



**MINUTES**  
**OCONEE COUNTY COUNCIL MEETING**  
**Regular Meeting**  
**October 16, 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 [except Mr. Barron], Thomas L. Martin County Attorney, County Administrator Scott Moulder, Assistant Administrator Glenn Breed 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 & Mike Eads/The Daily Journal.

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

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

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

Mr. Brian Bayliss addressed Council regarding hydrogen power.  
Ms. Susie Cornelius addressed Council utilizing a PowerPoint presentation [copy filed with these minutes] requesting additional representation on the Oconee Joint Regional Sewer Authority Board.  
Mr. Kevin Minten declined the opportunity to speak before Council.  
Mr. B. J. Littleton addressed Council requesting that Council utilize the Golden Corner Commerce Park for industrial development only.

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

**Meeting Recess:** Mr. Thrift announced a recess at 6:12 p.m.

**Meeting Reconvene:** Mr. Thrift reconvened the meeting at 6:30 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 4 – 0 to approve the minutes from the October 2, 2012 regular meeting as presented.

**Administrator's Report & Agenda Summary**

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

Ordinance 2012-20	Ordinance 2012-31
Ordinance 2012-22	Ordinance 2012-32
Ordinance 2012-25	

In addition, Mr. Moulder reviewed the following Action Items before Council.

1. ITB 12-07 / Echo Hills Phase I Site Development / \$2,409,558.92
2. Sheriff / 2012-2013 SC Dept. of Public Safety Law Enforcement Grant
3. RFP 12-01 / Rock Quarry / Wheel Loader / \$577,974
4. Approval of a Memorandum of Understanding for Redevelopment of Old Courthouse
5. Local ATAX / \$7,000 / Sanctuary Pointe Development

## Public Hearings for the Following Ordinances

**Ordinance 2012-20** “AN ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN OCONEE COUNTY, SOUTH CAROLINA (THE "COUNTY") REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF A LIMITED WARRANTY DEED AND OTHER DOCUMENTS RELATED TO THE TRANSFER OF THE PROPERTY; AUTHORIZING THE COUNTY ADMINISTRATOR TO APPROVE AND ENTER INTO ALL NECESSARY AND APPROPRIATE AGREEMENTS TO ACCOMPLISH THE FOREGOING; AND OTHER MATTERS RELATED THERETO” *[Echo Hills: Underwood]*

Mr. Thrift opened the floor for Public Comment. No citizens signed up to address Council; Mr. Thrift opened the floor to those present. No citizen addressed Council.

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 regarding **Ordinance 2011-20**.

**Ordinance 2012-22** “AN ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN OCONEE COUNTY, SOUTH CAROLINA (THE "COUNTY") REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF A LIMITED WARRANTY DEED AND OTHER DOCUMENTS RELATED TO THE TRANSFER OF THE PROPERTY; AUTHORIZING THE COUNTY ADMINISTRATOR TO APPROVE AND ENTER INTO ALL NECESSARY AND APPROPRIATE AGREEMENTS TO ACCOMPLISH THE FOREGOING; AND OTHER MATTERS RELATED THERETO” *[Echo Hills: Hopkins]*

Mr. Thrift opened the floor for Public Comment. No citizens signed up to address Council; Mr. Thrift opened the floor to those present. No citizen addressed Council.

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 regarding **Ordinance 2011-22**.

**Ordinance 2012-25** “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” *[Mt. Springs Rezoning]*

Mr. Thrift opened the floor for Public Comment. No citizens signed up to address Council; Mr. Thrift opened the floor to those present. No citizen addressed Council.

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 regarding **Ordinance 2011-25**.

**Ordinance 2012-31** “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. Thrift opened the floor for Public Comment. No citizens signed up to address Council; Mr. Thrift opened the floor to those present. No citizen addressed Council.

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 regarding **Ordinance 2011-31**.

**Ordinance 2012-32** “AN ORDINANCE TO AMEND SECTION 6-84, ENTITLED *VIOLATION AND PENALTIES* OF ARTICLE III, ENTITLED *ADMINISTRATION*, OF CHAPTER 6, ENTITLED *BUILDINGS AND BUILDING REGULATIONS*, OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, TO PROVIDE FOR ONLY CIVIL PENALTIES IN THE EVENT OF A VIOLATION OF THE BUILDING CODES AND REGULATIONS ADOPTED

PURSUANT TO CHAPTER 6 OF THE OCONEE COUNTY CODE OF ORDINANCES; AND OTHER MATTERS RELATED THERETO”

Mr. Thrift opened the floor for Public Comment. No citizens signed up to address Council; Mr. Thrift opened the floor to those present. No citizen addressed Council.

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 regarding **Ordinance 2011-32**.

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

**Ordinance 2012-20** “AN ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN OCONEE COUNTY, SOUTH CAROLINA (THE "COUNTY") REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF A LIMITED WARRANTY DEED AND OTHER DOCUMENTS RELATED TO THE TRANSFER OF THE PROPERTY; AUTHORIZING THE COUNTY ADMINISTRATOR TO APPROVE AND ENTER INTO ALL NECESSARY AND APPROPRIATE AGREEMENTS TO ACCOMPLISH THE FOREGOING; AND OTHER MATTERS RELATED THERETO” *[Echo Hills: Underwood]*

Mr. Dexter made a motion, seconded by Mr. McCall, approved 4 – 0 to approve **Ordinance 2012-20** on third and final reading.

**Ordinance 2012–22** *[as captioned above]*

*[Echo Hills: Hopkins]*

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 4 - 0 to approve **Ordinance 2012-22** on third and final reading.

**Ordinance 2012-25** “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” *[Mt. Springs Rezoning]*

Mr. McCall made a motion, seconded by Mr. Corbeil, to approve **Ordinance 2012-25**.

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 4 – 0 to amend **Ordinance 2012-25** to add Tax Map #108-00-01-008 to this rezoning request.

Mr. Thrift called for the vote on **Ordinance 2012-25** as amended; the motion passed 4 – 0.

**Ordinance 2012-31** “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. Dexter made a motion, seconded by Mr. Corbeil, approved 4 – 0 to approve **Ordinance 2012-31** on third and final reading.

**Ordinance 2012-32** “AN ORDINANCE TO AMEND SECTION 6-84, ENTITLED *VIOLATION AND PENALTIES* OF ARTICLE III, ENTITLED *ADMINISTRATION*, OF CHAPTER 6, ENTITLED *BUILDINGS AND BUILDING REGULATIONS*, OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, TO PROVIDE FOR ONLY CIVIL PENALTIES IN THE EVENT OF A VIOLATION OF THE BUILDING CODES AND REGULATIONS ADOPTED PURSUANT TO CHAPTER 6 OF THE OCONEE COUNTY CODE OF ORDINANCES; AND OTHER MATTERS RELATED THERETO”

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 4 – 0 to approve **Ordinance 2012-32** on third and final reading.

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

None at this meeting.

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

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

None at this Meeting.

## **Discussion Regarding Action Items**

### **ITB 12-07 / Echo Hills Phase 1 Site Improvements / \$2,409,558.92**

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 4 – 0 to [1] award of ITB 12-07 to Phillips & Jordan, Inc., of Robbinsville, NC, for the Echo Hills Phase 1 Site Improvements in the amount of \$2,409,558.92 which includes a Bid Alternate for 3 inch stone building pad in the amount of \$116,670.00, and a contingency amount of 10% for any change orders that may arise, and [2] authorize the County Administrator to approve any change orders that are within the contingency amount.

### **FY 2012-2013 SC Department of Public Safety Law Enforcement Network Grant**

Mr. Dexter made a motion, seconded by Mr. McCall, approved 4 – 0 to approve acceptance of the FY2012-2013 SC Department of Public Safety Law Enforcement Network Grant in the amount of \$28, 000 as outlined on the agenda item summary.

### **RFP 12-01 / Rock Quarry / Wheel Loader / \$577,974**

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 4 – 0 to award of RFP 12-01 for a Wheel Loader for the Quarry to Linder Industrial Machinery, of Greer, SC, in the amount of \$577,974.00.

### **Approval of a Memorandum of Understanding [MOU] for the Redevelopment of the Former Courthouse**

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 4 – 0 to authorize the County Administrator to execute the Memorandum of Understanding for redevelopment of the former Courthouse as presented.

### **Local ATAX / \$7,000 / Sanctuary Pointe Development**

Mr. Dexter made a motion, seconded by Mr. Thrift, approved 4 – 0 to approve up to \$7,000 for background and review work by the USACE for tourism product development opportunities as outlined on the agenda item summary.

## **Old Business**

None scheduled for this meeting.

## **New Business**

### **Board/Commission Openings**

The Clerk to Council informed Council at large seats on the **Scenic Highway Committee** and the **Conservation Bank Board** are open and solicited interested candidates.

### **Council Committee Meeting Cancellations**

The Clerk to Council noted that the **Real Estate, Facilities & Land Management Committee** and the **Budget, Finance & Administration Committee** meetings on November 13, 2012 have been cancelled.

### **Council Meeting: November 6, 2012**

The Clerk to Council reminded all present that the November 6, 2012 Council meeting has been cancelled as it is Election Day and chambers will be utilized for election result tabulation and reporting.

## **Adjourn**

Mr. Dexter made a motion, approved unanimously 4 - 0, to adjourn at 7:05 p.m.

Respectfully Submitted:

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Elizabeth G. Hulse  
Clerk to Council