



MINUTES

OCONEE COUNTY COUNCIL

Regular Meeting

May 15, 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, 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: Justin Campbell / Daily Journal.

Call to Order:

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

Public Comment Session

Mr. Tony Adams addressed Council regarding the industrial development project by the name of Project Omega and school security.

Ms. Terry Swain, Fair Oak Youth Center Director, addressed Council utilizing a handout [copy filed with these minutes] regarding boundaries.

Ms. Cammick read a statement from Nanette Alexander [copy filed with these minutes] regarding the plat of her property.

County Council Response to Public Comment

Ms. Cammick welcomed Mr. Martin to his first Council meeting as the Interim County Administrator.

Mr. McCall thanked Mr. Martin and Ms. Ladale Price, Finance Director, for filling the void and noted they are doing a great job and are very professional.

Mr. Davis welcomed Mr. Martin as the Interim County Administrator as well as other staff that has helped with this transition.

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Mr. Cain echoed Mr. Davis' comments and thanked staff for their hard work.

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:

The children that were present led the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

Mr. Hart made a motion, seconded by Mr. McCall, approved 5 – 0, to approve the May 1, 2018 Regular meeting minutes as presented.

Mr. Hart made a motion, seconded by Mr. McCall, approved 5 – 0, to approve the May 8, 2018 Special 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:

- Presentations to Council
- Proclamation 2018-03
- Public Hearing of Ordinance: 2018-12
- Third Reading of Ordinance: 2018-12
- First Reading of Ordinance: 2018-01, 2018-02, 2018-03
- Discussion Regarding Action Items
- New Business
- Council Committee Reports

Ms. Cammick noted there was one small correction under the Council Committee reports. Mr. McCall will be reporting on the May 3, 2018 Law Enforcement, Public Safety, Health & Welfare Committee meeting.

Presentations to Council

Rex Blanton, Chairman of the Agricultural Advisory Board / How to get Started Farming in Oconee County

Mr. Rex Blanton, Chairman of the Agricultural Advisory Board, addressed Council with a presentation entitled "Directory of Agricultural Resources" [copy filed with these minutes] highlighting the following:

- Appreciate the efforts made by Council and the Planning Commission in the writing of Ordinance 2016-17
- Oconee County has approximately 884 farms, large and small, totaling nearly 68,000 acres
- Agricultural Advisory Board was established in 2016
- Board exists to aid and advise the County in agriculture matters, to support and develop the diverse

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agricultural interest in the County, foster communication and cooperation among the varied agricultural interests & concerns, and to help ensure that agriculture's vital role in the economy and the character of the County is maintained & developed

- Recognized the Board members present at the meeting, which were Ms. Debbie Sewell, Ms. Kim Alexander, Ms. Marlene Willoughby, and Mr. Doug Hollifield, along with Mr. Adam Chapman, Staff Liaison for the Agricultural Advisory Board
- Ideas the Committee have been working on include compilation of a listing of agricultural interest entities and various groups in the County & collection of data for informational pamphlets to distribute to events to promote accurate agriculture in Oconee County
- Currently working to compile materials, survey concerns of the people, & to provide input for the agriculture element of the 2020 comprehensive plan
- Hartwell Village
- Create an Agriculture Directory focused on the beginner farmer
- Promote 150 years of agriculture in Oconee County as we celebrate the County's 150th anniversary
- Market to Table Contest

Ms. Debbie Sewell, Agriculture Advisory Board member, addressed Council with a presentation entitled "2018 Market-to-Table Recipe Contest and Market-to-Table Recipe Taste Contest" [copy filed with these minutes] highlighting the following:

- Responsibility of the Agricultural Advisory Board is to advise Council and promote agriculture in the County
- Promote producers and growers thru a recipe contest
- Availability of local food is not only a positive impact on local growers and producers, it impacts all agribusiness, influences community revitalization, economic development, availability of safe food, and protection of the environment
- Purpose of contest is to promote local food markets and food network producers and growers
- Identification of existing products and markets, market trends, needs for future markets, etc.
- Cost is a minimum of \$1,000, which is mostly promotional materials
- Set up tables at some of the local farmers markets to promote the locally grown food as well as the agriculture advisory board
- Three preliminary contests in June, July, & August and would be for citizens who buy fruits & vegetables and meats from the market and then submit a recipe of how it was used
- Judged by a point system and also how the particular ingredient was used, originality, presentation, etc.
- To include the 150th birthday, extra points would be given if it was a family or heirloom recipe
- Three categories, which would include side dishes, desserts, and entrée
- Best Overall winner
- Winners from the "Market-to-Table Contest" will move on to the "Market-to-Table Taste Contest"
- Local chef will prepare the four winning recipes at the fair
- Judges would decide who would be the best overall using the local ingredients
- Fair is September 25th through September 29th, 2018

Mr. Cain thanked the members of the Agricultural Advisory Board for their hard work and the time they invest and further noted that agriculture is very important to the heritage of this County. He further thanked

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Ms. Sewell for “thinking outside of the box” with the recipe contest and is an excellent way to get citizens interested in local agriculture.

Mr. Davis noted this was a great idea and some of the ideas presented can be completed in-house.

Sesquicentennial Committee

Ms. Amanda Brock, Mr. Phil Shirley, Ms. Janet Hartman, Ms. Leslie White Hagerty, and Mr. Blair Hinson, members of the Sesquicentennial Committee, addressed Council with a presentation entitled “What Oconee Means to Me” [copy filed with these minutes] highlighting the following:

- January 29, 2018 kicked off the Sesquicentennial celebration
- Art & Essay Contest
- Elementary School submissions
- Grand prize and 1st, 2nd, & 3rd place prizes
- 36 essay submissions and the common themes were “Our kids are really proud of Oconee County”, “Our kids feel safe here”, “Family”, “Community”, & “Small Business Opportunities”

Winners of the Art Contest are as follows:

Grand Prize: Lili Galloway – Keowee Elementary

First Place: Jenna Morris – Walhalla Elementary

Second Place: Jackson Smith – Walhalla Elementary

Third Place: John “Junior” Black – Tamassee-Salem Elementary

Winners of the Essay Contest are as follows:

Grand Prize: Treasure Lone – West-Oak High

First Place: Katherine Rochester: West-Oak High

Second Place: Ethan Barton – NEXT Eagle

Third Place: Kat Clever – Seneca High

Proclamation 2018-03

PROCLAMATION 2018-03 FOR NATIONAL SAFE BOATING WEEK

Ms. Cammick read the proclamation into the record.

Mr. Davis made a motion, seconded by Mr. Hart, to approve **Proclamation 2018-03**.

Mr. Davis thanked the firefighters and personnel for all of their hard work.

Regarding the previous motion made by Mr. Davis, seconded by Mr. Hart, it was approved 5 – 0, to approve **Proclamation 2018-03**.

Public Hearings for 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

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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.”

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 2018-12**.

Third Reading of the Following Ordinances

Ordinance 2018-12 [see caption above]

Mr. Cain made a motion, seconded by Mr. Davis, approved 5 – 0, to approve **Ordinance 2018-142** on third & final reading.

Second Reading of the Following Ordinances

None at this meeting.

First & Final Reading for the Following Resolutions

Ordinance 2018-01 [in title only] “AN ORDINANCE TO ESTABLISH THE BUDGET FOR OCONEE COUNTY AND TO PROVIDE FOR THE LEVY OF TAXES FOR ORDINARY COUNTY PURPOSES, FOR THE TRI-COUNTY TECHNICAL COLLEGE SPECIAL REVENUE FUND, FOR THE EMERGENCY SERVICES PROTECTION SPECIAL REVENUE FUND, FOR THE ROAD MAINTENANCE SPECIAL REVENUE FUND, FOR THE VICTIM SERVICES SPECIAL REVENUE FUNDS, FOR THE BRIDGE AND CULVERT CAPITAL PROJECT FUND, ALL IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019.”

Mr. Hart made a motion, seconded by Mr. McCall, to approve **Ordinance 2018-01** on first reading in title only.

Discussion followed to include:

- From Budget committee meeting, motion was for full Council to take on first reading in title only
- Administrator’s balance budget for FY2018-2019
- Funding for SRO’s and Coroner’s position
- Moved General fund total from \$45,921,784 to \$46,299,784, which would be a .703 mill increase
- Supplemental funding from the State for the Coroner position
- Commitment to fund SRO’s & Deputy Coroner position

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- Title only does not include additional fire truck, High Falls ADA upgrades, or Westminster Magistrate
- Discussion further at the Budget, Finance, & Administration Committee meeting on 5-22-2018 for the additional items
- General fund is recommended by the Administrator

Regarding the previous motion made by Mr. Hart, seconded by Mr. McCall, it was approved 5 – 0, to approve **Ordinance 2018-01** on first reading in title only.

Ordinance 2018-02 [in title only] “AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE SCHOOL DISTRICT OF OCONEE COUNTY (the “School District”) AND TO PROVIDE FOR THE LEVY OF TAXES FOR THE OPERATIONS OF THE SCHOOL DISTRICT OF OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019.”

Mr. Davis made a motion, seconded by Mr. Hart, approved 5 – 0, to approve **Ordinance 2018-02** on first reading in title only.

Ordinance 2018-03 [in title only] “AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT AND TO ESTABLISH THE BUDGET FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019.”

Mr. Hart made a motion, seconded by Mr. McCall, approved 5 – 0, to approve **Ordinance 2018-03** on first reading in title only.

Discussion Regarding Action Items

Approval for the execution of “Work Authorization #1” for Runway End 7 Fee Simple Acquisition Project (Phase III) in the amount of \$43,800 as presented by W.K. Dickson & Co., Inc. per unanimous recommendation by the Real Estate, Facilities, & Land Management Committee on February 13, 2018

Mr. Davis made a motion, seconded by Mr. Hart, approved 5 – 0, to approve the execution of “Work Authorization #1” for Runway End 7 Fee Simple Acquisition Project (Phase III) in the amount of \$43,800 as presented by W.K. Dickson & Co., Inc. per unanimous recommendation by the Real Estate, Facilities, & Land Management Committee on February 13, 2018.

PRT Commission / State and Local ATAX Recommendations / \$212,500

PRT Commission and PRT staff recommends:

- \$56,000 from Local ATAX funds for the following: SC Sports Alliance, Short Term Rental Compliance, Museum Docent Program, & Safety Signage – Palmetto Trail
- \$156,500 from State ATAX funds for 2018-19 Visit Oconee SC (CVB) funding. It is estimated that

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the entire \$156,500 will come from 65% State ATAX fund and zero from the local ATAX fund. Exact amounts from each account will be determined upon receipt of the 4th Quarter State ATAX check in August 2018.

Staff recommends approval of ATAX recommendations by the PRT Commission

Mr. Davis made a motion, seconded by Mr. Cain, to approve \$56,000 from Local ATAX funds for the following: SC Sports Alliance, Short Term Rental Compliance, Museum Docent Program, & Safety Signage – Palmetto Trail & \$156,500 from State ATAX funds for 2018-19 Visit Oconee SC (CVB) funding.

Per Mr. McCall, Chief Charlie King noted the following:

- ATAX has to reach a certain level before it can be spent on local government operations

Mr. Phil Shirley, Parks, Recreation, & Tourism [PRT] Director, addressed Council noting the following:

- Must reach \$900,000 in accommodation tax receipts before used on government operations
- SC Sports Alliance is our state organization that is used to recruit sporting events
- Short Term Rental Compliance program is a software data program
- Safety signage
- Visit Oconee funding is salary money that goes to Visit Oconee and is paid back to the County for their salaries
- Can rent home out so many days and it still be a primary residence
- Not primary residence, more taxes are paid
- 4% vs. 6% tax

Mr. Davis thanked Mr. Shirley and staff and noted they are doing a great job. He further noted that tourism is a great industry for Oconee County.

Mr. Davis asked Mr. Martin to get clarification on the rental time frame of how many days the home can be rented and it still be considered a primary residence.

Mr. Cain noted there were two events from the past week that he attended and noted great work coming from the Economic Alliance and Destination Oconee and thanked them and their staff for all of their hard work.

Regarding the previous motion made by Mr. Davis, seconded by Mr. Cain, it was approved 5 – 0, to approve \$56,000 from Local ATAX funds for the following: SC Sports Alliance, Short Term Rental Compliance, Museum Docent Program, & Safety Signage – Palmetto Trail & \$156,500 from State ATAX funds for 2018-19 Visit Oconee SC (CVB) funding.

Wayfinding Signage / Oconee Economic Alliance / Amount: 107,941.60

Budget: \$107,941.60

Project Cost: \$107,941.60

Balance: \$0.00

As part of the Oconee Economic Alliance's Destination Oconee initiative approved by Council in 2015, the Wayfinding Signage plan was developed to better identify and locate key destinations and cultural assets within the county, including assets in the municipalities. The Wayfinding signage plan is a continuation of the new branding found on the gateway signs entering the county. This Invitation to Bid was issued on April

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13, 2018, for the 144 wayfinding signs to be located throughout Oconee County. The signage plan and sign design, consisting of six different sizes of signs, was approved by SCDOT. The installation of all signs was listed as a bid option. The award amount for this bid includes the contractor providing all signs and installing them. On May 1, 2018, formal sealed bids were opened. Twenty-three companies were originally notified of this bid opportunity. Nine companies submitted bids, with Waybaytay Holdings DBA Signs Etc. of Charlotte, NC, submitting the lowest bid of \$98,128.72 for all 144 signs and their installation.

It is the staff's recommendation that Council [1] approve the award of ITB 17-10, Wayfinding Signage to Waybaytay Holdings DBA Signs Etc. of Charlotte, NC, in the amount of 98,128.72 with a 10% contingency of \$9,812.88, for a total award of \$107,941.60 and [2] authorize the County Administrator to approve any Change Orders within the contingency amount.

Mr. Davis made a motion, seconded by Mr. Hart, approved 5 – 0, to [1] approve the award of ITB 17-10, Wayfinding Signage to Waybaytay Holdings DBA Signs Etc. of Charlotte, NC, in the amount of 98,128.72 with a 10% contingency of \$9,812.88, for a total award of \$107,941.60 and [2] authorize the County Administrator to approve any Change Orders within the contingency amount.

Old / Unfinished Business

None at this meeting.

New Business

Ms. Cammick noted she received documentation [copy filed with these minutes] from the Oconee County Human Resources department regarding the Appalachian Council of Governments [ACOG] recruiting timeframe regarding a new administrator.

Ms. Cammick also handed out documentation [copy filed with these minutes] noting there was a request from the Local Emergency Planning Committee [LEPC] for part-time clerical assistance and would be discussed at the May 22, 2018 Budget, Finance, & Administration Committee meeting. Discussion continued.

Mr. Cain noted the 2020 census is coming up and requested to explore the potential for a seven-member Council and giving the public an opportunity to vote by referendum. He further noted there would be redistricting after the 2020 census. Discussion continued.

Mr. Cain made a motion, seconded by Mr. Davis, approved 5 – 0, to direct the Interim County Administrator to consult with the County Attorney and provide a memorandum regarding the timeline and legal requirements for increasing the Oconee County Council to seven (7) members, by giving the public an opportunity to vote on the issue by referendum.

Council Committee Reports:

Mr. McCall read from a prepared statement [copy filed with these minutes] outlining the discussions held at the May 3, 2018 Law Enforcement, Public Safety, Health & Welfare Committee Meeting.

Ms. Cammick read from a prepared statement [copy filed with these minutes] outlining the discussions held at the May 8, 2018 Budget, Finance, & Administration Committee 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] Discussion regarding an Economic Development matter, Project Golden.

[2] Discussion regarding an Economic Development matter, Project K.

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

Council entered Executive Session at 7:29 p.m.

Council returned from Executive Session at 8:07 p.m. on a motion made by Mr. Davis, seconded by Mr. Hart, approved 5 – 0.

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

Adjourn:

Mr. Davis made a motion, approved unanimously, to adjourn at 8:07 p.m.

Respectfully Submitted:

Katie D. Smith
Clerk to Council