.

**Call to Order:** Mr. Thrift called the meeting to order at 6:03 p.m.

**Extended Public Comment Session:** None scheduled at this meeting.

**Public Comment Session [related to specific agenda items]:** None at this meeting.

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

Mr. Baylus Morgan addressed Council regarding Ordinances 2010-15 and 2010-16 and expressed his opposition to zoning.

Mr. Dick Ross addressed Council in opposition of the Broadband Grant.

Dr. Nora Field addressed Council regarding the School District of Oconee County's teacher qualifications.

Mr. B.J. Littleton addressed Council in opposition of zoning.

**County Council Response to Public Comment:** None at this meeting.

**Meeting Recess:**

Mr. Thrift recessed the meeting at 6:19 p.m.

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**Meeting Reconvene:**

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

**Pledge of Allegiance:**

Mr. Corbeil led the Pledge of Allegiance to the United States of America.

## **Minutes:**

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0 that the minutes from the May 3, 2011 regular meeting be adopted as printed.

## **Presentation by Outside Organization**

### **Leadership Oconee / 2011 Class: Introduction to Create Oconee**

Mr. Steven Nix addressed Council utilizing a PowerPoint presentation [copy filed with these minutes] regarding “Create Oconee” as the 2011 Leadership Oconee County’s class project.

Mr. Scott Vic presented several examples of Create Oconee marketing ideas utilizing framed posters.

Mr. Robert Halfacre completed the PowerPoint presentation for Create Oconee, Leadership Oconee County Class of 2011.

Mr. Thrift expressed his appreciation of Leadership Oconee, and noted he attended the graduation ceremony of the Class of 2011.

## **Public Hearing regarding the Following Ordinances**

**Ordinance 2011-05** “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”  
*[HURRICANE MOUNTAIN REQUEST]*

Mr. Thrift opened the Public Hearing regarding Ordinance 2011-05.

Mr. Thrift opened the floor for oral comments.

Mr. Ted Snyder, President of Coneross Corporation, a 500-acre property adjacent to the Hurricane Mountain request parcel, expressed the Corporation’s desire to not be zoned at present or at any time in the foreseeable future.

Mr. John Allen requested a certain parcel [tax map number 160-00-02-006] be included in this request.

Mr. Thrift opened the floor for written comments. None were received.

Mr. Thrift closed the Public Hearing on Ordinance 2011-05.

**Ordinance 2011-12** “AN ORDINANCE TO REPEAL DIVISION 2 OF ARTICLE III OF CHAPTER 30 OF THE OCONEE COUNTY CODE OF ORDINANCES; TO AMEND ARTICLE IV OF CHAPTER 2 OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AMENDING THE MEMBERSHIP REQUIREMENTS, DUTIES AND RESPONSIBILITIES OF THE **OCONEE COUNTY PARKS, RECREATION AND TOURISM COMMISSION**; AND OTHER MATTERS RELATED THERETO”

Mr. Thrift opened the Public Hearing regarding Ordinance 2011-12.

Mr. Thrift opened the floor for oral comments. None were received.

Mr. Thrift opened the floor for written comments. None were received.

Mr. Thrift closed the Public Hearing on Ordinance 2011-12.

**Ordinance 2011-13** “AN ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN OCONEE COUNTY REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF A REAL PROPERTY DEED; AUTHORIZING THE TRANSFER OF AN EASEMENT FOR INGRESS AND EGRESS ACROSS CERTAIN OCONEE COUNTY REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT RELATED TO THE TRANSFER OF THE EASEMENT; AND OTHER MATTERS RELATED THERETO”

Mr. Thrift opened the Public Hearing regarding Ordinance 2011-13.  
Mr. Thrift opened the floor for oral comments. None were received.  
Mr. Thrift opened the floor for written comments. None were received.  
Mr. Thrift closed the Public Hearing on Ordinance 2011-13.

### **Consideration of the Following Ordinances:**

#### **Ordinance 2011-05**

Mr. Corbeil made a motion, seconded by Mr. Dexter, to approve **Ordinance 2011-05** “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” [HURRICANE MOUNTAIN REQUEST] ON third and final reading.

Mr. Moulder and Aaron Gadsby, County Planner, addressed Council regarding this rezoning ordinance. Discussion followed. Several other adjacent property owners requested to be included in this rezoning ordinance.

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0, to table Ordinance 2011-05, and return the zoning requests in totality to the Planning Commission for further review and recommendation.

#### **Ordinance 2011-12:**

Mr. Barron made a motion, seconded by Mr. Dexter to approve **Ordinance 2011-12** “AN ORDINANCE TO REPEAL DIVISION 2 OF ARTICLE III OF CHAPTER 30 OF THE OCONEE COUNTY CODE OF ORDINANCES; TO AMEND ARTICLE IV OF CHAPTER 2 OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AMENDING THE MEMBERSHIP REQUIREMENTS, DUTIES AND RESPONSIBILITIES OF THE OCONEE COUNTY PARKS, RECREATION AND TOURISM COMMISSION; AND OTHER MATTERS RELATED THERETO” on third reading.

Discussion regarding term limits followed.

Mr. Dexter made a motion, seconded by Mr. Barron, approved 5 – 0, to amend Ordinance 2011-12 as to eliminate the word “NOT” in the last sentence on page four (4) of seven (7) related to Commission Members term limits.

Mr. Thrift called for the vote on Ordinance 2011-12 as amended. The motion passed 5 – 0 to approve **Ordinance 2011-12** “AN ORDINANCE TO REPEAL DIVISION 2 OF ARTICLE III OF CHAPTER 30 OF THE OCONEE COUNTY CODE OF ORDINANCES; TO AMEND ARTICLE IV OF CHAPTER 2 OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AMENDING THE MEMBERSHIP REQUIREMENTS, DUTIES AND RESPONSIBILITIES OF THE OCONEE COUNTY PARKS, RECREATION AND TOURISM COMMISSION; AND OTHER MATTERS RELATED THERETO” on third reading as amended.

**Ordinance 2011-13:**

Mr. McCall made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve **Ordinance 2011-13** “AN ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN OCONEE COUNTY REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF A REAL PROPERTY DEED; AUTHORIZING THE TRANSFER OF AN EASEMENT FOR INGRESS AND EGRESS ACROSS CERTAIN OCONEE COUNTY REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT RELATED TO THE TRANSFER OF THE EASEMENT; AND OTHER MATTERS RELATED THERETO” on third and final reading.

**Ordinance 2011-01:**

Mr. Corbeil made a motion, seconded by Mr. Barron, to approve **Ordinance 2011-01** “AN ORDINANCE TO ESTABLISH THE BUDGET FOR **OCONEE COUNTY** AND TO PROVIDE FOR THE LEVY OF TAXES FOR ORDINARY COUNTY PURPOSES IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012” on second reading.

Discussion followed regarding the assessment of aircraft based at the Oconee County Regional Airport.

Mr. Dexter made a motion, seconded by Mr. McCall, approved 5 – 0, to amend Ordinance 2011-01 to assess aircraft at the Oconee County Regional Airport at a four (4) percent assessment, and to schedule the Public Hearing for Tuesday, May 31, 2011 at 6:00 p.m. in Council Chambers.

Mr. Thrift called for the vote on Ordinance 2011-01 as amended. The motion passed 5 – 0 to approve **Ordinance 2011-01** “AN ORDINANCE TO ESTABLISH THE BUDGET FOR **OCONEE COUNTY** AND TO PROVIDE FOR THE LEVY OF TAXES FOR ORDINARY COUNTY PURPOSES IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012” on second reading as amended.

**Ordinance 2011-02:**

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve **Ordinance 2011-02** “AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE **SCHOOL DISTRICT OF OCONEE COUNTY** (the “School District”) AND TO PROVIDE FOR THE LEVY OF TAXES FOR THE OPERATIONS OF THE SCHOOL DISTRICT OF OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012” on second reading and to schedule the Public Hearing for Tuesday, May 31, 2011 at 6:00 p.m. in Council Chambers.

**Ordinance 2011-03:**

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve **Ordinance 2011-03** “AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR THE **KEOWEE FIRE SPECIAL TAX DISTRICT** AND TO ESTABLISH THE BUDGET FOR THE **KEOWEE FIRE SPECIAL TAX DISTRICT** FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012” on second reading and to schedule the Public Hearing for Tuesday, May 31, 2011 at 6:00 p.m. in Council Chambers.

## **Consideration of the Following Resolutions:**

### **Resolution R2011-08**

Mr. Moulder and Ms. Robyn Courtright, Procurement Director, addressed Council regarding this Resolution and pilot program.

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve **Resolution R2011-08** “A RESOLUTION BY OCONEE COUNTY AUTHORIZING THE PROCUREMENT DEPARTMENT TO MAKE PERMANENT THE PILOT PROGRAM FOR OFF ROAD FUEL PURCHASES” on first and final reading.

## **Discussion & Possible Action Items:**

### **Intergovernmental Agreement with Town of Salem / Magistrate Services**

This item was removed from consideration at this meeting at the request of Mr. Brad Norton, Attorney for the Town of Salem.

### **Consent Agenda Items / \$7,375 / STATE ATAX Requests**

- \$3,500 / West Oak Young Farmers Agribusiness Association Advertising the Carolina Foothills Heritage Foothills fair via internet, network television, magazine, and special interest papers/publications.
- \$500 / Oconee Heritage Trails / printing of 5,000 brochures of Native American Trails in Oconee County.
- \$3,375 / Downtown Seneca Merchant’s Association / 9 months of radio advertising.

Mr. Barron made a motion, seconded by Mr. Dexter, approved 5 – 0, to approve the three State ATAX requests listed above as presented.

### **CO #2 for PO #48053 / \$20,869 / Manned Convenience Center [MCC] #1 Construction**

Mr. Moulder and Ms. Courtright addressed Council regarding this change order. Discussion followed.

Mr. Barron made a motion, seconded by Mr. Dexter, approved 4 – 0, [Mr. Thrift recused himself from this vote – form filed with these minutes] to [1] approve Change Order # 2 in the amount of \$20,869.28 to Purchase Order 48053 to Thrift Brothers, Inc, of Seneca, SC, for the construction of the Manned Convenience Center #1 on Strawberry Farm Road, [2] authorize County Administrator to sign the Change Order, and [3] give the County Administrator authorization to approve and sign any other change orders that may arise for unsuitable soil, liquid asphalt indexing, and any other unforeseen items that may arise, up to the remaining balance in the Strawberry Farm MCC #1 Construction Account (\$38,595.55).

### **Memorandum of Agreement [MOA] / Airport Fencing Project / Acceptance of grant funds [\$341,626] from the FAA & SC Department of Commerce**

Mr. Moulder and Mr. Kevin Short, Airport Director, addressed Council regarding this MOA.

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 5 – 0 to [1] execute the MOA, [2] authorize the County Administrator to accept grant funds from the FAA in the amount of \$332,867, and [3] authorize the County Administrator to accept grant funds from SCDOC in the amount of \$8,759.

**Board & Commission Appointments:**

None scheduled for this meeting.

**Commission & Board Reports to Council:**

**Economic Development Commission**

Mr. Jim Alexander, Economic Development Director, addressed Council along with members of the Commission utilizing a PowerPoint presentation [copy filed with these minutes] highlighting the following areas:

- Capital Investment and Job Creation in Oconee County
- Status of several industrial sites and buildings in Oconee County
- The first in-house publication of the EDC News

**Council Committee Reports:**

None scheduled for this meeting.

**Administrator’s Report:**

Mr. Moulder addressed Council utilizing several handouts [copies filed with these minutes] highlighting the following areas:

- The New Detention Center construction project updates
- The completion of the Airport Runway extension project
- The completion of the ADA remediation at the Courthouse

Mr. Corbeil expressed his appreciation of the Administrator’s updates and expressed interest in the formation of a team to help determine what types of business and / or industries the County would find best suited for the Echo Hills property.

Mr. Moulder also presented a time-line with options as to how and when the deadlines were to place a renewed sewer referendum on the ballots both in 2011 and 2012. It is the Administrator’s recommendation to wait until the General Election in 2012 to include a sewer referendum on the ballot.

**Old Business:**

No Old Business was discussed at this meeting.

**New Business:**

No New Business was discussed at this meeting.

**Executive Session:**

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 to enter into Executive Session for the purpose of discussing several contractual matters.

Council entered Executive Session at 8:31 p.m. Council returned from Executive Session at 9:42 p.m. on a motion by Mr. Dexter, seconded by Mr. Corbeil, approved unanimously.

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

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 5 – 0, to direct the Administrator to work in conjunction with appropriate staff to re-bid the cable installation as related to the Broadband Grant.

**Adjourn:**

Mr. McCall made a motion at 9:45 p.m. to adjourn the meeting. The motion was approved unanimously.

Respectfully Submitted:

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Amanda Brock, Sr. Executive Assistant