



UPDATED AGENDA

OCONEE COUNTY COUNCIL MEETING

May 21, 2019

6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

Call to Order

Public Comment Session *[Limited to a total of forty (40) minutes, four (4) minutes per person.]*

Council Member Comments

Moment of Silence

Invocation by County Council Chaplain

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes

- May 7, 2019 Regular Minutes

Proclamation 2019-06

- ~~Proclamation 2019-06 Honoring K-9 Officer Jak~~

Proclamation 2019-07

- Proclamation 2019-07 for National Safe Boating Week

Administrator Comments

Public Hearings for the Following Ordinances

Ordinance 2019-01 “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 BRIDGE AND CULVERT CAPITAL PROJECT FUND, FOR THE ECONOMIC DEVELOPMENT CAPITAL PROJECT FUND, FOR THE DEBT SERVICE FUND, FOR THE VICTIM SERVICES SPECIAL REVENUE FUNDS, FOR THE CAPITAL VEHICLE / EQUIPMENT FUND, ALL IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020.”

Ordinance 2019-03 “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, 2019 AND ENDING JUNE 30, 2020.

Ordinance 2019-15 “AN ORDINANCE AUTHORIZING AND CONSENTING TO OR RATIFYING THE ASSIGNMENT AND ASSUMPTION OF AN INTEREST IN THAT CERTAIN AMENDED FEE AGREEMENT DATED AS OF DECEMBER 1, 2017, SUCH ASSIGNMENT FROM ITECH SOUTH, LLC, EUGENE CARLTON MORRIS and JUNE COPELAND MORRIS, AND SUCH ASSUMPTION BY ITECH BUYER, LLC AND PARKWAY REAL ESTATE HOLDINGS SOUTH CAROLINA, LLC, AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT MEMORIALIZING SUCH ASSIGNMENT AND ASSUMPTION AND CONSENT OR RATIFICATION; AND OTHER MATTERS RELATED THERETO.”

Third Reading of the Following Ordinances

Ordinance 2019-01 *[see caption above]*

Ordinance 2019-03 *[see caption above]*

Ordinance 2019-15 *[see caption above]*

Second Reading of the Following Ordinances

~~**Ordinance 2019-02** “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, 2019 AND ENDING JUNE 30, 2020.”~~

Ordinance 2019-11 “AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, BY REVISING CERTAIN TERMS CONTAINED THEREIN, IN ORDER TO PROPERLY DESCRIBE NEW DEPARTMENTS AND DEPARTMENTAL POSITIONS AND RESPONSIBILITIES RESULTING FROM COUNTY COUNCIL’S DIRECTIVE TO DIVIDE THE COMMUNITY DEVELOPMENT DEPARTMENT INTO BUILDING CODES AND PLANNING DEPARTMENTS.”

Ordinance 2019-12 “AN ORDINANCE AMENDING CHAPTER 38 OF THE OCONEE COUNTY CODE OF ORDINANCES, BY REVISING CERTAIN TERMS CONTAINED THEREIN, IN ORDER TO PROPERLY DESCRIBE NEW DEPARTMENTS AND DEPARTMENTAL POSITIONS AND RESPONSIBILITIES RESULTING FROM COUNTY COUNCIL’S DIRECTIVE TO DIVIDE THE COMMUNITY DEVELOPMENT DEPARTMENT INTO BUILDING CODES AND PLANNING DEPARTMENTS.”

Ordinance 2019-16 “AN ORDINANCE AMENDING CHAPTER 2 OF THE OCONEE COUNTY CODE OF ORDINANCES BY REVISING SECTION 2-191 IN RELATION TO THE EMPLOYMENT, DUTIES, AND RESPONSIBILITIES OF THE OCONEE COUNTY ATTORNEY.”

First Reading of the Following Ordinances

First & Final Reading for the Following Resolutions

Resolution 2019-14 “A RESOLUTION APPOINTING AND COMMISSIONING THE FOLLOWING PERSONS: REC COBB, ELIZABETH JOHNSON, JESSE

Council’s meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council’s Rules and the Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition. This agenda may not be inclusive of all issues which Council may bring up for discussion at this meeting. Items are listed on Council’s agenda to give public notice of the subjects and issues to be discussed, acted upon, received as information and/or disposed of during the meeting. Items listed on Council’s agenda may be taken up, tabled, postponed, reconsidered, removed or otherwise disposed of as provided for under Council’s Rules, and Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition, if not specified under Council’s rules.

BRIDGEMAN, MICHAEL HAMLIN, FRED BARBER, JON MURPHY, ANTONIO CORTEZ, ED ANDERSON, STEPHEN SCHUTT, DAVID MARTIN, GINA SPEARS, TANER MCCARROLL, AND JAMES SHEPHERD AS CODE ENFORCEMENT OFFICERS (PARK RANGERS) FOR THE PROPER SECURITY, GENERAL WELFARE, AND CONVENIENCE OF OCONEE COUNTY; AND OTHER MATTERS RELATED THERETO.”

Discussion Regarding Action Items

Council consideration of re-designation of Economic Development funding in the amount of \$210,000.00 to the Town of Salem to assist in water infrastructure expansion – Ryan Hardin / Director of Operations for the Water Department, Town of Salem

Update regarding Fall Creek Access

Discussion regarding Utica Community

PRT Commission State and Local ATAX recommendations of \$227,500 (See attached spreadsheet). The requests were unanimously approved and recommended by the PRT Commission on 05/2/19.

- PRT Commission and PRT staff recommends \$56,500 from Local ATAX funds for South Cove Park Speed Humps (\$10,000), Museum Docent Program-Year 3 (\$41,500) and the South Carolina Sports Alliance (\$5,000).
- PRT Commission and PRT staff recommends a total of \$171,000 in ATAX funds for the FY20 Visit Oconee SC Budget. It is estimated that \$150,000 will come from State ATAX funds and \$21,000 from Local ATAX funds. Exact amounts from each account will be determined upon receipt of the 4th Quarter State ATAX check in August 2019.

Staff recommends approval of ATAX recommendations from the PRT Commission.

PRT Commission recommendation to purchase the 218.67 acre Chauga Heights tract adjoining Chau Ram Park with the assistance of a \$550,000 grant from the SC Conservation Bank and Naturaland Trust. The request was unanimously approved and recommended by the PRT Commission on 05/2/19.

Oconee County has received, through Naturaland Trust, a \$550,000 grant from the SC Conservation Bank to assist in purchasing 218.67 acres that adjoins Chau Ram Park. The recommendation is to proceed with purchase of the property at the appraised price of \$765,000 and to utilize non-expended funds in the current budget to cover the \$215,000 gap to purchase the property and to fulfill all due diligent items such as closing costs and Conservation Easement Costs. It is estimated that the total cost will be approximately \$230,000. The funds will be repaid from local ATAX over the next 7 years at a rate of \$32,850 per year.

To date, we have completed the appraisal, completed the Environmental Site Assessment and secured an updated survey. If approved, we will have a joint closing where the property will be sold to Naturaland Trust, a conservation easement will be recorded and the property will then be deeded over to Oconee

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County. County Council will need to approve the Conservation Easement once complete. Upon closing, Oconee County will work to create a park master plan for all of Chau Ram Park for future planning.

Staff recommends approval of recommendation from the PRT Commission.

PRT Commission’s recommendation to facilitate placement of a Conservation Easement on the 218.67 acre Chauga Heights tract adjoining Chau Ram Park through Upstate Forever. The request was unanimously approved and recommended by the PRT Commission on 05/2/19.

This agenda item is contingent upon the approval of the purchase of the Chauga Heights property.

Oconee County will work with Upstate Forever as it places a Conservation Easement on the 218.67 acre tract. The goal of the easement is to protect the property and the Chauga River watershed in perpetuity and to allow for a master plan to be completed that will enhance public use of the property. The master plan will focus on passive and leisure recreation opportunities like expanding the lodging opportunities, increase hiking/biking trails and to create an interpretive center for the public to enjoy. Once complete, the final Conservation Easement will be brought before County Council for review and discussion.

Staff recommends approval of recommendation from the PRT Commission.

Board & Commission Appointments (IF ANY) [Seats listed are all co-terminus seats]

***Building Codes Appeal Board.....2 At Large Seats**

***No questionnaires on file for any of the seats listed above with exception to the Arts & Historical Commission**

Council Committee Reports

Budget, Finance, & Administration / Mr. Elliott.....[05/07/2019]

Transportation / Mr. Hart.....[05/07/2019]

Request Council approval of repairing potholes on Anderson Street in West Union per unanimous vote by the Transportation Committee on May 7, 2019.

Unfinished Business [to include Vote and/or Action on matters brought up for discussion, if required]

[None scheduled.]

New Business [may include items which may be scheduled for final action at a future meeting, if required]

[None scheduled.]

Executive Session

[upon reconvening Council may take a Vote and/or take Action on matters brought up for discussion in Executive Session, if required]

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] Discussion regarding an Economic Development matter, Project Trout.

[3] Discussion of contractual and Economic Development matter, Historic Courthouse.

[4] To receive legal advice and discuss personnel matters related to the following departments: The Rock Quarry, Auditor, Finance, Assessor, Information Technology,

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Finance, Human Resources, Sheriff's Office, Airport, Treasurer, Facilities Maintenance, Roads and Bridges, Planning, Solid Waste, Registration & Elections, Procurement, and Administration, including internal review procedures.

[5] Discussion regarding an Economic Development matter, ACI Plastics.

[6] Discussion regarding the potential purchase of real property for the possible relocation of the Westminster Magistrate's Office.

Adjourn

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.

ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council, Committee, Board & Commission meeting schedules, agendas are posted at the Oconee County Administration Building & are available on the County Council Website.