



MINUTES
OCONEE COUNTY COUNCIL MEETING
Regular Meeting
March 6, 2018

MEMBERS, OCONEE COUNTY COUNCIL

Mr. Paul Cain, District III
Mr. Wayne McCall, District II
Ms. Edda Cammick, Chairwoman, District I
Mr. Julian Davis III, Vice Chair, District IV
Mr. Glenn Hart, Chair Pro Tem, 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 David Root, and Katie D. Smith, 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.oconeesc.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: Norm Cannada / Daily Journal.

Call to Order

Ms. Cammick called the meeting to order at 6:00 p.m.

Public Comment Session

Ms. Jean Jennings addressed Council regarding the Recreation Review Task Force and funding for recreation.

Mr. Al Shuler addressed Council regarding the Recreation Review Task Force and the funding for the recreation departments asking how is Oakway going to pay their part. Further, Mr. Shuler noted they should have a taxing district where they collect their taxes.

Mr. Frankie Pearson addressed Council noting he was speaking on behalf of himself and no other entity within the County. He noted the Comprehensive Plan needs to be fixed and if there is anything that County officials notice is incorrect to inform the Planning Commission. He further noted the staff and the Planning Commission are going to need funds to get the job done.

Mr. John Dalen addressed Council utilizing a handout [copy filed with these minutes] regarding Blue Ridge Electric and smart meters.

Danielle Pankuch addressed Council regarding safety in the schools and noting it would be beneficial to have a School Resource Officer [SRO] in all of the schools in Oconee County all day, not just part-time.

Mr. Jim Schoonover addressed Council utilizing a handout [copy filed with these minutes] noting he and his wife are on the production team for the Upstate Heritage Quilt Trail and invited everyone to the open house located at the Fair Oak Youth Center on Friday, March 9, 2018 from 3pm to 6pm.

County Council Response to Public Comment

Mr. McCall addressed Ms. Pankuch regarding school safety noting children are becoming desensitized to violence and this could potentially be due to video games.

Mr. Cain addressed Ms. Pankuch regarding school safety and recognizes the concerns and noted there has been progress made over the past budget year.

Mr. Davis thanked the SRO's and teachers for all they do, not only to protect the schools but also as mentors.

Mr. Davis addressed Ms. Jennings regarding the Recreation Review Task Force noting he would like to meet with her to address the issues that she has brought up at the last four Council meetings. Further, he noted the Clerk would get in touch with Ms. Jennings to set up a meeting at the County offices at Pine Street.

Ms. Cammick apologized to Mr. Root, County Attorney, for the comments that have been made by third parties regarding the Clemson Annexation. She noted Mr. Root was not with the County at the time the Castro contract was signed.

Moment of Silence

Ms. Cammick asked for a moment of silence prior the Invocation by the County Chaplain.

Invocation by County Council Chaplain:

Mr. Root, 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. Davis made a motion, seconded by Mr. Hart, approved 5 – 0, to approve the February 19, 2018 Special Meeting minutes as presented.

Mr. Davis made a motion, seconded by Mr. Hart, approved 5 – 0, to approve the February 20, 2018 Regular Meeting minutes 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:

- Public Hearing of Ordinance: 2018-05
- Third Reading of Ordinance: 2018-05
- Second Reading of Ordinance: 2018-06

- Discussion Regarding Action Items
- Board & Commission Appointments
- Unfinished Business

Public Hearings for the Following Ordinances

Ordinance 2018-05 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN OFFICE LEASE AGREEMENT BETWEEN OCONEE COUNTY AS LESSOR AND JULIE IBRAHIM AS LESSEE FOR CERTAIN REAL PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, LOCATED ADJACENT TO HANGAR E, OCONEE COUNTY REGIONAL AIRPORT, 365 AIRPORT ROAD, SENECA, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.”

Ms. Cammick opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Ms. Cammick opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

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

Ms. Cammick closed the Public Hearing regarding **Ordinance 2018-05**.

Third Reading of the Following Ordinances

Ordinance 2018-05 *[see caption above]*

Mr. Davis made a motion, seconded by Mr. McCall, approved 5 – 0, to approve **Ordinance 2018-05** on third & final reading.

Second Reading of the Following Ordinances

Ordinance 2018-06 “AN ORDINANCE TO AMEND AND SUPPLEMENT THE OCONEE COUNTY COMPREHENSIVE PLAN.”

Mr. Davis made a motion, seconded by Mr. Hart, to approve **Ordinance 2018-06** on second reading.

Discussion followed to include:

- Planning Department
- Changes made are in Exhibit C
- No change in substance of the text

Regarding the previous motion made by Mr. Davis, seconded by Mr. Hart, it was approved 5 – 0, to approve **Ordinance 2018-06** on second reading.

First Reading of the Following Ordinances

None at this meeting.

Discussion Regarding Action Items

Tree Removal-Land Clearing for Seneca Rail Site / Oconee Economic Alliance / \$105,600

Budget: **\$105,600.00**

Project Cost: **\$105,600.00**

Balance: **\$0.00**

This bid is for tree removal and land clearing services at the Seneca Rail Park/Site. The total site is approximately 120 acres with approximately 96 acres to be cleared. Oconee County's intent is to leave a 100 foot buffer around the boundaries of the site fronting Shiloh road and a 200 foot buffer fronting Owens and Moore Road. There is a creek/wetland on the site and the intent of this Streamside Management Zone (SMZ's), is to leave a minimum of 50 square feet of tree basal area comprised of dominant stems as recommended by South Carolina's Best Management Practices for Forestry.

On January 16, 2018, this bid was advertised and emailed to 53 bidders. On February 13, 2018, formal sealed bids were opened. Ten (10) companies submitted bids. Thrashers Grading, LLC, of Townville, SC, submitted the lowest responsive and responsible bid of \$96,000.00. A 10% contingency of \$9,600.00 has been added to this amount to allow for unforeseen conditions, bringing the award amount to \$105,600.00.

It is the staff's recommendation that Council [1] approve the award of bid ITB 17-07, Tree Removal-Land Clearing for Seneca Rail Site, to Thrashers Grading, LLC, of Townville, SC, in the amount of \$96,000.00, with a 10% contingency of \$9,600.00, for a total award of \$105,600.00 and [2] authorize the County Administrator to approve any Change Orders within the contingency amount.

Mr. Davis made a motion, seconded by Mr. Cain, approved 4 – 0 [Mr. McCall abstained; copy of recusal form filed with these minutes] to [1] approve the award of bid ITB 17-07, Tree Removal-Land Clearing for Seneca Rail Site, to Thrashers Grading, LLC, of Townville, SC, in the amount of \$96,000.00, with a 10% contingency of \$9,600.00, for a total award of \$105,600.00 and [2] authorize the County Administrator to approve any Change Orders within the contingency amount.

Discuss joint workshop with Planning Commission, confirm meeting date of March 29, 2018 at 6:00 pm, and list items for agenda

Discussion followed to include:

- Planning Commission asked for another workshop with County Council
- Comprehensive Plan Update, Traditional Neighborhood Development [TND] & Corridor Development to be added to the agenda
- Planning Commission Chair & County Council Chair work together to develop a final agenda

Mr. Cain made a motion, seconded by Mr. Davis, approved 5 – 0, to meet with the Oconee County Planning Commission on March 29, 2018 at 6pm for a special workshop meeting in Council Chambers.

Referral to Planning Commission of a request for a text amendment to Lake Residential district to include a sliding scale for front setbacks for communities where sewer infrastructure is present

Mr. Davis made a motion, seconded by Mr. Hart, to approve to make a referral to the Planning Commission of a request for a text amendment to Lake Residential district to include a sliding scale for

front setbacks for communities where sewer infrastructure is present.

Discussion followed to include:

- Lakeside communities
- Front set back was a major concern for odd shaped and less than half an acre lots
- Interfering with the building process
- Sliding scale for these communities for the front set-back
- Sliding scale in control free districts
- Same sliding scale in lake residential

Regarding the previous motion made by Mr. Davis, seconded by Mr. Hart, it was approved 5 – 0, to approve to make a referral to the Planning Commission of a request for a text amendment to Lake Residential district to include a sliding scale for front setbacks for communities where sewer infrastructure is present.

Board & Commission Appointments

Building Codes Appeal Board

No nominations were made.

Board of Zoning Appeals

Mr. Hart made a nomination, approved 5 – 0, to appoint Ryan Honea as the District V representative on the Board of Zoning Appeals.

Old / Unfinished Business

Mr. Hart asked if the County could advertise for the position in the Building Codes Department instead of the private contractor that is currently reviewing plans. Mr. Moulder noted not that this time as the contractors are still reviewing plans and handling the majority of the commercial work so the County can focus on residential inspections with the limited staff as part of the elimination of positions from this year's budget. At this time, the County is not trying to fill those positions in the Building Codes Department. Discussion continued.

Ms. Cammick questioned Mr. Root if Board of Zoning Appeals could have an alternate on the board. Mr. Root noted he would complete research on this issue.

New Business

None at this meeting.

Council Committee Reports:

None at this meeting.

Executive Session:

Mr. McCall made a motion, seconded by Mr. Hart, approved 5 – 0 to enter into Executive Session for the following purposes, as allowed for in § 30-4-70(a) of the South Carolina Code of Laws:

[1] "Receive legal advice and discuss potential lawsuit in relation to opioid epidemic."

[2] "Receive legal advice and discuss economic development matter and related issues involving the Lakeside Lodge development."

[3] "Receive legal advice in relation to and discuss resolution of claim against vendor for failure to provide agreed upon services"

Council entered Executive Session at 6:36 p.m.

Council returned from Executive Session at 7:46 p.m. on a motion made by Mr. Davis, seconded by Mr. Cain, approved 5 – 0.

Ms. Cammick stated that no action was taken in Executive Session.

Mr. Davis made a motion, seconded by Mr. Cain, approved 5 – 0, to amend the agenda to include in title only Ordinance 2018-08 "An Ordinance authorizing the execution and delivery of certain incentive agreements and incentives by and between Oconee County, South Carolina and Project Lakeside Lodge pertaining to an economic development project which will not annex into the City of Clemson and other matters related thereto".

Mr. Cain made a motion, seconded by Mr. Davis, approved 5 – 0, to adopt Ordinance 2018-08 in title only on first reading.

Mr. Cain made a motion, seconded by Mr. McCall, approved 5 – 0, to approve to resolve the claim against the vendor as noted in item #3 of the Executive Session on the agenda as discussed during Executive Session.

Adjourn

Mr. Hart made a motion, approved unanimously 5 – 0, to adjourn at 7:47 p.m. .

Respectfully Submitted:

Katie D. Smith
Clerk to Council



OCONEE COUNTY COUNCIL
RECUSAL FORM

Council Member Name: Wayne McCall
[Please Print]

Council Member Signature: [Signature]

Meeting Date: 3-6-2018

Item for Discussion/Vote: Tree Removal - Land Clearing for Seneca Rail Site

Reason for Recusal I was not present for original meeting/discussion

I have a personal/familial interest in the issue.

Other: Currently completing work w/ Thrashers Grading, LLC.

Katie D. Smith
Katie Smith
Clerk to Council