



MINUTES
OCONEE COUNTY COUNCIL MEETING
Regular Meeting
April 10, 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. Cain], 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 & Dick Mangrum / WGOG.

Call to Order

Ms. Cammick called the meeting to order at 6:04 p.m.

Public Comment Session

Mr. Randy Dewese, Plant Manager at Ideal Steel, Inc., addressed Council regarding the County potentially purchasing property from businesses and he noted they have been trying to sell a location near the landfill.

Ms. Cammick received a letter [copy filed with these minutes] from Ron Duquette, Owner of Ideal Steel, Inc., requesting help to relocate equipment to the main plant.

Ms. Terry Swain, Fair Oak Youth Center Recreation Director, addressed Council regarding Fair Oak recreation from being excluded from playing any County teams in all sports.

Tara Burnette addressed Council regarding the petition and comments [copy filed with these minutes] to support Fair Oak Youth Center and noted there are currently 893 signatures.

Ms. Jean Jennings addressed Council regarding placing dumpsters at the Utica and Newry areas.

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. McCall 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 March 20, 2018 Regular meeting minutes as presented.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve the March 29, 2018 Workshop with Planning Commission meeting minutes as presented.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve the March 29, 2018 Special 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:

- First & Final Resolution: 2018-05
- Public Hearing of Ordinance: 2017-34, 2018-08
- Third Reading of Ordinance: 2017-34, 2018-08
- Second Reading of Ordinance: 2018-07, 2018-09, 2018-10, 2018-11
- First Reading of Ordinance: 2018-12
- Discussion Regarding Action Items
- Board & Commission Appointments
- New Business
- Council Committee Reports

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to amend the agenda and remove the Executive Session item.

First & Final Reading for the Following Resolutions

Resolution 2018-05 "A RESOLUTION OF THE OCONEE COUNTY COUNCIL AFFIRMING ITS COMMITMENT TO PROMOTE FAIR AND EQUITABLE ACCESS TO THE RESOURCES AND ACTIVITIES AVAILABLE IN OCONEE COUNTY WHICH MAKE THE COUNTY AN EXTRAORDINARY PLACE TO LIVE, WORK, AND PLAY."

Mr. Davis made a motion, seconded by Mr. Hart, to approve **Resolution 2018-05** and first & final reading.

Ms. Cammick noted the purpose of the resolution was the ongoing discussions between Fair Oak Youth Center and the other recreation departments in the County. She further noted this is not just a beautiful place to live but a great place to live but needs to be manifested in what people do every day and start living by it. Discussion continued.

Regarding the previous motion made by Mr. Davis, seconded by Mr. Hart, it was approved 4 – 0, to approve **Resolution 2018-05** on first & final reading.

Public Hearings for the Following Ordinances

Ordinance 2017-34 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN EXTENSION AGREEMENT BETWEEN OCONEE COUNTY AND RBC AEROSTRUCTURES LLC, AMENDING THE FEE AGREEMENT BETWEEN THE TWO, DATED AS OF AUGUST 1, 2013, BY AN EXTENSION OF THE INVESTMENT PERIOD THEREOF BY FIVE YEARS, AND INCLUDING AMENDING THE SPECIAL SOURCE REVENUE CREDIT AND INCREASING THE REQUIRED INVESTMENT; 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 2017-34**.

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.”

Ms. Elaine Masceri addressed Council in support of **Ordinance 2018-08**.

Mr. Donnie Blackmon addressed Council in support of **Ordinance 2018-08**.

No additional citizens spoke at this meeting.

Noting that no other 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 2018-08**.

Third Reading of the Following Ordinances

Ordinance 2017-34 *[see caption above]*

Mr. Davis made a motion, seconded by Mr. Cain, to approve **Ordinance 2017-34** on third & final reading.

Mr. Davis thanked RBC Aerostructures LLC for their continued commitment to Oconee County.

Regarding the motion made by Mr. Davis, seconded by Mr. Cain, it was approved 4 – 0, to approve **Ordinance 2017-34** on third & final reading.

Ordinance 2018-08 *[see caption above]*

Mr. Davis made a motion, seconded by Mr. Cain, to approve **Ordinance 2018-08** on third & final reading.

Mr. Davis was appreciative for their commitment and noted this is a great project and great taxes in the area and thanked them for choosing Oconee County.

Regarding the motion made by Mr. Davis, seconded by Mr. Cain, it was approved 4 – 0, to approve **Ordinance 2018-08** on third & final reading.

Second Reading of the Following Ordinances

Ordinance 2018-07 “AN ORDINANCE AUTHORIZING THE EXECUTION, DELIVERY, AND IMPLEMENTATION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN OCONEE COUNTY, THE CITY OF WALHALLA, AND MICHAEL CRENSHAW, AS SHERIFF FOR OCONEE COUNTY, IN RELATION TO LAW ENFORCEMENT AT COUNTY FACILITIES AND DURING COUNTY MEETINGS; AND OTHER MATTERS RELATED THERETO.”

Mr. Hart made a motion, seconded by Mr. Davis, approved 4 – 0, to approve **Ordinance 2018-07** on second reading.

Ordinance 2018-09 “AN ORDINANCE APPROVING, CONFIRMING, RATIFYING AND/OR AUTHORIZING CERTAIN ACTS AND AGREEMENTS BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND BORGWARNER PDS (USA) INC. (THE “COMPANY”); AUTHORIZING THE EXECUTION AND DELIVERY OF A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN OCONEE COUNTY AND BORGWARNER PDS (USA) INC. MEMORIALIZING THE FOREGOING; AND OTHER MATTERS RELATED THERETO, INCLUDING, WITHOUT LIMITATION, REVISING THE DISTRIBUTION OF REVENUE FROM A COMPANY PROPERTY.”

Mr. Hart made a motion, seconded by Mr. Davis, approved 4 – 0, to approve **Ordinance 2018-09** on second reading.

Ordinance 2018-10 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN EQUIPMENT LEASE-PURCHASE AGREEMENT IN THE AMOUNT OF NOT EXCEEDING \$365,000 TO DEFRAID THE COSTS OF ACQUIRING VARIOUS EQUIPMENT; AUTHORIZING THE COUNTY ADMINISTRATOR TO DETERMINE CERTAIN MATTERS; AND OTHER MATTERS RELATING THERETO.”

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Ordinance 2018-10** on second reading.

Ordinance 2018-11 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT CRUMBLE; THE GRANTING OF SPECIAL SOURCE REVENUE CREDITS; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES.”

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Ordinance 2018-11** on second reading.

First Reading of the Following Ordinances

Ordinance 2018-12 “AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED MULTI-COUNTY INDUSTRIAL AND BUSINESS PARK WITH PICKENS COUNTY; SUCH INDUSTRIAL AND BUSINESS PARK TO BE, AT THE TIME OF ITS INITIAL DEVELOPMENT, GEOGRAPHICALLY LOCATED IN OCONEE COUNTY AND AUTHORIZING THE INCLUSION OF CERTAIN PROPERTY NOW OWNED BY CASTO OCONEE, LLC AND CLEMSON FAMILY INVESTORS, LLC OR THEIR RESPECTIVE ASSIGNEES; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT GOVERNING THE MULTI-COUNTY INDUSTRIAL AND BUSINESS PARK; AND OTHER RELATED MATTERS.”

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Ordinance 2018-12** on first reading.

Discussion Regarding Action Items

2018 Strategic Plan Report

Mr. Davis made a motion, seconded by Mr. Hart, to approve the 2018 Strategic Plan Report.

Discussion continued to include:

- Magistrate Court in Westminster
- City of Westminster wants County to commit \$500,000 to develop the plan for a joint facility
- \$15,000 expenditure to hire company to complete a space assessment plan
- Secure half of \$15,000 expenditure on their behalf so if County doesn't commit, the County has paid for at least half of the plan
- No plans drawn up

- Construct facility of our own will need architectural plans for construction bidding
- Design build scenario

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to commit \$7,500 to assist City of Westminster with design phase of a new facility for Westminster Magistrate Court.

Further discussion continued to include:

- City of Westminster would manage the bidding process
- Once construction starts, County would have a participatory role
- County manage project on the City's behalf
- May get better pricing
- Space percentages
- Originally proposed as a City building and County would assist them with payment toward the construction of the building and they would donate office space to the County

Two 2017 Chevrolet 3500 Cab & Chassis Trucks / Emergency Services / \$87,950.00

Budget: **\$132,947**

Project Cost: **\$87,950**

Balance: \$44,997

This purchase is for two (2) 2017 Chevrolet Silverado 3500 double cab trucks with utility beds to be used as Emergency Response Vehicles for Station 21. They will be used to carry fire fighting equipment, medical supplies and special rescue response equipment. These new trucks will replace two 2012 F-350 trucks that are in service daily and have over 200,000 miles. These existing rescue vehicles will be reassigned to replace two older model brush trucks that will be taken out of service and sold at a later date by public auction.

It is the staff's recommendation that Council approve the purchase of two Chevrolet 3500 trucks with utility beds from Love Chevrolet, of Columbia, SC, in the amount of \$87,950.00.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve the purchase of two Chevrolet 3500 trucks with utility beds from Love Chevrolet, of Columbia, SC, in the amount of \$87,950.00.

Discussion regarding Advertisement Budget

Ms. Cammick noted she has received multiple complaints from various media entities that the County is not sharing the advertisement resources. The bulk goes to one entity and throwing a little bit to a few others and leaving some all the way out. Discussion continued.

Ms. Cammick made a motion, seconded by Mr. Hart, to direct the County Administrator to put together a plan on what the County appropriates in the current budget for advertising and look at fair distribution among advertising resources and bring back to full Council.

Discussion continued to include:

- Better plan for looking at advertisement budget

- Distribute the advertising opportunities amongst the different types of media
- Spend money on radio and media, not just in Oconee County but all over the United States
- Advertise with Daily Journal, packages include more than just the newspaper; must also factor in Mountain Lakes Visitors Guide, Upstate Lake Living magazine, Clemson Visitors Guide, football preview advertisements, The Oconee County Chamber of Commerce directory, etc.
- Using radio for about three to four years
- Number of people that are reached with the circulations
- Advertising budget is not just print media and audio media but also advertising separate events [festival promotions, agricultural events, recycling information & promotions, etc.]

Regarding the previous motion made by Ms. Cammick, seconded by Mr. Hart, it was approved 3 – 1 [Mr. Davis opposed] to direct the County Administrator to put together a plan on what the County appropriates in the current budget for advertising and look at fair distribution among advertising resources and bring back to full Council.

Board & Commission Appointments

Building Codes Appeal Board

No nominations were made.

Old / Unfinished Business

None at this meeting.

New Business

Mr. McCall presented a PowerPoint presentation [copy filed with these minutes] showing the garbage that was left by one of his tenants.

Discussion continued to include:

- Littering is a crime
- How can the tenants leave their garbage behind and it be a civil offense?
- Magistrate’s Court will possibly give you a lien which is a civil action
- By County ordinance it’s a civil matter
- Change County ordinance
- Litter ordinance has been rewritten
- Additional Law Enforcement, Public Safety, Health & Welfare Committee meeting

Ms. Jean Jennings addressed Council and noted she has rental property and completes a rental agreement. She noted she collects a month’s rent up front plus a security deposit. She further noted the rental agreement states if the tenants leave the home in a mess, she keeps the money. Discussion continued.

Ms. Elaine Masceri addressed Council noting she lives down from a trailer park and the people that are renting are piling trash and never dump it. She noted she called the owner of the trailer to let him know and his response was “this is not a gated community”. Mr. McCall noted this can be addressed in the upcoming ordinance. He further noted that garage piling up would fall under DHEC and would be

creating a health hazard. Mr. Root noted she would need to contact Community Development and speak with Adam Chapman or Scott Carroll. Discussion continued.

Council Committee Reports:

Mr. Davis read from a prepared statement [copy filed with these minutes] outlining the discussions held at the February 20, 2018 Recreation Review Task Force meeting

Ms. Cammick made a recommendation for budgeting purposes to take monies that will be set aside for recreational purposes and create a grant fund and add stipulations. The groups can then apply for a grant but will have to meet stipulations in order to receive the money. Mr. Moulder noted he could reflect this in the budget document and it will be approved when Council approves the budget numbers as presented and can be adjusted accordingly.

Adjourn

Mr. Davis made a motion, approved unanimously 4 – 0, to adjourn at 7:15 p.m. .

Respectfully Submitted:

Katie D. Smith
Clerk to Council