



UPDATED A G E N D A
OCONEE COUNTY COUNCIL MEETING
June 18, 2024
6:00 PM

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

Call to Order

Moment of Silence

Invocation

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

Approval of Minutes

May 21, 2024 Regular Meeting Minutes

County Attorney Comments

County Administrator Comments

Presentation to Council

Upstate Alliance Economic Development Regional Update – Mr. John Lummus / President & CEO

*Oconee County Election Security Update - Mr. Keith Jones / Department of Homeland Security
Mr. Matt Norris / Cybersecurity Analyst for the South Carolina Election Commission*

Public Comment Session

[Limited to a total of fifty (50) minutes, five (5) minutes per person]

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

Council Member Comments

Public Hearing for 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 jennifercadams@oconeesc.com or 864-718-1023 so that your participation may be coordinated.*

ORDINANCE 2024-01 AN ORDINANCE TO ESTABLISH THE BUDGET FOR OCONEE COUNTY AND 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 COMMUNITY HEALTH AND COMMUNITY SERVICES SPECIAL REVENUE FUND, FOR THE ECONOMIC DEVELOPMENT CAPITAL PROJECT FUND, FOR THE BRIDGE AND CULVERT

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CAPITAL PROJECT FUND, FOR THE CAPITAL VEHICLE / EQUIPMENT FUND, FOR THE PARKS, RECREATION, AND TOURISM CAPITAL PROJECTS FUND, FOR THE FIRE / EMERGENCY SERVICES CAPITAL VEHICLE AND EQUIPMENT FUND, FOR THE GENERAL ONE TIME CAPITAL FUND, AND FOR THE DEBT SERVICE FUND, ALL IN OCONEE COUNTY FOR THE **FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025.**

ORDINANCE 2024-02 AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE SCHOOL DISTRICT OF OCONEE COUNTY 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, 2024 AND ENDING JUNE 30, 2025.

ORDINANCE 2024-03 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, 2024 AND ENDING JUNE 30, 2025.

ORDINANCE 2024-15 AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAXES AND SPECIAL SOURCE REVENUE CREDIT AGREEMENT, BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND SCHNEIDER ELECTRIC USA, INC. (FORMERLY IDENTIFIED AS PROJECT SPARK), ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES, AND OTHER PROJECT COMPANIES (COLLECTIVELY “COMPANY”); PROVIDING FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE; PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT; AND OTHER RELATED MATTERS.

ORDINANCE 2024-16 AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAXES AND SPECIAL SOURCE REVENUE CREDIT AGREEMENT, BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND A COMPANY CURRENTLY IDENTIFIED AS PROJECT TURN, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES, AND OTHER PROJECT COMPANIES (COLLECTIVELY “COMPANY”); PROVIDING FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE; PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT; CREATING OR MODIFYING A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO DESIGNATE THE PROPERTY OF THE PROJECT AS PART OF SUCH PARK; AND OTHER RELATED MATTERS.

ORDINANCE 2024-17 AN ORDINANCE TO REZONE A SERIES OF PARCELS, SPECIFIED HEREIN, FROM THE CONTROL FREE DISTRICT TO THE LAKE RESIDENTIAL DISTRICT (TWENTY-THREE (23) PARCELS, KEOWEE PLANTATION), PURSUANT TO OCONEE COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE 8.

ORDINANCE 2024-18 AN ORDINANCE AMENDING CHAPTER 38 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF MINIMUM LOT SIZE AND MAXIMUM LOT DENSITY PROVISIONS FOR THE CONTROL FREE DISTRICT; AND OTHER MATTERS RELATED THERETO.

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Third Reading of the Following Ordinances

ORDINANCE 2024-01 *[see caption above]*

ORDINANCE 2024-02 *[see caption above]*

ORDINANCE 2024-03 *[see caption above]*

ORDINANCE 2024-15 *[see caption above]*

ORDINANCE 2024-17 *[see caption above]*

Second Reading of the Following Ordinances

ORDINANCE 2024-16 AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAXES AND SPECIAL SOURCE REVENUE CREDIT AGREEMENT, BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND A COMPANY CURRENTLY IDENTIFIED AS PROJECT TURN, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES, AND OTHER PROJECT COMPANIES (COLLECTIVELY “COMPANY”); PROVIDING FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE; PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT; CREATING OR MODIFYING A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO DESIGNATE THE PROPERTY OF THE PROJECT AS PART OF SUCH PARK; AND OTHER RELATED MATTERS.

ORDINANCE 2024-18 AN ORDINANCE AMENDING CHAPTER 38 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF MINIMUM LOT SIZE AND MAXIMUM LOT DENSITY PROVISIONS FOR THE CONTROL FREE DISTRICT; AND OTHER MATTERS RELATED THERETO.

First Reading of the Following Ordinances

ORDINANCE 2024-19 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF EASEMENT RIGHTS TO DUKE ENERGY CAROLINAS, LLC FOR THE PURPOSE OF UTILITY INFRASTRUCTURE CONSTRUCTION AND MAINTENANCE AT PROPERTY OWNED BY OCONEE COUNTY IN WALHALLA, SOUTH CAROLINA, CURRENTLY DESIGNATED BY OCONEE COUNTY TAX MAP NUMBER 500-19-01-006; AND OTHER MATTERS RELATED THERETO.

First & Final Reading for the Following Resolutions

None scheduled for this meeting.

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Matthew Durham, Chair, District II Don Mize, Vice Chair, District III
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Discussion Regarding Action Item

Emergency Replacement of Electric Fire Pump System

Department: Facilities Maintenance

Amount: \$66,105.63

10% Contingency: \$6,610.56

Total: \$72,716.19

Budget: \$72,716.19 Project Cost: \$72,716.19 Balance: \$0.00

The current fire suppression system at the Oconee County Courthouse is currently failing and is out of service. The original fire suppression system was installed when the Courthouse was completed in 2003. The fire suppression system includes an electric fire pump that boosts water pressure and pumps the water to all five (5) floors of the Courthouse. Without the electric fire pump, the water pressure coming into the building would not be sufficient to reach the upper floors if the sprinkler system was needed.

Impact Fire Services is the maintenance provider of the sprinkler and fire suppression system at the Courthouse. During routine maintenance, it was discovered that the current fire pump system had components that had failed and was out of service.

Due to the safety risk to the Courthouse building and citizens inside, Procurement Staff approved this purchase as an Emergency. On June 12, 2024, purchase order 56084 was issued and the order was placed. The expected time for completion is 2 weeks.

Due to safety risk of the Courthouse building the citizens inside, the Facilities Maintenance Director request to proceed with Impact Fire Services as an emergency procurement. Impact Fire Services has extensive knowledge of the current fire suppression system. If staff were to issue a solicitation for the replacement of the electric fire pump system, it would delay the purchase by approximately two to three months. This additional time could prevent the sprinkler system from activating in the event of fire in the Courthouse.

It is the staff's recommendation that Council authorize the Administrator to transfer sufficient funds to appropriate line item.

Request Council's approval for submission of an Airport Safety and Maintenance Grant application to the South Carolina Aeronautics Commission (SCAC) and commit \$35,370.00 in local funding to replace the rotating beacon and tower.

Total cost of this project: \$141,480.00

South Carolina Aeronautics Commission's portion will be 75 % of total cost equating to \$106,110.00

Oconee County providing the remaining 25% of total costs, equating to \$35,370.00

- Oconee Airport has received numerous complaints due to the lack of visibility and identification of the Airport during night-time operations.
- The existing Beacon/Tower has been in service for an overextended amount of years resulting in rust, corrosion, and safety issues.
- The South Carolina Aviation Commission, (SCAC) reviewed the height, condition, and age of the existing beacon/tower and determined a replacement was warranted.

The South Carolina Aviation Commission has agreed this project is Grant eligible. Approval of application is contingent upon SCAC approval and funding.

It is the staff's recommendation that Council authorize the County Administrator to execute documents related to the submission and possible award of the SCAC Airport Safety and Maintenance Grant and to commit \$35,370.00 in local funding.

Council Committee Reports

None for this meeting.

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Board & Commission Appointments

The Board & Commission seats listed below are co-terminus with Council District seats and will require [in the 1st quarter of 2023] appointment and/or reappointment as follows:

Conservation Bank Board

1 At-Large seat: One 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]

- 1. Receive legal advice and discuss potential property acquisition related to Emergency Services.*
- 2. Receive legal advice and discuss pending litigation – Stokes v. Oconee County.*

Discussion Regarding Action Item

Council consideration of the purchase of improved real property for Emergency Services purposes.

Adjourn

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