



UPDATED AG E N D A

OCONEE COUNTY COUNCIL MEETING

October 7, 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. September 16, 2025 Regular Meeting Minutes

2. Procurement Item:

2018 John Deere 1050K Crawler Dozer Repair

Department: Solid Waste

Amount: \$106,231.73

Contingency 15%: \$ 15,934.76

Total: \$122,166.49

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

Budget: \$122,166.49 Project Cost: \$122,166.49 Balance: \$0.00

(Funding from Capital Equipment / (325) Vehicle Fund)

It is the staff's recommendation that Council:

- 1. Approve the 2018 John Deere 1050K Crawler Dozer repairs to Dobbs Equipment Southeast, LLC in the amount of \$106,231.73.*
- 2. Approve a 15% contingency in the amount of \$15,934.76.*
- 3. Authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.*

COUNCIL MEMBERS

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

3. Procurement Item:

Concrete Pad / Slab at Chau Ram County Park ITB 25-04

Department: PRT

Amount: \$61,730.00

Contingency (15%): \$ 9,259.50

Total Amount: \$70,989.50

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

Budget: \$70,989.50 Project Cost: \$70,989.50 Balance: \$0.00

(Funding for this project is from Parks, Recreation & Tourism Capital Project Fund)

It is the staff's recommendation that Council:

- 1. Approve the Award of ITB 25-04, Concrete Pad at Chau Ram Park, to Lewis McMahan of West Union, SC in the amount of \$61,730.00.*
- 2. Approve a 15% contingency in the amount of \$9,259.50.*
- 3. Authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.*

4. Procurement Item:

**(4) 2026 Ram 1500 SSV's, One (1) 2026 Ram 2500 SSV
& Ten (10) 2026 Dodge Durango PPV's**

Department: Sheriff's Office

Amount: \$692,478.00

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

Budget: \$692,478.00 Project Cost: \$692,478.00 Balance: \$0.00

(Funding from Capital Equipment / (325) Vehicle Fund)

It is the staff's recommendation that Council approve the purchase of Four (4) 2026 Ram 1500 SSV's, One (1) 2026 Ram 2500 SSV and ten (10) 2025 Dodge Durango's from Santee Automotive of Manning, SC, in the amount of \$692,478.00.

5. Procurement Item:

Refurbish Sutphen Custom Pumper Truck

Department(s): Emergency Services

Amount: \$ 96,668.64

Contingency 15%: \$ 14,500.30

Total: \$111,168.94

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

Budget: \$111,168.94 Project Cost: \$111,168.94 Balance: \$0.00

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

It is the staff's recommendation that Council:

- 1. Approve the refurbish of the Sutphen Custom Pumper in the amount of \$96,668.64 to Williams Fire Apparatus of Ashland, AL.*
- 2. Approve 15% Contingency in the amount of \$14,500.30.*
- 3. Authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.*

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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.

Council Member Comments

Third Reading of the Following Ordinances

None for this meeting.

Second Reading of the Following Ordinances

ORDINANCE 2025-18 AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN OCONEE COUNTY, AS LESSOR, AND THE UNITED STATES OF AMERICA / DEPARTMENT OF AGRICULTURE, AS LESSEE, IN RELATION TO CERTAIN PREMISES LOCATED AT 301 WEST SOUTH BROAD STREET, WALHALLA, SOUTH CAROLINA.

ORDINANCE 2025-19 AN ORDINANCE AUTHORIZING, PURSUANT TO TITLE 4, CHAPTER 29, SECTION 68 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 COMPANY CURRENTLY IDENTIFIED AS PROJECT JOSHUA TREE, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT COMPANIES (COLLECTIVELY, "COMPANY"); PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT; AND OTHER RELATED MATTERS.

ORDINANCE 2025-20 AN ORDINANCE CLARIFYING, RATIFYING, AND/OR AUTHORIZING CERTAIN ACTS BY OCONEE COUNTY, SOUTH CAROLINA IN RELATION TO THE DISTRIBUTION OF FEE-IN-LIEU OF TAX REVENUE RECEIVED FROM THE JOINT COUNTY INDUSTRIAL AND BUSINESS PARK WHEREIN THE PROPERTY OF BORGWARNER PDS (USA), INC. IS LOCATED; AND OTHER MATTERS RELATED THERETO.

First Reading of the Following Ordinances

None for this meeting.

First & Final Reading for the Following Resolutions

RESOLUTION 2025-04 PROVIDING PRELIMINARY APPROVAL PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, FOR 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 IDENTIFIED FOR THE TIME BEING AS PROJECT BROADWAY, 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; PROVIDING FOR THE INCLUSION OF THE PROJECT IN A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK; AND OTHER RELATED MATTERS.

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Action on Matters Removed from Consent Agenda at Council Member Request

Discussion Regarding Action Items

Council approval of Financial Policy regarding disbursement of County funds to outside agencies.

Consider approval of Memorandum of Understanding between Oconee County and the South Union Volunteer Fire Department with respect to operations at, and related to, the South Union Volunteer Fire Department station. (Members of the South Union Volunteer Fire Department will be present to discuss.)

Request for Council's approval for the submission of the second round of the Fiscal Year 2025-2026 Oconee County Opioid Recovery Fund Application to the South Carolina Opioid Recovery Fund (SCORF) Board.

- The Opioid Recovery Fund is settlement funding through a yearly requisition process to the State of South Carolina Opioid Recovery Fund (SCORF) Board.
 - The abatement strategies, or, proposed projects are approved by the SCORF Board after requests for funding and yearly strategies have been submitted to them.
 - Once abatement strategies and funding are approved by SCORF, awarded funds are sent to Oconee County for program implementation.
 - The application, includes the request for funding, in the amount of \$204,302.00, for the LEAD program for the Sheriff's Office, community support for Tamasee DAR Starlight Program, and the Prisma Health's Mobile Integrated Health Program.
 - The County's current available amount is \$2,627,091.96.
- These applications have been reviewed and approved by the Oconee County Opioid Response Task Force for Council consideration. There is no match requirement for this grant.

It is staff's recommendation that Council approve the submission of the second Oconee County Opioid Recovery Fund application to the South Carolina Opioid Recovery Fund Board.

Request for Council approval for the purchase of a special purpose trailer for the Pill Take-Back Program utilizing funds from the South Carolina Opioid Recovery Fund.

The trailer is custom designed to have a high-security transportation vault inside for the secure storage of collected medications featuring multiple layers of security to prevent unauthorized access to those medications. In addition to the vault, the trailer will feature custom branding and logos designed to be eye-catching and educational, promoting the Pill Take-Back program and deterring unlawful use of opioids and prescription medications.

The Oconee County Sheriff's Office does not currently have a way to securely transport and temporarily store (less than 12 hours) collected medications from the Pill Take-Back program. This unit will ensure that the medications are inaccessible to any unauthorized persons, as well as to bring a high visibility to the program in hopes of growing the amount of medications that are collected and properly disposed of. This will contribute to a reduction in opioid related abuse, as well as hopefully decreased the amount of prescription medications that are currently "on the street" and available to not only people with substances abuse disorders, but also children that may accidentally ingest those unused medications. The Oconee County Opioid Response Taskforce approved this project for council approval. After council approval, it will go to the South Carolina Opioid Recovery Fund Board for final approval. The MSRP for this trailer is \$64,164.05. However, by using North Carolina Sheriff's Association Procurement Contract 25-05-0521R, the cost is reduced to \$60,532.12. The funding for this trailer will be covered 100% by funds allocated through the Opioid Response Fund, which Oconee County received in July 2025. Therefore, this purchase will be fully funded without taxpayer funds being used.

It is staff's recommendation that Council approve proceeding with the purchase of a special purpose trailer for the Pill Take-Back Program utilizing funds from the South Carolina Opioid Recovery Fund.

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Council consideration and approval of South Carolina Association of Counties to be insurance provider for Property and Liability Insurance for Oconee County.

For coverage dated 11/1/2025-6/30/2026 our pro-rated premium amount is \$909,982.07.

Over the past three (3) years the price for Property and Liability insurance ranged from \$1,265,000 to \$1,485,000. This price continues to increase annually.

Oconee County will get a pro-rated discount in the amount of \$50,249.57 on our Worker's Compensation premium. For coverage dated 7/1/2026-6/30/2027 the premium will be \$1,372,521.60 with a yearly discount of \$75,790.00 on our Worker's Compensation premium. The discount is given if Oconee County becomes a member of both Property & Liability and Worker's Compensation trust.

Oconee County has been a member of the South Carolina Association of Counties Workers' Compensation Trust since July 1st, 1997, and staff has a strong relationship with the SC Association of Counties.

- Joining South Carolina Associations of Counties Property and Liability program will result in an annual savings of \$130,000 on insurance premiums.
- Under the SC Association of Counties, insurance coverages will double for law enforcement, General Liability, and Errors & Omissions.
- Claim deductibles are also significantly lower than the Insurance Reserve Fund, and the County will be eligible for enhanced claims and risk management services.
- The coverage includes One Million Dollars in Cyber Security coverage.

Staff recommends Council approval of South Carolina Association of Counties to provide Property & Liability Insurance for Oconee County.

Council Committee Reports

Budget, Finance and Administration Committee / Mr. DurhamSeptember 16, 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. *Receive legal advice and discuss multi-county industrial park revenue and distribution issues.*
2. *Discussion regarding an economic development matter, Project Grow.*
3. *Discussion regarding an economic development matter, Project Hawk.*
4. *Discuss and receive legal advice related to infrastructure installation along various County roads.*
5. *Discuss safety protocols and programs for continuing and enhanced security in and on County government properties.*
6. *Receive legal advice and discuss potential contractual matter regarding employment benefits and related brokerage services.*

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Discussion Regarding Action Items

Council consideration to approve a request to the South Carolina Department of Commerce's Site Enhancement Initiative for a \$1,575,000 Reimbursable Grant to be used for the purchase of industrial land.

The South Carolina Department of Commerce's Site Enhancement Initiative is a program that provides reimbursable grants to communities to improve and expand the state's inventory of viable and marketable industrial properties. The Oconee Economic Alliance is seeking a \$1,575,000 reimbursable grant from the program that will allow Oconee County to purchase 100 acres of prime, developable industrial land. This centrally located property has all utilities at or near the property, favorable topography and an excellent road network for both employee and truck traffic. The reimbursable grant would cover the cost of the purchase, as well as all due diligence items. Since this is a reimbursable grant, Oconee County will have to make the investment first. Upon completion of the purchase the county will receive the grant funds.

- Based on a buildout of 1,000,000 square feet of industrial space, the Oconee Economic Alliance projects that the property could have the following economic impact:
 - ✓ 1,000 New Manufacturing Jobs with an Annual Payroll of \$60,000,000
 - ✓ \$170,000,000 in New Capital Investment
 - ✓ \$52,000,000 in New Property Tax Revenue Over 20-Years (After Incentives)

It is staff's recommendation that Oconee County Council approve the request for \$1,575,000 in reimbursable costs, contingent on the County being awarded the Site Enhancement Initiative grant from the SC Department of Commerce.

Adjourn

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