



A G E N D A
OCONEE COUNTY COUNCIL MEETING
September 3, 2013
6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

Call to Order

Public Comment Session / Agenda Items & Non Agenda Items *[time permitting]*

Agenda & Non Agenda Items: Combined both are limited to a total of forty (40) minutes, four (4) minutes per person.

Council Member Comments *[Council may take a recess after Public Comment & Council Comments]*

Moment of Silence

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes: August 20, 2013 Regular Meeting

Presentation by Outside Organizations

Oconee Alliance Update & Request for Action / Mr. Robert Halfacre, Chairman
[to include Vote and/or Action regarding request to establish a committee to study the merger of the Alliance with the Oconee County Economic Development Commission]

Administrator Report & Agenda Summary

- Oconee County Transit Authority Task Force Committee: Membership / Term Establishment

Public Hearings for the Following Ordinances

Ordinance 2013-14 “AN ORDINANCE TO AUTHORIZE THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT WITH THE TOWN OF SALEM FOR THE ADMINISTRATION AND ENFORCEMENT OF BUILDING CODES WITHIN THE TOWN OF SALEM; TO AUTHORIZE OCONEE COUNTY BUILDING CODE PERSONNEL TO ADMINISTER AND ENFORCE BUILDING CODES WITHIN THE TOWN OF SALEM; AND OTHER MATTERS RELATED THERETO”

Third & Final Reading of the Following Ordinances

Ordinance 2013-14 [Caption Above]

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 2012-17 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE TAX CREDIT AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **SERENE HOSPITALITY, LLC**; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, AUTHORIZATION OF AN INFRASTRUCTURE TAX CREDIT”

At first reading the caption referenced Project Star. A motion is necessary to adopt caption as reflected above.

Ordinance 2013-18 “AN ORDINANCE TO AMEND ARTICLE 1, ENTITLED *IN GENERAL*, OF CHAPTER 20, ENTITLED *OFFENSES AND MISCELLANEOUS PROVISIONS*, OF THE OCONEE COUNTY CODE OF ORDINANCES BY ADDING NEW SECTIONS PERTAINING TO DRUG PARAPHERNALIA; AND OTHER MATTERS RELATED THERETO”

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Ordinance 2013-22 “AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY IN OCONEE COUNTY AND THE CONVEYANCE OF CERTAIN REAL PROPERTY WITHIN THE GOLDEN CORNER COMMERCE PARK; AND OTHER MATTERS RELATED THERETO”

Ordinance 2013-23 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED FEE AGREEMENT BETWEEN OCONEE COUNTY AND **GREENFIELD INDUSTRIES, INC.**, INCLUDING THE INCLUSION OF TDC CLEMSON LAND COMPANY, LLC, GREENTECH METAL RECYCLING, LLC AND TDC SAWS, LLC, AS CO-SPONSORS, AMENDING THE FEE AGREEMENT DATED AS OF DECEMBER 1, 2009; AND OTHER MATTERS RELATED THERETO”

Ordinance 2013-25 “AUTHORIZING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS (**STONE POND SPECIAL TAX DISTRICT**); SERIES 2014, OF OCONEE COUNTY, SOUTH CAROLINA, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$1,000,000; 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; AMENDING ORDINANCE NO. 2012-28 OF THE COUNTY; AND OTHER MATTERS RELATING THERETO.”

First Reading of the Following Ordinances

Ordinance 2013-24 [TITLE ONLY] “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **PROJECT GAMMA**; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT”

Ordinance 2013-26 “AN ORDINANCE TO AMEND THE AGREEMENT AUTHORIZED BY ORDINANCES NO. 2006-027, 2008-017, 2010-04, 2010-24, 2010-32, 2011-09, 2011-15, 2011-34 and 2013-06 RELATING TO THE INDUSTRIAL/BUSINESS PARK OF OCONEE AND PICKENS COUNTIES SO AS TO ENLARGE THE PARK *[re: Project GAMMA]*”

Ordinance 2013-27 [TITLE ONLY] “AN ORDINANCE AUTHORIZING ACCEPTANCE OF THE TRANSFER OF AUTHORITY FOR MUNICIPAL ELECTIONS FOR THE TOWN OF WEST UNION AND AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT OR EMBODYING DOCUMENT INCLUDING THE TERMS OF ANY AGREEMENT, WITH EACH; AND OTHER MATTERS RELATED THERETO.”

Ordinance 2013-28 “AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH PICKENS COUNTY, SUCH INDUSTRIAL/ BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN OCONEE COUNTY AND ESTABLISHED PURSUANT TO SOUTH CAROLINA CODE OF LAWS OF 1976 §4-1-170, ET SEQUITUR, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH PICKENS COUNTY PROVIDING FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXES TO THE COUNTIES AND RELEVANT TAXING ENTITIES; TO PROVIDE THAT JOB TAX CREDITS ALLOWED BY LAW BE PROVIDED FOR BUSINESSES LOCATING IN SAID PARK; TO PERMIT A USER FEE IN LIEU OF AD VALOREM TAXATION WITHIN SAID PARK; AND TO AUTHORIZE THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF SENECA RELATED TO THE CREATION OF THE PARK WITHIN THE CITY LIMITS OF THE CITY OF SENECA AND THE DISTRIBUTION OF CERTAIN FEES IN LIEU OF AD VALOREM TAXES DUE TO OCONEE COUNTY FROM THE PARK, AND THE PAYMENT

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BY OCONEE COUNTY TO THE CITY OF SENECA AND OTHER TAX PAYING ENTITIES IN OCONEE COUNTY OF FEE IN LIEU OF TAXATION DERIVED WITHIN THE PARK ; AND OTHER MATTERS RELATED THERETO.” [Re: SERENE HOSPITALITY, LLC]

First & Final Reading of the Following Resolutions

Resolution R2013-17 “A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **PROJECT GAMMA**, WHEREBY, UNDER CERTAIN CONDITIONS, OCONEE COUNTY WILL EXECUTE A FEE IN LIEU OF TAX AGREEMENT FOR A PROJECT INVOLVING NOT LESS THAN FIVE MILLION DOLLARS (\$5,000,000) INVESTMENT” including an Inducement Agreement

Discussion Regarding Action Items

Oconee County Proposed Millage for Tax Year 2013

Millage approval required to fund FY 2014 for 1) Oconee County and The School District of Oconee County operational budgets to include Tri-County Tec and other such special projects such as Economic Development and Bridges and Culverts 2) and bond payments for the County and SDOC 3) Keowee Fire District Millage.

Millage is set in September to provide tax calculations for timely processing of tax notices beginning in October as set forth by the SC Department of Revenue. Additional information will be presented at the meeting from the Auditor, Mr, Ken Nix.

Roads & Bridges Various Equipment / \$681,601.00

Approval is requested for the following equipment for the Roads & Bridges department to be purchased from Blanchard Machinery in Simpsonville, SC: Caterpillar Hydraulic Excavator, 329E / \$284,201; Caterpillar Mini Hydraulic Excavator / \$115,696; LeeBoy 8616 Asphalt Paving Machine / \$202,975; LeeBoy 420 Pneumatic Roller / \$ 47,141; Road Widener Skid Steer Attachments / \$ 31,588.00

These purchases are all contingent on the approval of the lease/purchase funding, authorized in the 2013-2014 budget allocations.

The National Joint Powers Alliance is a national purchasing cooperative that Oconee County Procurement recently joined. It makes contracts available to its members that are bid on the national level and then fulfilled by local or state dealers.

It is the staff’s recommendation that Council approve the purchases of the equipment as listed on the Agenda Item Summary from Blanchard Machinery of Simpsonville, SC in the total amount of \$681,601.

Multiple Ford Vehicles / Multiple Departments / \$275,665.00

Approval is requested for the following Ford vehicles to be purchased from the State Contract awarded vendor, Vic Bailey Ford, of Spartanburg, SC. All of these vehicles were approved in the 2013-2014 budget as replacement vehicles: Animal Control / F-150 Truck; Sheriff / F-150 Truck; Sheriff / F-150 , Super Crew Cab, 4x4; Assessor’s Office / Escape 4x4; Vehicle Maintenance / (2) F-250 ¾ ton Cab & Chassis with utility bed; Emergency Services / (5) F-250, Crew Cab, 4x4

These purchases are all contingent on the approval of the lease/purchase funding, authorized in the 2013-2014 budget allocations with the exception of one Ford F-150 for Animal Control that is not lease purchase.

It is the staff’s recommendation that Council approve the purchases of these Ford vehicles as listed on the Agenda Item Summary to Vic Bailey Ford, of Spartanburg, SC, in the amount of \$275,665.00, per State Contracts # 4400005808, 4400005812, 4400004309 and 4400004337.

Old Business [to include Vote and/or Action on matters brought up for discussion, if required]

New Business [to include Vote and/or Action on matters brought up for discussion, if required]

Executive Session

[for the purpose of discussing a potential litigation matter and an Economic Development matter]

- Vote and/or Action on matters discussed in Executive Session [if required]

Adjourn

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers. ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council & Committee meeting schedules and agendas are posted at the Oconee County Administration Building & are available on the County Council Website. [All upcoming meetings will be held in Council Chambers unless otherwise noted]

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