



UPDATED A G E N D A

OCONEE COUNTY COUNCIL MEETING

November 21, 2023

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 Chaplin

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes

October 17, 2023 Regular Meeting Minutes

County Attorney Comments

County Administrator Comments

Public Comment Session

[Limited to a total of fifty (50) minutes, five (5) minutes per person]

If you are not able to attend in person and you have a comment, you may submit it by emailing jennifercadams@oconeesc.com or calling 864-718-1023, so that your comment may be read into the record.

Council Member Comments

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 2023-18 AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING AMENDMENTS (DELETIONS) TO THE SIGN CONTROL ORDINANCE OF OCONEE COUNTY; AND OTHER MATTERS RELATED THERETO.

Third Reading of the Following Ordinances

ORDINANCE 2023-18 *[see caption above]*

Second Reading of the Following Ordinances

ORDINANCE 2023-20 AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A PUBLIC INFRASTRUCTURE REIMBURSEMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY AND SENECA COTTON MILL LANDLORD, LLC, IN CONNECTION WITH THE ESTABLISHMENT OF CERTAIN FACILITIES LOCATED IN OCONEE COUNTY; (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO SENECA COTTON

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MILL LANDLORD, LLC, AND THE PROJECT SITE; AND (3) OTHER RELATED MATTERS.

First Reading of the Following Ordinances

ORDINANCE 2023-21 AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A RESIDENTIAL LEASE AGREEMENT BETWEEN OCONEE COUNTY AS LESSOR AND JAMES KENT CROOKS AS LESSEE FOR CERTAIN REAL PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, LOCATED AT 207 CROOKS ROAD, SENECA, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.

ORDINANCE 2023-22 AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF DEVELOPMENT STANDARDS IN RELATION TO LIGHTING, BUFFERING, AND OPEN SPACE RETENTION FOR NEW RESIDENTIAL SUBDIVISION DEVELOPMENTS OF TWENTY-FIVE (25) ACRES OR MORE; AND OTHER MATTERS RELATED THERETO.

First & Final Reading for the Following Resolutions

RESOLUTION 2023-17 A RESOLUTION CONSENTING TO THE ASSIGNMENT AND ASSUMPTION OF A FEE AGREEMENT BY AND AMONG EPOCH CLEMSON, LLC, INLAND REAL ESTATE ACQUISITIONS, LLC, AND OCONEE COUNTY, SOUTH CAROLINA; AND OTHER RELATED MATTERS.

RESOLUTION 2023-18 A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A PERFORMANCE AGREEMENT BY AND BETWEEN OCONEE COUNTY, MEYN AMERICA, LLC, AND THE SOUTH CAROLINA COORDINATING COUNCIL FOR ECONOMIC DEVELOPMENT; AND OTHER RELATED MATTERS.

RESOLUTION 2023-19 A RESOLUTION RATIFYING, APPROVING, AND CONSENTING TO THE PARTIAL ASSIGNMENT AND ASSUMPTION TO BASF METALS LLC, OF A FEE AGREEMENT BY AND BETWEEN BASF CORPORATION, AND OCONEE COUNTY, SOUTH CAROLINA; AND PROVIDING FOR OTHER RELATED MATTERS.

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Discussion Regarding Action Item

Title: 2023 or Newer Tractor and Mower
Amount: \$115,454.60

Department(s): Solid Waste

Procurement was approved by Council in Fiscal Year 2023-2024 budget process.

Budget: \$120,000.00 Project Cost: \$115,454.60 Balance: \$4,545.40

(Funding from One Time Capital Fund (340))

The Fiscal year 2023-2024 One Time Capital Budget includes one (1) mowing tractor for Solid Waste. The Solid Waste Department utilizes mowing tractors to maintain nearly 200 acres that includes the landfill property in Seneca, the closed landfill off Camp Road in Walhalla, and the properties surrounding the burn building and Emergency Services facilities on Camp Road.

After researching tractors and mowers that would meet the requirements of the department, staff determined that the Kubota M6-131DTC-F-1, four-wheel drive tractor and Bush-Whacker 15' Batwing Mower would best meet the needs of the Solid Waste Department.

The new mowing tractor will replace a 2001 New Holland tractor with 2,260 hours. The New Holland Tractor was purchased from SC State Surplus and currently has a blown motor and a new motor is not available for replacement. The equipment being replaced will be sold as surplus. The Fleet Maintenance Director also approves this purchase.

Kubota Tractor Corporation was awarded Sourcewell Contract # 031121-KBA for Kubota Grounds Maintenance Equipment, Attachments and Accessories with Related Services; contract expires 4-30-2025.

Hall Manufacturing was awarded SC State Contract # 4400032469 for Mowers, Tractor Mounted, Front, Side or Rear. The mower will be shipped to Oakway Tractor, Inc. and they will install.

Kubota Tractor Corporations currently holds a Sourcewell contract for Grounds Maintenance Equipment, Attachments and Accessories with Related Services, contract # 031121-KBA; which offers 22% off list price. This Sourcewell Contract allows government agencies to purchase directly from the manufacturer or authorized dealers. Oakway Tractor, Inc of Seneca, SC is an authorized Kubota dealer.

Hall Manufacturing, Inc. currently holds SC State Contract for Mowers, Tractor Mounted, Front, Side or Rear, contract # 4400032469; which offers 45% off list Price. Oakway Tractor, Inc is an authorized dealer / reseller for Bush-Whacker equipment / products. Oakway Tractor, Inc. will set up, deliver and service the equipment for any warranty work required.

It is the staff's recommendation that Council:

- 1. Approve the purchase of a 2023 or Newer Kubota Tractor to Oakway Tractor, Inc of Seneca, SC in the amount of \$95,691.07.***
- 2. Approve the purchase of a 2023 or Newer Bush-Whacker Mower to Hall Manufacturing, Inc of North Little Rock, AZ in the amount of \$19,763.53.***

Title: Purchase of a 25-Patient Mass Casualty Trailer
Amount: \$76,950.00

Departments: Emergency Services

Contingency: \$ 8,050.00

Total: \$85,000.00

Procurement to be approved by Council in Fiscal Year 2023-2024 budget process.

Budget: \$85,000.00 Project Cost: \$85,000.00 Balance: \$0.00

(Funding is 100% Grant)

This request is for the purchase of a 25 Patient Mass Casualty Trailer with equipment. This trailer will have emergent life-saving equipment, a generator, and foldable cots. It will have the capability to be pre-deployed to high population events such as festivals and gatherings, mass patient surge(s) within Oconee County and / or within the Upstate that is in need of the services that this trailer houses. There will be enough supplies to treat up to 25 patients. The Fleet Maintenance Director also approves this purchase.

The County is utilizing the North Carolina Sheriffs' Association contract through a cooperative purchasing agreement. The contract discount is 6% off the MSRP of the trailer and 6% off the MSRP price of options. Southeastern Specialty Vehicles of Henderson, NC holds the North Carolina Sheriffs' Association contract for Mass Casualty Trailers, contract number 23-03-0524R. The North Carolina Sheriff's Association contract

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allows all County and City Government Agencies to purchase, from this contract, directly from the awarded vendors.

Emergency Services received a grant award from the Upstate Healthcare Coalition, in the amount of up to \$85,000.00 for the purchase of a Mass Casualty Trailer with equipment. There is no grant match required for this grant.

This trailer is built to order; therefore, staff is requesting a contingency amount of \$8,050.00 to cover any unforeseen items that may arise.

It is the staff's recommendation that Council:

- 1. Approve the purchase of a 25 Patient Mass Casualty Trailer and equipment to Southeastern Specialty Vehicles of Henderson, NC, in the amount of \$76,950.00, plus a contingency in the amount of \$8,050.00, for a total award of \$85,000.00.***
- 2. Authorize the County Administrator to execute documents for this grant project and sign any change orders within the contingency amount.***

Title: Purchase of a Skid Mounted Mobile Generator Departments: Emergency Services
Amount: \$71,765.00

Contingency: \$7,176.50

Total: \$78,941.50

Procurement to be approved by Council in Fiscal Year 2023-2024 budget process.

Budget: \$285,060.00 Project Cost: \$78,941.50 Balance: \$206,118.50

(Funding is from Hazard Mitigation Grant Award 90% and a County 10% Match)

This request is for the purchase of an 80KW Skid Mounted Mobile Generac Generator. This generator will be used for any disaster event where power is needed and will be used as a catastrophic response to continuing County Government in the event a government building is destroyed or damaged, allowing temporary facilities to be put in place and powered quickly. This generator is part of Oconee County Emergency Services Continuity of Operations Plan. It will also have the capability to be pre-deployed to high population events such as festivals and gatherings to support the Police, Fire, Rescue and EMS. The Fleet Maintenance Director also approves this purchase.

During the Seneca Tornado it was identified that Oconee County did not have a generator large enough to run the Seneca Fire Station where the command center was located. After 2 days, a generator was secured for continuous uses at the fire station. With this information, staff applied for a grant to purchase a generator and up fit some buildings to easily restore generator power during disasters.

The County is utilizing the Sourcewell contract through a cooperative purchasing agreement. The contract discount is 50% off the MSRP of the Skid Mounted mobile generator.

Generac Industrial Power holds the Sourcewell contract for Generac Generators, contract number 092222-GNR. The Sourcewell contract allows all County Agencies to purchase, from this contract, directly from the awarded vendors or their Authorized Dealers. National Power is the Authorized Dealer for Generac Industrial / Commercial generators for the upstate.

Emergency Services received a grant award from the Hazard Mitigation Grant Program (FEMA-4542-DR-SC), in the amount of up to \$256,554.00 (90%) for the purchase of a Deployable Generator. This grant is a 90/10 Grant. The federal share is 90% (\$64,588.50) and the County share is 10% (\$7,176.50).

This deployable / Skid Mounted Mobile Generator is assembled to order; therefore, staff is requesting a contingency amount of \$7,176.50 to cover any unforeseen items that may arise.

It is the staff's recommendation that Council:

- 1. Approve the purchase of a Deployable / Portable Generator to National Power, LLC of Raleigh, NC, in the amount of \$71,765.00.***
- 2. Approve a 10% Contingency in the amount of \$7,176.50.***
- 3. Authorize the County Administrator to execute documents for this grant project and sign any change orders within the contingency amount.***

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Title: Video Management System (VMS) Upgrade – Camera System

Department(s): Detention Center

Amount: \$166,500.00

Contingency (10%): \$16,650.00

Sales Tax (SCDOR): \$9,990.00

Total: \$193,140.00

Procurement was approved by Council in Fiscal Year FY 2023-2024 Budget process.

Budget: \$450,000.00 Project Cost: \$193,140.00 Balance: \$256,860.00

(Funding is from a One-Time Appropriations Funding from the SC Department of Public Safety)

This purchase is for software and equipment upgrades for the Oconee County Detention Center Camera System; which is a part of the Video Management System (VMS).

This VMS 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. The Cameras and Camera 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. The current cameras are analog cameras and they do not produce a clear video recording. By upgrading the cameras to IP cameras, a better quality and detailed recording will be provided.

This upgrade to the Camera System will include: upgrading existing Bosch cameras to New Hanwha IP Cameras, network switches, punch down panels, interior fixed cameras, exterior fixed cameras, multi-imager cameras, additional storage servers, and licenses for the additional storage server.

The system upgrade is required for the safety of the Officers and Inmates. The new Camera System will provide a detailed recording of all cameras for a minimum of 60 days of continuous recording. This allows Detention Center Staff to replay video of any situation that arises with an officer or an inmate.

Staff is requesting a 10% contingency, in the amount of \$16,650.00, to cover any unforeseen items that may arrive during this project.

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 \$9,990.00.

The Oconee County Sheriff’s Office received a One-Time Appropriations Award from SC Department of Public Safety, in the amount \$450,000.00 for the purchase of Cameras and Body Scanner.

This purchase is 100% paid from this One-Time Appropriation.

It is the staff’s recommendation that Council:

1. *Approve the Award of VMS System Camera Upgrade to Accurate Controls, Inc. of Ripon, WI in the amount of \$166,500.00.*
2. *Approve a 10% Contingency in the amount of \$16,650.00.*
3. *Authorize the County Administrator to execute documents for this grant project and sign any change orders within the contingency amount.*
4. *Approve the payment of \$9,990.00 to the SC DOR for sales and use tax.*

Title: PO 55323 Terracon - Phase II Construction Testing for GCCP Mass Grading

Department(s): Economic Development

Amount: Phase I: \$33,998.00

Phase II: \$39,573.24

Total: \$73,571.24

Procurement was approved by Council in Fiscal Year 2023-2024 budget process.

Budget: \$73,571.24 Project Cost: \$75,571.24 Balance: \$0.00

On March 14, 2023 Procurement issued purchase order number 55323, in the amount of \$33,998.00 to Terracon for Geotechnical and Environmental Services for Golden Corner Commerce Park (GCCP) to include; Geotechnical Services, Wetlands and Waters of the US delineations, and onsite meeting with USACE (U.S. Army Corps of Engineers).

This request is for Council Approval of Phase II to Terracon; which includes Mass Grading observations: site work, utilities, fill placement, density testing, proof rolls and laboratory testing, in the amount of \$39,573.24.

If approved this would bring the purchase order total to \$73,571.24.

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At the February 2, 2023 Council meeting, Council approved the execution of the Cooperative Grant Agreement between the Blue Ridge Electric Cooperative, Oconee County, Palmetto Economic Development Cooperative and South Carolina Department of Commerce (SCDOC) that is providing funding from the State of Carolina an Economic Development Grant Agreement between Oconee County and Palmetto Economic Development Corporation that is providing funding from the SC Power Team to clear, grade and make pad ready 42-acres at GCCP. At the June 1, 2022 meeting, Council approved the award of RFP 20-02 for On Call Engineering to Terracon Consultants, Inc of Greenville, SC for Category C: Environmental Assessment Services and Category D: Geotechnical Engineering and Construction Testing Services.

It is the staff's recommendation that Council:

- 1. Approve Phase II Mass Grading Observations for Golden Corner Commerce Park to Terracon Consultants of Greenville, SC in the total amount of \$39,573.24, for a total purchase order amount of \$73,571.24.**
- 2. Authorize the County Administrator to transfer funds to the appropriate line item(s).**

Title: PO 55301 – Thomas & Hutton Phase II of Engineering for GCCP Mass Grading

Department(s): Economic Development

Amount: Phase I: \$169,385.00

Phase II: \$ 75,165.00

Total: \$244,550.00

Procurement was approved by Council in Fiscal Year 2023-2024 budget process.

Budget: \$244,550.00 Project Cost: \$244,550.00 Balance: \$0.00

At the February 2, 2023 Council meeting, Council approved the Award to Thomas and Hutton for Engineering to include consulting, design and permitting for the clearing and grading of 42-acres at Golden Corner Commerce Park in the amount of \$169,385.00. This was the first phase of this project. Phase II includes Bidding and Award Services, Construction Phase Services and Project Close Out Phase Services.

On March 2, 2023 Procurement issued purchase order number 55301 to Thomas and Hutton in the amount of \$169,385.00. This purchase order included General Consulting, Design and permitting. The Second Phase would include Bidding and Award Services, Construction Phase Services and Project Close Out Phase Services and would increase this purchase order by \$ 75,165.00 for a total purchase order amount of \$244,550.00.

Golden Corner Commerce Park (GCCP) is a 320+ acre industrial property owned by Oconee County located 2 miles from Interstate 85 (Exit 4). 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 and Raleigh, NC and over the past several years has drawn considerable interest from a number of 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, graded and pad ready 42-acre site running parallel to Highway 59 on the north side of GCCP, 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.

At the June 1, 2022 meeting, Council approved the award of RFP 20-02 for On Call Engineering Services to Thomas & Hutton of Greenville, SC for Category E: On Call General Engineering Services.

It is the staff's recommendation that Council:

- 1. Approve Phase II Engineering for the Mass Grading Project at Golden Corner Commerce Park to Thomas and Hutton of Greenville, SC in the amount of \$75,165.00, for a total purchase order amount of \$244,550.00.**
- 2. Authorize the County Administrator to transfer funds to the appropriate line item(s).**

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Council Committee Reports

Planning and Economic Development Committee / Mr. Mize October 17, 2023

Real Estate, Facilities and Land Management Committee / Mr. Davis October 17, 2023

Board & Commission Appointments

The Board & Commission seats listed below are co-terminus with Council District seats and will require [in the 1st quarter of 2023] appointment and/or reappointment as follows:

None for this meeting.

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. Discuss an Economic Development matter, Project Cherry.*
- 2. Discussion regarding a personnel matter related to the County Attorney.*

First & Final Reading for the Following Resolution

RESOLUTION 2023-20 A RESOLUTION 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 CHERRY, 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; CREATING OR MODIFYING A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK AGREEMENT BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO ESTABLISH OR ENLARGE THE PARK; AND OTHER RELATED MATTERS.

Adjourn

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