



MINUTES

OCONEE COUNTY COUNCIL

Regular Meeting

February 4, 2020

MEMBERS, OCONEE COUNTY COUNCIL

Mr. John Elliott, Chair Pro Tem, District I

Mr. Paul Cain, Vice Chair, District III

Mr. Julian Davis III, Chairman, District IV

Mr. Glenn Hart, District V

Mr. Wayne McCall, District II

Oconee County Council met at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, County Administrator Amanda F. Brock, County Attorney David Root, 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: Caitlin Herrington / Daily Journal

Call to Order:

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

Mr. Davis noted the behavior at Council meetings regarding talking loud, out of turn, disrupting the meetings, etc. was becoming an issue and referenced the Oconee Code of Ordinances, Section 2-61 [copy filed with backup materials]. He further noted the noise is being picked up by the microphones and if citizens would like to talk, they are welcome to step outside of Council Chambers.

Public Comment Session

Ms. Sandra Gray, Oconee Food Summit Planning Committee, addressed Council utilizing a handout [copy filed with backup materials] and gave an update on the progress of the Oconee Food Summit and will be held on Friday, February 28, 2020 beginning at 9am.

Mr. Tony Adams addressed Council regarding the Golden Corner Commerce Park and Economic Development in Oconee County.

Mr. Tim Whitmire addressed Council regarding roads in the Tamasee area that needed to be repaired.

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Mr. Jerry Barnett addressed Council regarding his family having deep roots within Oconee County.

Ms. Bridget Grooms addressed Council regarding homelessness in Oconee County and especially to the young women who are victimized.

County Council Response to Public Comment

None at this meeting.

Moment of Silence

Mr. Davis asked for a moment of silence prior to the Invocation by the County Chaplain.

Invocation by County Council Chaplain:

Mr. Root, County Council Chaplain, gave the invocation.

Pledge of Allegiance:

Ms. Brock 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. Elliott, approved 5 – 0, to approve the January 21, 2020 Special Minutes as presented.

Mr. McCall made a motion, seconded by Mr. Hart, approved 5 – 0, to approve the January 21, 2020 Regular Minutes as presented.

Administrator's Comments

Ms. Brock briefly updated Council regarding the following:

- Priorities for the 2020 Strategic Planning Retreat documents [copy filed with backup materials] and the meeting is scheduled for February 11, 2020 beginning at 9am

Proclamation 2020-01

PROCLAMATION 2020-01 RECOGNIZING FEBRUARY AS BLACK HISTORY MONTH

Mr. Elliott read **Proclamation 2020-01** into the record.

Mr. Cain made a motion, seconded by Mr. McCall, approved 5 – 0, to approve **Proclamation 2020-01** on first & final reading.

Recognition of the Finance Department for the Government Finance Officers Association [GFOA] Distinguished Budget Presentation Award

Ms. Brock recognized Ms. Ladale Price, Finance Director and staff for receiving the Government Finance Officers Association [GFOA] Distinguished Budget Presentation Award for the 13th year.

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Public Hearings for the Following Ordinances

Ordinance 2019-25 “AN ORDINANCE AMENDING CHAPTER 30, ARTICLE III, OF THE OCONEE COUNTY CODE OF ORDINANCES, IN RELATION TO THE LOCAL ACCOMMODATIONS TAX, IN ORDER TO CLARIFY THE APPLICABILITY OF CERTAIN EXEMPTIONS AND COLLECTION STANDARDS, AS WELL AS RECORD INSPECTIONS, PENALTIES, AND OTHER MATTERS RELATED THERETO.”

Mr. Davis opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Davis opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

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

Mr. Davis closed the Public Hearing regarding **Ordinance 2019-25**.

Ordinance 2019-26 “AN ORDINANCE TO AMEND CHAPTER 6, ARTICLE III, OF THE OCONEE COUNTY CODE OF ORDINANCES, IN RELATION TO THE MEMBERSHIP OF THE OCONEE COUNTY BOARD OF BUILDING CODE APPEALS, AND OTHER MATTERS RELATED THERETO.”

Mr. Davis opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Davis opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

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

Mr. Davis closed the Public Hearing regarding **Ordinance 2019-26**.

Ordinance 2019-27 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN OFFICE LEASE AGREEMENT BETWEEN OCONEE COUNTY AS LESSOR AND JULIE IBRAHIM AS LESSEE FOR CERTAIN REAL PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, LOCATED ADJACENT TO HANGAR E, OCONEE COUNTY REGIONAL AIRPORT, 365 AIRPORT ROAD, SENECA, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.”

Mr. Davis opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Davis opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

Mr. Davis asked if any citizens wished to submit written comments regarding this ordinance; no citizen

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presented any written comments for the record.

Mr. Davis closed the Public Hearing regarding **Ordinance 2019-27**.

Third Reading of the Following Ordinances

Ordinance 2019-25 [see caption above]

Mr. Cain made a motion, seconded by Mr. Elliott, approved 5 – 0, to approve **Ordinance 2019-25** on third & final reading.

Ordinance 2019-26 [see caption above]

Mr. Cain made a motion, seconded by Mr. Elliott, approved 5 – 0, to approve **Ordinance 2019-26** on third & final reading.

Ordinance 2019-27 [see caption above]

Mr. Cain made a motion, seconded by Mr. Elliott, approved 5 – 0, to approve **Ordinance 2019-27** on third & final reading.

Second Reading of the Following Ordinances

Ordinance 2020-04 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A RESIDENTIAL LEASE AGREEMENT BETWEEN OCONEE COUNTY AS LESSOR AND JAMES KENT CROOKS AS LESSEE FOR CERTAIN REAL PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, LOCATED AT 207 CROOKS ROAD, SENECA, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.”

Mr. Hart made a motion, seconded by Mr. Cain, approved 5 – 0, to approve **Ordinance 2020-04** on second reading.

Ordinance 2020-05 “AN ORDINANCE ADOPTING THE OCONEE COUNTY “2020 COMPREHENSIVE PLAN.”

Mr. Cain made a motion, seconded by Mr. Elliott, to approve **Ordinance 2020-05** on second reading.

Discussion continued to include:

- Demographics of the County
- Stormwater Management Plan
- Language barriers
- Industrial sites
- Developers and writers did not write the ideas in the comprehensive plan; this is a citizen driven document
- Stormwater fee

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- State law that every county has a comprehensive plan
- Oconee was the only county that implemented the amount of community meetings, amount of time spent at the meetings
- Staff attended every meeting; 12 months, 49 meetings, 500 attendees, 600 written comments, 1,100 surveys

Regarding the previous motion made by Mr. Cain, seconded by Mr. Elliott, it was approved 3 – 2 [Mr. Hart & Mr. McCall opposed] to approve **Ordinance 2020-05** on second reading.

Ordinance 2020-06 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT AZTEC PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES AND THE ISSUANCE OF SPECIAL SOURCE REVENUE CREDITS; AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO.”

Revised Caption:

Ordinance 2020-06 “AN ORDINANCE AUTHORIZING: (1) THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT AZTEC, PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES; (2) THE ISSUANCE OF SPECIAL SOURCE REVENUE CREDITS; (3) THE ISSUANCE AND DELIVERY OF A MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH PICKENS COUNTY; (4) THE CONVEYANCE OF CERTAIN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO.”

Mr. Cain made a motion, seconded by Mr. Elliott, to approve **Ordinance 2020-06** on second reading.

Mr. Root asked for motion to amend the caption of **Ordinance 2020-06** as follows: Ordinance 2020-06 AN ORDINANCE AUTHORIZING: (1) THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT AZTEC, PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES; (2) THE ISSUANCE OF SPECIAL SOURCE REVENUE CREDITS; (3) THE ISSUANCE AND DELIVERY OF A MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH PICKENS COUNTY; (4) THE CONVEYANCE OF CERTAIN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO.

Mr. Davis made a motion, seconded by Mr. Cain, approved 5 – 0, to amend the caption of **Ordinance 2020-06** as follows: Ordinance 2020-06 AN ORDINANCE AUTHORIZING: (1) THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT AZTEC, PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES; (2) THE ISSUANCE OF SPECIAL SOURCE REVENUE CREDITS; (3) THE ISSUANCE AND DELIVERY OF A MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH PICKENS COUNTY; (4) THE CONVEYANCE OF CERTAIN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO.

Mr. Davis called the vote of **Ordinance 2020-06** as amended. The motion passed 5 – 0.

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First Reading for the Following Ordinances

None at this meeting.

First & Final Reading of the Following Resolutions

None at this meeting.

Discussion Regarding Action Items

Council discussion and consideration of building construction and upgrades to the former Health Department Facility located at 200 Booker Drive, Walhalla, SC 29691

Mr. McCall began the discussion regarding the consideration of building construction and upgrades to the former Health Department facility and highlighted the following:

- Health Department building that says “Health Department”
- Citizens that put Council in office
- Need working with Joseph Sullivan
- Have a great team
- Clemson University Joseph F. Sullivan has changed their mission statement to provide outreach health care, not just Oconee County; this is statewide
- 7,000 veterans
- Nearest clinic is in Anderson; takes roughly 30 days to get appointment
- Not dragging their feet; they are overwhelmed
- Sheriff Department deputies start their career at age 21; 25 years later they retire at age 46 and have no health coverage
- Deputies working as long as they can to keep the health insurance
- When a mill is closed or goes out of business, mill workers at WestPoint Stevens, Avondale, etc., their assets go up and further the bankruptcy judge; you buy the assets and then raid the retirement and healthcare accounts because it doesn’t belong to the people until they draw it out
- County employees; Nurse at County offices does a great job but what about after hours or when the nurse is not at Pine Street?
- Joseph F. Sullivan will provide Behavioral Science, treating mental illness, opioid addiction
- Federal Government busted all the pain clinics in Greenville; you can’t go to Greenville to get morphine, so people either steal it or get it off of the street
- Need to break the cycle
- Eating right; will have counselors and this will be partnered with MUSC
- Doctors, residents, and counselors
- Break the cycle of over and over again making the same mistakes
- Program is healthcare, behavioral health, drug interdiction
- They can be arrested and put in jail but they will get out and go right back on the street and get on the drugs again; somehow have to get them out of this lifestyle and that is what this is going to do
- What the County is doing under Ms. Brock’s direction, fund and also through corporate donations getting the building up to compliance

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- County will lease the building to Joseph F. Sullivan and they will take it over; it will not be a County function
- Their goal is five days a week
- They are also going in with the Town of Salem and the Town of Westminster
- Have spoken to the Mayor of Westminster on multiple occasions and he has already located a place for a clinic
- Nothing but good is going to come out of this
- Appreciate the Chairman allowing him to expound on this problem

Board & Commission Appointments

Building Codes Appeal Board

No questionnaires were submitted for the 1 At Large seat.

Unfinished Business

None at this meeting.

New Business

Mr. Davis noted he is very thankful for the job that is being completed at the Rock Quarry. He noted we have brand new equipment and it is very difficult to learn but when it finally gets up to where it is supposed to be and is done safely and properly, it will be an amazing piece of equipment. He further noted he appreciates the amount of training they have completed, the extra work, and the time away from their families and understands we have put a difficult task in front of them and no one has backed down from it. He further noted he is thankful for the communication that Ms. Brock is doing when things are not going right and that is the time when Oconee County rises up and steps up and tries to fix the problem and not create more problems. Discussion continued.

Mr. McCall noted there is material on the ground, no one is waiting, and the crisis is over.

Executive Session:

Mr. Hart made a motion, seconded by Mr. Cain, 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] Receive legal advice and discuss litigation regarding a contractual matter.

[2] Discussion regarding an Economic Development matter involving Technology Solutions.

[3] Discussion regarding a personnel matter related to the Auditor, Delinquent Tax, and Treasurer's Offices.

[4] Discussion regarding a personnel matter related to the Administration Department.

[5] Receive legal advice and discuss potential contractual dispute.

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Council entered Executive Session at 7:04 p.m.

Council returned from Executive Session at 7:58 p.m. on a motion made by Mr. Cain, seconded by Mr. Hart, approved 5 – 0.

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

First Reading of the Following Ordinances

Ordinance 2020-07 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE TAX CREDIT AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND TECHNOLOGY SOLUTIONS OF SC INC.; AND OTHER MATTERS RELATING THERETO.”

Council did not discuss.

Adjourn:

Mr. Hart made a motion, approved unanimously, to adjourn at 7:59 p.m.

Respectfully Submitted:

Katie D. Smith
Clerk to Council

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