



MINUTES
OCONEE COUNTY COUNCIL MEETING
Regular Meeting
October 6, 2015

MEMBERS, OCONEE COUNTY COUNCIL
Mr. Wayne McCall, District II, Council Chairman
Mr. Paul Cain, District III, Vice Chairman
Ms. Edda Cammick, District I, Chairman Pro Tem
Mr. Joel Thrift, District IV
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, County Administrator Scott Moulder, County Attorney Thomas Martin and Elizabeth G. Hulse, Clerk to Council 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.

Members of the press present: Ray Chandler / Anderson Independent, Dick Mangrum / WGOG Radio, Ashton Hester / Keowee Courier & Stephen Bradley / The Daily Journal.

Call to Order

Mr. McCall called the meeting to order at 6:02 p.m.

Public Comment Session

Mr. Stanley Gibson, CEO, SC Heritage Fair, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market. He also asked that Council consider assisting the group in obtaining and writing grants and asked that Council provided needed infrastructure for the property.

Ms. Sherry Whiten, Chair, Farmer's Bureau Women's Club, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Mr. Andy Bowman, West Oak High School Future Farmers of America [FFA] President, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Mr. Charlie Whiten, SC Soy Board Chair, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Ms. Melinda Harbin, SC Heritage Fair Board Member, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Mr. Andy Whiten, SC Heritage Fair Board Member & SC Young Farmer's Committee member, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Mr. Tim Donald, Oconee County Farm Bureau President, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Ms. Lilly Nuttall, West Oak High School FFA Officer, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Ms. Addie Brock, West Oak High School FFA Officer, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Ms. Tina Reif, Oconee 4H Coordinator, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Ms. Liz Kuemmerer addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Mr. Ethan Canupp, West Oak FFA Chaplain, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Mr. Alan Thomas, SC Heritage Fair Board Member, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Ms. Stacy Foster addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

Ms. Tara Jenkins, previous FFA Officer, addressed Council in support of Council purchasing property for a permanent location for the SC Heritage Fair & Farmer's Market.

County Council Response to Public Comment

Ms. Cammick thanked all present for addressing Council and requested Mr. Gibson step to the podium to discuss the Heritage Fair's business plan and lack of specificity.

Mr. Cain, Mr. Thrift and Mr. Dexter also thanked those present for addressing Council at this meeting. Council's comments also addressed concerns related to the farming community's interest in a permanent fair location, funding for fair facilities, long term operational costs, etc.

Moment of Silence

Mr. McCall asked for a moment of silence prior the Invocation by the County Chaplain.

Invocation by County Council Chaplain:

Mr. Tom Martin, County Council Chaplain, gave the invocation.

Pledge of Allegiance:

Mr. Cain led the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

Mr. Thrift made a motion, seconded by Mr. Cain, approved 5 – 0 to approve the September 15, 2015 regular meeting minutes as presented.

Presentations to Council

Sheriff's Request for Funding for 2 Investigators with Grant Money & Reorganization

Sheriff Mike Crenshaw addressed Council utilizing a handout [copy filed with these minutes] outlining his request for two investigators with money identified in this budget and grant money along with reorganizing/reclassifying several positions. Sheriff Crenshaw specifically asked for the following from Council:

1. A reclassification of a secretary position to an Administrative Assistant position with a 4% salary increase.
2. Funding as outlined on the handout for two investigators partially utilizing a 3 year grant for funding.
3. Acceptance of the grant with a 10% county match requirement.

Council noted their support for the sheriff's office and staff but also noted that Council needs to look at this request as part of the entire county operation when establishing funding increases. Mr. Moulder noted that if Council approves the sheriff's request that he will work with the sheriff to identify how in to absorb these additional personnel costs in future budgets.

Mr. Thrift made a motion, seconded by Mr. Cain, approved 5 – 0 to authorize the sheriff's office to move forward and accept the grant funding.

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:

- Second Readings: 2015-26, 2015-29, 2015-30, 2015-31
- First Reading for Ordinances: 2015-32, 2015-33 [title only]
- Discussion Items
- Board / Commission Appointments
- Old Business
- New Business
- Executive Session

Second Reading of the Following Ordinances

Ordinance 2015-26 "AN ORDINANCE CANCELLING, REVOKING, AND RESCINDING OCONEE COUNTY ORDINANCE 2012-28 AND ITS SUBSEQUENT CODIFICATION; AND OTHER MATTERS RELATED THERETO"
[STONE POND SPECIAL TAX DISTRICT]

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve **Ordinance 2015-26** on second reading.

Ordinance 2015-29 "AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THE FEE AGREEMENT BETWEEN OCONEE COUNTY AND **ULBRICH PRECISION FLAT WIRE, LLC, ULBRICH SOLAR WIRE, LLC AND PLANT ROAD, LLC**, TO INCLUDE THE ADDITION OF ULBRICH SOLAR TECHNOLOGIES, INC., AS A SPONSOR, AMENDING THE FEE AGREEMENT DATED AS OF NOVEMBER 1, 2013; AND OTHER MATTERS RELATED THERETO"

Mr. Cain made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve **Ordinance 2015-29** on second reading.

Ordinance 2015-30 "AN ORDINANCE DIRECTING THAT THE IMPLEMENTATION OF REAL PROPERTY REASSESSMENT IN OCONEE COUNTY BE DELAYED FOR ONE (1) YEAR, AS AUTHORIZED BY STATUTE; AND OTHER MATTERS RELATED THERETO."

Mr. Cain made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve **Ordinance 2015-30** on second reading.

Ordinance 2015-31 "AUTHORIZING THE ISSUANCE AND SALE OF NOT EXCEEDING \$900,000 GENERAL OBLIGATION BONDS, SERIES 2015, OF OCONEE COUNTY, SOUTH CAROLINA; FIXING THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS; AUTHORIZING THE CHAIRMAN OF COUNTY COUNCIL OR COUNTY ADMINISTRATOR TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS; THE DISPOSITION OF THE PROCEEDS OF THE BONDS; AND OTHER MATTERS RELATING THERETO"

Mr. Cain made a motion, seconded by Ms. Cammick, to approve **Ordinance 2015-31** on second reading. Mr. Moulder informed Council that the previously discussed Salem water/sewer project cannot be funded with general obligation bonds per state law as the project is regionally specific within the county. He also requested that Council identify the projects to be funded with these bond monies so that the ordinance can be advertised for the public hearing and third & final reading. Discussion followed regarding various projects and options.

Mr. Cain made a motion, seconded by Mr. Dexter, approved 5 – 0 to amend **Ordinance 2015-31** to include the following project listing and costs:

- | | |
|---------------------------------------|------------------|
| • Bountyland Fire Substation | \$500,000 |
| • South Cove County Park Improvements | \$250,000 |
| • Property Purchase for Heritage Fair | <u>\$150,000</u> |
| | \$900,000 |

Mr. McCall called for the vote on **Ordinances 2015-31** as amended. The motion passed 5 – 0 to approve **Ordinances 2015-31** as amended for second reading.

First Reading of the Following Ordinances

Ordinance 2015-32 “AUTHORIZING THE SALE BY OCONEE COUNTY OF CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON 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, TO **HISTORIC OCONEE COURTHOUSE LLC** (THE “COMPANY”); AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY AND ONE OR MORE EASEMENT AGREEMENTS 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 AND CERTAIN SPECIAL SOURCE REVENUE CREDITS; 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. Thrift made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve **Ordinance 2015-32** on first reading.

Ordinance 2015-33 [Title Only] “ AN ORDINANCE AMENDING OCONEE COUNTY ORDINANCE 2015-01 IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, BY TRANSFERRING \$700,000 BETWEEN FUNDS AND BY AMENDING REVENUE NUMBERS, AND AUTHORIZING THE PURCHASE OF CERTAIN REAL PROPERTY (PATILLO PURCHASE); AND OTHER MATTERS RELATED THERETO”

Mr. Cain made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve **Ordinance 2015-33** on first reading in title only.

Discussion Regarding Action Items

Destination Oconee Staffing & Action Plan Committee Creation

Mr. Cain made a motion, seconded by Mr. Dexter, to authorize the County Administrator to designate the open position in the Oconee Economic Alliance [OEA] as the position responsible for working with the soon to be created Action Plan Committee & to be responsible for coordinating the implementation of Destination Oconee. Lengthy discussion followed including potentially housing the position under Parks, Recreation & Tourism, removing open OEA position, current workload of OEA staff, etc. Mr. Thrift called for the vote on the motion.

The motion to authorize the County Administrator to designate the open position in the Oconee Economic Alliance [OEA] as the position responsible for working with the soon to be created Action Plan Committee & to be responsible for coordinating the implementation of Destination Oconee passed 3 – 2 [Mr. McCall and Ms. Cammick opposed].

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 5 – 0 to begin accepting questionnaires for appointment to a seven [7] member Action Plan Committee [1 each per district and two at large members] to work with staff to develop the five to ten [5-10] year Action Plan with Implementation Schedule and Financial Needs Analysis.

ITB 15-01 / Mauldin Mill Road & Bridge Construction – REBID / \$535,926.56

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 5 – 0 to [1] approve the award of bid ITB 15-01, Mauldin Mill – Road & Bridge Construction- REBID to Palmetto Infrastructure, Inc., of Greenville, SC, in the amount of \$487,205.96 with a 10% contingency of \$48,720.60, for a total award of \$535,926.56, and [2] authorize the County Administrator to approve any Change Orders within the contingency amount.

Kubota Tractor with Boom Mower / Roads & Bridges / \$115,487.00

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve the purchase of a 2014 Kubota Tractor with a TerrainKing 60” boom mower from Parker Farm Service of Kings Mountain, per the NJPA Contract for the amount of \$115,487.00.

Twelve 2016 Chevrolet Tahoes / Sheriff Office / \$353,205

Mr. Dexter made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve the purchase of twelve [12] Chevrolet Tahoes from Love Chevrolet, Columbia, SC, in the amount of \$353,205, per State Contract #4400009456.

Board / Commission Appointments

Board of Zoning Appeals

Mr. Dexter deferred appointment pending discussion with interested applicant.

Old Business:

No Old Business was discussed at this meeting.

New Business:

No New Business was discussed at this meeting.

Executive Session:

Mr. Cain made a motion, seconded by Mr. Thrift, approved 5 – 0 to enter Executive Session as allowed for in §30-4-70 (a) of the Code of Laws of South Carolina, as amended, 1976 for the purpose of:

- [1] discussion of a personal matter related to employee recognition,
- [2] discussion regarding pending litigation related to Oconee County v Hanger III, et. al., and
- [3] discussion of a contractual matter related to the Oconee Joint Regional Sewer Authority.

Council entered Executive Session at 7:46 p.m.

Council returned from Executive Session at 8:23 p.m. on a motion by Mr. Cain, seconded by Mr. Thrift, approved 5 – 0.

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

Adjourn

Mr. Thrift made a motion, approved unanimously 5 – 0, to adjourn at 8:24 p.m.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council