

# UPDATED A G E N D A OCONEE COUNTY COUNCIL MEETING November 16, 2021 6:00 PM

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

Call to Order

Moment of Silence

**Invocation by County Council Chaplin** 

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

# **Approval of Minutes**

- October 19, 2021 Regular Minutes
- November 5, 2021 Special Meeting Minutes

# **County Attorney Comments**

**County Administrator Comments** 

#### **Proclamations**

**PROCLAMATION 2021-16** A PROCLAMATION DECLARING NOVEMBER 1, 2021, POWER PLANT WORKER APPRECIATION DAY.

#### **Public Comment Session**

[Limited to a total of forty (40) minutes, four (4) minutes per person]

If you are not able to attend in person and you have a comment, you may submit it by emailing <u>jennifercadams@oconeesc.com</u> or calling 864-718-1023, so that your comment may be read it into the record.

#### **Council Member Comments**

# **Public Hearing regarding the Following Ordinances**

If you would like to be heard during either of the public hearings, please contact Clerk to Council Jennifer C. Adams at <u>jennifercadams@oconeesc.com</u> or 864-718-1023 so that your participation by may be coordinated.

#### **COUNCIL MEMBERS**

Ordinance 2021-22 AN ORDINANCE AUTHORIZING (A) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA ("COUNTY"), AND OCONEE HOUSING SOLUTIONS, LLC WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE CREDITS; (B) THE COUNTY TO TRANSFER REAL PROPERTY OWNED BY THE COUNTY TO OCONEE HOUSING SOLUTIONS, LLC; (C) THE COUNTY TO CREATE A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK WITH PICKENS COUNTY, SOUTH CAROLINA, AND DESIGNATE THE PROPERTY TO BE OWNED BY OCONEE HOUSING SOLUTIONS, LLC AS MULTI-COUNTY PARK PROPERTY; AND (D) OTHER MATTERS RELATED THERETO.

# Third Reading of the Following Ordinances

Ordinance 2021-22 [see caption above]

# **Second Reading of the Following Ordinances**

[None scheduled.]

# First Reading of the Following Ordinances

Ordinance 2021-25 AN ORDINANCE TO DEVELOP A JOINT COUNTY INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH ANDERSON COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN ANDERSON COUNTY AND ESTABLISHED PURSUANT TO SEC. 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH ANDERSON COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF *AD VALOREM* TAXATION; AND OTHER MATTERS RELATED THERETO.

# First & Final Reading for the Following Resolutions

**RESOLUTION 2021-15** "A RESOLUTION AUTHORIZING THE PURCHASE OF APPROXIMATELY TWO (2) ACRES OF REAL PROPERTY FROM MARANATHA BAPTIST CHURCH, INC. OF SENECA, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO."

# **Discussion Regarding Action Items**

# Discuss 2020 Redistricting plan and next steps

# **Public Comment Session regarding Redistricting 2020**

If you are not able to attend in person and you have a comment, you may submit it by emailing <u>jennifercadams@oconeesc.com</u> or calling 864-718-1023, so that your comment may be read it into the record.

#### **COUNCIL MEMBERS**

# Procurement #: RFP 21-06 Title: Drilling & Blasting Service Department: Quarry Amount: \$725,000.00

RFP 21-06 for Drilling and Blasting Services was issued on August 30, 2021 and opened on September 30, 2021. Eleven (11) companies were originally notified of this opportunity and proposals were received from two firms. An Evaluation Committee consisting of County Staff reviewed and scored the proposals and recommended Quick North Carolina, dba Elite Blasting Services, LLC. for award. Quick North Carolina's home office is located in Ankeny, IA. The local office to Oconee County is located in Jefferson, GA.

### It is the staff's recommendation that Council

- 1. Approve Award RFP 21-06, Drilling and Blasting Services for the Oconee County Quarry to Quick North Carolina, dba Elite Blasting Services, LLC, of Ankeny, IA for an estimated amount of \$725,000.00.
- 2. Authorize the County Administrator to renew this contract for up to four (4) one-year periods, as long as the amount does not exceed the amount budgeted for drilling and blasting and provided their work is satisfactory.

# Title: Engineering Services for Culvert Replacements Department: Roads & Bridges Amount: \$88,740.57

On June 1, 2021 County Council approved the award of RFP 20-02 for On Call Engineering Services to TranSystems Corporation, of Greenville, SC for Category B: On Call Roadway & Bridge Services. The Roads & Bridges Department wishes to contract with TranSystems Corporation to provide engineering services for the replacement of five (5) culverts within Oconee County; Busch Creek Rd over Coneross Creek, Cobb Bridge Road over Rocky Fork Creek, Megee Rd over Smeltzer Creek, Conley Rd over Whetstone Creek and Dana Drive over unnamed tributary.

In February 2020 severe storms brought heavy rains that flooded and washed out several County maintained roads. FEMA issued a major disaster declaration for the event on March 17, 2020. The five roads listed were set aside as potential projects for hazard mitigation grant funding through FEMA. With the projects approved the next steps will be project scoping and development to decide what structures (i.e. box culverts or bridges sizes and length) will be used to repair the roads

TranSystems Corporation will provide services such as: verify / update Hydrology analysis, develop existing conditions models, develop proposed design alternate, summarize results and provide recommendations, coordinate with Structural Engineer, provide conceptual plan, profile sheet and cost estimates for the five (5) culverts listed above.

#### It is the staff's recommendation that Council approve

- 1. Award of \$88,740.57 to TranSystems Corporation., of Greenville, SC for engineering services for the above mentioned projects.
- 2. Authorize the County Administrator to transfer sufficient funds for above Engineering Services to department professional line item.

# **COUNCIL MEMBERS**

# Title: One (1) Pumper Fire Truck with Loose Equipment Department(s): Emergency Services Amount: \$387,283.00

This Fire Truck is a Pierce Pumper built on Freightliner M2-106 two door cab and chassis with Cummins L9 350 HP Diesel engine, Allison EVS 3000 automatic transmission, Waterous CSU 1250 pump, UPF 1000-gallon tank, Whelen LED lighting and will include loose equipment. This apparatus will be built in accordance to NFPA (National Fire Protection Association).

The County is utilizing the H-GAC (Houston-Galveston Area Council of Governments) contract through a cooperative purchasing agreement. H-GAC cooperative purchasing allows government agencies to purchase directly from the manufacturer or authorized dealers. H-GAC contracts are bid and awarded on a national level and purchases may be fulfilled by the manufacturer and / or authorized local or state dealers.

It is the staff's recommendation that Council approve the award of One (1) Pumper Fire Truck to Spartan Fire and Emergency Apparatus, of Roebuck, SC, in the amount of \$387,283.00.

Oconee County requests permission to propose a lease agreement with the United States Army Corp of Engineers (USACE) to facilitate appropriate shoreline designation for a public access trail and courtesy dock to be located adjacent to Hartwell Village property and Lakeside Lodge property on Lake Hartwell.

This request is based on the nature of redevelopment of this area from a former manufacturing brown field site to a thriving mixed-use development with over 15 retail stores and restaurants creating a new high density area for public usage. As such, this land would be considered a new High Density Public Recreation Area as defined in the most recent Hartwell Dam and Lake Project Master Plan Update (4.1.2 High Density Recreation) of October 2021. High Density Recreation is defined in the master plan as "lands acquired for project operations and allocated for use as developed public use areas for intensive recreation activities by the visiting public, including areas for concession and group use development."

Staff recommends approval for the Administrator to sign a proposal to the USACE for a new lease agreement to facilitate appropriate shoreline designation for a public access trail and courtesy dock to be located adjacent to Hartwell Village property and Lakeside Lodge property on Lake Hartwell.

Council consideration and approval of funding allocation to the Blue Ridge Community Center for Clemson University's Phase Two Mill Hill Opportunity Zone Proposal in the amount of \$59,882. This is for the development and completion of the Opportunity Zone design work, focusing efforts on the East South Sixth Street Corridor in the Utica Mill Hill area in central Oconee County.

# **COUNCIL MEMBERS**

The Blue Ridge Community Center is a charitable organization located in the heart of the Utica Mill Hill Opportunity Zone. The Community Center has agreed to serve as the hub for community meetings, presentations and other forms of outreach related to the Phase Two Opportunity Zone Project. The Community Center will also work in tandem with Clemson University toward the completion of the following items:

- Data Collection, including maps, GIS information, and preliminary research for existing conditions:
- Comprehensive Inventory and Analysis of the project area, including land use analysis, historic overview analysis and hydrology and watershed analysis;
- Strength, Weakness, Opportunities and Threats (SWOT) Analysis to determine appropriate design solutions:
- Planning, organizing and conducting community meetings for public input;
- Design and development of a Community Survey and community feedback collection;
- Generate a community profile based on GIS analysis, the American Community Survey (ACS) and demographic data;
- Conceptual design drawings; and
- Assembling conceptual design drawings for presentations, including a PDF and PowerPoint format.

The Blue Ridge Community Center is a registered non-profit [501(c) - 3] organization.

The funding source is identified in the FY2022 Budget from the "Community Support" line item.

Clemson University Proposal is \$49,882

Blue Ridge Community Center allocation is \$10,000

It is staff's recommendation that Council approve the allocation of \$59,882 to the Blue Ridge Community Center for Clemson University's Phase Two Mill Hill Opportunity Zone Proposal.

# **Council Committee Reports**

None scheduled for this meeting.

# **Board & Commission Appointments**

The Board & Commission seats listed below are co-terminus with Council District seats and will require [in the 1st quarter of 2021] appointment and/or reappointment as follows:

#### **Building Codes Appeal Board**

1 At-Large Seat: No questionnaire on file for this seat

#### **Executive Session**

[upon reconvening Council may take a Vote and/or take Action on matters brought up for discussion in Executive Session, if required]

For the following purposes, as allowed for in § 30-4-70(a) of the South Carolina Code of Laws:

- [1] Discuss an Economic Development matter, Project Queso.
- [2] Discuss an Economic Development matter, Project Ruby Slipper.

#### **COUNCIL MEMBERS**

- [3] Receive legal advice and discuss potential litigation regarding Elevated Youth Services.
- [4] Receive legal advice and discuss opioid litigation.

# Adjourn

#### **COUNCIL MEMBERS**