



**MINUTES**  
**OCONEE COUNTY COUNCIL MEETING**  
**Regular Meeting**  
**December 15, 2015**

**MEMBERS, OCONEE COUNTY COUNCIL**  
Mr. Wayne McCall, District II, Council Chairman  
Mr. Paul Cain, District III, Vice Chairman  
Mr. Edda Cammick, District I, Chairman Pro Tem  
Mr. Joel Thrift, District IV  
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 David Root and Elizabeth G. Hulse, 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.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.

Members of the press present: Ray Chandler / Anderson Independent, Dick Mangrum / WGOG Radio & Stephen Bradley / The Daily Journal.

**Call to Order**

Mr. McCall called the meeting to order at 6:00 p.m.

**Public Comment Session**

Mr. C. W. Richards, Planning Commission member, addressed Council regarding the history and recommendation coming from the Planning Commission to Council regarding an Agriculture Advisory Committee.

**County Council Response to Public Comment**

Mr. Cain stated he would address the Agriculture Committee issue in his committee report.

Mr. McCall asked those present to remember the reason for the season and help those in need in our county during the holiday season.

**Moment of Silence**

Mr. McCall 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. Cain made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve the December 1, 2015 regular 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 Reading of Ordinances: 2015-35, 2015-36 [title only]  
*Mr. Moulder requested that 2015-35 be tabled at this meeting at the request of the other party related to this matter.*
- First & Final Reading of Resolutions: R2015-18
- Discussion / Action Items
- Council Committee Reports
- Board & Commission Appointments

## **County Seal / Destination Oconee Logo / County Vehicles**

Mr. Moulder addressed with council an issue that arose during the week related to the replacement of the county seal on the county vehicles and the placement of the new Destination Oconee logo in its place. He stated that instructions unanimously approved at the July 21, 2015 regular meeting to develop marketing materials included his authorization to move forward with the new decals are a part of that plan. Discussion followed.

A majority of Council concurred with continuing to replace the county seal decals on county vehicles with the Destination Oconee logo. Mr. Moulder stated he would continue with decal replacement.

## **First Reading of the Following Ordinances**

Ordinance 2015-35 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A REFORMED AND RESTATED GROUND LEASE AGREEMENT BETWEEN OCONEE COUNTY, AS LESSOR, AND HANGAR, III, LLC, AS LESSEE, AND AUTHORIZING THE CONTEMPORANEOUS EXECUTION AND DELIVERY OF A RELEASE AND STIPULATION OR ORDER OF DISMISSAL WITH PREJUDICE, ENDING THE LITIGATION CAPTIONED OCONEE COUNTY, KEVIN ROBINSON, OCONEE COUNTY DELINQUENT TAX COLLECTOR V. HANGAR III, LLC, 25 EP CORP., BDS, JERRY EDWARDS, AND STEVE EDWARDS, C.A. NO. 2014-CP-37-539; AND OTHER MATTERS RELATING THERETO”

Mr. Cain made a motion, seconded by Mr. Thrift, approved 5 – 0 to table Ordinance 2015-35 on first reading.

Ordinance 2015-36 [title only] “AN ORDINANCE CONSENTING TO THE CONVERSION BY THE COUNTY OF CERTAIN RIGHTS OF BORGWARNER TORQTRANSFER SYSTEMS, INC. (THE “COMPANY”) UNDER AN EXISTING LEASE PURCHASE AGREEMENT WITH THE COUNTY TO A FEE AGREEMENT PURSUANT TO TITLE 12, CHAPTER 44, SOUTH CAROLINA CODE, 1976, AS AMENDED (THE “ACT”), AS PROVIDED IN THE ACT, AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH FEE AGREEMENT BETWEEN THE COUNTY AND THE COMPANY IN PLACE OF SAID LEASE PURCHASE AGREEMENT, AND AUTHORIZING THE RECONVEYANCE BY THE COUNTY TO THE COMPANY OF THE PROPERTY SUBJECT TO SUCH LEASE PURCHASE AGREEMENT; AND OTHER MATTERS RELATING THERETO”

Mr. Cain made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve Ordinance 2015-36 on first reading in title only.

## First & Final Reading of the Following Resolutions

**Resolution R2015-18** "A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT RELATING TO THE USE OF SOUTH CAROLINA LICENSE TAX CREDITS FOR INFRASTRUCTURE IMPROVEMENT, BY AND AMONG OCONEE COUNTY, BLUE RIDGE ELECTRIC COOPERATIVE, INC. ("COOPERATIVE") AND POINTE WEST DEVELOPMENT ("DEVELOPER"); AND OTHER MATTERS RELATED THERETO"

Mr. Dexter made a motion, seconded by Mr. Cain, approved 5 – 0 to approve Resolution R2015-18 on first and final reading.

## Discussion Regarding Action Items

### **Local ATAX / PRT Commission Recommendations / \$14,932**

Mr. Cain made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve the Local ATAX recommendations as presented.

## Old Business:

### **Local Government Fund [LGF]**

Mr. Dexter made a motion, seconded by Mr. Thrift, to direct the Administrator to send a polite letter to the Oconee County Delegation requesting that they fully fund the LGF with the \$1.2 billion dollar windfall. Discussion followed with various opinions offered to include: 1,000 year storm that destroyed infrastructure in the Midlands and coastal areas of SC; previous LGF underfunding and the impact on county residents, etc.

Mr. Dexter called for the vote. The motion passed 3 – 2 [Mr. McCall & Mr. Cain opposed].

## New Business:

None discussed at this meeting.

## Council Committee Reports:

### **Planning & Economic Development Committee**

Mr. Cain read from a prepared statement [copy filed with these minutes] highlighting discussions that took place at the December 9, 2015 committee meeting. Mr. Cain noted specifically a recommendation from the Oconee Economic Alliance Board regarding building a third spec building in Oconee County. Discussion followed regarding aspects of the project to include: various funding options; private interest in building a building in Oconee; advantages to the county in increased tax revenue, etc.

Mr. Cain made a motion, seconded by Mr. Thrift, approved 5 – 0 to affirm the Committees recommendation to approve the Oconee Economic Alliance Boards request to build a third spec building in Oconee County utilizing the Santee Cooper Loan Program.

## Board & Commission Appointments

### **Destination Oconee Action Committee**

District IV: Mr. Thrift made a motion, seconded by Cain, approved 5 – 0 to appoint **Ms. Katie C. Smith** as the District IV representative on the Destination Oconee Action Committee.

District V: Mr. Dexter made a motion, seconded by Cain, approved 5 – 0 to appoint **Mr. Bob Hill** as the District IV representative on the Destination Oconee Action Committee.

At Large:

Council members put forth six candidates for the two open seats on the Committee; therefore, a ballot method will be utilized for voting to fill the vacancies. Mr. Root reviewed with Council the Ballot Process outline sheet [a copy is filed with these minutes] outlining the process and procedures for voting.

Council unanimously selected Mr. Root to act as “teller” for the process.

Ballot #1	David Lyle	2
	Chanda Morrison	1
	Robert Moore	1
	Jennifer Moss	2
	Al Shadwick	1
	Hal Welch	3

As **Mr. Hal Welch** received a quorum vote he is selected for one of the two at large seat.

Ballot #2	David Lyle	1
	Chanda Morrison	0
	Robert Moore	1
	Jennifer Moss	2
	Al Shadwick	1

No candidate received a quorum therefore an additional ballot will be required.

Ballot #3	David Lyle	0
	Chanda Morrison	0
	Robert Moore	2
	Jennifer Moss	2
	Al Shadwick	1

No candidate received a quorum therefore an additional ballot will be required.

Discussion followed.

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 4 – 1 [Ms. Cammick opposed] to postpone further ballot voting until the next scheduled meeting.

### **Conservation Bank Board**

Mr. Cain made a motion, seconded by Ms. Cammick, approved 5 – 0 to appoint **Mr. Bill R. Smith** as a member of the Oconee County Conservation Bank Board with their term being co-terminus with Districts II, IV and V.

### **Adjourn**

Prior to adjourning, Mr. Thrift thanked the Clerk to Council, Mr. Moulder, Department Heads and staff for all the help they provided during 2015. Additionally, he wished everyone a Merry Christmas / Happy Holidays and a safe New Year.

Mr. Dexter, Mr. Cain and Mr. McCall concurred with Mr. Thrift’s comments.

Mr. McCall made a motion, approved unanimously 5 – 0, to adjourn at 7:12 p.m.

Respectfully Submitted:

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Elizabeth G. Hulse  
Clerk to Council