

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Council meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a "first-come" basis.

Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County's YouTube channel, which can be found via the County's website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **898 3645 4642**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.



OCONEE COUNTY COUNCIL

SPECIAL MEETING

5:00 P.M., Tuesday, January 19, 2021

Council Chambers

Oconee County Administrative Offices

415 South Pine Street, Walhalla, South Carolina 29691

Call to Order

Discussion Items (Discussion may include presentation by representatives of Johnson Controls, Inc. No legislative action will be taken.)

- Discussion regarding proposed Energy Savings Performance Arrangement between Oconee County and Johnson Controls, Inc.

Adjourn

[This agenda is not inclusive of all issues which Council may bring up for discussion at this meeting.]

The public is invited to attend the meeting, however, an opportunity for public comment **will not** be offered at this meeting.

Oconee County Council & Committee meeting schedules and agendas are posted at the Oconee County Administration Building and are available on the County Council Website www.oconeesc.com/council.html
[All upcoming meetings will be held in Council Chambers unless otherwise noted]

COUNCIL MEMBERS

John Elliott, Chair, District I

Paul Cain, Vice-Chair, District III

Julian Davis, III, Chair Pro Tem, District IV

Matthew Durham, District II

Glenn Hart, District V

OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not preempted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)

Katie Smith

From: Katie Smith
Sent: Tuesday, January 12, 2021 8:48 AM
To: 'Classified Ads'
Cc: Katie Smith
Subject: Legal Ad Request

Please run in the next edition of your publication. Please respond to the email to confirm receipt.

“Public Notice

The Oconee County Council will hold a special meeting at 5pm, Tuesday, January 19, 2021 in Council Chambers at the Oconee Administrative Offices located at 415 South Pine Street, Walhalla, SC to discuss proposed energy savings performance arrangement between Oconee County and Johnson Controls, Inc.”

Please confirm receipt of this email by way of reply.

Best Regards,
Katie

Katie D. Smith
Clerk to Council
415 South Pine Street
Walhalla, SC 29691
864-718-1023
864-718-1024 [fax]

CONFIDENTIALITY NOTICE: All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not read, use, copy, or distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by reply e-mail or telephone immediately and destroy all copies of the original message.



80.2594



2005 TOYOTA 4RUNNER
\$7,200.
100,000 miles. 1 owner, Kenwood radio, JBL speakers, good tires, well maintained, rear wheel drive, tire chains, towing pack and very clean!
Call Before 7pm.
Pictures available upon request
(864)944-2135.



2001 Audi TT
Quattro. 6 spd. Turbo.
\$10,500. 42,775 mi.
Excellent condition.
Always garaged.
Text or call (864)784-9325.

■ REAL ESTATE RENT

HOUSES FOR RENT

CLEMSON DOWNS

2 Br., 2 Ba, garage, LR, DR, kitchen, sunroom, no pets.
\$1,000/Mo., \$1,000/sec. dep.
***NO SMOKERS....**
Contact Patsy @
803-530-9114 or
email at:
pgjnut@aol.com

■ MERCHANDISE

EZ SELL

THERMA-TRU FIBER CLASSIC
oak-glazed, fiberglass
exterior door with clear glass.
3' X 6'8 left hand cut swing.
Paid \$790.94, asking \$350 OBO.
Call (863)226-7170

■ LEGAL NOTICES

LEGALS

Public Notice
The Oconee County Council will hold a special meeting at 5pm, Tuesday, January 19, 2021 in Council Chambers at the Oconee Administrative Offices located at 415 South Pine Street, Walhalla, SC to discuss proposed energy savings performance arrangement between Oconee County and Johnson Controls, Inc.

FIND IT IN THE CLASSIFIEDS!

RENTALS & More

University Place, Clemson.....	4BR/2BA, Furnished.....	\$1000-\$1150
University Terrace.....	4BR/2BA, Furnished.....	\$1150-\$1300
Chadsworth Commons, Clemson.....	2BR/2BA & 2BR/2.5BA.....	\$950-\$1000
Tillman Place, Clemson.....	4BR/2BA.....	\$1200-\$1570
Village Green, Clemson.....	2BR/1.5BA, Townhouse.....	\$825-\$835
Cedarwood, Clemson.....	2BR/2BA.....	\$720-\$750
Crawford Falls, Clemson.....	3BR or 4BR.....	\$2200
Lindsay Rd., Clemson.....	1BR/1BA, Washer & Dryer.....	\$525
207 Aiken St., Central.....	2BR/1BA.....	\$675
309 Foxfire, Seneca.....	2BR/2BA.....	\$875

APARTMENTS 1 BR • Efficiencies • 2 BR • 3 BR • 4 BR
Furnished • Unfurnished • \$425 and Up • Mini Warehouses \$20-\$100

Foothills Property Management

1017 Tiger Blvd. at ReMax, Clemson, SC

864-654-1000

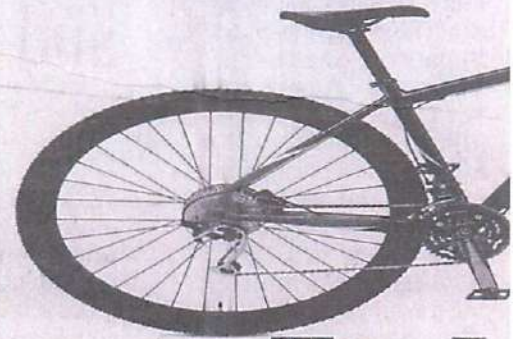
www.clemsonrentals.com

Robin Valadez, Broker
Debra Boggs, Prop. Mgr.

Rebekah Brackett, Prop. Mgr.

LIMITED TIME OFFER!

Recycle Your in the Cla



THE JO

www.upstatetoday

SERVICE

CLEANING

HOME IMPROVEMENT



Cleaning Services

Debra Caywood
Residential & Commercial

- Weekly/Bi-Weekly/Monthly
- Special Events
- Move In/Out

Please call:
864-406-6368

GARRETT REPAIR

Service You Can Trust
20% Senior Discount
Roof Repair & Replacement

Electrical
Plumbing

Handyman Services

FREE ESTIMATES!
LICENSED & INSURED!

864-647-4577

thompson@garrettrepair.com

CUSTOM MADE FURNITURE

The Masters Wood Shop

CUSTOM MADE FURNITURE & CABINETS



(864) 965-8100

NEED PRESSURE WASHING

Now Is The Perfect Time!

- Driveways & Sidewalks
- One-story Homes
- Porches & Decks
- Siding & Brick
- And More!

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

IN RE: Public Notice- Special meeting; Energy Savings Performance arrangement

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 01/13/2021 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
01/13/2021



Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030



County Improvements Through Performance Infrastructure

Council Update
January 19, 2021



Key Considerations and Goals



- Escalating annual cost of operations
- Mechanical systems inefficiency and obsolescence
- Availability of capital funds to make facility improvements
- Providing a comfortable work environment for county stakeholders
- Good stewardship of county tax dollars – provide infrastructure upgrades without increasing tax dollars



While working collaboratively with County, the JCI has accomplished the following via an investment grade facility audit:

- Evaluation of current facility equipment/system conditions
- Evaluation of current facility operating procedures and occupants
- Analysis of electrical energy, electrical demand, water, sewer, and natural gas expenditures
- Collaborative analysis of the County's historical operating costs related to maintenance and repairs directly attributed to the systems and facilities evaluated
- Collaborative review and/or discussion of the County's approved annual budget and capital improvement plans with the County's staff in order to align the proposed improvements with the County's short- and long-term initiatives

What JCI has done working collaboratively with County:



*By procuring these improvements under the **energy performance contracting model**:*

- *All project costs (design, construction, financing, and ongoing M&V services) must be paid by project benefits*
- *The current project yields benefits which will provide the County with a funding source to replace major equipment that has reached the end of expected service life, including one of your largest facilities within the project*
- *Project benefits are guaranteed by Johnson Controls.*

Facilities and Improvements Proposed



 Facility Improvement Measure	LEC - Sheriff	LEC - Detention	County Administrative Building	County Courthouse	Brown Building	DHEC - Health Department	Walhalla Library	Seneca Library	Westminster Library	DSS / VA / Medicaid / Maint	Rock Quarry	Roads and Bridges	Solid Waste Bldg	Vehicle Maintenance	Brandt Building	County Airport	Old Oakway School
FIM 1 - Lighting System Upgrades	X	X	X	X	X		X	X	X	X	X	X		X	X	X	X
FIM 3 - Control Upgrade			X	X		X	X	X	X	X	X	X		X	X	X	
FIM 4 - Mechanical Upgrades	X		X													X	
FIM 5 - Roofing Upgrades and Design	X																
FIM 6 - Rate Correction	X	X															

Reliability, Efficiency, Functionality, Maintainability

Project Financial Summary



Implementation Price	\$3,400,000
Guarantee Term – Years	15
Weighted Equipment Service Life - Years	22+ years
Construction Duration - Months	10
Finance Term - Years	15
Loan Payment Frequency	Annual
Interest Rate	1.58%, Fixed



Engagement Process Timeline

Oconee County and JCI Sign Development Agreement : Sept 3, 2020

JCI w/ Oconee County Assistance Conduct Detailed Audit: Sept – Nov.

JCI Hosts Measurement & Verification Workshop: Oct. 8

Oconee County and JCI Select Projects for Final Scope – Nov. 9

JCI Develops Final Costs and Savings for Final Scope – Nov. 30

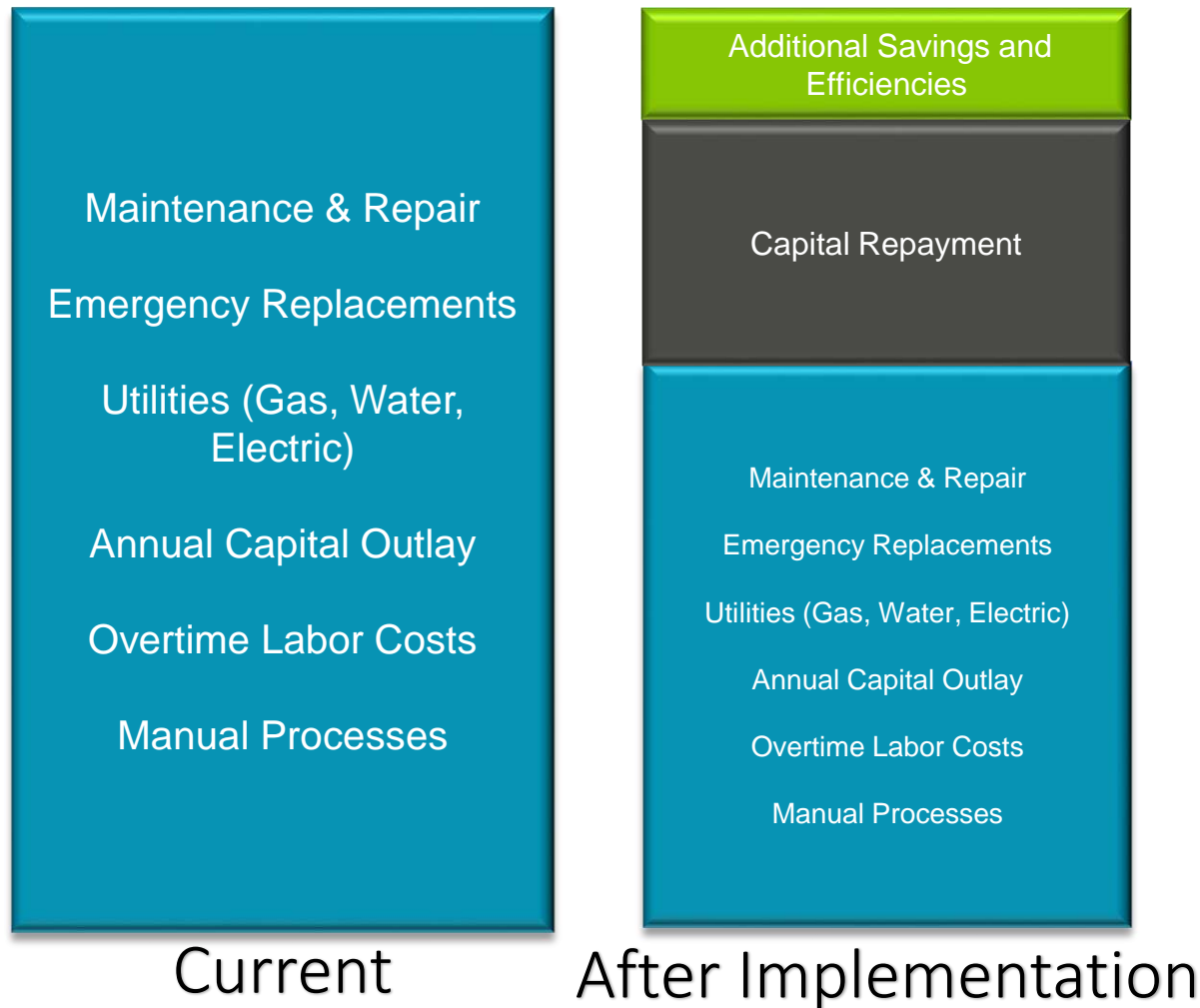
On 12/16, County signed TD Bank Term Sheet for 1.58% good until 2/5/21

Oconee County *and* JCI Finalize Contract and Council Approves: Feb 2

Feedback/Questions?



How does *Performance Contracting* work?



The program uses GUARANTEED benefits to fund repayment of capital for building/infrastructure needs resulting in a net positive impact to the County.

Existing Conditions



Administration Bldg.



Lighting Brown Bldg.



Lighting Courthouse



Law Enforcement Bldg..



Maintenance/DSS