



MINUTES
OCONEE COUNTY COUNCIL MEETING
Regular Meeting
April 1, 2014

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
VACANT, 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, County Administrator Scott Moulder, County Attorney Thomas Martin 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]. 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, Ashton Hester/Keowee Courier, Dana Wachter/Fox21 News, and 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. Steven Moore spoke regarding matters related to the management of the construction of the detention center.

Public Comment Session [related to non-agenda items]:

Mr. Jack Arvey spoke on matters related to the zoning.
Mr. B. J. Littleton spoke on matters related to Insurance Services Office.

County Council Response to Public Comment:

None

Pledge of Allegiance:

Mr. Thrift asked Mr. Dexter to lead the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 4 – 0 to approve the minutes from the March 18, 2014 regular meeting as presented.

Presentations to Council:

FLW Fishing Tournament Plaque Presentation / Mr. Ken Sloan, CVB Director

Mr. Sloan presented to Council the FLW Fishing Tournament Plaque noting that the event had an economic impact of three million dollars. Mr. Sloan also thanked all the partners that were involved in the event.

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:

- Public Hearing for Ordinance: 2014-06
- Second Reading for Ordinances: 2014-07, 2014-08
- First & Final Reading for Resolutions: R2014-08, R2014-09, R2014-10
- Discussion / Action Items
- Board/Commission Appointments
- FY15 Budget Preparation Analysis

Public Hearing for the Following Ordinances

Ordinance 2014-06 "AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK (PROJECT STAR) IN CONJUNCTION WITH PICKENS COUNTY, SUCH INDUSTRIAL/ BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN OCONEE COUNTY AND ESTABLISHED PURSUANT TO SOUTH CAROLINA CODE OF LAWS OF 1976 §4-1-170, ET SEQUITUR, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH PICKENS COUNTY PROVIDING FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXES TO THE COUNTIES AND RELEVANT TAXING ENTITIES; TO PROVIDE THAT JOB TAX CREDITS ALLOWED BY LAW BE PROVIDED FOR BUSINESSES LOCATING IN SAID PARK; TO PERMIT A USER FEE IN LIEU OF *AD VALOREM* TAXATION WITHIN SAID PARK; AND TO AUTHORIZE THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF SENECA RELATED TO THE CREATION OF THE PARK WITHIN THE CITY LIMITS OF THE CITY OF SENECA AND THE DISTRIBUTION OF CERTAIN FEES IN LIEU OF AD VALOREM TAXES DUE TO OCONEE COUNTY FROM THE PARK, AND THE PAYMENT BY OCONEE COUNTY TO THE CITY OF SENECA OF AN ECONOMIC DEVELOPMENT GRANT, SOLELY FOR THE USE OF THE CITY OF THE SENECA FOR SERENE HOSPITALITY, LLC; AND TO AUTHORIZE THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE TAX CREDIT AGREEMENT BETWEEN OCONEE COUNTY AND SERENE HOSPITALITY, LLC; AND OTHER MATTERS RELATED THERETO, INCLUDING, WITHOUT LIMITATION, THE AUTHORIZATION OF AN INFRASTRUCTURE TAX CREDIT IN FAVOR OF SERENE HOSPITALITY, LLC"

Mr. Thrift opened the floor for Public Comment.

Mr. Steven Moore addressed Council regarding economic development incentives.

Mr. Thrift opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

Mr. Thrift asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Thrift closed the Public Hearing regarding **Ordinance 2014-06**.

Second Reading of the Following Ordinances

Ordinance 2014-07 "AN ORDINANCE TO ESTABLISH THE OFFENSE, EXCEPTIONS, DEFINITIONS, AND PENALTIES OF DISTRACTED DRIVING IN OCONEE COUNTY; AND OTHER MATTERS RELATED"

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 4 – 0 to approve **Ordinance 2014-07** on second reading.

Ordinance 2014-08 “AN ORDINANCE CALLING FOR A REFERENDUM TO AUTHORIZE THE SOUTH CAROLINA DEPARTMENT OF REVENUE TO ISSUE TEMPORARY PERMITS TO ALLOW FOR THE POSSESSION, SALE, AND CONSUMPTION OF ALCOHOLIC LIQUORS BY THE DRINK TO BONA FIDE NONPROFIT ORGANIZATIONS AND BUSINESS ESTABLISHMENTS AUTHORIZED TO BE LICENSED FOR CONSUMPTION-ON-PREMISES SALES AND TO ALLOW THE SALE OF BEER AND WINE AT PERMITTED OFF-PREMISES LOCATIONS WITHOUT REGARD TO THE DAYS OR HOURS OF SALE; AND OTHER MATTERS RELATED THERETO”

Mr. Corbeil made a motion, seconded by Mr. Dexter approved 4 – 0 to approve **Ordinance 2014-08** on second reading.

First Reading of the Following Ordinances

Ordinance 2014-09 [*in title only*] “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT TAU; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT”

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 4 – 0 to approve **Ordinance 2014-09** on first reading in title only.

Ordinance 2014-12 “AN ORDINANCE TO AMEND THE AGREEMENT AUTHORIZED BY ORDINANCES NO. 2006-027, 2008-017, 2010-04, 2010-24, 2010-32, 2011-09, 2011-15, 2011-34, 2013-06 and 2013-26 RELATING TO THE INDUSTRIAL/BUSINESS PARK OF OCONEE AND PICKENS COUNTIES SO AS TO ENLARGE THE PARK” *[Project Tau]*

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 4 – 0 to approve **Ordinance 2014-12** on first reading.

First & Final Reading of the Following Ordinances

Resolution R2014-08 “A RESOLUTION ACKNOWLEDGING AND CONSENTING TO THE ACQUISITION OF AND NAME CHANGE OF COMPACT AIR PRODUCTS LLC AND COMPACT AUTOMATION PRODUCTS LLC TO ITT ENIDINE INC. IN CONNECTION WITH A FEE IN LIEU OF TAX AGREEMENT WITH OCONEE COUNTY”

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 4 – 0 to approve **Resolution R2014-08** on first and final reading.

Resolution R2014-09 “A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT TAU, WHEREBY, UNDER CERTAIN CONDITIONS, OCONEE COUNTY WILL EXECUTE A FEE IN LIEU OF TAX AGREEMENT FOR A PROJECT INVOLVING NOT LESS THAN TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000) INVESTMENT”

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 4 – 0 to approve **Resolution R2014-09** on first and final reading.

Resolution R2014-10 “A RESOLUTION ACKNOWLEDGING AND CONSENTING TO THE ACQUISITION OF AND NAME CHANGE OF AID COMPANY LLC TO RBC AEROSTRUCTURES LLC IN CONNECTION WITH A FEE IN LIEU OF TAX AGREEMENT WITH OCONEE COUNTY”

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 4 – 0 to approve **Resolution R2014-10** on first and final reading.

Discussion Regarding Action Items:

Detention Center / Guaranteed Maximum Price & Project Budget Approval

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 4 – 0 to approve the Detention Center Project budget and CMaR Guaranteed Maximum Price of 16,253,068 to begin Construction on April 2, 2014. *(see April 15, 2014, regular minutes for additional authorization)*

ITB 13-09 Wastewater System Improvements to Serve the Golden Corner Commerce Park / New 1,800 GPM Pump Station / \$2,304,500.00

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 4 – 0 to (1) approve the award of ITB 13-09 to The Harper Corporation of Greenville, SC, for the Wastewater System Improvements to Serve the Golden Corner Commerce Park – 1,800 GPM Pump Station, in the amount of \$2,095,000.00, and a contingency amount of 10% for any change orders that may arise, for a total award amount of \$2,304,500.00, and (2) authorize the County Administrator to approve any change orders that are within the contingency amount.

Local ATAX Requests / Up to \$12,500

- **Marketing Banners / Up to \$2,500**
- **Host Road Titans 300 Cycling Challenge / \$10,000**

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 4 – 0 to [1] approve up to \$2,500 from Local ATAX fund for marketing banners and additions to the logo tent & [2] approve \$10,000 from local ATAX to host the Road Titans 300 cycling challenge in November 2014.

Old Business:

Holder’s Landing / Corp of Engineers

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 4 – 0 to approve adding Holders Landing to the Corps of Engineers lease list with the proviso [1] the citizen group continue to maintain the site as agreed upon, and [2] the County will continue to lease this site until such time as capital upgrades are required by the Corps.

New Business:

State Park Mulch Donation

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 4 – 0 to approve sustaining the level of mulch provided to SC PRT for Devils Fork State Park and Oconee State Park in an amount not to exceed \$2,500 with the proviso that SC PRT continue to provide their hauling at their expense.

Public Comment Agenda Change

Mr. McCall made a motion, seconded by Mr. Dexter, approved 4 – 0 to approve splitting Public Comment for Agenda and Non-Agenda Items; moving non-agenda public comment to the end of meeting prior to adjournment.

Council Committee Reports

None at this meeting.

Board/Commission Appointments

Anderson-Oconee-Pickens Behavioral Health Services Commission

Noting no questionnaires on file for consideration; Mr. Thrift deferred this matter.

Executive Session:

Mr. Dexter made a motion, seconded by Mr. McCall, approved 4 – 0 enter into Executive Session for the purpose of discussing a contractual matter related to an economic development matter.

Council entered Executive Session at 7:21 p.m.

Council returned from Executive Session at 7:42 p.m. on a motion by Mr. McCall, seconded by Mr. Dexter, approved 4 – 0.

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

Adjourn

Mr. McCall made a motion, approved unanimously 4 - 0, to adjourn at 7:43 p.m.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council