



**MINUTES**  
**OCONEE COUNTY COUNCIL MEETING**  
**Regular Meeting**  
**August 14, 2012**

**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 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, Assistant Administrator Glenn Breed, Executive Assistant Amanda Brock 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](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 & Mike Eads - The Daily Journal.

**Call to Order:**

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

Prior to Public Comment, Mr. Thrift asked Mr. Moulder to briefly outline the specifics related to Resolution R2012-10. Mr. Moulder explained that it is not a fee-in-lieu of tax [FILOT] resolution but only a determination by the county that Point West would be eligible for a FILOT in order for them to receive utility tax credits from Blue Ridge Electric.

**Public Comment Session [related to specific agenda items]:**

Mr. Larry Linsin addressed Council in opposition to passage of Resolution R2012-10.

Mr. C. W. Richards addressed Council in opposition to passage of Resolution R2012-10.

Mr. Frankie Pearson addressed Council in opposition to passage of Ordinance 2012-30.

Mr. Greg Connelly addressed Council in opposition to passage of Ordinance 2012-30.

Ms. Susie Cornelius addressed Council in opposition to Resolution R2012-10; noting that the County is giving a price break per acre and upholding reassessed values in the rural areas of the county. Ms. Cornelius also addressed Council regarding the proposed Library plan; voicing concerns that a library would be placed adjacent to a hotel and share a parking lot.

Mr. Brit Adams addressed Council in opposition to passage of Resolution R2012-10.

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

Mr. B. J. Littleton addressed Council in opposition to fiscal autonomy for the School District of Oconee County and voiced concerns regarding road paving within the county.

**County Council Response to Public Comment:**

Mr. Corbeil addressed Mr. Linsin’s concerns outlining the original agreement with Point West; noting that the bond repayments are being paid from newly developed property; and, reiterating Mr. Moulder’s comments related to Resolution R2012-10.

Mr. Dexter reiterated Mr. Moulder’s synopsis regarding how utility tax credits are allocated according to state law.

**Meeting Recess:**

Mr. Thrift announced a 10 minute recess at 6:26 p.m.

**Meeting Reconvene:**

Mr. Thrift reconvened the meeting at 6:36 p.m.

**Pledge of Allegiance:**

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

**Minutes:**

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve the minutes from the July 17, 2012 regular meeting as presented.

**Presentation by Outside Organizations**

**Providence Group / Oconee County Library Strategic Plan**

Mr. Danny Day, Vice Chair Oconee County Public Library [OCPL] Board, introduced Mr. David Warren with Providence Group who addressed Council utilizing a handout [copy filed with these minutes] highlighting the review of four potential sites for a new OCPL Seneca branch library. Discussion followed.

Council thanked Mr. Warren and the Board for their presentation; taking the matter under advisement.

**Administrator’s Agenda Summary & Discussion Regarding Action Items**

Mr. Moulder briefly reviewed with Council and for the public’s benefit specifics related to the following matters before Council at this meeting:

- |                     |                       |
|---------------------|-----------------------|
| ✓ Ordinance 2012-16 | ✓ Resolution R2012-09 |
| ✓ Ordinance 2012-26 | ✓ Resolution R2012-10 |
| ✓ Ordinance 2012-27 | ✓ Resolution R2012-11 |
| ✓ Ordinance 2012-28 |                       |

In addition, Mr. Moulder noted that two additional item need to be added to New Business as action is required by Council prior to the next scheduled Council meeting.

1. Request for \$51,196.47 for PO #49450 for the Rock Quarry for Repair of Equipment
2. Request for Authorization for Administrator to execute Mutual Aid Agreement with Clemson University

Council approved the addition of the two items to New Business.

**Solar Energy Initiative for Oconee County / Rouleau & Associates, Inc.**

Mr. Barron made a motion, seconded by Mr. McCall, approved 5 - 0 to approve up to \$20,000 to Rouleau & Associates, Inc. for a study of the feasibility of utilizing solar power generation at existing Oconee County facilities.

## **Echo Hills / Phase I Development**

Mr. Moulder updated Council noting that there is a company wishing to establish their advanced material manufacturing in Oconee County within the Echo Hills Industrial Park; with a proposed \$10 million dollar investment and the potential to create 100+ jobs. Discussion followed.

Mr. Thrift made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve the Administrator’s request to proceed with development of Echo Hills Phase I development and to develop all needed ordinances for the issuance of a Special Revenue Bond.

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

**Ordinance 2012-16** “AN ORDINANCETO AMEND CHAPTER 38 “ZONING” OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO” *[Watson2 Rezoning]*

Mr. Thrift opened the Public Hearing.

Mr. Thrift noted that no citizen signed up to speak on this ordinance; therefore, he opened the floor for any comments. None were received.

Mr. Thrift asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Thrift closed the Public Hearing for this Ordinance.

**Ordinance 2012-26** “AN ORDINANCETO AMEND CHAPTER 38 “ZONING” OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO” *[Echo Hills Rezoning]*

Mr. Thrift opened the Public Hearing.

Mr. Thrift noted that no citizen signed up to speak on this ordinance; therefore, he opened the floor for any comments. None were received.

Mr. Thrift asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Thrift closed the Public Hearing for this Ordinance.

**Ordinance 2012-27** “AN ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN OCONEE COUNTY REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT, LIMITED WARRANTY DEED, AND OTHER DOCUMENTS RELATED TO THE TRANSFER OF THE PROPERTY; AND OTHER MATTERS RELATED THERETO”

Mr. Thrift opened the Public Hearing.

Ms. Susie Cornelius addressed Council in opposition to this transaction stating that it is perceived in the rural areas as being unfair to those citizens.

Mr. Thrift opened the floor for any additional citizens wishing to speak; none stepped forward.

Mr. Thrift asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Thrift closed the Public Hearing for this Ordinance.

**Ordinance 2012-28** “AN ORDINANCE TO PROVIDE FOR THE CREATION OF THE STONE POND SPECIAL TAX DISTRICT; TO DESIGNATE THE BOUNDARIES OF THE SPECIAL TAX DISTRICT; TO ESTABLISH THE NATURE OF SERVICES TO BE PERFORMED THEREIN; TO DESIGNATE THE AMOUNT OF UNIFORM ANNUAL FEES TO BE LEVIED AND COLLECTED FOR THE SPECIAL TAX DISTRICT; TO PROVIDE FOR THE OPERATION OF THE SPECIAL TAX DISTRICT; AND OTHER MATTERS RELATED THERETO”

Mr. Thrift opened the Public Hearing.

Mr. Thrift noted that no citizen signed up to speak on this ordinance; therefore, he opened the floor for any comments.

Mr. Amos Stanfield addressed Council in support of passage of this Ordinance; noting he and other residents in attendance at the meeting fully support the establishment of a special tax district.

Mr. Thrift asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Thrift closed the Public Hearing for this Ordinance.

### **Third & Final Reading of the Following Ordinances**

**Ordinance 2012-16** “AN ORDINANCE TO AMEND CHAPTER 38 “ZONING” OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO” *[Watson2 Rezoning]*

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve

**Ordinance 2012-16** on third and final reading.

**Ordinance 2012-27** “AN ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN OCONEE COUNTY REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT, LIMITED WARRANTY DEED, AND OTHER DOCUMENTS RELATED TO THE TRANSFER OF THE PROPERTY; AND OTHER MATTERS RELATED THERETO”

Mr. Barron made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve

**Ordinance 2012-27** on third and final reading.

Mr. Richard Blackwell, Economic Development Director, addressed Council regarding this ordinance; noting that representatives from A.I.D [Mr. Stan Griffis, Director of Operations] and their parent company, RBC Bearings [Mr. Bob Crawford, Director of Risk Management] were present. He stated that this ordinance relates to the sale of Shell Building #2. Mr. Blackwell stated that A.I.D. will be making a \$7 million dollar investment and will be creating approximately 75 new jobs.

Mr. Crawford stepped forward and addressed Council noting that RBC located in Oconee County because of several key reasons:

- Oconee County Economic Development Team: He stated that Mr. Jim Alexander, former Economic Development Director, Mr. Blackwell and the team were great to work with providing them with all needed information and assistance.
- Oconee County had done all the work on the Greenfield site thereby eliminating any concern for their company – the site was ready to go.
- Oconee County had a Shell Building that was expandable. He noted that without that the County might not have been considered at all by the company.

- Oconee County’s commitment to having a trained/trainable work force. He noted that the School District, Technical Schools and local Colleges are producing workers to assist their company grow in the future.

Lastly, Mr. Crawford thanked the Council, Mr. Moulder and the Economic Development Commission and staff and stated that they look forward to a bright future in Oconee County.

Mr. Thrift welcomed the company to the manufacturing community and thanked staff for a job well done in working with RBC to bring this company to Oconee County.

**Ordinance 2012-28** “AN ORDINANCE TO PROVIDE FOR THE CREATION OF THE STONE POND SPECIAL TAX DISTRICT; TO DESIGNATE THE BOUNDARIES OF THE SPECIAL TAX DISTRICT; TO ESTABLISH THE NATURE OF SERVICES TO BE PERFORMED THEREIN; TO DESIGNATE THE AMOUNT OF UNIFORM ANNUAL FEES TO BE LEVIED AND COLLECTED FOR THE SPECIAL TAX DISTRICT; TO PROVIDE FOR THE OPERATION OF THE SPECIAL TAX DISTRICT; AND OTHER MATTERS RELATED THERETO”

Mr. Baron made a motion, seconded by Mr. McCall, approved 5 – 0 to approve **Ordinance 2012-28** on third & final reading.

### **Second Reading of the Following Ordinances**

[Note: Public Hearings will be scheduled at or before third & final reading for the following ordinances as required]

**Ordinance 2012-29** “AUTHORIZING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS, SERIES 2012, OF OCONEE COUNTY, SOUTH CAROLINA, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$1,600,000; FIXING THE FORM AND CERTAIN DETAILS OF THE BONDS; AUTHORIZING THE CHAIRMAN OF COUNTY COUNCIL TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO”

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve **Ordinance 2012-29** on second reading.

### **First Reading of the Following Ordinances**

**Ordinance 2012-30** [*In Title Only*] “AN ORDINANCE AUTHORIZING OCONEE COUNTY, SOUTH CAROLINA (THE “COUNTY”) TO PURCHASE OR OTHERWISE ACQUIRE CERTAIN REAL PROPERTY LOCATED IN THE COUNTY (THE “PROPERTY”); AUTHORIZING THE SALE OR CONVEYANCE OF A PORTION OF SUCH PROPERTY; AMENDING ORDINANCE NO. 2012-01 OF THE COUNTY TO THE EXTENT NECESSARY TO PROVIDE FOR APPROPRIATION OF FUNDS FOR THE PURCHASE OF THE PROPERTY; AUTHORIZING THE COUNTY ADMINISTRATOR TO APPROVE AND ENTER INTO ALL NECESSARY AND APPROPRIATE AGREEMENTS TO ACCOMPLISH THE FOREGOING AND TO DETERMINE CERTAIN MATTERS RELATED TO THE FOREGOING; RATIFYING THE ACTIONS OF THE COUNTY ADMINISTRATOR AND OTHER COUNTY OFFICIALS AND STAFF UNDERTAKEN WITH RESPECT TO THE FOREGOING; AND OTHER MATTERS RELATING TO THE FOREGOING”

Mr. Dexter made a motion, seconded by Mr. McCall, approved 5 – 0 to approve **Ordinance 2012-30** [*in title only*] on first reading.

**Ordinance 2012-31** [*In Title Only*] “AN ORDINANCE TO AMEND SECTION 1-7, ENTITLED *GENERAL PENALTY; CONTINUING VIOLATIONS* OF CHAPTER 1, ENTITLED *GENERAL PROVISIONS*, OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY; AND OTHER MATTERS RELATED THERETO”

Mr. Barron made a motion, seconded by Mr. McCall, approved 5 – 0 to approve **Ordinance 2012-31** [*in title only*] on first reading.

### **First & Final Reading of the Following Resolutions**

**Resolution R2012-09** “A RESOLUTION APPROVING THE WESTERN PIEDMONT REGIONAL EMERGENCY MANAGEMENT TASK FORCE NATURAL HAZARDS MITIGATION PLAN DEVELOPED TO ASSIST COUNTIES IN THE UPSTATE IN REDUCING THE HUMAN AND ECONOMIC COSTS OF NATURAL DISASTERS AND SERVES ANDERSON, ABBEVILLE, GREENWOOD, OCONEE AND PICKENS COUNTIES AND HAS BEEN UPDATED BY THE WESTERN PIEDMONT REGIONAL EMERGENCY MANAGEMENT TASK FORCE”

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 to approve **Resolution R2012-09** on first and final reading.

**Resolution R2012-10** “INDUCEMENT RESOLUTION PROVIDING FOR QUALIFICATION OF POINTE WEST INC. FOR A FEE IN LIEU OF TAX AGREEMENT”

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 to approve **Resolution R2012-10** on first and final reading.

**Resolution R2012-11** “A RESOLUTION TO APPROVE THE ACCEPTANCE OF THE NEW PORTION OF DOUG HOLLOW ROAD, TO APPROVE EXECUTION OF THE MAINTENANCE AGREEMENT FOR DOUG HOLLOW ROAD, TO APPROVE THE CONSENT ORDER FOR ABANDONMENT OF THE OLD PORTION OF DOUG HOLLOW ROAD”

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve **Resolution R2012-11** on first and final reading as captioned above.

### **Board & Commission Appointments**

#### **Library Board**

Mr. Barron made a motion, seconded by Mr. Corbeil, approved 5 – 0 to defer appointment to the Library Board for one month to the second meeting in September 2012.

#### **Commission & Board Reports to Council**

None scheduled for this meeting.

#### **Council Committee Reports**

None scheduled for this meeting.

#### **Old Business**

None scheduled for this meeting.



## **New Business**

### **American Red Cross / \$2,750 / Reimbursement for assistance with recent drowning's**

Mr. McCall made a motion, seconded by Mr. Dexter, approved 5 – 0 to authorize payment of \$2,750 from Council Contingency to the local chapter of the American Red Cross to reimburse them for assistance provided recently at two drowning victim scenes.

### **\$51,196.47 / PO #49450 / Tell Smith, Inc. / Rock Quarry / Repair of Equipment**

Mr. Thrift made a motion, seconded by Mr. McCall, approved 5 – 0 to approve PO #49450, in the amount of \$51,196.47, to Tell Smith, Inc. for repair of equipment at the Rock Quarry [copy of the PO filed with these minutes].

### **Authorization for Administrator to execute Mutual Aid Agreement with Clemson University**

Mr. McCall made a motion, seconded by Mr. Dexter, approved 5 – 0 to authorize the County Administrator to execute the Mutual Aid Agreement with Clemson University [copy filed with these minutes].

## **Executive Session**

Mr. Corbeil asked that a legal matter be added to Executive Session. Council concurred.

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0, to enter into Executive Session for the purpose of discussing [1] a personnel matter, [2] a Contractual Matter, [3] an Economic Development Matter, and [4] a legal matter.

Council entered Executive Session at 8:15 p.m.

Council returned from Executive Session at 8:55 p.m., on a motion from Mr. McCall, seconded by Mr. Barron, approved 5 – 0.

Mr. Thrift stated information was received only and that no action was taken in Executive Session.

## **Council Chambers Renovations**

Mr. Thrift thanked Mr. Moulder, Mr. Lake Julian, Facilities Director, and the facilities staff for a great job in renovating Council Chambers with the installation of a handicapped ramp, removal of the front stage, installation of new floor mounted wiring and re-carpeting Chambers. Council concurred noting their appreciation for a job well done.

## **Adjourn**

Mr. Dexter made a motion, seconded by Mr. McCall, approved unanimously, to adjourn at 8:56 p.m.

Respectfully Submitted:

---

Elizabeth G. Hulse  
Clerk to Council