



MINUTES

OCONEE COUNTY COUNCIL

Regular Meeting

October 21, 2025

MEMBERS, OCONEE COUNTY COUNCIL

Mr. John Elliott, District I
Mr. Matthew Durham, Chairman, District II
Mr. Don Mize, Vice Chairman, District III
Mr. Thomas James, District IV
Mr. Glenn Hart, Chairman Pro Tem, District V

Oconee County Council met at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, County Administrator Amanda F. Brock, County Attorney David Root, & Jennifer C. Adams, Clerk to Council present.

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeesc.com/council]. In addition, it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Dick Mangrum / 101.7 WGOG

Call to Order

Mr. Durham called the meeting to order at 6:00 p.m.

Moment of Silence

Mr. Durham asked for a moment of silence prior to the Invocation.

Invocation by County Council Chaplain

Mr. Root, County Council Chaplain, gave the Invocation.

Pledge of Allegiance

Mr. Shane Ugliciono led the Pledge of Allegiance to the Flag of the United States of America.

Attorney's Comments

None at this meeting.

Administrator's Comments

Ms. Brock offered a reminder that early voting for municipal elections is happening now at the Pine Street offices, Monday through Friday 8:30 a.m. to 5:00 p.m.

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Consent Agenda

1. **October 07, 2025 Regular Meeting Minutes**

2. **October 17, 2025 Special Meeting Minutes**

3. **Procurement Item:**

On-Call Grinding Services ITB# 25-05

Department: Solid Waste

Amount: Not to Exceed Approved Ordinance 2025-01 Budget Amount(s)

There is no dollar amount associated with this approval at this time. Any future grinding services that exceed \$50,000 will be brought to Council for approval.

It is the staff's recommendation that Council:

1. *Approve the award of ITB 25-05, On-Call Grinding Services for Solid Waste, to Head-Lee Landscape Materials of Walhalla, SC.*
2. *Authorize the County Administrator to execute the contract documents and to renew this contract for up to four (4) one-year renewals, providing the services provided are satisfactory.*
3. *Authorize the County Administrator to transfer funds to the appropriate line item(s).*

Mr. Hart made a motion, seconded by Mr. Elliott, approved 5 - 0, to approve all items on the consent agenda as presented.

Proclamations

PROCLAMATION 2025-12 A PROCLAMATION CELEBRATING THE 156th ANNIVERSARY OF OCONEE COUNTY

Mr. Elliott made a motion, seconded by Mr. Mize, approved 5 - 0, to approve **Proclamation 2025-12** on first and final reading.

Presentation to Council

Christ Central Ministries – Mr. Ashley Williams, Director

Mr. Ashley Williams, Christ Central Ministries Director, addressed Council utilizing a power point presentation entitled, “Christ Central Ministries Oconee, Oconee Addiction Recovery and Solutions Program, OARS, Magnolia House Recovery Program” [copy filed in backup], and provided an overview of each program, what they offer, and how they have benefited the community.

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Public Comment Session

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.

1. Ms. Sue Christensen addressed Council with complaints regarding what she considers to be excessive, loud noise by one of her neighbors.

Council Members Comments

Mr. Mize addressed Ms. Christensen's concerns related to excessively loud noise in her neighborhood.

Public Hearing for 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.

Mr. Durham opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Durham opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council and no citizen submitted or presented any written comments for the record.

Mr. Durham closed the Public Hearing regarding **Ordinance 2025-18**.

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 ULBRICH SPECIALTY WIRE PRODUCTS, LLC, ALSO KNOWN 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 PROVIDING FOR OTHER RELATED MATTERS.

Mr. Durham opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Durham opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council and no citizen submitted or presented any written comments for the record.

Mr. Durham closed the Public Hearing regarding **Ordinance 2025-19**.

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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.

Mr. Durham opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Durham opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council and no citizen submitted or presented any written comments for the record.

Mr. Durham closed the Public Hearing regarding **Ordinance 2025-20**.

Third Reading of the Following Ordinances

ORDINANCE 2025-18 (*see caption above*)

Mr. Hart made a motion, seconded by Mr. Elliott, approved 5 - 0, to approve **Ordinance 2025-18** on third and final reading.

ORDINANCE 2025-19 (*see caption above*)

Mr. Hart made a motion, seconded by Mr. Elliott, to approve **Ordinance 2025-19** on third and final reading.

Ms. Brock noted that Ulbrich has been operating within the County for 95 years and is the longest standing independent industry in Oconee County.

Motion approved 5 – 0.

ORDINANCE 2025-20 (*see caption above*)

Mr. Hart made a motion, seconded by Mr. Mize, approved 5 - 0, to approve **Ordinance 2025-20** on third and final reading.

Second Reading of the Following Ordinances

None for this meeting.

Mr. James noted to Council Chair that he will be recusing himself from voting on **Ordinance 2025-21** [recusal form filed in backup] and exited the meeting.

First Reading of the Following Ordinances

ORDINANCE 2025-21 AN ORDINANCE AUTHORIZING, PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, 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 [PROJECT BROADWAY] ACTING FOR ITSELF, ONE OR MORE CURRENT

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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; DEVELOPING 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 A MULTI-COUNTY INDUSTRIAL PARK; AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT BETWEEN COUNTY AND COMPANY FOR THE TRANSFER OF CERTAIN REAL PROPERTY FROM COUNTY TO COMPANY, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE PURCHASE AND SALE AGREEMENT; AND OTHER RELATED MATTERS.

Mr. Hart made a motion, seconded by Mr. Elliott, approved 4 – 0 [Mr. James recused], to approve **Ordinance 2025-21** on first reading.

Mr. James re-entered the meeting.

ORDINANCE 2025-22 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 [PROJECT JOE], ALSO KNOWN AS PROJECT JOE, 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.

Mr. Elliott made a motion, seconded by Mr. Hart, approved 5 - 0, to approve **Ordinance 2025-22** on first reading.

ORDINANCE 2025-23 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF EASEMENT RIGHTS TO BLUE RIDGE ELECTRIC COOPERATIVE, INC. FOR THE PURPOSE OF UTILITY INFRASTRUCTURE CONSTRUCTION AND MAINTENANCE AT PROPERTY LOCATED AT 150 SCHOOL HOUSE ROAD, WESTMINSTER, SOUTH CAROLINA, SUCH PROPERTY CURRENTLY IDENTIFIED BY TAX PARCEL NUMBER 300-00-02-031; AND OTHER MATTERS RELATED THERETO.

Mr. Hart made a motion, seconded by Mr. Elliott, approved 5 - 0, to approve **Ordinance 2025-23** on first reading.

ORDINANCE 2025-24 AN ORDINANCE FORMALLY REPEALING ARTICLE IV (SEE ORDINANCE 1995-07) AND ARTICLE V (SEE ORDINANCE 1989-06) OF CHAPTER 34 ("UTILITIES") OF THE OCONEE COUNTY CODE OF ORDINANCES, AS RELATES TO SEWER REGULATIONS OF THE FORMER OCONEE COUNTY SEWER COMMISSION; AND OTHER MATTERS RELATED THERETO.

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Mr. Hart made a motion, seconded by Mr. Elliott, to approve **Ordinance 2025-24** on first reading.

As requested by Mr. Hart, Mr. Root explained the need behind **Ordinance 2025-24**, noting Article IV and Article V were causing some confusion for the current Oconee Joint Regional Sewer Authority and needed to be repealed.

Motion approved 5 – 0.

First & Final Reading for the Following Resolutions

RESOLUTION 2025-05 A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN ADDENDUM TO THAT CERTAIN AGREEMENT BETWEEN OCONEE COUNTY / THE OCONEE COUNTY SHERIFF AND THE OCONEE COUNTY HUMANE SOCIETY, INC. REGARDING OPERATIONS AT THE OCONEE COUNTY ANIMAL SHELTER, IN ORDER TO EXTEND THE TERM OF THE AGREEMENT; AND OTHER RELATED MATTERS.

Mr. Hart made a motion, seconded by Mr. Elliott, approved 5 – 0, to approved **Resolution 2025-05** on first and final reading.

Action on Matters Removed from Consent Agenda at Council Member Request

None for this meeting.

Discussion Regarding Action Items

None for this meeting.

Council Committee Reports

None for this meeting.

Board & Commission Appointments

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

No questionnaires on file requesting consideration of appointment.

Fire Service Advisory Commission..... *Districts I II III IV V*

District I: 0 questionnaires requesting initial appointment

District II: 2 questionnaires requesting initial appointment

Mr. Durham made a nomination, approved 5 – 0, to appoint Mr. Truman Nicholson as District II representative on the Oconee County Fire Service Advisory Commission.

District III: 0 questionnaires requesting initial appointment

District IV: 1 questionnaire requesting initial appointment

Mr. James made a nomination, approved 5 – 0, to appoint Mr. Travis Collins as District IV representative on the Oconee County Fire Service Advisory Commission.

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District V: 1 questionnaire requesting initial appointment

Mr. Hart made a nomination, approved 5 – 0, to appoint Mr. Larry Wilkerson as the District V representative on the Oconee County Fire Service Advisory Commission.

At-large positions are appointed by Oconee County Fire Chiefs' Association

Executive Session

Mr. Hart made a motion, seconded by Mr. Elliott, approved 5 – 0, to enter into Executive Session for the following purposes, as allowed for § 30-4-70(a) of the South Carolina Code of Laws:

1. *Discussion regarding potential real property acquisition related to future expansion of the Oconee County Rock Quarry.*
2. *Receive legal advice and discuss potential contractual matters related to property development proposals.*
3. *Discussion of a contractual matter relating to provision of legal services.*
4. *Receive legal advice and discuss personnel matter related to volunteer emergency services.*

Council entered into Executive Session at 6:40 p.m.

Council returned from Executive Session at 7:23 p.m. on a motion made by Mr. Hart, seconded by Mr. Elliott, approved 5 – 0.

As requested by Mr. Durham, Mr. Elliott made a motion, seconded by Mr. Hart, to amend the agenda to add a second Executive Session to discuss items two and four listed on tonight's Executive Session.

Mr. Root, County Attorney, offered clarification as to the above motion, noting only items one and three were discussed and an additional Executive Session was needed for Council to discuss items two and four.

Motion approved 5 – 0.

As requested by Mr. Durham related to Executive Session item three, Mr. Hart made a motion, seconded by Mr. Elliott, approved 5 – 0, to approve Oconee County Council enter into an engagement with Attorney Andrew J. Holliday to serve as outside counsel to advise County Council regarding administrative and legal matters to be discussed in Executive Session and to authorize Oconee County Council Chairman to execute any necessary engagement documents on behalf of the County.

Mr. Hart made a motion, seconded by Mr. Elliott, approved 5 – 0, to re-enter into Executive Session for the following purposes, as allowed for § 30-4-70(a) of the South Carolina Code of Laws:

2. *Receive legal advice and discuss potential contractual matters related to property development proposals.*
4. *Receive legal advice and discuss personnel matter related to volunteer emergency services.*

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Council entered in to Executive Session at 7:24 p.m.

Council returned from Executive Session at 10:17 p.m. on a motion made by Mr. Hart, seconded by Mr. Mize, approved 5 – 0.

As requested by the County Attorney, Mr. Hart made a motion, seconded by Mr. Elliott, approved 5 – 0, to amend the agenda to add a staffing discussion regarding the County Administrator with the exigency being the County Administrators need for leave.

Staffing Discussion Regarding County Administrator

As requested by Mr. Root, Mr. Hart made a motion, seconded by Mr. Mize, approved 5 – 0, to agree to a paid leave of absence for County Administrator, Ms. Brock, for a period of 14 days with Mr. Phil Shirley to serve as interim County Administrator during that time.

Adjourn:

Mr. Hart made a motion, approved unanimously, to adjourn at 10:18 p.m.

Respectfully Submitted:

Jennifer C. Adams
Clerk to Council

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