



# A G E N D A

## OCONEE COUNTY COUNCIL MEETING

### May 6, 2014 ~ ~ 6:00 PM

Council Chambers, Oconee County Administrative Offices  
415 South Pine Street, Walhalla, SC

### Call to Order

### Public Comment Session / Agenda Action Items Only

Council will hear public comment during this portion of the meeting for Agenda Action Items on today's agenda only. Agenda Action Items are defined as Administrator Report Items, Ordinances, Resolutions, Proclamations, Action Items, advertised Old Business item, advertised New Business item and Recommendations from Committee ONLY. *Combined the two Public Comment Sessions at this meeting are limited to a total of forty (40) minutes, four (4) minutes per person.*

### Council Member Comments *[Council may take a brief recess after Public Comment or Council Comments]*

### Moment of Silence

### Pledge of Allegiance to the Flag of the United States of America

### Approval of Minutes

- April 15, 2014: Regular Meeting
- April 29, 2014: Special Council Meeting

### First and Final Reading of Proclamations

**PROCLAMATION P2014-03:**A PROCLAMATION DESIGNATING MAY 15, 2014 AS PEACE OFFICERS' MEMORIAL DAY IN OCONEE COUNTY

**PROCLAMATION P2014-04:** A PROCLAMATION FOR FOSTER CARE AWARENESS MONTH MAY 2014

### Administrator Report & Agenda Summary

### Third and Final Reading regarding the Following Ordinances

**Ordinance 2014-06** "AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK (PROJECT STAR) IN CONJUNCTION WITH PICKENS COUNTY, SUCH INDUSTRIAL/ BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN OCONEE COUNTY AND ESTABLISHED PURSUANT TO SOUTH CAROLINA CODE OF LAWS OF 1976 §4-1-170, ET SEQUITUR, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH PICKENS COUNTY PROVIDING FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXES TO THE COUNTIES AND RELEVANT TAXING ENTITIES; TO PROVIDE THAT JOB TAX CREDITS ALLOWED BY LAW BE PROVIDED FOR BUSINESSES LOCATING IN SAID PARK; TO PERMIT A USER FEE IN LIEU OF AD VALOREM TAXATION WITHIN SAID PARK; AND TO AUTHORIZE THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF SENECA RELATED TO THE CREATION OF THE PARK WITHIN THE CITY LIMITS OF THE CITY OF SENECA AND THE DISTRIBUTION OF CERTAIN FEES IN LIEU OF AD VALOREM TAXES DUE TO OCONEE COUNTY FROM THE PARK, AND THE PAYMENT BY OCONEE COUNTY TO THE CITY OF SENECA OF AN ECONOMIC DEVELOPMENT GRANT, SOLELY FOR THE USE OF THE CITY OF THE SENECA FOR SERENE HOSPITALITY, LLC; AND TO AUTHORIZE THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE TAX CREDIT AGREEMENT BETWEEN OCONEE COUNTY AND SERENE HOSPITALITY, LLC; AND OTHER MATTERS RELATED THERETO, INCLUDING, WITHOUT LIMITATION, THE AUTHORIZATION OF AN INFRASTRUCTURE TAX CREDIT IN FAVOR OF SERENE HOSPITALITY, LLC."

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and the Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition. This agenda may not be inclusive of all issues which Council may bring up for discussion at this meeting. Items are listed on Council's agenda to give public notice of the subjects and issues to be discussed, acted upon, received as information and/or disposed of during the meeting. Items listed on Council's agenda may be taken up, tabled, postponed, removed or otherwise disposed of as provided for under Council's Rules, and Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition, if not specified under Council's rules.

## Second Reading of the Following Ordinances

**Ordinance 2014-13** “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE TAX CREDIT AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT MAY; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, AUTHORIZATION OF A TWENTY PERCENT (20%) INFRASTRUCTURE TAX CREDIT”  
*[Project May]*

## First Reading of the Following Ordinances

**Ordinance 2014-01:** *[in title only]* AN ORDINANCE TO ESTABLISH THE BUDGET FOR OCONEE COUNTY AND TO PROVIDE FOR THE LEVY OF TAXES FOR ORDINARY COUNTY PURPOSES, FOR THE TRI-COUNTY TECHNICAL COLLEGE SPECIAL REVENUE FUND, FOR THE EMERGENCY SERVICES PROTECTION SPECIAL REVENUE FUND, FOR THE ROAD MAINTENANCE SPECIAL REVENUE FUND, FOR THE VICTIM SERVICES SPECIAL REVENUE FUNDS, FOR THE BRIDGE AND CULVERT CAPITAL PROJECT FUND, GENERAL CAPITAL PROJECT FUND, AND FOR THE ECONOMIC DEVELOPMENT CAPITAL PROJECT FUND, ALL IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 AND ENDING JUNE 30, 2015

**Ordinance 2014-02:** *[in title only]* AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE SCHOOL DISTRICT OF OCONEE COUNTY (the “School District”) AND TO PROVIDE FOR THE LEVY OF TAXES FOR THE OPERATIONS OF THE SCHOOL DISTRICT OF OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 AND ENDING JUNE 30, 2015

**Ordinance 2014-03:** *[in title only]* AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT AND TO ESTABLISH THE BUDGET FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 AND ENDING JUNE 30, 2015

**Ordinance 2014-14:** *[in title only]* AN ORDINANCE TO IMPOSE A ONE PERCENT CAPITAL PROJECT SALES TAX, SUBJECT TO A REFERENDUM, WITHIN OCONEE COUNTY, SOUTH CAROLINA, PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT, AS CODIFIED IN §4-10-300, *ET SEQ.*, OF THE SOUTH CAROLINA CODE OF LAWS, 1976, *AS AMENDED* (THE “ACT”); TO SPECIFY THE PURPOSES, PROJECTS AND FACILITIES FOR WHICH THE PROCEEDS OF SUCH TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH SUCH TAX MAY BE IMPOSED; TO PROVIDE THE MAXIMUM AMOUNT OF GENERAL OBLIGATION BONDS TO BE ISSUED TO PROVIDE FOR THE PAYMENT OF ANY COSTS OF THE PROJECTS AND FACILITIES AND TO PLEDGE SUCH TAX TO THE PAYMENT OF THE BONDS; TO PROVIDE THE MAXIMUM COST OF THE PROJECTS OR FACILITIES TO BE FUNDED FROM THE PROCEEDS OF SUCH TAX OR BONDS; TO PROVIDE THE MAXIMUM AMOUNT OF NET PROCEEDS OF THE TAX EXPECTED TO BE USED TO PAY THE COST OF THE PROJECTS OR DEBT SERVICE ON THE BONDS; TO ORDER A REFERENDUM PRESCRIBED BY THE ACT TO BE CONDUCTED BY THE OCONEE COUNTY REGISTRATION AND ELECTIONS COMMISSION; TO PROVIDE FOR THE ADMINISTRATION OF SUCH TAX; AND OTHER MATTERS RELATING THERETO.

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and the Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition. This agenda may not be inclusive of all issues which Council may bring up for discussion at this meeting. Items are listed on Council's agenda to give public notice of the subjects and issues to be discussed, acted upon, received as information and/or disposed of during the meeting. Items listed on Council's agenda may be taken up, tabled, postponed, removed or otherwise disposed of as provided for under Council's Rules, and Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition, if not specified under Council's rules.

## Discussion Regarding Action Items

### ITB 13-13 Tellabs Equipment for Broadband, \$250,000.00

This bid for Tellabs/Coriant equipment asked bidders to provide a discount off retail list prices. This is a term contract bid for a one year period, renewable for four additional years, if the County accepts the discount off list price for future renewals. All bidders responding to this bid must be Authorized Partners for Tellabs equipment as specified by Tellabs Manufacturing. This bid is to be considered a "NO SUBSTITUTE" for the brand name "TELLABS/CORIAN" as the County has determined that these are the only brands of optical switching equipment that meet all of our needs "End to End" and they must match other Tellabs equipment already installed.

On April 8, 2014, formal sealed bids were opened for Tellabs Equipment. Four (4) authorized Tellabs partners were originally notified of this bid opportunity. Only one authorized partner responded, and the discounts provided were acceptable.

The dollar amount requested for approval is an estimated amount to be spent in a one year period. The majority of the costs of this equipment will be reimbursed by revenue from Broadband/FOCUS customers.

**It is the staff's recommendation that Council (1) approve the award of ITB 13-13 for Tellabs Equipment to Core Telecom Systems, Inc., of St. Louis, MO, not to exceed \$250,000.00 in a one year period and (2) authorize the County Administrator to approve the renewal of this award, not to exceed four (1) one year renewals.**

### Coroner/Sheriff's Substation Building \$315,342.30

A new building for the Coroner was included in this year's budget, to be constructed on the grounds of Oconee Medical Center. In negotiating the building site, OMC requested that we also include the Sheriff's substation, which is currently housed in a mobile home near the front of the hospital grounds. This increased the size and requirements of the original building. In an effort to keep construction costs as low as possible, the County's Facilities Maintenance Department completed the design development phase, by obtaining the survey, civil site drawings and design and construction documents. The County also obtained quotes from various subcontractors with the intention of building this totally in-house. Under the On Call Design Build, RFP #11-23, Procurement requested quotes from the four (4) approved Design Build Contractors for comparison. Roebuck Buildings Co., Inc., of Roebuck, SC provided the lowest quote of \$300,326.00. It was determined that there would not be a significant savings if we proceeded in-house and the Facilities Maintenance Department did not have the man power to complete this in a timely manner. The County intends to use the Road Department to provide the site preparation work. The materials for the site work are estimated at \$20,000 and this is not included in Roebuck's award amount.

**It is the staff's recommendation that Council approve the award of \$ 315,342.30 (includes \$15,016.30 owner contingency) to Roebuck Buildings, Co., Inc., of Roebuck, SC to construct the Coroner/Substation building.**

**Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*

**New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*

## Council Committee Reports

- Budget, Finance & Administration Committee/ Mr. Reg Dexter, Chair

## Board/Commission Appointments

- Anderson-Oconee-Pickens Behavioral Health Services Commission  
*[One At Large Seat Vacant / Mr. Hamilton Resigned / No Questionnaires on file]*

**Executive Session** *[for the purpose of discussing a potential litigation matter]*

- Vote and/or Action on matters discussed in Executive Session [if required]

## Public Comment Session / **Non Agenda Action Items** *[time permitting]*

Council will hear public comment during this portion of the meeting for Non-Agenda Items

*Combined the two Public Comment Sessions at this meeting are limited to a total of forty (40) minutes, four (4) minutes per person.*

## Council Member Comments

## Adjourn

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.  
ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council & Committee meeting schedules and agendas are posted at the Oconee County Administration Building & are available on the County Council Website.

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and the Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition. This agenda may not be inclusive of all issues which Council may bring up for discussion at this meeting. Items are listed on Council's agenda to give public notice of the subjects and issues to be discussed, acted upon, received as information and/or disposed of during the meeting. Items listed on Council's agenda may be taken up, tabled, postponed, removed or otherwise disposed of as provided for under Council's Rules, and Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition, if not specified under Council's rules.