



**MINUTES**  
**OCONEE COUNTY COUNCIL MEETING**  
**Regular Meeting**  
**July 18, 2017**

**MEMBERS, OCONEE COUNTY COUNCIL**

Mr. Paul Cain, District III  
Mr. Wayne McCall, District II  
Ms. Edda Cammick, Chairwoman, District I  
Mr. Julian Davis III, Vice Chair, District IV  
Mr. Glenn Hart, Chair Pro Tem, District V

Oconee County Council met at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members [except Ms. Cammick], County Administrator Scott Moulder, County Attorney David Root and 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.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: Stephen Bradley / Daily Journal & Dick Mangrum / WGOG.

Ms. Cammick was not able to attend the meeting; therefore, Mr. Davis, Vice Chair, conducted the meeting.

**Call to Order**

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

**Public Comment Session**

Ms. Amy Hart Gantt, builder with Tiger Hart Construction and realtor with First Choice Realty, addressed Council regarding the Willow Creek Subdivision. She noted on the tax map the subdivision is still named Poplar Ridge.

Per Mr. Davis' request, Mr. Moulder noted he has not met with Ms. Gantt, but has met with the previous developer and the bank several years ago. At that time, it was determined that the roads did not meet the County specifications of the Ordinance then or now. The County had offered to pay a third of the costs to assist with bringing the roads up to the county standards in order to be accepted into the county system and also have the road department complete some of the work to mitigate some of the cost to relocate the road. At that time, the bank, who owned the property, was not willing to put forth the money to modify the roads to bring them up to County standards. Discussion continued.

**County Council Response to Public Comment**

None at this meeting.

### **Moment of Silence**

Mr. Davis 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. Cain 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. Hart, approved 4 – 0, to approve the June 13, 2017 Special Meeting minutes as presented.

Mr. Cain made a motion, seconded by Mr. Hart, approved 4 – 0, to approve the June 20, 2017 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:

- Public Hearing of Ordinance: 2017-09, 2017-14, 2017-16
- Third Reading of Ordinance: 2017-09, 2017-14, 2017-16
- Second Reading of Ordinance
- First Reading of Ordinance: 2017-18, 2017-19
- First & Final Reading of Resolution: R2017-11
- Discussion Regarding Action Items
- Board/Commission Appointments
- Council Committee reports

## **Public Hearings for the Following Ordinances**

**Ordinance 2017-09** “AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS PERTAINING TO SIGN CONTROL, ONLY; AND OTHER MATTERS RELATED THERETO.”

Mr. Davis opened the floor for any citizen wishing to address Council regarding this ordinance and asked if any citizen. 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 2017-09**.

**Ordinance 2017-14** “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTRACT FOR THE DESIGN, CONSTRUCTION, AND OPERATION OF THE OCONEE COUNTY WORKFORCE DEVELOPMENT CENTER, AND FURTHER, AUTHORIZING THE TRANSFER OF THE LAND UPON WHICH THE OCONEE COUNTY WORKFORCE DEVELOPMENT CENTER WILL BE LOCATED; AND OTHER MATTERS RELATED THERETO.”

Mr. Davis opened the floor for any citizen wishing to address Council regarding this ordinance and asked if any citizen. 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 2017-14**.

**Ordinance 2017-16** “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A REAL PROPERTY LEASE AGREEMENT BETWEEN OCONEE COUNTY AS LESSOR AND THE FAIR-OAK YOUTH CENTER, INC. AS LESSEE; AND OTHER MATTERS RELATED THERETO.”

Mr. Davis opened the floor for any citizen wishing to address Council regarding this ordinance and asked if any citizen. 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 2017-16**.

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

#### **Ordinance 2017-09 [Captioned above]**

Mr. Cain made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Ordinance 2017-09** on third & final reading.

#### **Ordinance 2017-14 [Captioned above]**

Mr. Cain made a motion, seconded by Mr. Hart, to approve **Ordinance 2017-14** on third & final reading.

Mr. McCall noted he had concerns with Tri-County Technical College meeting the needs of the industry. Discussion continued.

Regarding the previous motion made by Mr. Cain, seconded by Mr. Hart, it was approved 4 – 0, to approve **Ordinance 2017-14** on third & final reading.

**Ordinance 2017-16 [Captioned above]**

Mr. Cain made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Ordinance 2017-16** on third & final reading.

**Second Reading of the Following Ordinances**

**First Reading of the Following Ordinances**

**Ordinance 2017-18 [TITLE ONLY]** “AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND AMENDED AND RESTATED FEE-IN-LIEU OF TAX AGREEMENT BY AND BETWEEN OCONEE COUNTY AND AN ENTITY KNOWN FOR THE TIME BEING AS “PROJECT MAXWELL,” WHEREBY OCONEE COUNTY WILL ENTER INTO A SECOND AMENDED AND RESTATED FEE-IN-LIEU OF TAX ARRANGEMENT WITH PROJECT MAXWELL AND PROVIDING FOR PAYMENT BY PROJECT MAXWELL OF CERTAIN FEES-IN-LIEU OF AD VALOREM TAXES; PROVIDING FOR THE ALLOCATION OF FEES-IN-LIEU OF TAXES PAYABLE UNDER THE AGREEMENT FOR THE ESTABLISHMENT OF A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK; AND OTHER MATTERS RELATING THERETO.”

Mr. Cain made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Ordinance 2017-18** on first reading.

**Ordinance 2017-19** “AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH PICKENS COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE, AT THE TIME OF ITS INITIAL DEVELOPMENT, GEOGRAPHICALLY LOCATED IN PICKENS COUNTY AND TO INCLUDE CERTAIN PROPERTY NOW OR TO BE OWNED BY A COMPANY KNOWN TO THE COUNTY AT THIS TIME AS “PROJECT EXODUS” OR ITS ASSIGNEE, AND ESTABLISHED PURSUANT TO SOUTH CAROLINA CODE OF LAWS 1976, SECTION 4-1-170 ET SEQ., AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH PICKENS COUNTY PROVIDING FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE ALLOCATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAX; AND MATTERS RELATED THERETO.”

Mr. Cain made a motion, seconded by Mr. Hart, to approve **Ordinance 2017-19** on first reading.

Mr. Moulder noted that Project Exodus is not one of Oconee County’s projects but one of Pickens County. Multi-county industrial parks require multi counties to approve an ordinance and Oconee County will receive one percent of the revenue generated from this particular industry.

Regarding the previous motion made by Mr. Cain, seconded by Mr. Hart, it was approved 4 – 0, to approve **Ordinance 2017-19** on first reading.

## First & Final Reading for the Following Resolutions

**Resolution 2017-11** “A RESOLUTION AUTHORIZING THE CONSTRUCTION OF A SPECULATIVE BUILDING IN THE GOLDEN CORNER COMMERCE PARK AND USE OF THE SANTEE COOPER ECONOMIC DEVELOPMENT LOAN PROGRAM FOR SUCH PURPOSES; AND OTHER MATTERS RELATED THERETO.”

Mr. Cain made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Resolution 2017-11** on first & final reading.

## Discussion Regarding Action Items

### Removal & Recycling of Scrap Tires / Department: Solid Waste / Amount: \$75,000.00

Budget: **\$75,000**

Project Cost: **\$75,000**

**Balance: 0**

Oconee County Solid Waste accepts tires from County residents and businesses to be recycled. County residents can leave up to four passenger size tires at the convenience centers. All tires from businesses and larger size tires are accepted at the Solid Waste Complex. Tires are loaded into trailers provided by the tire recycler and the tire recycler comes and picks up the trailers of tires and transports them to their recycling plant.

It is the staff's recommendation that Council [1] approve the award of ITB 16-18 to Ridge Recyclers of Johnston, SC in the not to exceed amount of \$75,000 annually and [2] authorize the County Administrator to approve the renewal of this contract for up to four additional one-year periods, provided the amount does not exceed the amount budgeted annually for these services.

Mr. Cain made a motion, seconded by Mr. Hart, to approve the removal & recycling of scrap tires in the amount of \$75,000.

A question arose from Council as to where the tires are taken to. Mr. Moulder noted the tires are taken to a recycling center where they are processed for multiple purposes. Mr. Swain Still addressed Council and noted several different uses for the recycle tires to include: rubber mulch used on playgrounds, shingles, etc. Discussion continued.

Mr. McCall thanked and congratulated Mr. Still and his entire staff for their hard work at the convenience centers.

Mr. Moulder noted there has been a 50% increase in recycling over the last two years as a result of the programs that Mr. Still and his staff have put into place and the work of the convenience center employees.

Regarding the previous motion made by Mr. Cain, seconded by Mr. Hart, it was approved 4 – 0, to approve [1] the award of ITB 16-18 to Ridge Recyclers of Johnston, SC in the not to exceed amount of \$75,000 annually and [2] authorize the County Administrator to approve the renewal of this contract for up to four additional one-year periods, provided the amount does not exceed the amount budgeted annually for these services.

**Village Creek Sub-Station                      Department: Emergency Services    Amount: \$142,670.32**

**Budget: \$190,000      Project Cost: \$142,670.32                      Balance: \$47,329.68**

Under the County Administrator’s Fire Plan, the construction of two substations was included for Fiscal Year 2011-2012; Foxwood Hills and Long Creek, Fiscal Year 2012-2013; Keowee Falls (Cliff’s) and Cheohee Valley, Fiscal Year 2013-2014; Shiloh and Whetstone, Fiscal Year 2015-2016 Bountyland and Village Creek.

It is the staff’s recommendation that Council [1] approve the award of \$142,670.32 (includes 10% contingency of \$12,970.03) to J. Davis Construction of Westminster, SC, to construct the Village Creek Sub-Station and [2] authorize the County Administrator to sign contract documents and to approve Change Orders within the contingency amount.

Mr. Cain made a motion, seconded by Mr. Hart to approve the Village Creek Sub Station construction.

Discussion to include the following:

- Project was to be at a later date?
- Reduce the cost as much as possible
- Building has been reduced in size
- Bountyland will be the last substation needed
- Fire improvement plan that was approved by Council in 2010 which included a substation plan of eight total substations to be constructed in the county
- Substation will include 2 bays and a restroom

Regarding the previous motion made by Mr. Cain, seconded by Mr. Hart, it was approved 4 – 0, to approve [1] approve the award of \$142,670.32 (includes 10% contingency of \$12,970.03) to J. Davis Construction of Westminster, SC, to construct the Village Creek Sub-Station and [2] authorize the County Administrator to sign contract documents and to approve Change Orders within the contingency amount.

**Approval of design materials prepared for the Oconee Workforce Development Center (Phase 1) Tri-County Technical College Academic Building at Oconee Industry & Technology Park**

Mr. Hart made a motion, seconded by Mr. Cain, approved 4 – 0, to authorize the County Administrator to approve the design materials as long as there is substantial conformity with the materials prepared for the Oconee Workforce Development Center (Phase 1) Tri-County Technical College Academic Building at Oconee Industry & Technology Park.

**Board & Commission Appointments**

**Building Codes Appeal Board**

No nominations were made.

**Conservation Bank Board**

No nominations were made.

**Old / Unfinished Business:**

None at this meeting.

**New Business:**

None at this meeting.

**Council Committee Reports:**

Mr. McCall read from a prepared statement [copy filed with these minutes] outlining the discussion held at the July 11, 2017 Law Enforcement, Public Safety, Health & Welfare Committee meeting.

Mr. Hart read from a prepared statement [copy filed with these minutes] outlining the discussion held at the July 11, 2017 Transportation Committee meeting.

**Executive Session:**

Mr. Cain made a motion, seconded by Mr. Hart, approved 4 – 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] to receive legal advice regarding a contract with RCI Services to provide plan review and inspection services on an as needed basis.*

Council entered Executive Session at 6:52 p.m.

Council returned from Executive Session at 7:13 p.m. on a motion made by Mr. Cain, seconded by Mr. Hart, approved 4 – 0.

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

**Discussion Regarding Action Items**

**Inspection Services / Department: Community Development / Amount: TBD**

It is the staff’s recommendation that Council approve the use of RCI of South Carolina, Inc., of Pacolet, SC, for plan review and commercial inspections on an as needed basis.

Mr. Cain made a motion, seconded by Mr. Hart, approved 4 – 0, to authorize Administration to approve the use of RCI of South Carolina, Inc., of Pacolet, SC, for plan review and commercial inspections on an as needed basis.

Mr. Davis made a motion, seconded by Mr. Hart, approved 5 – 0, to direct the County Administrator to investigate departmental reconfiguration as discussed.

**Adjourn**

Mr. Cain made a motion, approved unanimously 4 – 0, to adjourn at 7:41 p.m. .

Respectfully Submitted:

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Katie D. Smith  
Clerk to Council