



MINUTES

OCONEE COUNTY COUNCIL

Regular Meeting

November 20, 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 [except Mr. Paul Cain], Interim County Administrator Rick Martin, 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: Caitlin Herrington / Daily Journal.

Call to Order:

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

Public Comment Session

None at this meeting.

County Council Response to Public Comment

None at this meeting.

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. Rick Martin 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 4 – 0, to approve the November 13, 2018

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Regular meeting minutes as presented.

Administrator's Report & Agenda Summary

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

- Second Reading of Ordinance: 2018-32, 2018-34, 2018-35
- First & Final Reading of Resolution: 2018-16, 2018-17
- Discussion Regarding Action Items

Mr. Root asked for a motion to amend the agenda to add "To Discuss the purchase of 667 Rock Crusher Road" under Executive Session.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to amend the agenda to add "To Discuss the purchase of 667 Rock Crusher Road" under Executive Session.

Public Hearings for the Following Ordinances

None at this meeting.

Third Reading of the Following Ordinances

None at this meeting.

Second Reading of the Following Ordinances

Ordinance 2018-32 "AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH PICKENS COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE, AT THE TIME OF ITS INITIAL DEVELOPMENT, GEOGRAPHICALLY LOCATED IN PICKENS COUNTY AND TO INCLUDE CERTAIN PROPERTY NOW OR TO BE OWNED BY A COMPANY KNOWN TO THE COUNTY AT THIS TIME AS "PROJECT PRINT" OR ITS ASSIGNEE, AND ESTABLISHED PURSUANT TO SECTION 4-1-170 *ET SEQ.* OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH PICKENS COUNTY PROVIDING FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE ALLOCATION, AND THE DISTRIBUTION OF FEES IN LIEU OF *AD VALOREM* TAX; AND MATTERS RELATED THERETO."

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Ordinance 2018-32** on second reading.

Ordinance 2018-34 "AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A RESIDENTIAL LEASE AGREEMENT BETWEEN OCONEE COUNTY AS LESSOR AND KENT CROOKS AS LESSEE FOR CERTAIN REAL PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, LOCATED AT 207 CROOKS ROAD, SENECA, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO."

Mr. Hart made a motion, seconded by Mr. McCall, approved 4 – 0, to approve **Ordinance 2018-34** on second reading.

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Ordinance 2018-35 “AN ORDINANCE TO AMEND DIVISION 2, ARTICLE IV, CHAPTER 2 OF THE OCONEE COUNTY CODE OF ORDINANCES BY MAKING CLEAR THAT TERM LIMITS DO NOT APPLY TO MEMBERS OF THE COUNTY AERONAUTICS COMMISSION; AND OTHER MATTERS RELATED THERETO.”

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Ordinance 2018-35** on second reading.

First Reading for the Following Ordinances

None at this meeting.

First & Final Reading of the Following Resolutions

Resolution 2018-16 “A RESOLUTION AUTHORIZING THE AMENDMENT OF AN AGREEMENT TO DEVELOP A JOINT-COUNTY INDUSTRIAL AND BUSINESS PARK BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PICKENS COUNTY, SOUTH CAROLINA, TO PROVIDE FOR THE EXPANSION OF THE BOUNDARIES OF THE MULTI-COUNTY INDUSTRIAL/BUSINESS PARK CREATED THEREBY TO INCLUDE CERTAIN ADDITIONAL PROPERTY LOCATED IN PICKENS COUNTY; AND OTHER MATTERS RELATED THERETO.”

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Resolution 2018-16** on first & final reading.

Resolution 2018-17 “A RESOLUTION APPROVING THE EXTENSION BY OCONEE COUNTY, SOUTH CAROLINA OF THE INVESTMENT PERIOD FOR THE FEE AGREEMENT BY AND BETWEEN SANDVIK, INC. AND OCONEE COUNTY, SOUTH CAROLINA, DATED AS OF NOVEMBER 1, 2013 (SANDVIK, INC. PROJECT), PURSUANT TO THE PROVISIONS OF SECTION 12-44-30(13), CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED.”

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Resolution 2018-17** on first & final reading.

Discussion Regarding Action Items

\$50,000 SCPRT “Undiscovered SC” grant application submission by Foothills Farmstead

- SCPRT “Undiscovered SC” is accepting grant applications until December 7, 2018.
- The project property must be owned by a county or city.
- A “Letter of Intent” has been submitted and approved by SCPRT for a request from the Foothills Farmstead in the amount of \$50,000.
- It is a 1:1 matching grant.
- The Foothills Farmstead is requesting to fund the rebuild of the Main Farmhouse by local vendors. If approved, the grant money would be financially managed/lead applicant by Oconee County with the Foothills Farmstead, as the Project Management, being the recipient of SCPRT funds.
- The SCPRT grant is a reimbursing grant, if awarded, the county would be reimbursed for spent funds as often as monthly up to \$50,000 total with required reimbursable documentation to SCPRT.

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It is staff's recommendation that Council approve the SCPRT grant submission for \$50,000 and the lead applicant on behalf of the Foothills Farmstead.

Mr. Davis made a motion, seconded by Mr. Hart, to approve the SCPRT grant submission for \$50,000 and the lead applicant on behalf of the Foothills Farmstead.

Mr. Nick Gambrell, Foothills Farmstead, addressed Council highlighting the following:

- Farmstead has applied for another matching grant from the USDA
- Match one with the other
- One grant has to come before the other

Regarding the previous motion made by Mr. Davis, seconded by Mr. Hart, it was approved 4 – 0, to approve the SCPRT grant submission for \$50,000 and the lead applicant on behalf of the Foothills Farmstead.

A REQUEST, PURSUANT TO SECTION 2-35 OF THE OCONEE COUNTY CODE OF ORDINANCES, FOR THE OCONEE COUNTY COUNCIL TO MODIFY AND REORGANIZE THE “COMMUNITY DEVELOPMENT” DEPARTMENT, SO AS TO ESTABLISH THE BUILDING CODES DIVISION AND THE PLANNING AND ZONING DIVISION AS SEPARATE DEPARTMENTS FOR ADMINISTRATIVE PURPOSES.

Mr. Hart made a motion, seconded by Mr. Davis, approved 4 – 0, to modify and reorganize the “Community Development” Department, so as to establish the Building Codes Division and the Planning and Zoning Division as separate departments for Administrative purposes.

Unfinished Business

None at this meeting.

New Business

None at this meeting.

Executive Session:

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 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] Discussion regarding an Economic Development matter, Project Aztec.

[2] To receive legal advice and discuss a contractual matter regarding the Sewer South Transfer and Operation Agreement with the Oconee Joint Regional Sewer Authority.

[3] Discussion regarding an Economic Development matter, Project Cell.

[4] To discuss the purchase of 667 Rock Crusher Road.

Council entered Executive Session at 6:11 p.m.

Council returned from Executive Session at 6:27 p.m. on a motion made by Mr. Davis, seconded by

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Mr. Hart, approved 4 – 0.

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

Mr. Root noted that following up on the 667 Rock Crusher Road discussion, the survey to the property showed that the acreage with approximately 9 acres as opposed to 14 acres, which is what was voted on at the last meeting. Mr. Root asked for a motion to amend the agenda to add a motion to rescind Resolution 2018-15 relating to the purchase of 667 Rock Crusher Road and to approve Resolution 2018-15-A, which restates the original motion in full and changes the acreage from 14 to 9 and the value to the County would be the same.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to amend the agenda to add a motion to rescind Resolution 2018-15 relating to the purchase of 667 Rock Crusher Road and to approve Resolution 2018-15-A, which restates the original motion in full and changes the acreage from 14 to 9.

Mr. Root noted that as part of the motion to amend the agenda, there would need to be a finding of an exigent circumstance as this would lead to final action. He further noted this property needs to be closed on as quickly as possible for continuity and Rock Quarry operations.

Ms. Cammick stated there is an exigent circumstance to amend the agenda as stated previously and as stated by the County Attorney.

Ms. Cammick called for the vote. The motion passed 4 – 0, to amend the agenda for the exigent circumstance as this would lead to final action that this property needs to be closed on as quickly as possible for continuity and Rock Quarry operations.

Mr. Root asked for a motion to rescind Resolution 2018-15 related to the purchase of 667 Rock Crusher Road and to approve Resolution 2018-15-A, which will restate the original resolution in full and changes the acreage from approximately 14.2 to approximately 9.1.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve a motion to rescind Resolution 2018-15 related to the purchase of 667 Rock Crusher Road and to approve Resolution 2018-15-A, which will restate the original resolution in full and changes the acreage from approximately 14.2 to approximately 9.1.

Adjourn:

Mr. Davis made a motion, approved unanimously, to adjourn at 6:30 p.m.

Respectfully Submitted:

Katie D. Smith
Clerk to Council