



**UPDATED A G E N D A**  
**OCONEE COUNTY COUNCIL MEETING**  
**June 6, 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**

May 5, 2023 Joint Meeting Minutes (Prepared by OJRSA)  
May 16, 2023 Regular Minutes

**County Attorney Comments**

**County Administrator Comments**

**Presentation**

*Duke Energy Foundation Emergency Preparedness Grant – Trent Acker, Mikayla Kreuzberger, Preston Pierce with Duke Energy presenting to Sheriff Crenshaw*

**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 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.

**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

**ORDINANCE 2023-02** AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE SCHOOL DISTRICT OF OCONEE COUNTY AND TO PROVIDE FOR THE LEVY OF TAXES FOR THE OPERATIONS OF THE SCHOOL DISTRICT OF 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.

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

**ORDINANCE 2023-01** *[see caption above]*

**ORDINANCE 2023-03** *[see caption above]*

**ORDINANCE 2023-09** *[see caption above]*

**ORDINANCE 2023-10** *[see caption above]*

**ORDINANCE 2023-11** *[see caption above]*

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

**ORDINANCE 2023-02** AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE SCHOOL DISTRICT OF OCONEE COUNTY AND TO PROVIDE FOR THE LEVY OF TAXES FOR THE OPERATIONS OF THE SCHOOL DISTRICT OF OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024.

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

**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.

## **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.

**RESOLUTION 2023-10** A RESOLUTION AUTHORIZING THE PURCHASE OF APPROXIMATELY 1.25 ACRES OF REAL PROPERTY, WHICH PROPERTY IS LOCATED ADJACENT TO THE CHAU RAM COUNTY PARK, FROM JOHN W. LITTLE, TONI L. LITTLE, AND CARSYN WYATT LITTLE; AND OTHER MATTERS RELATED THERETO.

## **Discussion Regarding Action Items**

**Council consideration and approval of the issuance of a Request for Proposals for A Comprehensive Wage and Comp Study for Oconee County.**

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**Title: Engineering Services for New Scale Complex**

**Department(s): Solid Waste**

**Amount: \$112,800.00**

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

**Budget: \$112,800.00 Project Cost: \$112,800.00 Balance: \$0.00**

During FY22, Smith Gardner, Inc started evaluating site locations to determine the best site to construct the new scale house. Each site needed to be accessed from Strawberry Farm Road to alleviate any traffic congestion on Wells Hwy. After eliminating sites near the current scale house, near the roundabout, and along the western end of the closed section of Crooks Road, the best location for ingress/egress from Strawberry Farm Road was near the entrance to the Strawberry Farm Recycle Center. This entrance gives the best site distance on Strawberry Farm Road, allows for large queues of traffic entering/leaving the scale house while still inside the gate, and the scale house would not have to relocate in the future. A traffic study along Wells Highway and Strawberry Farm Road was completed in May of 2022. A wetlands jurisdictional determination/delineation was completed in September of 2022. The Geotechnical Subsurface Investigation was conducted between October 2022 – January 2023.

On April 19, 2022, Council approved the award of RFP 21-14 to Smith Gardner, Inc., for Engineering Services for Solid Waste with the option to extend the contract for four (4) consecutive one (1) year terms. The Solid Waste department wishes to contract with Smith Gardner to provide engineering services for Design, Permitting and Procurement Assistance for a New Scale Complex, Entrance Driveway and Access Road for the Oconee County Seneca Landfill Facility. This project consists of Topographic Survey, Clean Water Act Permit Application, Drawings and Specifications, DHEC Stormwater Construction Permit Application, SCDOT Driveway Encroachment Permit Applications, and Construction Procurement Assistance. The Construction work will be Bid separately.

*It is the staff's recommendation that Council approve the award of an estimated \$112,800.00 to Smith Gardner, Inc., of Raleigh, NC for engineering services for a New Scale Complex for Solid Waste.*

**Title: Two (2) New Holland Tractors with Side Mount Side Mowers**

**Department: Roads & Bridges**

**Amount: Tractor: \$155,653.12**

**Mower: \$ 90,835.80**

**Total: \$246,488.92**

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

**Funding from Capital Equipment/Vehicle Fund (325)**

**Budget: \$246,488.92 Project Cost: \$246,488.92 Balance: \$0.00**

These New Holland Powerstar Tractors with Tiger Side Mount Side Mowers will be used by the Mowing Crew for vegetation management along the 660 miles of County maintained right-of-ways. These tractors are replacing two (2) 2011 John Deere mowing tractors (210.04 – 4,472 hours and 210.08 – 5,531 hours), which will be sold as surplus or used in other County departments. The year model of the tractor and mower will be a 2023 or 2024 depending on the actual production date. CNH Industrial America, LLC (New Holland) currently holds a State Contract for Large Tractors, contract number 4400024245; which offers 28% off list price. This SC State Contract allows government agencies to purchase directly from the manufacturer or authorized dealers. Old Stone Tractor of Anderson, SC is an authorized New Holland dealer. Old Stone Tractor will set up, deliver and service the equipment for any warranty work required.

Tiger Corporation currently holds a Sourcewell Contract for tractor-mounted mowers, contract number 070821-TGR; which offers 18% off list price. Sourcewell allows the Tiger Side Mount

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Mower to be sold and installed by Tiger Corporation Authorized dealers. Old Stone Tractor of Anderson, SC is an authorized dealer for Tiger tractor mounted mowers and will install, deliver and service the Tiger Side Mount Mower for any warranty work required.  
The Vehicle Maintenance Director has reviewed and approves this purchase.

*It is the staff's recommendation that Council approve the purchase of Two (2) New Holland Tractors and Two (2) Tiger Side Mount Mowers from Old Stone Tractor of Anderson, SC per SC State Contract Number 4400024245 and Sourcewell Contract Number 070821-TGR, for a total purchase price of \$246,488.92.*

**Title: Change Order No. 3 to PO 54692 The Belk Company, LLC  
(Seneca Creek Boat Ramp)**

**Department(s): PRT**

**Amount: \$56,603.17**

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

**Budget: \$3,409,989.85 Project Cost: \$3,409,989.85 Balance: \$0.00**

On December 7, 2021, Council approved the Award for ITB 21-06 to The Belk Company, LLC of Anderson, SC., in the amount of \$3,063,854.68 with a contingency amount of \$306,385.47 for a total award of \$3,370,240.15. The County has issued two (2) change orders from the 10% contingency, which did not require Council Approval. Total amount for Change orders issued (1&2) is \$289,532.00. The remaining approved contingency amount is \$16,853.47. The amount over the approved contingency is \$39,749.70.

Change Orders listed below:

CO-1: Additional Sidewalk, Stone Building Pad, Concrete Picnic Slab, Picnic Tables, Security Poles, Grinder Pump Station, etc for the picnic area and ADA Restrooms \$289,532.00

CO-2: Substantial Completion date extension. No increase in contract dollar amount. \$0.00.

CO-3: Material Price Changes, actual quantity installation of unit price tasks, additional dock lights, water and sewer connections for ADA Restroom and fishing dock bumpers \$56,603.17

This request is for Council Approval for Change Order No. 3 to PO 54692 in the amount of \$56,603.17.

The date of Substantial Completion is June 15, 2023.

The Seneca Creek Boat Ramp project consisted of site development for a 3-lane boat ramp facility including pavement, parking lot, launching dock, fishing dock, kayak dock, sidewalks, storm drainage, picnic area and associated facilities.

**Funding for this Change Order will be paid from ATAX Funding.**

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

*1. Approve Change Order No. 3 to The Belk Company, LLC, in the amount of \$56,603.17 for a total purchase order amount of \$3,409,989.85*

*2. Authorize the County Administrator to execute documents for this change order.*

**Title: Purchase of Automotive Parts**

**Departments: Quarry & Vehicle Maintenance**

**Amount: \$115,000.00**

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

**Rock Quarry (Vehicle / Equipment Maint.) Budget: \$30,000.00**

**Project Cost: \$15,000.00**

**Balance: \$15,000.00**

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**General Fund (Vehicle Maint.) Budget: \$879,150.00**

**Project Cost: \$100,000.00**

**Balance: \$779,150.00**

The Quarry and Vehicle Maintenance purchase filters and light duty auto parts that are required to complete maintenance on County vehicles and Equipment.

Staff is requesting Council approval for the purchase of Automotive Parts to NAPA per SC State Contract #4400030588. The current State Contract term is January 1, 2023 to December 31, 2023 with the option to renew for 4 additional years. Staff requests approval for future years as long as all purchases for automotive parts are in accordance with the awarded State Contract for each future fiscal year and amounts do not exceed budgeted amounts for these purchases.

The SC Materials Management Office awarded SC Contract # 4400030588 to NAPA Auto Parts statewide for the purchase of Automotive Parts. The discount is 50% – 72% off list price depending on the category of item purchased. There are three NAPA Auto Parts stores within Oconee County. The three NAPA stores are independently owned and operated by R&T Auto Parts, Inc. in Seneca, Walhalla and Westminster, SC.

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

- 1. Approve the purchase of Filters & Light Duty Auto Parts to R&T Parts, Inc., Seneca, Walhalla and Westminster locations for an estimated amount of \$115,000.00 for Fiscal Year 2023-24, contingent on the approval of 2023-2024 Budget.**
- 2. Authorize the County Administrator to approve future purchases from state contract for the next four-year period, as long as all purchases for Automotive Parts are in accordance with the State Contract award and amounts do not exceed amounts budgeted for these purchases.**

**Council Committee Reports**

*Law Enforcement, Public Safety, Health & Welfare / Mr. Mize ..... May 16, 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:*

**Agricultural Advisory Board**

District IV: No questionnaires on file for this seat

**Board of Zoning Appeals**

District IV: 1 questionnaire 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. Receive legal advice and discuss personnel matter related to boards and commissions.*
- 2. Discussion regarding a contractual matter related to the City of Seneca, the City of Walhalla, the City of Westminster and the Town of Salem.*
- 3. Discussion regarding an Economic Development matter Project Ship.*
- 4. Discussion regarding an Economic Development matter Project Parallel.*

**Adjourn**

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