

February 06, 2012
Regular Council Meeting
6:30 PM

County Council met in regular session, in the Auditorium, County Administration Facility, with Chairman Jennifer H. Willis presiding. Agendas, bearing date, time, and location of meeting were mailed to Council members and local news media on January 26, 2012.

Council Members in attendance:

Jennifer H. Willis, Chairman
G. Neil Smith, Vice Chairman
Jeff Martin
Trey Whitehurst
Sam Wyche

Donna Owen, Clerk to Council

Absent: Tom Ponder, Vice Chairman Pro-tem

Staff:

Chappell Hurst, Administrator
Ken Roper, County Attorney

WELCOME AND CALL TO ORDER:

Chairman Willis called the meeting of 02/06/2012 to order and welcomed those in attendance. Vice Chairman Smith gave the Invocation and Pledge of Allegiance.

PUBLIC FORUM:

Chairman Willis opened the Public Forum and requested the Clerk to introduce the speakers who have signed up.

- 1) Weldon Clark- Mr. Clark stated he would say more about Ordinance No. 450 that was on the agenda for public hearing, but he requested that Council consider a third reading of the ordinance tonight. Mr. Clark stated the Ordinance was a good ordinance and he believed this policy would restrict a municipality from abusing the TIF money.
- 2) Lib Tickle- Ms. Tickle thanked Council for their endeavors to help the Saluda River Citizens as it relates to the Saluda River and DHEC issues.
- 3) Kerry Avery- Mr. Avery introduced himself to Council and stated he was the Police Chief in Central and he was planning on running for Sherriff in 2012.
- 4) Jeffrey Greenberg- Mr. Greenberg addressed Council and handed out a packet of information that stated he was informing Council of investigations relating to the public officials of Pickens County. Mr. Greenberg stated these allegations are serious and Council should not respond without careful thought. Mr. Greenberg addressed Council for a period of time about government and its relation to citizens. (a copy of the packet is in the Clerk to Council office).
- 5) Johnnelle Raines- Ms. Raines thanked Council for moving forward with Ordinance No. 450. She also thanked Council for educating the public as it relates to TIF funds and how this money is utilized. Ms. Raines agreed with Mr. Clark in that Ordinance No. 450 is a good policy for restricting abuse of these funds.
- 6) Anna Whitener – Ms. Whitener introduced herself as a Clemson graduate student who was very interested in Vision 2025. Ms. Whitener stated she would like to work with local governments on various projects as defined by the Vision 2025 organizations.

APPROVAL OF MINUTES -

- Motion was made by Councilman Sam Wyche, seconded by Councilman Jeff Martin to approve the minutes of January 09, 2012 and January 24, 2012.

ADMINISTRATOR'S REPORT:

Mr. Hurst addressed the Council and Public with a 2011 review/update of all county departments. Mr. Hurst gave a brief overview of the function of County government. In that overview, many of the departmental functions were explained. Mr. Hurst stated he wanted to point out that while many Counties and Municipalities were cutting staff due to harsh economic times, that Pickens County had been innovative by utilizing employees in cross trained functions. For example, when an employee has retired or left a position, Pickens County has not filled that position, but has used slower departments such as building codes staff to temporarily fill those vacancies. This has resulted in being able to keep the current positions and cross train at the same time. Mr. Hurst stated when the economy returns and building permitting is back up, those employees will move back into positions and they are already familiar with policy.

Mr. Hurst went over many items that each department has accomplished this year and was extremely proud of insurance savings, road paving, spay/neuter programs, and all departments being good stewards of the tax payers' money. In addition, Mr. Hurst stressed that the public should realize that Pickens County increased their credit rating during an economic climate when the United States Federal government actually declined. This is extremely important to the citizens of this County. It means that this Council and staff have been conservative, responsible, and cautious when it comes to expenditures. The tax payer benefits when borrowing large amounts of money for infrastructure and public safety.

Mr. Hurst stated that he is proud of the fact that citizens have called him and wrote letters stating how appreciative they are that County employees utilize good customer service. Mr. Hurst stated the counties voice mail system is user friendly, and utilized at a minimum. Also, Mr. Hurst explained that employees in the Administration Building will often walk a citizen to another department in order to be more helpful.

In conclusion, Mr. Hurst stated that Pickens County does a lot for the 120,000 citizens, and does it with the second lowest tax rate in the state of South Carolina. Mr. Hurst also stated our ratio of employees to citizens is probably one of the best, and he was extremely proud of this Council, department heads, and the employees.

COMMITTEE REPORTS:

Chairman Willis called for the committee reports.

1. **Education, Recreation, Health, Welfare, and County Planning-** Committee Chairman Sam Wyche gave the report-

Sam Wyche, Chairman
Jennifer Willis
Jeff Martin

The Education, Recreation, Health, Welfare, and County Planning Committee met in the Council boardroom on Tuesday, January 24, 2012 at 5:00 PM. All members of the committee were in attendance, and Committee Chairman Sam Wyche presided.

Other members of council:

G. Neil Smith

Staff:

Chap Hurst, Administrator

Donna Owen, Clerk to Council

Item	Description	Referred	REPORT
4	Abandoned buildings and mills such as the Alice Mill site Retained	09/19/2011	Chap Hurst informed the committee that this issue was a result of a complaint about the Alice Mill site in Easley. Mr. Hurst stated he has been in contact with the owner of the mill, and clean up in progressing. >Committee recommends that staff obtain a list of all abandoned buildings/mill sites countywide. In addition, the committee requested staff to seek potential buyers for recycling materials.

2. **Public Service** Committee Chairman Councilman Tom Ponder was absent, and Councilman Neil Smith gave the report

Tom Ponder, Chairman
Neil Smith
Trey Whitehurst

The Committee of Public Service met on Tuesday, January 24, 2012 at 5:30 PM in the Council boardroom. All Committee Members were in attendance, and Committee Chairman Tom Ponder presided.

Other members of Council:
Jeff Martin
Sam Wyche
Jennifer Willis

Staff:
Chap Hurst, County Administrator
Donna Owen, Clerk to Council
Curtis Burgess, Engineer

Log	Description	Referred	REPORT
17	Traffic Study Lathem Slickum	12/05/2011	The committee examined (2) traffic studies and recommended the following: <ul style="list-style-type: none"> ➤ Lathem/Heritage traffic study—staff will communicate with homeowner about tree trimming for a safer intersection. ➤ Slickum/Redding traffic study—staff recommends a 3-way stop sign to make this intersection safer. During discussion, committee also instructed staff to use protocol for placing stop signs and give notice that a new stop sign was being placed. Council approved both recommendations
18	Review solid waste ordinance	01/09/2012	<ul style="list-style-type: none"> ➤ Staff will review the solid waste ordinance, and bring recommendations back to committee.

3. **Committee of the Whole-** Chairman Willis gave the following report.

Chap Hurst, Administrator
Donna Owen, Clerk to Council
Rodney Herd, EMS Director

Chairman Willis gave an overview of the Council Planning Session of January 19, 2012.

Chairman Willis stated she would be signing a letter of support for board of disabilities and special needs board to purchase a special needs van with grant monies from SCDOT.

Chairman Willis asked all Council to look over their calendar for February Committee of the whole meeting.

Chairman Willis informed Council that the Clerk would be providing them with the boards and commissions book on a quarterly basis, and asked Council to be aware of their appointments.

MOTION PERIOD AND NEW BUSINESS:

Chairman Willis opened the floor for new business. Hearing none, new business was closed with no action.

APPROVAL FOR THE SALE OF TIMBER ON 18 MILE CREEK PROPERTY:

- Motion was made by Councilman Sam Wyche, seconded by Councilman Jeff Martin and unanimously passed for the Administrator to obtain bids for the removal of timber.

SECOND READING OF ORDINANCE NO. 454 AUTHORIZING PURSUANT TO CHAPTER 44 OF TITLE 12, SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED, THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BETWEEN PICKENS COUNTY, SOUTH CAROLINA AND PROJECT LIGHTNING; AND MATTERS RELATING THERETO:

- Motion was made by Councilman Trey Whitehurst, seconded by Councilman Jeff Martin and unanimously passed that this constitutes a second reading of Ordinance No. 454.

THIRD READING OF ORDINANCE NO. 451 TO AMEND THE AGREEMENT AUTHORIZED BY ORDINANCES NO. 384, 410, 424, 433, 437, 438 AND 442 RELATING TO THE INDUSTRIAL/BUSINESS PARK OF OCONEE AND PICKENS COUNTIES SO AS TO ENLARGE THE PARK:

- Motion was made by Councilman Neil Smith, seconded by Councilman Jeff Martin and unanimously passed that this constitutes a third and final reading of Ordinance No. 451.

PUBLIC HEARING OF ORDINANCE NO. 450 ESTABLISHING UNIFORM POLICIES FOR THE EVALUATION AND APPROVAL OR DISAPPROVAL OF TAX INCREMENT FINANCING REDEVELOPMENT PLANS AND DISTRICTS IN MUNICIPALITIES LOCATED WITHIN THE BOUNDARIES OF PICKENS COUNTY, AND ADDRESSING THE ISSUANCE OF MUNICIPAL DEBT FINANCING FROM REVENUES DERIVED FROM SUCH DISTRICTS, AS WELL AS THE USE OF SUCH REVENUES FOR ON-GOING PROJECTS WITHIN MUNICIPAL REDEVELOPMENT DISTRICTS ESTABLISHED PURSUANT TO THE PROVISIONS OF CHAPTER SIX OF TITLE 31 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, AND RELATED MATTERS:

Chairman Willis called the public hearing into order for Ordinance No. 450.

- 1) Weldon Clark- Mr. Clark stated he was for this policy relating to TIF redevelopment because if there is no oversight, then this becomes taxation without representation. Mr. Clark stated that citizens within a municipality can vote for County officials, but citizens in the County cannot vote for municipal officials. Mr. Clark stated the ordinance allows citizens and officials time to see where the money is being utilized.

Hearing no further comments, Chairman Willis stated third reading would be forthcoming.

THIRD READING AND PUBLIC HEARING OF ORDINANCE NO. 452 TO ESTABLISH A POLICY FOR THE IMPOSITION AND COLLECTION OF CERTAIN DEFINED PARK EXPENSES FROM FEES IN LIEU OF TAXES GENERATED BY PICKENS PARK PROPERTY

IN THE VARIOUS MULTI-COUNTY INDUSTRIAL PARKS WHICH PICKENS COUNTY HAS DEVELOPED IN COOPERATION WITH OTHER COUNTIES FOR APPLICATION TOWARD EXPENSES INCURRED FOR THE DEVELOPMENT, OPERATION AND MANAGEMENT OF THE PICKENS COUNTY PORTION OF THOSE PARKS; SUCH PARK EXPENSES SHALL BE PAID TO PICKENS COUNTY FROM THE SHARE OF THE FEES IN LIEU OF *AD VALOREM* TAXES THAT PICKENS COUNTY IS ENTITLED TO COLLECT FROM A NEW INDUSTRY, LESS THE SHARE PAID TO THE PARTICIPATING COUNTY, BEFORE SUCH FEES IN LIEU OF TAXES ARE DISTRIBUTED TO THE PARTICIPATING TAXING ENTITIES IN PICKENS COUNTY, AS SET OUT IN VARIOUS ORDINANCES DESCRIBED HEREIN; THIS ORDINANCE SHALL ALSO PROVIDE FOR THE DEFINITION OF SUCH PARK EXPENSES AND FOR THE COLLECTION AND DISTRIBUTION OF THE SAME, AND FOR MATTERS RELATING THERETO:

Chairman Willis opened the public hearing for Ordinance No. 452. Hearing no comments, the public hearing was closed.

- Motion was made by Councilman Neil Smith, seconded by Councilman Sam Wyche and unanimously passed that this constitutes a third and final reading for Ordinance No. 452.

THIRD READING OF ORDINANCE NO 453 PROVIDING FOR THE ISSUANCE AND SALE OF A ONE MILLION SIX HUNDRED EIGHTY THOUSAND DOLLARS (\$1,680,000) SEWER SYSTEM IMPROVEMENT REVENUE BOND, SERIES 2012A OF PICKENS COUNTY, SOUTH CAROLINA, AND A THREE HUNDRED FIFTY-TWO THOUSAND DOLLARS (\$352,000) SEWER SYSTEM IMPROVEMENT REVENUE BOND, SERIES 2012B OF PICKENS COUNTY, SOUTH CAROLINA; FOR THE EXPENDITURE OF THE PROCEEDS THEREOF; FOR THE PAYMENT OF SAID BONDS; AND OTHER MATTERS RELATING THERETO:

- Motion was made by Councilman Neil Smith, seconded by Councilman Jeff Martin and unanimously passed that this constitutes a third and final reading of Ordinance No. 453.

CONSENT AGENDA:

- Motion was made by Councilman Jeff Martin, seconded by Councilman Sam Wyche and unanimously passed to approve the consent agenda as presented.
Refer to Education, Recreation, Health, Welfare, and County Planning Committee:
Hagood Mill site plan

EXECUTIVE SESSION:

- Motion was made by Councilman Sam Wyche, seconded by Councilman Jeff Martin and unanimously passed to convene in executive session for the stated purposes.

Boards and Commissions
Legal Update
Legal Issues (2)
Contractual Issue

PUBLIC SESSION RECONVENED:

Chairman Willis called the public session back to order and advised the following. Council discussed (2) legal issues, a contractual issue, and heard from Ken Roper for a legal update. Those items will have no action this evening.

Chairman Willis called for the following motions.

- 1) **Central Fire:** Councilman Trey Whitehurst moved to re-appoint Charles Head and JK Dotson, and new appointments of Allen Crenshaw and Hueston Merck. Motion was seconded by Councilman Neil Smith and unanimously passed.
- 2) **Six Mile Fire:** Councilman Trey Whitehurst moved to re-appoint Bill Stephens and EP Stillwell. Motion was seconded by Councilman Neil Smith and unanimously passed.
- 3) **Holly Springs:** Councilman Sam Wyche moved to re-appoint Bobby Cassell and James Alexander. Motion was seconded by Councilman Trey Whitehurst and unanimously passed.
- 4) **Beautification Committee:** Councilman Trey Whitehurst moved to appoint Charles Gill to the Beautification Committee. Motion was seconded by Chairman Willis and unanimously passed.

ADJOURN:

Hearing no further Council business, Chairman Willis called for a motion to adjourn. Motion was made by Councilman Neil Smith, seconded by Councilman Jeff Martin and unanimously passed. Pickens County Council stood adjourned at 10:15 PM.

Respectively Submitted:

Approved:

Donna F. Owen, Clerk to Council

Jennifer H. Willis, Chairman