



# A G E N D A

## OCONEE COUNTY COUNCIL MEETING

### May 2, 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

April 18, 2023 Regular Minutes

#### Appointment of Council Committees for 2023 by Chairman

*[Current 2023 Committee Assignments provided as information]*

*[motion required to affirm appointments]*

- Budget, Finance & Administration
- Law Enforcement, Public Safety, Health & Welfare
- Planning & Economic Development
- Real Estate, Facilities & Land Management
- Transportation

#### Appointment of Council Representatives by Chairman

*[motion required to affirm appointments]*

#### *SC Appalachian Council of Government Board of Directors*

- Mr. John Elliott – Oconee County Council Representative
- Mr. Julian Davis – Citizen Representative
- Ms. Marta Wahlen – Minority Representative

#### *Oconee Business Education Partnership*

- Mr. Julian Davis - Oconee County Council Representative

#### County Attorney Comments

#### County Administrator Comments

#### Proclamations

**PROCLAMATION 2023-02 A PROCLAMATION FOR PEACE OFFICERS' MEMORIAL DAY**

#### COUNCIL MEMBERS

Matthew Durham, Chair, District II      Don Mize, Vice Chair, District III  
Glenn Hart, Chair Pro-Tem, District V      John Elliott, District I  
Julian Davis, III, District IV

## Public Comment Session

*[Limited to a total of forty (40) minutes, four (4) 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

### Third Reading of the Following Ordinances

*None scheduled for this meeting.*

### Second Reading of the Following Ordinances

**ORDINANCE 2023-05** AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THE FEE-IN-LIEU OF TAX AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA, AND A COMPANY KNOWN TO THE COUNTY AND REFERRED TO FOR THE TIME BEING AS “PROJECT EVPACK AFFILIATE,” DATED AS OF SEPTEMBER 19, 2017; AND OTHER RELATED MATTERS.

**ORDINANCE 2023-07** AN ORDINANCE AUTHORIZING, PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, 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 MADE, 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; DEVELOPING A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO DESIGNATE THE PROPERTY OF THE PROJECT AS PART OF THE PARK; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE GRANT AGREEMENTS; AUTHORIZING THE CONVEYANCE OF CERTAIN REAL ESTATE FOR PROJECT MADE; AND OTHER RELATED MATTERS.

**ORDINANCE 2023-08** AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY OCONEE COUNTY TO MOUNT NEBO BAPTIST CHURCH, PROPERTY CONSISTING OF APPROXIMATELY .14 ACRES AND BEING A PORTION OF TAX MAP # 256-00-01-006, AND AUTHORIZING THE RECEIPT OF CERTAIN REAL PROPERTY OWNED BY MOUNT NEBO BAPTIST CHURCH, PROPERTY CONSISTING OF APPROXIMATELY .0034 ACRES AND BEING A PORTION OF TAX MAP # 256-00-04-019; AND OTHER MATTERS RELATED THERETO.

#### COUNCIL MEMBERS

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Glenn Hart, Chair Pro-Tem, District V      John Elliott, District I  
Julian Davis, III, District IV

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

**ORDINANCE 2023-01** AN ORDINANCE TO ESTABLISH THE BUDGET FOR OCONEE COUNTY AND TO PROVIDE 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, ALL IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024.

**ORDINANCE 2023-03** AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT AND TO ESTABLISH THE BUDGET FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024.

**ORDINANCE 2023-09** AN ORDINANCE AMENDING SECTION 32-222 OF THE OCONEE COUNTY CODE OF ORDINANCES SO THAT APPLICANTS FOR SUBDIVISIONS THAT ARE DESIGNED TO ACCESS STATE ROADS SHALL SUBMIT TO AND RECEIVE PRELIMINARY / CONDITIONAL APPROVAL FROM THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PRIOR TO RECEIVING FINAL APPROVAL FROM THE OCONEE COUNTY PLANNING DEPARTMENT; AND OTHER MATTERS RELATED THERETO.

**ORDINANCE 2023-10** AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER 2 OF THE OCONEE COUNTY CODE OF ORDINANCES, BY DISSOLVING THE ARTS AND HISTORICAL COMMISSION; AND OTHER MATTERS RELATED THERETO.

**ORDINANCE 2023-11** AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN ADDENDUM TO THE LEASE AGREEMENT BETWEEN OCONEE COUNTY, AS LESSOR, AND THE FOOTHILLS FARMSTEAD, AS LESSEE, IN ORDER TO ADD ADDITIONAL PROPERTY TO THE LEASE PREMISES; AND OTHER MATTERS RELATED THERETO.

**ORDINANCE 2023-12** AN ORDINANCE AUTHORIZING, PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, 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 IRON MAN, 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; DEVELOPING A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO DESIGNATE THE PROPERTY OF THE PROJECT AS PART OF THE PARK; AND OTHER RELATED MATTERS.

### **COUNCIL MEMBERS**

Matthew Durham, Chair, District II      Don Mize, Vice Chair, District III  
Glenn Hart, Chair Pro-Tem, District V      John Elliott, District I  
Julian Davis, III, District IV

## First & Final Reading for the Following Resolutions

**RESOLUTION 2023-08** 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 IRON MAN, 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 A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO INCLUDE PROJECT PROPERTY IN THE PARK; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE MORE GRANT AGREEMENTS; AND OTHER RELATED MATTERS.

## Discussion Regarding Action Items

**Title: Funding allocation to Oconee Joint Regional Sewer Authority for Engineering for Sewer South Phase II project.**

**Department: Economic Development / Administration \*Contingency Funding**

**Amount: \$424,500**

**Contingency: \$575,500**

**Project Total: \$1,000,000**

- On March 3, 2023, Oconee County Council reaffirmed its commitment for funding, not to exceed \$2,500,000, for wastewater infrastructure expansion in Oconee County related to the Sewer South project.
- Funding from the U.S. Economic Development Administration [EDA], South Carolina Rural Infrastructure Authority [RIA] and Oconee County will be utilized for the expansion of wastewater infrastructure to the I-85 exits, under management by the Oconee Joint Regional Sewer Authority.
- The bid for this phase has been awarded, in the amount of \$12.3 Million. Construction is anticipated to start in early June of this year.
- Engineering and professional services, provided to the OJRSA, in the amount of \$424,500 are necessary for construction administration and resident project representative services for the completion of the Project.
- The EDA grant contingency funding, in the amount of \$417,530, has been accounted for in the construction budget, and leaves the project without any contingency funding.
- Contingency Funding is included in for managing the risk of cost escalation and covering potential estimate shortfalls. Oconee County typically includes 10% contingency funding for projects managed by Oconee County.
- There may be additional requests for Contingency Funding should the current requested amount become depleted.
- The purpose of the Sewer South project is to develop industrial, commercial and residential sanitary sewer infrastructure in areas of Oconee County where it does not currently exist.  
Additional engineering and professional services are required for the completion of the Project.  
Contingency funding will be utilized in the event that construction costs exceed original estimates due to supply delays, cost escalations and other unknown events. Additional contingency funding may be required should the approve funding be depleted prior to project completion.

**Funding will be provided through the Economic Development Capital Projects (315) Fund.**

***It is the staff's recommendation that Council approve funding in the amount of \$424,500 for engineering and professional services; plus, an additional contingency amount of \$575,500. The contingency will be utilized for any unforeseen costs that may arise.***

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**Title: Two (2) Mini Pumper Fire Apparatuses with Loose Equipment**

**Department(s): Emergency Services**

**Amount: \$775,088.83**

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

**Budget: \$775,088.83 Project Cost: \$775,088.83 Balance: \$0.00**

These Fire Apparatuses are Southeast Extreme Duty Ford F550 Crew Cab Mini Pumpers with a 3/16" All Aluminum 10.5' Bodies trucks with 300 Gallon Polypropylene Tanks, Hale DSD-1250 Side-Mount 1,250 GPM Pumps and will include loose equipment. These apparatuses will be built in accordance to NFPA (National Fire Protection Association).

These Fire Apparatuses will be stationed at Keowee Ebenezer and Friendship Volunteer Fire Departments. The County is utilizing the H-GAC (Houston-Galveston Area Council of Governments) contract through a cooperative purchasing agreement. H-GAC cooperative purchasing allows government agencies to purchase directly from the manufacturer or authorized dealers. H-GAC contracts are bid and awarded on a national level and purchases may be fulfilled by the manufacturer and / or authorized local or state dealers. The Fleet Maintenance Director also approves this purchase.

Southeast Manufacturing was awarded H-GAC contract number FS12-19 for Fire Apparatuses. Southeast Manufacturing is the Supplier and Williams Fire Apparatus is the authorized dealer for Southeast Apparatus. Williams Fire Apparatus will provide any service or warranty repairs required. Keowee Ebenezer Fire Department is to pay \$1,900.00 directly to Williams Fire and Apparatus for additional options added per their request. This amount has been deducted from Truck 1.

***It is the staff's recommendation that Council approve the award of Two Mini Pumper Fire Trucks and Loose Equipment to Williams Fire Apparatus of Ashland, AL in the amount of \$775,088.83, per H-GAC Contract No. FS12-19.***

**Title: Change Order No. 6 to PO 54597 J. Davis Construction (Bountyland Fire Station)**

**Department(s): Emergency Services**

**Change Order #6 Amount: \$5,301.65**

**Contingency: \$94,698.35**

**Total Request: \$100,000.00**

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

**Budget: \$100,000.00 Project Cost: \$100,000.00 Balance: \$0.00**

On November 15, 2022, Council approved the Construction Award of the Bountyland Substation to J. Davis Construction, Inc., of Westminster, SC in the amount of \$1,150,722.40 with a contingency amount of \$115,072.24 for a total award of \$1,265,794.64. The County has issued five (5) change orders from the 10% Contingency, which did not require Council Approval. Total Change Orders Issued (1-5) \$114,340.96 Change Orders listed below:

CO 1: \$3,594.50 - Staff requested the original proposed cultured stone on the living quarter to be changed to CMU Block to match the CMU Block on the Bay Area

CO 2: \$39,913.30 - Additional Bollards for the interior of the garage bays, 20”L X6” Trench drain and 125 gallon oil separator, Hose bibbs inside garage bay, change front bay doors from white to red.

CO 3: \$1,401.11 – Manage ATT Fiber Lines relocation (required by ATT).

CO 4: \$41,947.50 – Connection to Sewer. The existing sewer the line is approximately 6 feet deep and close to the shoulder of the roadway. Due to the depth of the existing sewer line, additional grading, trench boxing and traffic control for 3 days was required.

CO 5: \$27,484.55 – Import materials (Hauling), shift building pad 20’ eastward for future expansion, additional parking, fire sprinkler system.

CO 6 – Adjust grade to accommodate (3) new parking spaces, Extend Garage Aprons, Additional Culvert Pipe, Pressure Reducing Valve, add framed wall at demising wall and revised asphalt scope.

This request is for Council Approval for Change Order No. 6 to PO 54597 in the amount of \$5,301.65, plus an additional contingency amount of \$94,698.35. The contingency will be utilized for any unforeseen items that may arise and true up for asphalt, hauling etc.

The date of Substantial Completion is September 19, 2023.

Funding for the construction of this project is in the Emergency Services Bountyland Fire Station Capital Account.

**COUNCIL MEMBERS**

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

- 1.) Approve Change Order No. 6 to J. Davis, Inc. in the amount of \$5,301.65, for a total construction cost (to-date) \$1,268,726.61.*
- 2.) Approve and additional contingency amount of \$94,698.35.*
- 3.) Authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.*

**Title: 2023 John Deere 333G Compact Track Loader**

**Department(s): Roads and Bridges**

**Amount: \$86,867.79**

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

**Budget: \$86,867.79 Project Cost: \$86,867.79 Balance: \$0.00**

**(Funding from Capital Equipment Replacement 325 Fund)**

This purchase is for a 2023 John Deere 333G Compact Track Loader and will be used by the New Construction Crew for large culvert and grading projects. This machine is a larger carriage skid steer with more horsepower and higher reach to efficiently load dump trucks. It has a higher lifting capacity and break out force to maximize work output per pass. The Fleet Maintenance Director also approves this purchase.

Staff is utilizing the Sourcewell Cooperative Purchasing Contract # 032119-JDC. The Sourcewell, contract allows government agencies to purchase directly from the manufacturer or authorized dealers. Sourcewell Cooperative Purchasing contracts are bid and awarded on a national level and authorized local or state dealers may fulfill purchases.

*It is the staff's recommendation that Council approve the purchase of a 2023 John Deere 333G Compact Track Loader from AgPro of Seneca, SC in the amount of \$86,867.79.*

**Title: Mulching Head & Stump Shear / Splitter**

**Department(s): Solid Waste**

**Amount: \$101,416.30**

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

**Budget: \$101,416.30 Project Cost: \$101,416.30 Balance: \$0.00**

This purchase is for a Mulching Head and Stump Shear / Splitter for Oconee County Solid Waste. These attachments will be used on the Hyundai HX300L purchased in FY 2018-2019 and approved by Council at the August 20, 2019 Council Meeting.

The Solid Waste Department is responsible for maintaining nearly 140 acres at the Seneca Landfill with nearly ¾ of a mile of creek bank that borders the landfill. There are also 11 storm water basins that has to be kept free of shrubs and trees per SC DHEC regulations. By purchasing a mulching head for the excavator, anything from full-grown trees to small brush can be mulched in place without disturbing the soil and causing storm water runoff issues. This purchase would save staff many man-hours and keep the landfill in compliance with SC DHEC landfill and storm water regulations.

The Solid Waste Department has had a mulching facility since 1996. From 1996-2008, a small tub grinder was used to grind brush and limbs less than 8 inches in diameter. In 2008, the department purchased a Morbark 4600XL horizontal grinder, which could process logs up to a 20-inch diameter efficiently. However, stumps and root balls still have to be disposed of in the landfilled. By purchasing a stump shear/splitter, the stump and root ball can be reduced in size and soil removed in order for them to be processed through the horizontal grinder. By purchasing the Stump Shear / Splitter there is the potential to prevent an additional 500-1000 tons of land clearing debris from entering the landfill each year; thus saving valuable landfill airspace. The Fleet Maintenance Director also approves this purchase.

The SC Materials Management Office has awarded state contract #4400031298 for Grounds Maintenance Equipment – Phase II, Lot 4 to National Equipment Dealers, LLC. The local National Equipment Dealer is located in Wellford, SC. This contract includes discounts off MSRP for Equipment, Attachments and Accessories.

#### **COUNCIL MEMBERS**

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Glenn Hart, Chair Pro-Tem, District V      John Elliott, District I  
Julian Davis, III, District IV

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

- 1. Approve the purchase of a Mulching Head & Stump Shear / Splitter from National Equipment Dealers of Wellford, SC in the amount of \$101,416.30.*
- 2. Authorize the County Administrator to transfer funds to the appropriate line item(s).*

**Title: UPS Battery Backup**  
**Department(s): Communications**  
**Amount: \$97,391.77**  
**Contingency 10%: \$9,739.18**  
**Total: \$107,130.95**

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

**Budget: \$107,130.95 Project Cost: \$107,130.95 Balance: \$0.00**

This UPS (battery backup) is for the Sheriff's communication center. The current UPS was installed when the Sheriff's Office was built and is nearing twenty (20) years old. The manufacturer of this UPS unit, Eaton Corporation, has provided notification to the Sheriff's office that the current unit will reach its end of life January 1, 2024. Eaton will no longer support or service the current UPS after January 1, 2024. The current UPS is in need of maintenance; if we move forward with the maintenance, it would be at a cost of \$17,620.81. Eaton has recommended we replace the current UPS, due to lack of available parts and the end of life being January 1, 2024.

The UPS is connected to the 911 center, which is the primary Public Safety Answering Point (PSAP) in Oconee County. In the event of a power loss, this unit is vital to ensure power remains available until generator services are ready. A failure of this device would mean the center would be unavailable for 911 calls until reliable power could be restored. Staff has worked with Eaton and PQS of Greenville, who is a direct supplier for Eaton, to obtain quotes for replacement.

Eaton Corporation is the manufacturer of the UPS and PQS of Greenville, SC is the Eaton Authorized Installer. This replacement will require electrical modifications before it will be operational. Due to the critical nature of this project, PQS of Greenville recommends Hill Electric Inc., of Anderson, SC., complete the electrical portion of the installation.

The cost for the purchase of the unit is \$81,491.77, electrical installation \$15,900.00, plus an additional contingency amount of \$9,739.18 for a total project amount of \$107,130.95. The contingency will be utilized for any unforeseen items that may arise.

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

- 1. Approve the purchase of a UPS Unit from Eaton Corporation of Chicago, IL in the amount of \$81,491.77.*
- 2. Approve the installation and electrical to Hill Electric, Inc., of Anderson, SC in the amount of \$15,900.00.*
- 3. Approve a 10% contingency in the amount of \$9,739.18.*
- 4. Authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.*

**Title: Change Order # 1 PO 55106 Ozone Collision Center, LLC.**  
**Department(s): Vehicle Maintenance**  
**Amount: Original Purchase order: \$41,330.50**  
**Change Order 1: \$55,791.12**  
**Total: \$97,121.62**

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

**Budget: \$97,121.62 Project Cost: \$97,121.62 Balance: \$0.00**  
**(Insurance Claim)**

**COUNCIL MEMBERS**

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On January 7, 2022, a 2016 Peterbilt Front Load Cardboard truck from Solid Waste, vehicle 800.27, caught fire causing damage to the body, wiring harnesses and the chassis. Purchase Order Number 55106 was issued on September 1, 2022 to Ozone Collision Center, LLC. Of Greenville, SC in the amount of \$41,330.50, for the repair. This repair has been filed with the Insurance Reserve Fund (County Insurance). During the repair, additional issues were discovered that required additional parts and repairs. These issues were undiscoverable until tear down of the vehicle; therefore, not included on the initial repair estimate. The supplement total is \$55,791.12. The total repair is \$97,121.62; the Insurance Reserve Fund issued payment in the amount of \$40,830.50 for the initial repair and has agreed to cover \$53,648.54 of the supplemental repair. The County will be responsible for a \$500.00 deductible plus \$2,142.58 of the supplemental repairs.

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

- 1. Approve Change Order #1, PO 55106 to Ozone Collision Center, LLC., of Greenville, SC in the amount \$55,791.12, for a total purchase order amount of \$97,121.62.***
- 2. Authorize the County Administrator to execute documents for this change order.***

**Title: Change Order # 1 PO # 55247 Skanska USA Building, Inc.**

**Department(s): Oconee PRT – High Falls**

**Amount: Original Purchase Order: \$11,821.04**

**Change Order # 1: \$98,160.00**

**Total: \$109,981.04**

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

**Budget \$109,981.04 Project Cost: \$109,981.04 Balance: \$0.00**

**(Funding from Local ATAX Fund)**

Pleasant Alexander built the Alexander-Cannon-Hill (ACH) House in 1831. In 1971, Duke Power gave the house to High Falls County Park. On July 24, 1972, the ACH House was added to the National Register of Historic Places and retains much of the original construction. Currently, the first floor is being used as office space / gift shop and the second floor has only been used for storage. Park Staff wants to utilize the second floor of the house to include office space, conference room, bathroom, etc. Procurement and Park Staff began creating specifications for an electrical upgrade. During a visit to the site, structural issues were found that require correcting before any renovations could be started. With this being a structure from 1831 and being listed on the National Register of Historic Places, staff decided it was in the best interest of the County and the Structure to have a firm that is well versed in this type of project to assist with the renovation.

On January 18, 2023, staff contracted with Skanska USA Building, Inc., On-Call Program / Project Management Firm, to assist with the Renovation Project. Procurement issued Purchase Order Number 55247 to Skanska USA Building, Inc., in the amount of \$ 11,821.04 for Program / Project Management for initial programming and project review phases for the Alexander-Cannon-Hill House at High Falls County Park.

This Change Order request is for Phase 2 of the Alexander-Cannon-Hill House Renovation. Project Order #1 – Amendment #1 includes Design Phase, Bidding Assistance, Construction Phase, and Transition Phase.

Staff requests approval for Change Order #1 to PO 55247 for Program / Project Management Services, in the amount of \$98,160.00; which is an addition to the original scope of work. If approved, the new total for the purchase order is \$ 109,981.04.

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

- 1. Approve Change Order # 1 to PO 55247 in the amount of \$98,160.00 for a total purchase order amount of \$109,981.04.***
- 2. Authorize the County Administrator to execute documents for this change order.***

**COUNCIL MEMBERS**

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**Local ATAX – Host Compliance/Granicus Short Term Rental Monitoring 3-year service agreement renewal**

Oconee contracted with Host Compliance in 2018. The program started in spring of 2019 and provides address identification, validation and compliance monitoring of short-term rentals for local ATAX compliance. In addition, the program provides web based registration, online collection capabilities for local accommodations tax providers and letter compliance monitoring which provides proactive, data driven outreach via letter to non-compliant properties utilizing created form letters. Since the program started in 2018, over 400 additional short-term rentals are now compliant.

**Not to exceed \$82,494 over 3 years with funds coming from the local accommodations tax fund.  
Local ATAX balance as of 4.4.23 = \$603,809.49**

*Staff recommends approval to continue the service agreement for a term of 3 years. Total costs to pay over the three-year period will not exceed \$82,494 with funds coming from the local accommodations tax fund.*

**Council consideration and approval of adding a full-time Equipment Operator IV at the Oconee County Rock Quarry**

The addition of the Equipment Operator IV position request is for the purpose of manning the new residential sales yard at the Oconee County Rock Quarry. On January 3, 2023, the Oconee County Rock Quarry opened the residential sales yard to cater to citizens purchasing materials at the Quarry with small vehicles and pickup trucks. By separating small trucks and trailers from heavy equipment, a dedicated operator with a more appropriately sized machine can safely load materials for consumers. This has been a major success from both a safety perspective, and helping put homeowners who utilize the Quarry at ease by simplifying the loading process.

The new residential sales yard is a permanent feature at the Oconee County Rock Quarry and must be staffed accordingly. Historically any operator that loads material onto a customer’s vehicle has been an Equipment Operator IV due to the risk of injury and property damage to the customer. As such, the Oconee County Rock Quarry is requesting the addition of a full-time Equipment Operator IV position.

A temporary Equipment Operator III currently assists with the residential sales yard. If the addition of the Equipment Operator IV position is approved, the Oconee County Rock Quarry would not require the temporary position and it would be removed from the budget.

**The Equipment Operator IV position, including full benefits, will cost Oconee County between \$52,988 - \$59,436 based on experience and training at time of hire.**

*Staff recommends Council approve the addition of the Equipment Operator IV position for the Oconee County Rock Quarry.*

**Council Committee Reports**

*Budget, Finance & Administration / Mr. Elliott ..... April 18, 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 Red.*

**Adjourn**

**COUNCIL MEMBERS**

Matthew Durham, Chair, District II     Don Mize, Vice Chair, District III  
Glenn Hart, Chair Pro-Tem, District V     John Elliott, District I  
Julian Davis, III, District IV