



MINUTES

OCONEE COUNTY COUNCIL

Regular Meeting

September 6, 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, 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

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. Davis, approved 4 - 0, to approve the August 16, 2022 regular minutes as presented.

Attorney's Comments

None at this meeting.

Mr. Davis made a motion, seconded by Mr. Cain, approved 4 – 0, to allow the presentation under Action Items regarding the City of Westminster Infrastructure / ARPA funding update / discussion to follow Council Member Comments due to Mr. Brunson's need to attend another meeting at 7:00 p.m.

Administrator's Comments

None at this meeting.

Proclamations

PROCLAMATION 2022-14 A PROCLAMATION RECOGNIZING THE OUTSTANDING ACHIEVEMENTS OF JEREMY LABOONE

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 - 0, to approve **Proclamation 2022-14** on first and final reading.

PROCLAMATION 2022-15 A PROCLAMATION RECOGNIZING THE 100TH BIRTHDAY OF BONNIE MOSES AND HER CONTRIBUTIONS TO OCONEE COUNTY

Mr. Cain made a motion, seconded by Mr. Davis, approved 4 – 0, to approve **Proclamation 2022-15** on first and final reading.

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. Redd Gardner addressed Council with his thoughts that more ambulance substations may be needed in certain areas of the County and went on to discuss his traffic and intersection concerns in the Fair Play area near Yoder's Building Supply and near the Newry community in Seneca.

Mr. Frankie Pearson addressed Council with his opinion that there is a lack of adequate police and fire personnel to protect the growing population of Oconee County.

Council Members Comments

Mr. Elliott stated that he is concerned with density around the lakes and wants to define the Lake Overlay Ordinance in more detail for the undeveloped lake frontage property.

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Mr. Elliott made a motion, seconded by Mr. Cain, to direct staff to revise the Lake Overlay Ordinance, section 38-11.1.(d)(1)a.1., to include the following wording, “Any lot, any portion of which lies within 200 feet of the full pine contour, shall have a minimum size of one-half acre, existing lots would be grandfathered in and therefore not under the restriction of one-half acre”, and to bring back to Council.

Mr. Davis again clarified with Mr. Elliott that existing lake front and interior lots would not be under this restriction and only future lake frontage development would be affected with the amendment to the Lake Overlay Ordinance.

Motion approved 3 – 1, Mr. Hart opposed.

Mr. Cain noted that after the very productive meeting with Council and OJRSA today, he was approached by a board member to schedule a follow up meeting and asked Ms. Brock, County Administrator, to reach out to OJRSA to schedule.

Ms. Brock asked Mr. Cain if the scheduling of the follow up meeting could be passed to the Council Clerk and he noted that would be ok to do so.

Mr. Davis addressed Mr. Gardner regarding his traffic and intersection concerns in Fair Play.

Mr. Davis addressed Mr. Pearson noting that on his Strategic Plan for 2023, he wanted 4 officer positions to be added.

Discussion regarding City of Westminster Infrastructure / ARPA funding update / discussion

Mr. Kevin Brunson / City of Westminster Administrator

Mr. Brunson addressed Council utilizing a power point presentation entitled, “City of Westminster Update to Oconee County Council for \$1.3 million allocation from its American Rescue Plan Funds” [copy filed in backup], noting in detail how the City of Westminster used these funds to provide repairs and upgrades to the Westminster Water System.

Mr. Davis offered his appreciation to Mr. Brunson for the presentation to Council and thanked Council for the funding that was allotted to the City of Westminster that allowed the water system improvements.

Public Hearings for the Following Ordinances *If you would like to be heard during either of the 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 2022-18 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN IMPROVED REAL PROPERTY, CONSISTING OF APPROXIMATELY 2.83 ACRES, TO TRI-COUNTY TECHNICAL COLLEGE, WHICH PROPERTY WAS INITIALLY DEVELOPED AS THE “QUICKJOBS DEVELOPMENT CENTER” UNDER A COMMUNITY DEVELOPMENT BLOCK GRANT; AND OTHER MATTERS RELATED THERETO.

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Mr. Elliott opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Elliott 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. Elliott closed the Public Hearing regarding **Ordinance 2022-18**.

Third Reading of the Following Ordinances

ORDINANCE 2022-18 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN IMPROVED REAL PROPERTY, CONSISTING OF APPROXIMATELY 2.83 ACRES, TO TRI-COUNTY TECHNICAL COLLEGE, WHICH PROPERTY WAS INITIALLY DEVELOPED AS THE “QUICKJOBS DEVELOPMENT CENTER” UNDER A COMMUNITY DEVELOPMENT BLOCK GRANT; AND OTHER MATTERS RELATED THERETO.

Mr. Cain made a motion, seconded by Mr. Davis, approved 4 – 0, to approve **Ordinance 2022-18** on third and final reading.

Second Reading of the Following Ordinances

ORDINANCE 2022-21 AN ORDINANCE TO SUPPLEMENT ORDINANCE 2021-14, WHICH APPROPRIATED AND AUTHORIZED THE EXPENDITURE OF TWO MILLION AND 00/100 (\$2,000,000.00) DOLLARS OF LOCAL CORONAVIRUS FISCAL RECOVERY FUNDING RECEIVED BY OCONEE COUNTY (“COUNTY”) UNDER THE AMERICAN RESCUE PLAN ACT OF 2021 (“ARPA”) FOR PURPOSES OF THE SALEM WATER INFRASTRUCTURE PROJECT (“PROJECT”), BY APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF AN ADDITIONAL FIVE HUNDRED, FIFTY THOUSAND, AND 00/100 (\$550,000.00) DOLLARS FOR THE PROJECT, SO THAT THE TOTAL APPROPRIATION AND EXPENDITURE AUTHORIZATION FOR THE PROJECT WILL NOW TOTAL TWO MILLION, FIVE HUNDRED, FIFTY THOUSAND, AND 00/100 (\$2,550,000.00) DOLLARS; AND OTHER MATTERS RELATED THERETO.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Ordinance 2022-21** on second reading.

First Reading of the Following Ordinances

None scheduled for this meeting.

First & Final Reading for the Following Resolutions

RESOLUTION 2022-16 A RESOLUTION TO PLEDGE OCONEE COUNTY’S SUPPORT IN THE FIGHT AGAINST HOMELESSNESS

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to approve **Resolution 2022-16** on first and final reading.

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RESOLUTION 2022-17 A RESOLUTION EXPRESSING INTENT TO CEASE COUNTY MAINTENANCE ON, AND TO AUTHORIZE COUNTY CONSENT TO ABANDONMENT AND CLOSURE OF, A PORTION OF DINKY LINE ROAD (TU-34) AND A PORTION OF THORNBURG ROAD (TU-67), SUCH ROADS BEING A PART OF THE OCONEE COUNTY PUBLIC ROAD SYSTEM; AND OTHER MATTERS RELATED THERETO.

Mr. Davis made a motion, seconded by Mr. Cain, approved 4 – 0, to approve **Resolution 2022-17** on first and final reading.

Discussion Regarding Action Items

Local ATAX Recommendations-PRT Commission Fall 2022 Cycle \$242,100.00

Beginning Local ATAX balance \$414,099.32
If all grants/projects approved/new balance will be: \$171,999.32

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 60 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.

It is the staff's recommendation that Council approve of ATAX grant recommendations as presented.

Mr. Davis made a motion, seconded by Mr. Cain, to approve of ATAX grant recommendation as presented.

Mr. Hart asked Mr. Phil Shirley, PRT Director, if funding from ATAX is being used as payment for the property purchase at Chau Ram Park.

Mr. Shirley confirmed that an annual allotment from ATAX funds is taken out in July of each year for payment on the land purchase at Chau Ram.

Motion approved 4 – 0.

Title: Airport Parking Expansion

Department: Airport
Amount: \$ 248,762.60
Contingency 10%: \$ 24,876.26
Total: \$ 273,638.86

Procurement was approved by Council in Fiscal Year 2022-2023 budget process.

Budget: \$ 273,638.86 **Project Cost: \$ 273,638.86** **Balance: \$0.00**

The existing paved parking area at the Oconee County Regional Airport does not have enough spaces to effectively accommodate the volume of vehicle traffic utilizing the Airport. The grassy area behind the terminal building is being used as overflow parking and has increased due to heavier Aircraft traffic volume, rental cars, long term parking customers, and County citizens visiting the Airport. The excess number of vehicles also possesses a safety concern; large mail/supply delivery trucks and emergency response vehicles have a hard time navigating the packed parking areas. The overflow lot becomes congested with day to day customers getting blocked in or having to maneuver around obstacles. This project will

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convert the grassy area behind the terminal building into pavement parking and add additional spaces to the current paved lot.

This construction project will consist of: demolition, site preparation, earthwork, soil erosion control, aggregate base course, rip-rap, asphaltic concreted binder / surface courses (SC), traffic striping, storm drainage, grassing and site concrete. This project will be running simultaneously with another project, Runway Rehabilitation, at the Airport.

On August 23, 2022 formal sealed bids were opened. Thirty-one (31) companies were notified of this bid opportunity. One bid was received from S & S Construction, Inc., of Anderson, SC, in the amount of \$248,762.60, plus a 10% contingency in the amount of \$ 24,876.26, for a total of \$273,638.86.

It is the staff's recommendation that Council:

1. Approve the award of ITB 22-01 to S & S Construction, Inc., of Anderson, SC in the amount of \$248,762.60, plus a 10% contingency of \$ 24,876.26, for a total award of \$ 273,638.86.

2. Authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.

3. Authorize the County Administrator to transfer sufficient funds for the above project to the departments Capital Departmental Paving line item.

Mr. Davis made a motion, seconded by Mr. Cain, to approve the award of ITB 22-01 to S & S Construction, Inc., of Anderson, SC in the amount of \$248,762.60, plus a 10% contingency of \$ 24,876.26, for a total award of \$ 273,638.86, authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount, and authorize the County Administrator to transfer sufficient funds for the above project to the departments Capital Departmental Paving line item.

Ms. Brock noted to Council that she received an update from the South Carolina Aeronautics Commission, encouraging Oconee County to apply for additional grant funding that could be up to a fifty percent match on the above stated request.

Ms. Brock further noted that any unexpended funds for the above mentioned purpose would roll back to fund balance and would not be expended as a general budgetary item.

Mr. Davis inquired if this item was included in the FY 2022-2023 budget.

Ms. Brock explained the above request was included in the FY 2022-2023 budget, noting to Council what page the item could be found on in the budget book.

Motion approved 4 – 0.

Council Committee Reports

Mr. Davis provided information outlining discussions held at the August 16, 2022 Real Estate, Facilities, and Land Management Committee meeting.

Mr. Cain provided information outlining discussions held at the August 16, 2022 Planning and Economic Development Committee meeting.

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Board & Commission Appointments

Arts and Historical Commission

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

Conservation Bank Board

District IV Seat: No questionnaire on file for this seat

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

Executive Session:

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

1. *Discuss personnel matter regarding Human Resources.*
2. *Discussion regarding an Economic Development matter, Project Wash.*
3. *Discussion regarding an Economic Development matter, Project Badge.*

Council entered into Executive Session at 6:43 p.m.

Council returned from Executive Session at 7:40 p.m. on a motion made by Mr. Davis, seconded by Mr. Cain, approved 4 – 0.

Mr. Root asked for a motion from Council to move the Risk Manager position from Human Resources to a direct report to the County Administrator.

Mr. Davis made a motion, seconded by Mr. Hart, approved 4 – 0, to move the Risk Manager position from Human Resources to a direct report to the County Administrator.

Council consideration and approval of funding in an amount not to exceed \$1,500,000 for site enhancement activities at Golden Corner Commerce Park.

Golden Corner Commerce Park (GCCP) is a 320+ acre industrial property owned by Oconee County located two miles from Interstate 85. The property is served by water, sewer, electric and natural gas, all of which have sizeable capacities capable of supporting large scale industrial projects. The property is considered one of the best industrial sites between Atlanta, GA, and Raleigh, NC. Over the past several years, this site has drawn considerable interest from a number of large-scale manufacturing projects.

The inability to secure one or more businesses at GCCP can be directly tied to the property's undeveloped and raw status. While infrastructure is located at the site, no work has been done to prepare the property for development and is a major consideration when businesses are evaluating locations in multiple states. No portion of GCCP has been cleared or graded, and its topography appears challenging to many prospective businesses. The Oconee Economic Alliance (OEA) believes that creating a cleared and graded 60-90-acre area, with 40-60 acres that are pad ready and running parallel to Highway 59, will significantly increase the marketability of the property. Completion of this work, will put Oconee County in a far better position to successfully compete for sizable manufacturing projects that are considering GCCP. This type of initiative was done at Oconee Industry and Technology Park and the impressive build-out of that location is a direct result of Oconee County clearing and grading it. OEA believes similar results will be forthcoming at GCCP.

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It is the staff's recommendation that Council appropriate \$1,500,000 for clearing and grading at GCCP. These monies will be combined with other grant funds that exceed the requested County funding, to be made available to Oconee County for this project in the near future.

Mr. Davis made a motion, seconded by Mr. Cain, approved 4 – 0, approving the appropriation of \$1,500,000 for clearing and grading at GCCP. These monies will be combined with other grant funds that exceed the requested County funding, to be made available to Oconee County for this project in the near future.

Adjourn:

Mr. Hart made a motion, approved unanimously, to adjourn at 7:41 p.m.

Respectfully Submitted:

Jennifer C. Adams
Clerk to Council

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