



# A G E N D A

## OCONEE COUNTY COUNCIL MEETING

### March 5, 2024

### 6:00 PM

Council Chambers, Oconee County Administrative Offices  
415 South Pine Street, Walhalla, SC

#### Call to Order

#### Moment of Silence

#### Invocation

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

#### Approval of Minutes

February 20, 2024 Regular Meeting Minutes

February 23, 2024 Strategic Planning Retreat Minutes

#### County Attorney Comments

#### County Administrator Comments

#### Proclamation

**PROCLAMATION 2024-01** A PROCLAMATION HONORING THE WEST-OAK WARRIORS HIGH SCHOOL WRESTLING TEAM

#### 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](mailto: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](mailto:jennifercadams@oconeesc.com) or 864-718-1023 so that your participation may be coordinated.*

**ORDINANCE 2024-08** AN ORDINANCE AUTHORIZING 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 RED, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES, AND/OR OTHER PROJECT COMPANIES (COLLECTIVELY "COMPANY"), WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY LOCATED IN OCONEE COUNTY; PROVIDING FOR A FEE-IN-LIEU OF AD VALOREM TAXES INCENTIVE; PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT; AND DEVELOPING A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO

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DESIGNATE THE PROPERTY OF THE PROJECT AS PART OF THE PARK; AND OTHER RELATED MATTERS.

*(On the day of third reading, the proper company names will be substituted for the current Project name in order to coordinate with the Project's announcement.)*

**ORDINANCE 2024-10** AN ORDINANCE ESTABLISHING A BUDGETARY INCREASE LIMITATION FOR OCONEE COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.

### **Third Reading of the Following Ordinances**

**ORDINANCE 2024-08** *[see caption above]*

**ORDINANCE 2024-10** *[see caption above]*

### **Second Reading of the Following Ordinances**

*None for this meeting.*

### **First Reading of the Following Ordinances**

**ORDINANCE 2024-04** AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF A COMMERCIAL JUNKYARD ORDINANCE, TO BE ENTITLED "COMMERCIAL JUNKYARDS"; AND OTHER MATTERS RELATED THERETO.

**ORDINANCE 2024-09** AN ORDINANCE AUTHORIZING THE CONVEYANCE OF EASEMENT RIGHTS TO THE OCONEE JOINT REGIONAL SEWER AUTHORITY FOR THE PURPOSE OF SEWER INFRASTRUCTURE CONSTRUCTION AND MAINTENANCE AT THE SENACA RAIL PARK; AND OTHER MATTERS RELATED THERETO.

**ORDINANCE 2024-11** AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE 2023-16, WHICH ESTABLISHED THE BUDGET FOR OCONEE COUNTY AND PROVIDED FOR THE LEVY OF TAXES FOR ORDINARY COUNTY PURPOSES, FOR THE TRI-COUNTY TECHNICAL COLLEGE SPECIAL REVENUE FUND, FOR THE EMERGENCY SERVICES PROTECTION SPECIAL REVENUE FUND, FOR THE ROAD MAINTENANCE SPECIAL REVENUE FUND, FOR THE BRIDGE AND CULVERT CAPITAL PROJECT FUND, FOR THE ECONOMIC DEVELOPMENT CAPITAL PROJECT FUND, FOR THE PARKS, RECREATION, AND TOURISM CAPITAL PROJECTS FUND, FOR THE DEBT SERVICE FUND, FOR THE VICTIM SERVICES SPECIAL REVENUE FUNDS, FOR THE CAPITAL VEHICLE / EQUIPMENT FUND, AND FOR THE CREATION OF THE FIRE / EMERGENCY SERVICES CAPITAL VEHICLE AND EQUIPMENT FUND, THE COMMUNITY HEALTH AND COMMUNITY SERVICES FUND, AND THE GENERAL ONE TIME CAPITAL FUND, ALL IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024, IN ORDER TO EFFECT SUPPLEMENTAL APPROPRIATIONS; AND OTHER MATTERS RELATED THERETO.

**ORDINANCE 2024-12** AN ORDINANCE AUTHORIZING THE CONVEYANCE OF EASEMENT RIGHTS TO CENTRAL ELECTRIC POWER COOPERATIVE, INC. FOR THE PURPOSE OF UTILITY INFRASTRUCTURE CONSTRUCTION AND MAINTENANCE AT THE SENACA RAIL PARK; AND OTHER MATTERS RELATED THERETO.

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## First & Final Reading for the Following Resolutions

**RESOLUTION 2024-02** A RESOLUTION APPOINTING AND COMMISSIONING THE FOLLOWING PERSONS: KIRKLAND MARTIN, SUZANNE DOBSON, JAKOB DODD, MICHAEL LIPETRI, BROCK SEYLLER, TIM MATHESON, ZACH FICO, JOSE CORREA, MIKE OZZELLO, AND ALEC MERLO AS CODE ENFORCEMENT OFFICERS (PARK RANGERS) FOR THE PROPER SECURITY, GENERAL WELFARE, AND CONVENIENCE OF OCONEE COUNTY; AND OTHER MATTERS RELATED THERETO.

**RESOLUTION 2024-03** A RESOLUTION APPOINTING AND COMMISSIONING JARRETT BURDETTE AS A CODE ENFORCEMENT OFFICER FOR THE PROPER SECURITY, GENERAL WELFARE, AND CONVENIENCE OF OCONEE COUNTY; AND OTHER MATTERS RELATED THERETO.

**RESOLUTION 2024-04** A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN EASEMENT AGREEMENT WITH THE UNITED STATES DEPARTMENT OF THE ARMY / SECRETARY OF THE ARMY FOR A PUBLIC ROAD OR STREET (WOODLAWN ROAD) LOCATED ON THE HARTWELL LAKE PROJECT; EASEMENT NO. DACW21-2-23-0063.

## Discussion Regarding Action Items

**Request for Council’s approval to commit matching funds, not to exceed \$21,000, toward the Oconee County Courthouse and Animal Control Security Improvements Justice Assistance Grant from the South Carolina Department of Public Safety Justice Assistance Grant (JAG) Program.**  
**Amount: Not to exceed \$21,000**

- The purpose of this project is to maximize officer safety and the safety of all individuals at the Oconee County Courthouse and Animal Control by making security improvements, specifically the installation of card swipe control systems at key access points.
- The grant requires a 10% match.
- Estimated total project cost is \$210,000, with the County match requirement totaling \$21,000.
- The grant application deadline is March 15, 2024.
- The allocation of funds is contingent on the award of the FY 2025 Justice Assistance Grant.

Are Matching Funds Available: Staff requests inclusion in FY 2024-2025 Budget

If yes, who is matching and how much: Oconee County Sheriff’s Office

**Oconee County requests the commitment of the matching funds for the security upgrades, contingent on grant award, be included in the FY 2024-2025 Budget.**

*It is staff’s recommendation that Council support the Oconee County JAG application submission and commit matching funds, up to \$21,000, for security upgrades at the Oconee County Courthouse and Animal Control.*

**Request for Council’s approval for the submission of the FY 2025 Oconee County Highway Safety Enforcement Grant to the South Carolina Department of Public Safety, Office of Highway Safety and Justice Programs.**

- The purpose of this project is to support a 4-man Special Traffic Enforcement Unit to directly impact and reduce fatalities, severe injuries, DUIs/Impaired driving, speeding and increase seat belt and helmet usage in Oconee County.
- Project costs include overtime for up to four officers, a lidar unit, educational materials and mileage.
- The grant does not require a match.
- Estimated total project cost is \$44,110.
- The grant application deadline is March 15, 2024.

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- The project does not include hiring additional personnel, but will provide overtime for officers currently employed at the Oconee County Sheriff's Office.  
There is no match requirement for this grant.

*It is staff's recommendation that Council support the Oconee County FY 2025 Oconee County Highway Safety Enforcement Grant application submission for overtime to support the 4-man Special Traffic Enforcement Unit for increased highway safety.*

**Title: Golden Corner Commerce Park Phase I Mass Grading**

**Department: Economic Development**

**Amount: \$2,988,492.75**

**Contingency (10%): \$298,849.28**

**Total: \$3,287,342.03**

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

**Budget: \$3,287,342.03 Project Cost: \$3,287,342.00 Balance: \$0.00**

Oconee Economic Alliance received two (2) Grants to offset a large portion of the cost associated with this project.

1. SC Department of Commerce \$1.5 Million (reimbursable grant)
2. SC Power Team \$1 Million (reimbursable grant)

The remaining balance for this project will be paid from Economic Development Capital Project Millage Fund \$787,342.03.

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. 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.

The project consists of the following generally described work: Mass Grading Improvements to include a project area of approximately 62 acres within the Golden Corner Commerce Park (GCCP) owned by Oconee County. The project is comprised of clearing, grading, limited stormwater and erosion control improvements. On February 13, 2024, formal sealed bids were opened for the GCCP Phase I Mass Grading. Forty-six companies were originally notified of this bid opportunity. Ten (10) companies submitted bids, with Contractor Services of Kershaw, LLC of Kershaw, SC submitting the lowest, responsive bid of \$2,988,492.75. Staff is requesting a 10% owners' contingency to allow for unforeseen items that may arise.

*It is the staff's recommendation that Council:*

1. *Approve Phase I Mass Grading Project at Golden Corner Commerce Park to Contractor Services of Kershaw, LLC of Kershaw, SC in the amount of \$2,988,492.75.*
2. *Approve a 10% Owners Contingency in the amount of \$298,849.28.*
3. *Authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.*
4. *Authorize the County Administrator to transfer funds to the appropriate line item(s).*

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**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: 73,571.24 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.

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 for this project.

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: PRT Commission-Local ATAX Recommendations / Spring 2024 Cycle / \$73,520**

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.

Are Matching Funds Available: Yes If yes, who is matching and how much: Varies by grant.

**Beginning Local ATAX balance: \$518,065.00**

**If all grants/projects approved, the new balance will be: \$444,545.00**

*It is staff's recommendation that Council approve the local ATAX recommendations per the attached spreadsheet.*

**Council Committee Reports**

*Transportation Committee / Mr. Hart ..... February 20,2024*

*Law Enforcement, Public Safety, Health & Welfare / Mr. Mize ..... February 20, 2024*

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## **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:*

### **Agriculture Advisory Board**

District IV seat: No questionnaires on file for this seat.

### **Aeronautics Commission**

District III seat: 2 questionnaires on file for this seat.

### **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. Discussion regarding an economic development matter, Project Turn.*
- 2. Receive legal advice and discuss potential purchase of real property for use in relation to public safety and emergency response service delivery.*
- 3. Council discussion and consideration of a contractual matter related to law enforcement safety equipment.*

### **Adjourn**

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