



UPDATED AG E N D A

OCONEE COUNTY COUNCIL MEETING

September 02, 2025

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 Chaplain

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

County Attorney Comments

County Administrator Comments

Consent Agenda

[Consent agendas are used to more quickly dispose of routine business by allowing Council to approve more than one item at the same time, without debate, amendment, or individual motions. If a Council member requests discussion about one or more of these items, that item(s) will be removed from the consent agenda and placed on the regular agenda to be discussed later in the meeting.]

1. August 19, 2025 Regular Meeting Minutes

2. Procurement Item:

INMAR Rigid Hull Dive / Rescue Boat

Department(s): Emergency Services

Amount: \$89,520.91

Procurement was approved by Council in Fiscal Year 2025-2026 budget process.

Budget: \$89,520.91 Project Cost: \$89,520.91 Balance: \$0.00

(Funding from Emergency Services Capital Equipment / Vehicle Fund (335))

It is the staff's recommendation that Council approved the purchase of a INMAR Dive / Rescue 670R – 21-foot rigid hull inflatable boat to All Hands Fire Equipment of Wall, NJ in the amount of \$89,520.91, per Sourcewell Contract No. 020124-ALH.

COUNCIL MEMBERS

Matthew Durham, Chair, District II Don Mize, Vice Chair, District III
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Thomas James, District IV

3. Procurement Item:

PO 56366 Goodwyn, Mills & Cawood, Inc. Change Order No. 1

Department(s): Emergency Services

Amount: PO 56366: \$49,500.00

Change Order 1: \$124,000.00

Purchase Order Total: \$173,500.00

These services qualify for reimbursement through FEMA Public Assistance, as well as other funding sources identified by Goodwyn, Mills and Cawood, Inc. The reimbursement amount will be based on expenses approved by FEMA; any expenses not approved will be the responsibility of Oconee County.

It is the staff's recommendation that Council:

- 1. Approve Change Order No. 1, PO 56366, Work Authorization No. 5, Amendment No. 1, in the amount of \$124,000.00, purchase order total \$173,500.00 to Goodwyn, Mills and Cawood, Inc. for professional services related to Hurricane Helene FEMA reimbursement requests.*
- 2. Authorize the County Administrator to execute documents for this change order.*

4. Procurement Item:

Council authorization to reimburse expenditures related to costs associated with Sewer South Wastewater Expansion Project from proceeds of the Series 2023 General Obligation Bond for expansion to the I-85 Corridor, in the amount of \$3,385,903.

The bond proceeds are designated for eligible expenses or reimbursing previously incurred costs, as authorized by Council.

Staff recommends approval of this reimbursement request in the amount of \$3,385,903.

5. Procurement Item:

RFP 25-03 Financial Auditing Services

Department: Finance

Amount: \$66,000.00

Procurement was approved by Council in Fiscal Year 2025-2026 budget process.

Budget: \$80,000.00 Project Cost: \$66,000.00 Balance: \$14,000.00

It is the staff's recommendation that Council:

- 1. Approve the award of RFP 25-03, Financial Auditing Services, to CKH CPA's & Advisors, LLC of Atlanta, GA, in the amount of \$66,000.00.*
- 2. Authorize the County Administrator to renew this contract for up to four (4) one-year terms, as long as the amount does not exceed the amount budgeted for this service, and the services provided are satisfactory.*

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6. Procurement Item:

Request for Council's approval to commit matching funds in the amount of \$124,256.00 toward the Federal Aviation Administration (FAA) Grant Offer for Airport Improvement Program (AIP) Project No. 3-45-0016-037-2025 and \$25,845.00 toward the (FAA) Infrastructure Investment and Jobs Act (IIJA) - Airport Infrastructure Grant (AIG) Project No. 3-45-0016-038-2025 for a total of \$150,101.00, pending receipt of the official FAA Grant Award letters and to Authorize the County Administrator to accept and execute all necessary Grant documents pertaining to the Taxiway Pavement Rehabilitation Construction Project.

The total cost for the Taxiway Pavement Rehabilitation Construction Project is approximately \$6,004,051.00. The Federal Aviation Administration (FAA) has agreed to fund ninety-five percent (95%) of the eligible project costs, up to \$5,703,849.00, pending receipt of the official Grant Award letters. Oconee County will provide a local matching share of two and a half percent (2.5%) approximately \$150,101.00. The remaining two and a half percent (2.5), also totaling \$150,101.00, will be contributed by the South Carolina Aeronautics Commission (SCAC).

Oconee County has received an official FAA Grant Award Offer letter for IIJA/AIG Project No. 3-45-0016-038-2025 in the amount of \$982,125.00 for the Taxiway Rehabilitation Construction Project. Airport Director, Mr. Jeff Garrison received notification from FAA stating the second award offer for Grant for AIP Project No. 3-45-0016-037-2025 is in process and should be released soon. Timely acceptance of these Grants is crucial to secure FAA funding for the Taxiway Pavement Rehabilitation Construction Project as the offers must be accepted and submitted to the Federal Aviation Administration no later than September 5, 2025.

It is the staff's recommendation to Council:

- 1. Authorize County Administrator to accept and execute all necessary documents pertaining to Federal Aviation Administration Airport Improvement Program (AIP) Grant Offer Project No. 3-45-0016-037-2025 and the Infrastructure Investment and Jobs Act (IIJA)-Airport Infrastructure Grant (AIG) Project No. 3-45-0016-038-2025 for the Taxiway Pavement Rehabilitation Construction Project.*
- 2. Approve \$150,101.00 in matching funds.*

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7. Procurement Item:
ITB 24-14 Airport Taxiway Rehabilitation
Department: Airport
Amount: FAA 95%: \$5,270,913.43
State 2.5%: \$138,708.25
County 2.5%: \$138,708.25
Project Award: \$5,548,329.93
Contingency (15%): \$832,249.49
Total Award: \$6,380,579.42

Procurement was approved by Council in Fiscal Year 25-26 budget process.
Budget: \$6,380,579.42 Project Cost: \$6,380,579.42 Balance: \$0.00
(Funding from Federal Aviation Administration (FAA) - Airport Taxiway Pavement Rehabilitation
Grant(s) 95%, South Carolina Aeronautics Commission (SCAC) 2.5%, Oconee County 2.5%)

It is the staff's recommendation that Council:

1. Approve the award of ITB 24-14 to Kwest Group, LLC., of Perrysburg, OH in the amount of \$5,548,329.93, with a 15% contingency of \$832,249.49, for a total award of \$6,380,579.42, pending receipt of grant award.
2. Authorize the County Administrator to execute all necessary documents related to this project and to approve any change orders within the approved contingency amount.

8. Procurement Item:
Ardurra Group, Inc (formerly W.K. Dickson) Work Authorization #5
(Airport Taxiway Pavement Rehabilitation Construction Phase Services)
Department: Airport
Amount: FAA 95%: \$423,434.94
State 2.5%: \$11,143.03
County 2.5%: \$11,143.03
Project Award: \$445,721.00
Contingency 15%: \$66,858.15
Total Award: \$512,579.15

Procurement was approved by Council in Fiscal Year 2025-2026 budget process.
Budget: \$512,579.15 Project Cost: \$512,579.15 Balance: \$0.00
(AIP Project No. 3-45-0016-037-2025 & IIJA / AIG Project No. 3-45-0016-038-2025)

It is the staff's recommendation that Council:

1. Approve Work Authorization #5 from Ardurra Group, Inc. in the amount of \$445,721.00 with a 15% contingency of \$66,858.15, for a total award of \$512,579.15, pending receipt of grant award.
2. Authorize the County Administrator to execute all necessary documents related to this project and to approve any change orders within the approved contingency amount.

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

If you are unable to attend in person and you have a comment you would like to be considered by Council, please email or call the Council Member for your district (<https://oconeesc.com/council-home/council-officials>), so that they may consider and perhaps include your comments during Council Member comments, as and if appropriate.

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Council Member Comments

Public Hearing for the Following Ordinances *If you would like to be heard during 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 2025-13 AN ORDINANCE AMENDING CHAPTER 20 (LAW ENFORCEMENT) OF THE OCONEE COUNTY CODE OF ORDINANCES BY ADDING ARTICLE V, ENTITLED “PROHIBITED OR RESTRICTED CONDUCT – SOLICITATION, OBSTRUCTION OF PUBLIC STREETS, UNAUTHORIZED CAMPING,” IN ORDER TO ADDRESS CERTAIN HAZARDS AND PUBLIC HARM RELATED THERETO; AND OTHER RELATED MATTERS.

ORDINANCE 2025-14 AN ORDINANCE AMENDING CHAPTER 20 (LAW ENFORCEMENT) OF THE OCONEE COUNTY CODE OF ORDINANCES BY ADDING ARTICLE VI, ENTITLED “PUBLIC NUISANCES,” IN ORDER TO ADDRESS CERTAIN HAZARDS AND PUBLIC HARM RELATED THERETO; AND OTHER RELATED MATTERS.

Third Reading of the Following Ordinances

ORDINANCE 2025-13 *(see caption above)*

ORDINANCE 2025-14 *(see caption above)*

Second Reading of the Following Ordinances

To be held after Executive Session.

First Reading of the Following Ordinances

ORDINANCE 2025-17 AN ORDINANCE AUTHORIZING, PURSUANT TO TITLE 4, CHAPTERS 1 AND 29, OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA, AND A LEGAL ENTITY IDENTIFIED BY THE COUNTY AS PROJECT BEAMER, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT COMPANIES; PROVIDING FOR CERTAIN SPECIAL SOURCE REVENUE CREDITS; DESIGNATING CERTAIN PROPERTY TO BE INCLUDED IN A MULTI-COUNTY INDUSTRIAL PARK; AND OTHER RELATED MATTERS. *(In Title Only)*

First & Final Reading for the Following Resolutions

RESOLUTION 2025-03 A RESOLUTION APPOINTING AND COMMISSIONING THE FOLLOWING PERSONS: TANYA LYNN SPALTI, MEGAN ALYCIA VAN WAGNER, AND MARKEEL DANTONIO DETRO LEONARD AS CODE ENFORCEMENT OFFICERS (ANIMAL CONTROL) FOR THE PROPER SECURITY, GENERAL WELFARE, AND CONVENIENCE OF OCONEE COUNTY; AND OTHER MATTERS RELATED THERETO.

Action on Matters Removed from Consent Agenda at Council Member Request

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Discussion Regarding Action Items

PRT Commission-Local ATAX Recommendations / Fall 2025 Cycle / \$70,000

A portion of Local ATAX revenues received by Oconee County are made available for ATAX grants through Ordinance 2011-12. ATAX grants are to be tourism related grants that meet the ATAX guidelines specified by local and State mandates. Grants are recommended by the PRT Commission based on tourism impact of the project and approved by County Council. All external ATAX grant recipients are required to turn in intermediate reports every 180 days to the progress of the grant and a final report upon completion of the grant. These reports are placed in the grant folder, which is kept active by the PRT staff until the grant is considered complete. Internal projects through Oconee PRT are also funneled through local ATAX for eligible projects.

Copies of all ATAX Grant Applications can be found at the following link:

<https://oconeesc.com/documents/council/committees/parks-recreation-and-tourism-commission/2025/backup-material/2025-08-21-backup.pdf>

Beginning Local ATAX Balance: \$649,588

If all grants/projects approved/new balance will be: \$579,588

Sep-25

Local ATAX Grants

Applicant	Funds Request	Project Description	Amount Eligible for ATAX	PRT Commission Recommendation
City of Seneca	\$6,000	WSPA Advertising "Race for the Green"	\$6,000	\$4,500
City of Walhalla	\$10,106	Trails Map/Signage-Stumphouse Mountain Park	\$10,106	\$7,000
City of Westminster	\$7,709	Sports Complex bleachers	\$7,709	\$7,000
Devils Fork State Park	\$13,690	Renovate tent impact pads-camping sites	\$11,768	\$6,000
Discover Upcountry SC	\$15,000	Advertising-Print and Digital	\$15,000	\$6,000
Downtown Seneca Merchants Assoc.	\$1,500	Advertising - Sip-N-Stroll	\$900	\$900
Eagles Nest Arts Center	\$13,950	Advertising, Maintenance, Electrical, Signage, Suppli	\$13,950	\$6,500
South Carolina Bigfoot Festival	\$15,000	Advertising, Truss system for stage	\$15,000	\$9,600
The FARM Center	\$11,517	Advertising, Public Services-Heritage Fair	\$11,517	\$6,000
Walhalla Performing Arts Center	\$12,000	Advertising 2025/2026 Fall & Winter Season	\$12,000	\$6,000
Westminster Music Centre	\$10,000	Advertising and Production Concert Series	\$9,040	\$4,000
Wild Hearts Equine Center	\$9,760	Nature Trail signage & Visitor center creation	\$9,760	\$6,500
TOTAL	\$126,232		\$122,750	\$70,000

PRT Internal Request

TOTAL		\$0	\$0	\$0

Total Requested

\$70,000

It is staff's recommendation that Council approve of local ATAX recommendations as presented per the attached spreadsheet.

Discuss and ratify prior County Council approval regarding the \$20,000 award from the Oconee County Conservation Bank ("OCCB") for the Stevenson Century Farm property.

Council previously approved an OCCB \$20,000 for this project, but the application materials reflected that the \$20,000 contribution was 9.8% of the project value. Updated appraisals reflect that the contribution will be 10.5% of the project value. Thus, staff seeks Council ratification of the prior \$20,000 award in light of the revised project value and contribution percentage.

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Request for Council’s consideration to support the Oconee County application for the Hazard Mitigation Grant Program application and approval to commit matching funds, not to exceed \$11,500, if awarded, for the Oconee County Hazard Mitigation Plan Development project.

The application is for the development of the Oconee County Hazard Mitigation Plan. The estimated cost for the project totals \$46,000. The Hazard Mitigation Grant Program has a 25% local match requirement, up to \$11,500. Oconee County currently has a Multi-Jurisdictional Hazard Mitigation Plan with Anderson County, approved in March 2023.

It is the staff’s recommendation that Council approve the commitment of matching funds, not to exceed \$11,500, toward the Oconee County Hazard Mitigation Grant Program application for the establishment of the Oconee County Hazard Mitigation Plan.

Council Committee Reports

Planning and Economic Development Committee / Mr. JamesAugust 19, 2025

Board & Commission Appointments

The Board & Commission seats listed below are co-terminus with Council District seats and will require [in the 1st quarter of 2025] appointment and/or reappointment as follows:

Building Codes Appeal Board..... 2 At Large Seats

- No questionnaires on file

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. Discussion regarding an economic development matter, Project Joshua Tree.*
- 2. Discussion regarding an economic development matter, Project Joe.*
- 3. Discussion regarding an economic development matter, Project Reclamation.*
- 4. Discussion regarding an economic development matter, Project Perot.*
- 5. Receive legal advice regarding multi-county industrial park revenue and distribution issues.*
- 6. Receive legal advice and discuss potential claims related to real property contractual issue.*
- 7. Receive legal advice and discuss employment / personnel and related matters with respect to the structure and administration of certain Oconee County government departments, divisions, boards, and commissions.*
- 8. Receive legal advice and discuss potential contractual matters related to property development proposals.*

COUNCIL MEMBERS

Matthew Durham, Chair, District II Don Mize, Vice Chair, District III
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Second Reading of the Following Ordinances

ORDINANCE 2025-15 AN ORDINANCE AMENDING CHAPTER 10 (EMERGENCY MANAGEMENT AND SERVICES) OF THE OCONEE COUNTY CODE OF ORDINANCES BY REVISING THE PROVISIONS OF ARTICLE II.A., ENTITLED “RESCUE SQUAD ADVISORY COMMISSION”; AND OTHER RELATED MATTERS.

ORDINANCE 2025-16 AN ORDINANCE AMENDING CHAPTER 10 (EMERGENCY MANAGEMENT AND SERVICES) OF THE OCONEE COUNTY CODE OF ORDINANCES BY REVISING THE PROVISIONS OF ARTICLE II.B. “FIRE SERVICE ADVISORY COMMISSION”; AND OTHER RELATED MATTERS.

Adjourn

COUNCIL MEMBERS

Matthew Durham, Chair, District II Don Mize, Vice Chair, District III
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Thomas James, District IV