



**MINUTES**  
**BUDGET, FINANCE & ADMINISTRATION COMMITTEE MEETING**  
**October 7, 2009**  
**COUNTY COUNCIL CHAMBERS, WALHALLA, SC**

**COMMITTEE MEMBERS**

Mr. Reg Dexter, Chairman, District V  
Mr. Paul Corbeil, District I  
Mr. Wayne McCall, District II  
Mr. Mario Suarez, District III  
Mr. Joel Thrift, District IV

The Budget, Finance & Administration Committee on Wednesday, October 7, 2009 at 5:30 PM in Council Chambers with all Council Members present [except Mr. McCall & Mr. Suarez] along with Kendra Brown, Interim Administrator and Elizabeth G. Hulse, Clerk to Council.

**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 to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Carlos Galarza – Daily Journal & Ray Chandler – Anderson Independent.

**Call to Order:**

Chairman Dexter called the meeting to order at 5:30 p.m.

**Approval of Minutes:**

Mr. Thrift made a motion, seconded by Mr. Corbeil, approved 3 – 0 that the minutes from the September 3, 2009 Budget, Finance & Administration Committee meeting be adopted as printed.

**Public Comment:**

Deferred to later in the meeting.

**Recovery Zone Bonds:**

Mr. Greg Dieterick, City of Seneca Administrator, introduced other presenters to include Mr. Neal Workman, Trehel Board President; Mr. Will Huss, Trehel Corporation President; Mr. Tom Winkopp, Tom Winkopp Realtor/Developer LLC; and, Mr. Scott Puffer, Senior Project Manager Tom Winkopp Realtor/Developer, LLC. Mr. Dieterick noted that this proposal would create jobs and increase the tax base for Oconee County. He noted that the City of Seneca would partner and operate & maintain the infrastructure at the High Pointe of Clemson & Pointe West Village locations. Mr. Dieterick noted that if this project can be done together with the county that several hundred permanent jobs could be created.

Mr. Workman reviewed with Council utilizing a PowerPoint presentation [copy filed with these minutes] the two projects: High Pointe of Clemson & Pointe West Village to include:

- Overall Site Plan
- Overview of High Pointe
- Bridge Program with Clemson University & Tri-County Technical College
- Phase I & II – High Pointe
- Overview of Pointe West Village
- Utilities & Infrastructure
- Public Access / Benefit
- Types of Residences
- Senior Living Campus
- Public Greenways
- Village Design
- Phase I Design, Costs & Values
- Request before Council for the following:
  - Public / Private Partnership
  - \$6 Million Special Source Revenue Bonds [reimbursement of public infrastructure via MCIP and SSRB to capture current tax base]
  - Accelerated Timeframe
  - Create “Multi-County Industrial Park” [MCIP]
  - Public Infrastructure & Services to include:
    - CAT Bus
    - Roads
    - Village Center
    - Public Beach/Picnic Area
    - Take over ½ mile of Cherry Road
  - Repayment Structure
  - Impact

Council questioned all presenters regarding structure of request, bonding procedures, timeframe, design, etc. Ms. Brown addressed several concerns from the county’s perspective regarding a MCIP and repayment information provided. Lengthy discussion regarding the full project followed.

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 3 – 0 to recommend that full Council review recommendations from McNair Attorneys along with the county’s bond attorney who are to look at this project to identify the feasibility for moving forward with the project in a timely manner.

## **New Business:**

**Solid Waste Personnel Issue:** Mr. Swain Still, Solid Waste Director, and Ms. Kendra Brown, Interim Administrator, addressed Council regarding an additional open position for a convenience clerk for Solid Waste. The issue before the committee was to determine if the position was to be converted from one full time position to two part time positions. Both addressed the issues and concerns.

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 3 – 0 to fill the open position for Solid Waste with a full time employee.

**Tri-County Chairman Meeting:** Mr. Dexter noted that he has had meetings with the Anderson and Pickens Council chairs regarding jointly owned property outside of Clemson. Discussion followed.

It was noted that buy out provisions were unclear and that follow-up with the County Attorney, Mr. Tom Martin, would need to take place to clarify this question.

It was also agreed to ask both the Planning & Economic Development departments to identify possible uses for the property of Oconee County was to maintain ownership. These reports should be one page in length.

Mr. Dexter noted that an additional meeting is scheduled for the end of October and that he would report back to Council any discussion/results.

### **Old Business:**

No Old Business was addressed at this meeting.

### **Public Comment:**

Mr. Gary Littlefield addressed the Committee regarding Recovery Zone Bonds; noting that Oconee County could potentially be eligible for up to \$3 million dollars under the act.

### **Executive Session:**

Mr. Corbeil made a motion, seconded by Mr. Thrift, approved 3 – 0 to enter into Executive Session for the purpose of discussing a personnel matter.

The Committee entered Executive Session at 7:02 p.m.

The Committee returned from Executive Session at 7:13 p.m. on a motion by Mr. Corbeil, seconded by Mr. Thrift, approved 3 – 0.

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

### **Next Meeting:**

After some discussion it was determined that the next meeting once scheduled will be announced to the media and the agenda will be posted on the Council website and at the Administrative offices.

### **Adjourn:**

Mr. Thrift made a motion, seconded by Mr. McCall, approved 3 – 0 to adjourn the meeting at 7:15 p.m.

Respectfully Submitted:

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Elizabeth G. Hulse, Clerk to Council