



UPDATED A G E N D A
OCONEE COUNTY COUNCIL MEETING
March 19, 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

March 05, 2024 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 it 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 by may be coordinated.*

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.

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

Third Reading of the Following Ordinances

None for this meeting.

Second 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.

First Reading of the Following Ordinances

None for this meeting.

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 2024-05 A RESOLUTION CONSENTING TO AND RATIFYING THE ASSIGNMENT AND ASSUMPTION OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN INLAND REAL ESTATE ACQUISITIONS, LLC, EPOCH STUDENT HOUSING DST (FORMERLY KNOWN AS ALT STUDENT HOUSING I DST), AND OCONEE COUNTY, SOUTH CAROLINA, AND CONSENTING TO THE LEASE OF THE PROPERTY SUBJECT TO THE FEE IN LIEU OF TAX AGREEMENT BETWEEN EPOCH STUDENT HOUSING DST AND EPOCH STUDENT HOUSING LEASECO, L.L.C. (FORMERLY KNOWN AS ALT STUDENT HOUSING I LEASECO, L.L.C.); AND OTHER RELATED MATTERS.

Discussion Regarding Action Item

Procurement #: ITB 23-12

Department: Rock Quarry

Title: Vertical Dump Hopper with Support Structure

Amount: \$743,605.00

10% Contingency: \$74,360.50

Total: \$817,965.50

Procurement was approved in the FY23-24 budget.

Budget: \$904,789.58 Project Cost: \$817,965.50 Balance: \$86,824.08

The Oconee County Rock Quarry's existing crushing plant is currently loaded from the pit using a wheel loader. The addition of a gravity fed vertical dump hopper with support structure would eliminate the need for this step. The existing Sandvik Jaw (UJ640) will back underneath the dump hopper structure and will allow haul trucks to dump directly into the vertical hopper; which would feed the crushing plant.

The purchase of the gravity fed vertical hopper would eliminate the need for one (1) equipment operator to load the crushing plant with a wheel loader. The equipment operator would be moved to the loading yard. The demand for rock has increased, resulting in extended customer load wait times. Currently, the Rock Quarry has two (2) equipment loaders assigned to the loading yard. By adding an additional equipment operator to the loading yard, customer wait times will be reduced. On February 20, 2024, formal sealed bids were opened for a vertical dump hopper with support structure. This solicitation was advertised in South Carolina Business Opportunities (SCBO) and local news publication. Three (3) companies were originally notified of this bid opportunity. Two companies submitted bids, with TCI Manufacturing & Equipment Sales, Inc. of Walnut, IL submitting the lowest, responsive bid of \$743,605.00.

The Quarry is requesting a 10% owners' contingency, in the amount of \$74,360.50, for unforeseen issues.

It is the staff's recommendation that Council approve the award of ITB 23-12 TCI Manufacturing & Equipment Sales, Inc. of Walnut, IL, in the amount of \$743,605.00, and a 10% contingency, in the amount of \$74,360.50; for a total award of \$817,965.50.

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Discussion regarding the acceptance of Rosedale Way (P-4313) for maintenance and incorporation into the Oconee County public road system.

On February 20, 2024, the Transportation Committee of County Council, in meeting duly convened, voted to send to the full County Council the issue of accepting Rosedale Way (currently a private road) for maintenance and incorporation into the Oconee County public road system. Rosedale Way was constructed and paved in the winter of 2020. The developers have requested the County accept the road for County maintenance and incorporation into the Oconee County public road system, in accordance with Oconee County Code of Ordinances Section 26-6. See also Section 32-212. The developer’s engineer provided as-built drawings and has certified that the roads were built as designed and consistent with County Ordinances.

If approved the following will be required:

- Proper and sufficient right-of-way easement(s) deeded to Oconee County;
- Payment of inspection fees

Rosedale Way is approximately 998 feet in length or 0.19 miles. The roadway is three years old. Current estimate per mile for roadway maintenance is approximately \$8,420.

It is staff’s recommendation that Council consider the acceptance of Rosedale Way (P-4313) for maintenance and incorporation into the Oconee County public road system.

Council Committee Reports

Budget, Finance & Administration / Mr. Elliott March 05,2024

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: 1 questionnaire on file for this seat.

Conservation Bank Board

1 At-Large seat: No 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. *Receive legal advice regarding a potential litigation matter.*
2. *Discussion regarding an economic development matter, Project Mayflower.*
3. *Discussion regarding an economic development matter, Project Sharp.*
4. *Receive legal advice in relation to code enforcement prosecution.*
5. *Discussion regarding a personnel matter related to the Sheriff’s Office.*

Adjourn

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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