



MINUTES

OCONEE COUNTY COUNCIL

Regular Meeting

June 21, 2022

MEMBERS, OCONEE COUNTY COUNCIL

Mr. John Elliott, Chairman, District I
Mr. Paul Cain, Vice Chairman, District III
Mr. Julian Davis III, Chairman Pro Tem, District IV
Mr. Glenn Hart, District V
District II

Oconee County Council met at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members [Mr. Davis Absent], 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: Riley Morningstar / The Journal, Dick Mangrum / 101.7 FM WGOG

Call to Order

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

Mr. Elliott opened the meeting reminding the public they have two opportunities to speak during Council meetings, which is during the public comment session and also during the public hearing session, if scheduled. Other than those two instances, the public should remain silent during the Council meeting. Anyone making a disturbance during the meeting will be asked to leave Council Chambers for the remainder of the meeting.

Moment of Silence

Mr. Elliott asked for a moment of silence prior to the Invocation by County Council Chaplain.

Invocation by County Council Chaplain

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

Pledge of Allegiance

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

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Approval of Minutes

Mr. Cain made a motion, seconded by Mr. Hart, approved 3 - 0, to approve the June 7, 2022 regular minutes as presented.

Attorney's Comments

Mr. Root informed Council that he would like to remove the Executive Session item related to his evaluation and contract review until Mr. Davis is present at the July 19, 2022 Council meeting.

Mr. Cain made a motion, seconded by Mr. Hart, approved 3 – 0, to remove Executive Session item “Discuss personnel and employment matter regarding the County Attorney” from the agenda.

2022 SCAC Presidential Scholarship Award Presentation

- Mr. Paul Cain, Oconee County Council District III Representative and SCAC President, to present the 2022 SCAC Presidential Scholarship Award to Ms. Ellenor Burrell

Mr. Cain presented the 2022 SCAC Presidential Scholarship Award to Ms. Ellenor Burrell, stating that her credentials reflected most favorably upon the program and went on to note Ms. Burrell's future academic plans and her past academic accomplishments.

Public Comment Session

If you are not able to attend in person and you have a comment, you may submit it by contacting our Clerk to Council, Jennifer C. Adams at jennifercadams@oconeesc.com or 864-718-1023, so that she may receive your comment and read it into the record.

Mr. Tony Adams addressed Council with his concerns regarding the County Budget, with emphasis on the Professional budget line item, and the former shop building at the old Oakway Intermediate School.

Ms. Patsy Davis addressed Council with her concerns related to the growth in the County and presented a petition signed by 23 Oconee County citizens [petition filed with meeting minutes] requesting a two-year moratorium on sub-divisions.

Administrator's Comments

Ms. Brock noted to Council that there will be a public information gathering and sharing session, related to the recent Council approved basin study, with the Oconee Joint Regional Sewer Authority on Tuesday, June 28, 2022, from 3:30 p.m. to 6:30 p.m. at Earls Grove Baptist Church.

Ms. Brock also addressed Mr. Adams in relation to his concerns about the former shop building at the old Oakway Intermediate School, noting that with the increase in building materials, it has shown to be cost prohibitive to push forward with the original plans for the building and that a plan “B” is in the making.

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Council Members Comments

Mr. Cain responded to Ms. Davis' concerns over growth in the County and stated that the situation on how to balance all interests is challenging and will require good planning on the County's part.

Third Reading of the Following Ordinances

None scheduled for this meeting.

Second Reading of the Following Ordinances

~~ORDINANCE 2022-14 AN ORDINANCE GRANTING CERTAIN EASEMENT AND/OR ENCROACHMENT RIGHTS TO CORE SVA SENECA EDINBURG, LLC, OR ITS AFFILIATE, AT OR NEAR PROPERTY COMMONLY REFERRED TO AS THE PIER.~~

Ordinance 2022-14 was removed from the agenda and is being held for a future meeting.

ORDINANCE 2022-15 AN ORDINANCE TO APPROPRIATE AND AUTHORIZE THE EXPENDITURE OF \$1,500,000 OF LOCAL CORONAVIRUS FISCAL RECOVERY FUNDING UNDER THE AMERICAN RESCUE PLAN ACT OF 2021 ("ARPA") FOR PURPOSES OF IMPROVEMENTS TO THE SENECA CREEK BOAT RAMP FACILITIES; AND OTHER MATTERS RELATED THERETO.

Mr. Cain made a motion, seconded by Mr. Hart, approved 3 – 0, to approve **Ordinance 2022-15** on second reading.

First Reading of the Following Ordinances

ORDINANCE 2022-16 AN ORDINANCE AMENDING THE OCONEE COUNTY CONSERVATION BANK ORDINANCE, O.C. CODE SECTIONS 2-398 THROUGH 2-409.

Mr. Hart made a motion, seconded by Mr. Cain, to approve **Ordinance 2022-16** on first reading.

Mr. Hart received clarification from Mr. Root concerning the exhibits attached to **Ordinance 2022-16**.

Motion approved 3 – 0.

ORDINANCE 2022-17 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. Cain made a motion, seconded by Mr. Hart, approved 3 – 0, to approve **Ordinance 2022-17** on first reading.

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First & Final Reading for the Following Resolutions

RESOLUTION 2022-12 A RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION OF THE FIRST AMENDMENT TO THE PERFORMANCE AGREEMENT BETWEEN AND AMONG OCONEE COUNTY, BORGWARNER PDS (USA), INC., AND THE SOUTH CAROLINA COORDINATING COUNCIL FOR ECONOMIC DEVELOPMENT; AND OTHER MATTERS RELATED THERETO.

Mr. Cain made a motion, seconded by Mr. Hart, to approve **Resolution 2022-12** on first and final reading.

Mr. Cain offered his appreciation to Borg Warner for their continued investment in Oconee County.

Motion approved 3 – 0.

Discussion Regarding Action Items

Title: PRT Commission State and Local ATAX recommendations of \$855,073 (See attached spreadsheet and supplemental budget) The requests were unanimously approved by the PRT Commission on 05/5/22.

PRT Commission and PRT staff recommends \$445,312 from Local ATAX for the FY23 ATAX Supplemental budget (attached). Supplemental Budget approves all recurring items one time for the year. Grant cycles and project specific funds will continue to be recommended at the quarterly meetings.

PRT Commission and PRT staff recommends \$289,761 from the 65% State ATAX Fund and an estimated \$120,000 from the 30% ATAX Fund for a total of \$409,761 for the FY23 Visit Oconee SC Budget. The 30% Fund is specifically for tourism advertising and promotion. This is the first year the State is requiring approval of the 30% Fund. By State law, the 30% funds are distributed quarterly. The 30% revenue is market dependent and is subject to change slightly with the accommodations market.

Local ATAX balance including encumbrances as of 5/5/22 = \$524,130.66

Local ATAX FY23 Revenue projection is \$950,000

65% State ATAX balance as of 5.5.22 = \$369,279.88

65% State ATAX FY23 Revenue projection = \$262,000

It is the staff's recommendation that Council approve of ATAX recommendations from the PRT Commission.

Mr. Cain made a motion, seconded by Mr. Hart, to approve of ATAX recommendations from the PRT Commission.

Mr. Hart inquired as to where the ATAX funds are being distributed.

Mr. Phil Shirley, PRT Director, provided Council with an explanation of the ATAX budget and recommendations spreadsheets that were provided with backup related to this request.

Motion approved 3 – 0.

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Title: Seneca Creek Boat Ramp ADA Restroom Building

Department(s): PRT

Amount Project: \$360,940.26

Sales Tax: \$ 21,656.42

Contingency: \$ 36,094.03

Total Award: \$418,690.71

Procurement was approved by Council in Fiscal Year 2021-2022 budget process.

Budget: \$ 418,690.71

Project Cost: \$ 418,690.71

Balance: \$ 0.00

On December 7, 2021, Council approved the Award for Seneca Creek Boat Ramp Site Development Project. This purchase is for an ADA Restroom; which is part of the Seneca Creek Boat Ramp project. The pre-cast concrete ADA restroom is designed for long term sustainability and low maintenance costs. The Santiago CXT unit consists of galvanized doors and contains three restroom stalls and two lavatories per side, as well as, soap dispensers, hand dryers, baby changing stations, exhaust fans, GFI outlets, and stainless steel mirrors. The building also contains a 10'x26' storage room with overhead roll-up door. The base bid is for all work within the limits of the precast building.

Staff is working on a change order to The Belk Company, LLC for the site prep and final layout of the picnic area. This Change Order should be brought to Council in July, 2022. Estimated project completion will be December 2022.

Pricing for this purchase is from the Sourcewell National Purchasing Cooperative, contract number 081721-CXT, for Prefabricated Concrete Buildings. Sourcewell contracts are bid and awarded on a national level and allows government agencies to purchase directly from the manufacturer, CXT, Inc. of Spokane Valley, WA. Sales Tax is not included on the quote but will be added when invoiced.

This construction project will be funded with PRT Capital and PRT ATAX funding.

It is the staff's recommendation that Council:

- 1. Approve the purchase of a CXT Pre-Cast ADA Restroom from CXT, Inc. of Spokane, WA in the amount of \$382,596.68, plus \$36,094.03 contingency, for a total award of \$418,690.71.***
- 2. Authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.***

Mr. Cain made a motion, seconded by Mr. Hart, approved 3 – 0, to (1) approve the purchase of a CXT Pre-Cast ADA Restroom from CXT, Inc. of Spokane, WA in the amount of \$382,596.68, plus \$36,094.03 contingency, for a total award of \$418,690.71 and (2) authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.

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Title: Video Management System (VMS) Upgrade
Department(s): Detention Center
Amount: \$148,168.40

FY 2023 Budget

Budget: \$148,168.40

Project Cost: \$148,168.40

Balance: \$0.00

This purchase is for software and equipment upgrades for the Oconee County Detention Center Video Management System (VMS). This system is the current surveillance and operating system; which controls all doors, intercoms and cameras within the Detention Center. Accurate Controls, Inc. is the current provider for the Video Management and Operating System. Portions of the current system has reached end of life and will not allow for new updates rendering those parts of the system unusable / obsolete; therefore, requiring an upgrade.

This upgrade to the Video Surveillance System (VMS) and Security Control Computers will include; upgrading existing Bosch system, VMS server, VMS workstation computers, VMS network switches, security control computers and computer software. The existing cameras and viewing monitors will remain in place.

The system upgrade is required for the safety of the Officers and Inmates. The new Video Management recording server is used to record all cameras for a minimum of 60 days on continuous recording. This allows Detention Center Staff to replay video of any situation that arises with an officer or an inmate.

Accurate Controls, Inc. is not registered to collect sales tax in the state of SC, therefore the County is required to pay sales and use tax directly to the SC DOR in the corresponding quarter in the amount of \$6,368.40.

It is the staff's recommendation that Council:

- 1. Approve the Award of VMS System Upgrade to Accurate Controls, Inc. of Ripon, WI in the amount of \$141,800.00.***
- 2. Approve the payment of \$6,368.40 to the SC DOR for sales and use tax.***

Mr. Cain made a motion, seconded by Mr. Hart, approved 3 – 0, to (1) approve the award of VMS System Upgrade to Accurate Controls, Inc. of Ripon, WI in the amount of \$141,800.00 and (2) approve the payment of \$6,368.40 to the SC DOR for sales and use tax.

Title: Two-Ram Baler Department: Solid Waste Amount: \$422,370.00

Procurement was approved by Council in Fiscal Year 2021-2022 budget process.

Budget: \$ 422,546.12

Project Cost: \$ 422,370.00

Balance: \$ 176.12

This purchase is for a two-ram baler that will be used by the Solid Waste Department to replace the existing IBC Auto-Tie baler. The County's Materials Recovery Facility (MRF) was constructed in 1996 for the purpose of processing and baling recyclables. The current baler was purchased in June of 2008 from International Baler Corporation (IBC). The baler currently processes nearly 2000 tons of cardboard, mixed

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paper, plastics and aluminum cans with revenues of over \$235,000 annually.

Over the past year and half, the baler has been experiencing several problems caused by the inserters, slides, and ram wearing out due to age and usage. There have been several lengthy periods of downtime due to major issues with the hydraulic system. IBC's service department is always 3-6 months out before they can provide service. IBC provided an estimate of \$170,000 to replace the wear floor and resurface the ram, service the inserters, hydraulic system and replace all components on the auto-tie system. Due to the cost of the repair / upgrade, it was decided it was in the best interest of the County to issue a solicitation for a new baler. Minor repairs and adjustments (pressure switches, pumps, wire ties, etc.) have been made to prolong use of existing baler until new baler could be purchased and installed.

On May 31, 2022, formal sealed bids were opened for this project. Five (5) bidders were notified of this opportunity. Four (4) companies submitted bids, with Crigler Enterprises, Inc. of Mableton, GA submitting the lowest bid of \$422,370.00.

The Harris Badger L125 eliminates several design issues that the current baler exhibited. The Badger does not require staff to handle 10 - 100lb boxes of baling wire that was located on the machine. The wire comes in a 2,500-pound stump that sits beside the machine and the bales are strapped in an area that keeps wire away from staff. The Badger bales against a metal wall, instead of the previous baled material, which keeps the bale weights consistent for loading trucks accurately. Crigler Enterprises, Inc. is providing the County an \$18,000.00 trade-in for the current IBC Auto-Tie Baler.

It is the staff's recommendation that Council approve the Award of ITB 21-18, Two-Ram Baler, to Crigler Enterprises, Inc. of Mableton, GA, in the amount of \$422,370.00.

Mr. Cain made a motion, seconded by Mr. Hart, approved 3 – 0, to approve the award of ITB 21-18, Two-Ram Baler, to Crigler Enterprises, Inc. of Mableton, GA, in the amount of \$422,370.00.

Council Committee Reports

None scheduled for this meeting

Board & Commission Appointments

Arts and Historical Commission

1 At-Large Seat: No questionnaire on file for this seat

Conservation Bank Board

1 At-Large Seat: No questionnaire on file for this seat

Parks, Recreation, and Tourism

1 At-Large Seat Representing the Lodging Industry: One questionnaire on file for this seat

Mr. Cain made a nomination, seconded by Mr. Hart, approved 3 – 0, to appoint Mr. Kevin Cope to serve on the Parks, Recreation, and Tourism Commission At-Large seat representing the Lodging Industry.

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Executive Session:

[1] Discuss personnel and employment matter regarding the County Attorney.

This item was removed from Executive Session at the request of Mr. Root, on a motion made by Mr. Cain, seconded by Mr. Hart, and approved 3 – 0.

Adjourn:

Mr. Hart made a motion, approved unanimously, to adjourn at 6:30 p.m.

Respectfully Submitted:

Jennifer C. Adams
Clerk to Council

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