



MINUTES
OCONEE COUNTY COUNCIL MEETING
Regular Meeting
December 4, 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 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 & 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. Newton Brightwell addressed Council stating he represented 900+ citizens who have signed a petition [copy of the petition filed with these minutes] regarding Duke Energy's Keowee Toxaway relicensing and their opposition to the lowering of minimum lake levels to 790 feet.

Mr. Doug Barker addressed Council regarding Duke Energy's Keowee Toxaway relicensing and their opposition to the lowering of minimum lake levels to 790 feet.

Mr. B. J. Littleton addressed Council regarding several issues including development of the Golden Corner Commerce Park, Oconee County accepting state prisoners and his belief that the State should do away with the House & Senate Ethics Committees.

County Council Response to Public Comment:

None at this meeting

Meeting Recess:

Mr. Thrift announced a recess at 6:14 p.m.

Meeting Reconvene:

Mr. Thrift reconvened the meeting at 6:30 p.m.

Pledge of Allegiance:

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

Minutes: Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve the minutes from the November 20, 2012 regular meeting as presented.

Presentations to Council:

Resource Family Project

Ms. Cindy Wolthuis addressed Council utilizing several handouts [copies filed with these minutes] regarding the Resource Family Program. She stated that the goal of the program is to have the DSS worker, foster family and birth family work together for the benefit of the foster child in an effort to place them back in their homes. Discussion followed. Mr. Thrift thanked Ms. Wolthuis for her presentation and work in the community.

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 2012-33
Ordinance 2012-37

Ordinance 2012-38
Resolution R2012-18

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

1. Administrator's Request for Council Direction re: Detention Center [*Mr. Moulder noted that Sheriff Elect Crenshaw is requesting that this matter be deferred pending further study/discussion*]
2. Approval of Contract for Redevelopment of the Former Courthouse
3. RFP 12-05 – Design Build: Anderson Oconee Behavioral Health Building / \$1,600,000
4. Capital Improvement Project List [CIP v16] Approval
5. Oconee State Park – Request for Gravel / up to \$3,000

Third & Final Reading of the Following Ordinances

None at this meeting.

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 2012-33 “AN ORDINANCE TO AMEND THE FISCAL YEAR 2012-2013 BUDGET APPROPRIATIONS ORDINANCE FOR OCONEE COUNTY IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO”

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve **Ordinance 2012-33** on second reading.

First Reading of the Following Ordinances

Ordinance 2012-37 [*In Title Only*] "AN ORDINANCE AUTHORIZING THE EXECTUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND A.I.D. COMPANY; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT"

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve **Ordinance 2012-37** on first reading in title only.

Ordinance 2012-38 [*In Title Only*] “AUTHORIZING THE SALE, BY OCONEE COUNTY, SOUTH CAROLINA (THE “COUNTY”), OF CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON (THE “PROPERTY”), AND THE GRANT BY THE COUNTY OF CERTAIN

EASEMENTS AFFECTING REAL PROPERTY, OWNED BY THE COUNTY AND LOCATED IN THE CITY OF WALHALLA, SOUTH CAROLINA (THE "CITY"), TO OCONEE COURTHOUSE VENTURES, LLC (THE "COMPANY"), ALL PURSUANT TO AN AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY TO BE ENTERED INTO BY AND BETWEEN THE COUNTY AND THE COMPANY; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE INCENTIVE AGREEMENTS BY AND BETWEEN THE COUNTY AND THE COMPANY FOR THE PURPOSES OF MAKING AVAILABLE TO THE COMPANY CERTAIN PROJECT INFRASTRUCTURE GRANT FUNDS, INCLUDING THE PROPERTY AND THE PROJECT IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK (THE "PARK"), AND MAKING AVAILABLE TO THE COMPANY CERTAIN SPECIAL SOURCE REVENUE CREDITS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT FOR THE ESTABLISHMENT OF THE PARK WITH ONE OR MORE ADJOINING COUNTIES FOR THE PURPOSE OF INCLUDING THE PROPERTY AND THE PROJECT WITHIN THE PARK; AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE COUNTY AND THE CITY RELATING TO THE INCLUSION OF THE PROPERTY AND THE PROJECT IN THE PARK AND THE DISTRIBUTION OF PARK REVENUES; AUTHORIZING, RATIFYING AND AFFIRMING ALL PRIOR ACTS OF OCONEE COUNTY AND ITS OFFICERS AND ELECTED OFFICIALS WITH REGARD TO THE FOREGOING; AUTHORIZING THE EXECUTION AND DELIVERY OF ANY AND ALL DOCUMENTS, INSTRUMENTS OR CERTIFICATES NECESSARY OR DESIRABLE TO ACCOMPLISH THE FOREGOING; AND OTHER MATTERS RELATED THERETO"

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve **Ordinance 2012-38** on first reading in title only.

First Reading of the Following Resolutions

Resolution R2012-18 "INDUCEMENT AGREEMENT"

Mr. Dexter made a motion, seconded by Mr. McCall, approved 5 – 0 to approve **Resolution R2012-18** on first & final reading.

Discussion Regarding Action Items

Administrator's Request for Council Direction regarding Detention Center

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 5 – 0 to remove the Administrator's request for direction regarding the Detention Center from this meeting at the request of the Administrator and Sheriff Elect Crenshaw.

Approval of Contract for Redevelopment of the Former Courthouse

Mr. Barron made a motion, seconded by Mr. McCall, approved 5 – 0 to approve a contract and/or memorandum of understanding for redevelopment of the former courthouse.

RFP 12-05 / Design Build: Anderson Oconee Behavioral Health Building / \$1,600,000

Ms. Robyn Courtright, Procurement Director, and Mr. Moulder addressed Council regarding this request. Discussion followed.

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 5 – 0 to award RFP 12-05 to Roebuck Buildings of Roebuck, SC, in a not to exceed amount of \$1,600,000.

Capital Improvement Project [CIP] Listing

Mr. Moulder and Mr. Corbeil, Capital Project Advisory Committee [CPAC] Chair, addressed several questions from Council regarding the CIP listing and the CPAC committee review process.

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 to receive the CIP as presented and ask the Administrator to incorporate the list into the budget planning process for FY2014.

Oconee State Park / Request for Gravel Donation / up to \$3,000

Ms. JoAnn White, Oconee State Park Ranger, addressed Council regarding this request.

Mr. Dexter made a motion, seconded by Mr. McCall, approved 5 – 0 to approve a gravel donation to the Oconee State Park in an amount not to exceed \$3,000 to be paid from the Council Contingency Account.

Board & Commission Appointments

None scheduled for this meeting.

Old Business

None scheduled for this meeting.

New Business

SCAC Fiscal Impact of Selected State Mandates on SC County Governments

Mr. Dexter noted that he and Mr. Thrift attended the SCAC Legislative Conference where this handout was provided. He asked that all Council review the document and that it be made part of the permanent record [copy filed with these minutes].

December 2012 Council Workshops

Mr. Thrift noted that two workshop meetings have been scheduled for December 2012:

- Friday, December 14, 2012, 9:00 a.m. with the Legislative Delegation
- Thursday, December 20, 2012, 6:00 p.m. with Duke Energy Representatives

Executive Session

Mr. Barron made a motion, seconded by Mr. Dexter, approved 5 – 0, to enter into Executive Session for the purpose of receiving an Economic Development update [Project Creekside].

Council entered Executive Session at 7:28 p.m.

Council returned from Executive Session at 8:03 p.m., on a motion from Mr. Dexter, seconded by Mr. McCall, approved 5 – 0.

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

Adjourn

Mr. Corbeil made a motion, approved unanimously 5 - 0, to adjourn at 8:04 p.m.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council