



**MINUTES**  
**OCONEE COUNTY COUNCIL MEETING**  
**Regular Meeting**  
**February 5, 2013**

**MEMBERS, OCONEE COUNTY COUNCIL**  
Mr. Joel Thrift, District IV, Council Chairman  
Mr. Paul Corbeil, District I, Vice Chairman  
Mr. Wayne McCall, District II, Chairman Pro Tem  
Mr. Archie Barron, District III  
Mr. Reg Dexter, District V

Oconee County Council met at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, Thomas L. Martin County Attorney, County Administrator Scott Moulder, Assistant Administrator Glenn Breed and Clerk to Council Elizabeth G. Hulse 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.oconeese.com/council](http://www.oconeese.com/council)]. In addition it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Member of the press present: Ray Chandler-Anderson Independent, Dick Mangrum-WGOG Radio, Ashton Hester-Keowee Courier & Norman Cannada-The Daily Journal.

**Call to Order:** Mr. Thrift called the meeting to order at 6:00 p.m.

**Public Comment Session [related to specific agenda items]:**  
Mr. Redd Gardner addressed Council regarding concerns with Solid Waste policy.  
Mr. Jim Gadd addressed Council regarding his work with Safe Harbor and their intent to open a shelter in Oconee County.

**Public Comment Session [related to non-agenda items]:**  
Mr. B. J. Littleton addressed Council regarding his concerns with the Sheriff's Office supervision of the jail.

**Extended Public Comment Session [five minute max./prior scheduling required]:**  
Mr. Berry Nichols addressed Council regarding various council issues including the procedures for board/commission appointments, his concerns that public comment is not valued by Council and wasteful spending by Council and various departments for studies he stated could be obtained at no cost. Lastly, Mr. Nichols gave Council a "D" grade related to their performance to date.

**County Council Response to Public Comment:** None at this meeting

**Meeting Recess:** Mr. Thrift announced a 10 minute recess at 6:19 p.m.

**Meeting Reconvene:** Mr. Thrift reconvened the meeting at 6:29 p.m.

**Pledge of Allegiance:**  
Mr. Barron led the Pledge of Allegiance to the Flag of the United States of America.

## **Minutes:**

Clerk to Council noted a minor correction to the minutes related to the Solar Energy presentation. Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 to approve the minutes from the January 22, 2013 regular meeting as amended and presented.

## **Presentations to Council:**

### **Transit Study / Mr. Ernie Boughman, URS**

Mr. Boughman, Senior Project Manager, addressed Council utilizing a PowerPoint presentation and handout [copies filed with these minutes] highlighting progress to date including:

- Overview
- Goals
- 2010 Census Data
- Public Involvement
- Public Opinion Survey
  - Respondent Age
  - Respondent Household Income
  - Selected Responses
- Next Steps
  - Finalize demographic analysis
  - Conduct peer-region comparison
  - Close survey [end of February 2013] and analyze responses
  - Recommend path forward scenarios
  - Issue feasibility report [anticipate March 2013]

Discussion followed regarding several issue including; municipality interaction and financial participation, Duke Energy interest, current CAT system, and inclusion of a CAT bus ridership statistics. Council thanked Mr. Boughman for his update.

### **Oconee County Public Library [OCPL], Seneca Branch Project / Mr. Danny Day, Board Chair**

Mr. Day addressed Council regarding the need to implement the Library's Strategic Plan in relation to a new Seneca Branch library. He stated that based on "Standards for South Carolina Public Libraries, 2012" that the current facility is under size, under staffed and unable to provide needed services.

Mr. Day noted that the OCPL Board will meet to identify the best potential location for a new facility and will report back to Council to request funding.

Discussion followed regarding several issues including; encouraging the OCPL Board to contact and work with representatives from the City of Seneca to identify the best location for a facility, the need for the Board to explore grant and other external source funding for part or all of any potential project, and a request for the Board to address the role and need for a brick & mortar facility in the 21<sup>st</sup> century. Council thanked Mr. Day for his presentation.

## **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:

Ordinance 2012-38 – he specifically requested that this item be moved for consideration after Executive Session  
Ordinance 2013-04

In addition, Mr. Moulder reviewed the following Action Items before Council.

1. Sewer South Project / PO #49624, CO#1 / \$717,830

Lastly, Mr. Moulder asked that the purpose for Executive Session be amended as follows: to discuss an Economic Development project: Project Zeta and to discuss two contractual matters.

### **Third & Final Reading of the Following Ordinances**

Ordinance 2012-38 "AUTHORIZING THE SALE, BY OCONEE COUNTY, SOUTH CAROLINA (THE "COUNTY"), OF CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON (THE "PROPERTY"), AND THE GRANT BY THE COUNTY OF CERTAIN EASEMENTS AFFECTING REAL PROPERTY, OWNED BY THE COUNTY AND LOCATED IN THE CITY OF WALHALLA, SOUTH CAROLINA (THE "CITY"), TO OCONEE COURTHOUSE VENTURES, LLC (THE "COMPANY"), ALL PURSUANT TO AN AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY TO BE ENTERED INTO BY AND BETWEEN THE COUNTY AND THE COMPANY; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE INCENTIVE AGREEMENTS BY AND BETWEEN THE COUNTY AND THE COMPANY FOR THE PURPOSES OF MAKING AVAILABLE TO THE COMPANY CERTAIN PROJECT INFRASTRUCTURE GRANT FUNDS, INCLUDING THE PROPERTY AND THE PROJECT IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK (THE "PARK"), AND MAKING AVAILABLE TO THE COMPANY CERTAIN SPECIAL SOURCE REVENUE CREDITS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT FOR THE ESTABLISHMENT OF THE PARK WITH ONE OR MORE ADJOINING COUNTIES FOR THE PURPOSE OF INCLUDING THE PROPERTY AND THE PROJECT WITHIN THE PARK; AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE COUNTY AND THE CITY RELATING TO THE INCLUSION OF THE PROPERTY AND THE PROJECT IN THE PARK AND THE DISTRIBUTION OF PARK REVENUES; AUTHORIZING, RATIFYING AND AFFIRMING ALL PRIOR ACTS OF OCONEE COUNTY AND ITS OFFICERS AND ELECTED OFFICIALS WITH REGARD TO THE FOREGOING; AUTHORIZING THE EXECUTION AND DELIVERY OF ANY AND ALL DOCUMENTS, INSTRUMENTS OR CERTIFICATES NECESSARY OR DESIRABLE TO ACCOMPLISH THE FOREGOING; AND OTHER MATTERS RELATED THERETO"

Mr. Barron made a motion, seconded by Mr. Corbeil, approved 5 – 0 to move consideration of **Ordinance 2012-38** after Executive Session.

### **Second Reading of the Following Ordinances**

[Note: Public Hearings will be scheduled at or before third & final reading for the following ordinances as required]

Ordinance 2013-04 "AUTHORIZING THE ISSUANCE AND SALE BY OCONEE COUNTY, SOUTH CAROLINA, OF ITS NOT EXCEEDING \$2,600,000 GENERAL OBLIGATION BONDS, CONSISTING OF GENERAL OBLIGATION BONDS, SERIES 2013A AND GENERAL OBLIGATION BONDS, TAXABLE SERIES 2013B; FIXING THE FORM AND CERTAIN DETAILS OF THE BONDS; AUTHORIZING THE CHAIRMAN OF COUNTY COUNCIL AND COUNTY ADMINISTRATOR TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; AMENDING ORDINANCE NO. 2012-29 AND OTHER MATTERS RELATING THERETO" *[Echo Hills, Phase I Development Bond]*

Mr. Dexter made a motion, seconded by Mr. Corbeil to approve Ordinance 2013-04 on second reading.

Mr. McCall made a motion, seconded by Mr. Dexter, approved 5 – 0 to amend the caption from first reading to now read "*not exceeding \$2,600,000*".

Mr. Thrift called for the vote on **Ordinance 2013-04** on second reading as amended. The motion passed 5 - 0.

**First Reading of the Following Ordinances**

*[None at this Meeting]*

**First Reading of the Following Resolutions**

*[None at this Meeting]*

**Discussion Regarding Action Items**

**Sewer South Project / PO 49624: CO#1 / \$717,830**

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve Change Order #1 for PO 49624, to URS Corporation of Greenville, SC, to perform general engineering services for the Sewer South Project, per the proposal presented, not to exceed \$717,830.

**Board & Commission Appointments**

**Economic Development Commission**

District II                      VACANT – Tabled to February 19, 2013

**Planning Commission**

District IV                      Mr. William Childress

Mr. Thrift made a motion to nominate Mr. William “Bud” Childress to the District IV seat. No other nominations were received. Mr. Corbeil made a motion to accept Mr. Thrift’s nomination. The motion was approved 5 – 0.

**Aeronautics Commission**

District II                      Mr. Dan Suddeth  
District IV                      Mr. Dan Schmeidt  
District V                      Mr. Ronald Chiles  
At Large Seat                Mr. Michael Gray

Mr. Dexter made a motion to nominate for re-appointment the four existing members for reappointment as listed above. No other nominations were received. Mr. McCall made a motion to accept Mr. Dexter’s nominations. The motion was approved 5 – 0.

**Arts & Historical Commission**

District II                      Mr. Luther Lyle  
District IV                      Tabled to February 19, 2013  
District V                      Mr. Henry Richardson  
At Large Seat                Ms. Jean Dobson

Mr. Corbeil made a motion to nominate for re-appointment the three existing members for reappointment as listed above. No other nominations were received. Mr. Corbel’s motion was approved 5 – 0.

**Building Codes Appeal Board**

District II                      Mr. Matt Rochester  
District IV                      Mr. Mike Willimon  
District V                      Mr. Harry Tollison

Mr. Corbeil made a motion to nominate for re-appointment the two existing members for District IV and V for reappointment as listed above.

Mr. McCall made a motion to nominate Mr. Matt Rochester for the District II seat.

No other nominations were received. Both motions were approved 5 – 0.

**Parks, Recreation & Tourism Commission**

At Large Seat            Mr. Brian Greer  
At Large Seat            Ms. Rosemary Bailes  
At Large Seat            Ms. JoAnne Blake

Mr. McCall made a motion to nominate for re-appointment the three existing members for reappointment as listed above. No other nominations were received. Mr. McCall’s motion was approved 5 – 0.

**Old Business**

*[None at this Meeting]*

**New Business**

*[None at this Meeting]*

**House Bill H3290 – Flow Control**

Mr. Thrift noted that House Bill H3290 was adopted and forwarded to the Senate. He stated that the bill originally focused on Horry County; however, it was amended and could have an impact on Oconee County. Mr. Thrift noted that this was addressed in the SCAC’s Friday Report [copy filed with these minutes] and asked that Council, staff and the public be aware of the issue and potential impact for Oconee County and its citizens. Mr. Moulder noted that he had contacted the SCAC for an opinion regarding any effect on Oconee County.

**Executive Session:**

Mr. Baron made a motion, seconded by Mr. Corbeil to enter Executive Session.

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 5 – 0 to amend the purpose of Executive Session for the purpose of discussing an Economic Development matter – Project Zeta, discussing two contractual matters, and removing discussion of a litigation matter.

Mr. Thrift called for the vote to enter Executive Session for the purpose as stated above to discuss an Economic Development matter – Project Zeta and to discuss two contractual matters. The motion passed 5 – 0 and Council entered Executive Session at 7:21 p.m.

Council returned from Executive Session at 8:40 p.m. on a motion by Mr. Barron, seconded by Mr. Dexter, approved 5 – 0.

Mr. Thrift stated that no action was taken in Executive Session.

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0, that as an action coming out of discussions in Executive Session, Council authorizes the County Administrator to proceed with Project Zeta as discussed in Executive Session.

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 5 – 0 to table to the next meeting third and final reading of **Ordinance 2012-38** [caption listed on page #3 of these minutes].

**Adjourn**

Mr. McCall made a motion, approved unanimously 5 - 0, to adjourn at 8:42 p.m.

Respectfully Submitted:

\_\_\_\_\_  
Elizabeth G. Hulse  
Clerk to Council