



Amended A G E N D A
OCONEE COUNTY COUNCIL MEETING
Tuesday, March 1, 2011
6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC 29691

1. **Call to Order**
2. **Extended Public Comment Session** *(Limited: 2 citizens per mg. for 5 minutes, prior scheduling required)*
 - Request to Initiate Development Standards in the Lake Overlay District
Mr. Ben Turetzky, Executive Director, FOLKS
 - Pioneer Rural Water District's Expression of Appreciation to Council for offer at GCCP
Mr. Terry Pruitt
3. **Public Comment Session/Agenda Items**
Agenda & Non Agenda Items: Combined both are limited to a total of forty (40) minutes, four (4) minutes per person.
4. **Public Comment Session/Non Agenda Items – time permitting**
Agenda & Non Agenda Items: Combined both are limited to a total of forty (40) minutes, four (4) minutes per person.
5. **Council Member Comments**
[Directly following Public/Extended Public Comment Session if applicable & time permits]
6. **Meeting Recess** *[Meeting will Recess no later than 6:50 p.m.]*

7. **Meeting Reconvenes** *[Meeting will Reconvene at 7:00 p.m.]*
8. **Moment of Silence**
9. **Pledge of Allegiance to the Flag of the United States of America**
10. **Approval of Minutes**
 1. February 15, 2011: Regular Meeting
11. **Consideration of the Following Proclamations:**
 1. First & Final Reading of [Proclamation P-2011-01](#) "A PROCLAMATION ESTABLISHING MARCH 26, 2011 AS VIETNAM-ERA VETERAN'S APPRECIATION DAY IN OCONEE COUNTY"
12. **Consideration of the Following Ordinances:**
 1. Second Reading of [Ordinance 2011-06](#) "AN ORDINANCE TO AMEND CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, CLARIFYING THE APPOINTMENT PROCEDURE TO THE OCONEE COUNTY PLANNING COMMISSION; AND OTHER MATTERS RELATED THERETO"
This is an ordinance to clarify the appointment procedure for the at-large members to the Oconee County Planning Commission.
This ordinance was requested by County Council, through motion of Mr. Corbeil, at the Oconee County Council meeting on February 1, 2011, and was prepared by the Oconee County Attorney's office. It is an amendment of the current Oconee County Code of Ordinances, consistent with the South Carolina Code of Laws, to clarify that in the ultimate analysis, it is the Oconee County Council which has the authority and the responsibility to appoint the Oconee County Planning Commission. Council took first reading on Tuesday, February 15, 2011.
It is the staff's recommendation that council take Second Reading of Ordinance 2011-06, schedule the public hearing and third & final reading for March 15, 2011.

12. 2. [First Reading \[in title only\] of Ordinance 2011-07](#) “AN ORDINANCE TO AMEND THE ZONING ENABLING ORDINANCE PURSUANT TO A CITIZEN-INITIATED REQUEST TO REZONE A SERIES OF PARCELS REFERENCED AS THE LONG CREEK HIGHWAY AND ORCHARD ROAD”

The proposed Ordinance 2011-07 stems from a citizen-initiated rezoning request submitted by Mr. Doug Hollifield. The request consists of 162 parcels, with a total acreage comprising approximately 2,468 acres in the Control Free District, located in the vicinity of Long Creek Highway and Orchard Road in Oconee County. As submitted all 162 parcels would be rezoned into Traditional Rural District (TRD). Petitions containing the signatures at least 51% of the owners of the parcels in the request area were submitted in support of the proposal.

It is staffs recommendation that Council take First Reading (In Title Only) of Ordinance 2011-07, and refer the matter to the Planning Commission for the required review.

3. First Reading of [Ordinance 2011-08](#) “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE TAX CREDIT AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND ALTERA POLYMERS LLC; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, AUTHORIZATION OF AN INFRASTRUCTURE TAX CREDIT”

It is staffs recommendation that Council take First Reading of Ordinance 2011-08.

4. First Reading of [Ordinance 2011-09](#) “AN ORDINANCE TO AMEND THE AGREEMENT AUTHORIZED BY ORDINANCES NO. 2006-027, 2008-017, 2010-04, 2010-24 and 2010-32 RELATING TO THE INDUSTRIAL/BUSINESS PARK OF OCONEE AND PICKENS COUNTIES SO AS TO ENLARGE THE PARK.” and [Fifth Amendment of Agreement for Development of Joint County Industrial/Business Park.](#)

This Ordinance and Amendment of Agreement for Development relates to Altera Polymers, LLC., being added to the county’s Joint County Industrial/Business Park.

It is staffs recommendation that Council take First Reading of Ordinance 2011-09 and the fifth amendment of agreement.

13. Discussion & Possible Action Items

[5 min. per Action Item]

1. [RFP 10-12 / Design Build Hangar Construction / Oconee County Airport](#)

For over six years there have been approximately sixty names on the T-hangar waiting list maintained by the airport staff. The Aeronautics Commission and Airport Director feel 50-60% of these individuals will rent a T-hangar as they are built and space becomes available. The current location of the proposed hangar building (between the Sheriff’s hangar and the existing BDS corporate hangar) is in compliance with the Airport’s master plan document approved by the FAA. There is ample room for a single (8-unit T-hangar) building and ramp areas oriented length-wise with the existing parallel taxiway .

On January 19, 2011, formal sealed proposals were opened for this project. Twenty-seven firms were originally notified of this opportunity and ten firms submitted proposals. The RFP Evaluation Committee consisting of Kevin Short, Airport Director, Lake Julian, Facilities and Maintenance Director and Cookie Fitch, Randy Renz and Dan Suddeth, all pilots and members of the Aeronautic Commission, evaluated and scored all proposals, interviewed the top two ranking firms and unanimously recommended the award to Trehel Corporation of Clemson, SC.

It is staff’s recommendation that Council award RFP 10-12 to Trehel Corporation of Clemson, SC, as a Design Build contractor for the construction of a pre-engineered metal building of approximately 12,000sf in size to be used for eight nested T-hangars with the proviso that the construction will not exceed the budgeted capital project amount of \$380,000.00.

13. 2. **RFP 10-18 / not to exceed \$832,573 / Architectural Engineering Services / Oconee County Detention Center**

At the September 28, 2010, Council Workshop Meeting, Council approved the issuance of an RFQ/RFP to select the Architect/Engineering firm for the design of the new Oconee County Detention Center. A Request for Qualifications (RFQ 10-13) was issued on October 6 and sent to 40 firms. Proposals were received on November 3, 2010 from 15 firms. An Evaluation Committee consisting of Scott Moulder, County Administrator, Steve Pruitt, Director of the Detention Center, Terry Wilson, Chief Deputy for the Sheriff's Office, Lake Julian, Director of Facilities Maintenance and Channon Chambers, Director of Building Codes, reviewed and scored all proposals and recommended eight firms to be short-listed to continue on with the selection process.

On December 6, 2010, the County issued RFP 10-18 to the eight short listed firms and on January 6, 2011, received proposals from seven of the eight firms. The same evaluation committee met and reviewed and scored all proposals and recommended two firms to continue with the interview process. On February 8, 2011, interviews were held and Wakefield Beasley/HOK of Atlanta, Georgia was recommended for award. Negotiations were held and Wakefield Beasley/HOK agreed to the County's contract terms and a fee was agreed upon.

It is the staff's recommendation that Council award of RFP 10-18 to Wakefield Beasley/HOK Associates of Atlanta, GA, in an amount not to exceed \$832,573.00.

3. **RFP 10-19 / not to exceed \$14,000,000 / Construction Manager at Risk Services / Oconee County Detention Center**

At the September 28, 2010, Council Workshop Meeting, Council approved the issuance of an RFQ/RFP to select the CMAR firm for the construction of the new Oconee County Detention Center. A Request for Qualifications (RFQ 10-14) was issued on October 6 and sent to 43 firms. Proposals were received on November 3, 2010 from 13 firms. An Evaluation Committee consisting of Scott Moulder, County Administrator, Steve Pruitt, Director of the Detention Center, Terry Wilson, Chief Deputy for the Sheriff's Office, Lake Julian, Director of Facilities Maintenance and Channon Chambers, Director of Building Codes, reviewed and scored all proposals and recommended five firms to be short-listed to continue on with the selection process.

On December 6, 2010, the County issued RFP 10-19 to the five short listed firms and on January 6, 2011, received proposals from four of the five firms. The same evaluation committee met and reviewed and scored all proposals and recommended two firms to continue with the interview process. On February 7, 2011, interviews were held and New South Construction Company of Atlanta, Georgia was recommended for award. Negotiations were held and New South Construction Company agreed to the County's contract terms and a fee was agreed upon.

It is the staff's recommendation that Council award of RFP 10-19 to New South Construction Company of Atlanta, GA, in an amount not to exceed \$14,000,000.

4. **RFP 10-21 / \$8,197,200 / Fiber Optic Cabling / Broadband Project FOCUS**

On August 18, 2010, Oconee County received \$9.6M in Federal ARRA funding to construct a 270 mile (approximate) broadband network in the County. This project will provide critical broadband infrastructure that will benefit the County through connection of 164 Anchor Institutions and by providing much needed high speed data. The total number of households that will be passed by the project is 25,200, total businesses passed by is 2,230. The Project will be involved with approximately 75 public facilities including hospitals, schools, libraries, health care facilities and emergency shelters.

The contractor selected by this RFP will provide all required drawings and SCDOT permits, provide and place conduit and handholds in all types of soil including rock, provide fiber set up and all splicing necessary for a complete installation. The County will purchase the actual fiber separately and provide to the contractor.

On February 2, 2011, formal sealed proposals were opened for this project. Over sixty firms were originally notified of this opportunity and nine firms submitted proposals. The RFP Evaluation Committee consisting of Mike Powell, IT Director, Kim Wilbanks, FOCUS Project Manager, John Michael Cox, IT Systems Administrator, Lisa Simmering, GIS Analyst, Channon Chambers, Building Codes Director and Aaron Gadsby, County Planner evaluated and scored all proposals and unanimously recommended award to Southern Pipeline Utility of Young Harris, GA.

In order to move forward and complete this project on time, the County Administrator is recommending that Council approve a 50% Performance and Payment Bond instead of the usual 100%. Southern Pipeline Utility has submitted the only price per foot that allows the project to be completed within budget and they propose this price based on a 50% bond amount.

It is the staff's recommendation that Council award RFP 10-21 to Southern Pipeline Utility of Young Harris, GA, to install buried fiber optic cabling throughout Oconee County for approximately 270 miles at the price of \$5.75 per foot for a total of \$8,197,200.

13. 5. **ATAX / \$1,500 / Host Fishing Tournament / South Cove / March 2011**

The FLW fishing series is launching a high school State Championship in every state with winners advancing to a national tournament. The tournament expects to bring in 50-75 boats, two anglers and one adult per boat with local hotels serving as host hotels. Direct Economic Impact expected to be close to \$20,000 to the local economy. FLW series is looking for consecutive years in the same location. With a successful event, there is a good chance of this event returning in 2012.

It is the staff's recommendation that Council approval the Local ATAX request for \$1,500 to co-sponsor the FLW High School Fishing Championship to be held at South Cove County Park.

14. **Board & Commission Appointments**

[There are no questionnaires on file in the Clerk's office for current District specific openings listed below]

1. Board of Zoning Appeals – **Dist IV** need new appointment
2. Emergency Services Commission – **District II** Representative needed; Mr. Jess Neville resigned
3. Library Board – Mr. Biff Kennedy & Mr. Paul Johanson up for reappointment or replacement
4. Aeronautics Commission – **District V** Representative needed; Mr. Fred Golden resigned
5. WorkLink Board – Council appointments member; proposed rep: Mr. Todd Bennington/Borg Warner
6. Capital Project Advisory Committee – Council needs to appoint the following positions:
Two At Large Positions, County Council Member and a Planning Commission Member

15. **Commission / Board Reports to Council** *[ten minute maximum]*

- Arts & Historical Commission

16. **Council Committee Reports**

1. Budget, Finance & Administration Committee / Mr. Dexter
2. Transportation Committee / Mr. Thrift

17. **Administrator Report**

18. **Old Business**

19. **New Business**

20. **Executive Session**

[for the purpose of receiving a legal advice regarding a pending legal matter]

- Vote/Action on matters discussed in Executive Session *[if required]*

21. **Adjourn**

[This agenda is not inclusive of all issues which Council may bring up for discussion at this meeting.]

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers. ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council & Committee meeting schedules and agendas are posted at the Oconee County Administration Building and are available on the County Council Website www.oconeesc.com/council.html
[All upcoming meetings will be held in Council Chambers unless otherwise noted]