

A G E N D A

OCONEE COUNTY COUNCIL MEETING

TUESDAY, DECEMBER 2, 1997

7:00 PM

1. Call to Order
2. Invocation
3. Approval of Minutes
4. Second Reading of Ordinance 97-13, "COMMUNITY FACILITIES PLAN" - Mr. Tommy Abbott, Chairman, Planning Commission
5. Consideration & Possible Action Regarding Requests for Proposals for the Design/Construction of New Motor Pool - Mr. Jon Caime, County Engineer & Ms. Marianne Dillard, Purchasing Agent
6. Old Business
7. New Business
8. Adjourn

Prior to the regular Council Meeting at 7:00 pm there will be an open meeting December 2nd 1997 at 6:30 pm for the public to express their concerns to Council. Anyone wishing to speak will need to sign in and give the subject on which they wish to express their concerns.

**MEMBERS, OCONEE COUNTY COUNCIL**

Ms. M. Fran Burrell, District I    Mr. J. Harold Thomas, District II  
Mr. Harry R. Hamilton, District III    Mrs. Ann H. Hughes, District IV  
Mr. Charles R. "Chuck" Timms, District IV

**MINUTES, OCONEE COUNTY COUNCIL MEETING**

The regular meeting of the Oconee County Council was held Tuesday, December 2, 1997 at 7:00 pm in Council Chambers with all Council Members and the County Attorney present.

Members of The press notified (by mail):  
Journal Tribune, Keowee Courier, Westminster News, Anderson Independent, Greenville News, WGOG Radio, WSNW Radio, WCCP Radio, WPEK Radio, The Times Upstate, Northland Cablevision, WYFF TV, WSPA TV & WLOS TV.

**Press**

Members of the press present: Dick Mangrum - WGOG Radio, Terry Cregar - Greenville, News & Aston Hester - Keowee Courier.

The meeting was called to order by Supervisor -Chairman Orr who welcomed the guests and media.

**Call to Order**

The invocation was given by Mr. Timms.

**Invocation**

Ms. Burrell made a motion, seconded by Mr. Timms, approved 5 - 0 that the minutes of the November 18, 1997 meeting be adopted with the correction of Mr. Timms being present and Mr. Hamilton being absent.

**Minutes**

Upon recommendation of Mr. Tommy Abbott, Chair, Planning Commission, Mr. Thomas made a motion, seconded by Mr. Timms, approved 5 - 0 that Ordinance 97-13, "COMMUNITY FACILITIES PLAN" be adopted on second reading to include the attached changes.

**Ord. 97-1:**

Mr. Timms asked that the Planning Commission consider identifying wastewater collection facilities in the county and a branch library at the old Fairplay School be included in the plan before it is adopted on third and final reading.

**Ord. 97-1:**

Next on the agenda was discussion regarding requests for proposals for the design/construction a new motor pool. Ms. Marianne Dillard, Purchasing Agent explained to Council that a committee comprised of the motor pool foreman, his assistant, the county engineer and herself interviewed the five companies that submitted a proposal to the county. They scored the companies, based on their experience, their having dealt with governmental entities, etc. Trehel scored the highest of the companies and it was their recommendation that Trehel be engaged design/construct the motor pool building at a cost of \$56,000 for the schematic/master planning, design phase and construction phase with the building cost being \$500,000 with a ten percent contingency for unknowns that may occur during construction.

**Motor Pool**

After considerable discussion regarding the matter, Council requested that this be discussed in a committee meeting before a decision was made.

**Motor Pool  
(Cont'd)**

The Purchasing, Contracting, Real Estate, Building & Grounds Committee scheduled a meeting Thursday, December 4, 1997 at 6:00 pm in Council Chambers to discuss the matter further.

**Comm.  
Meet**

A special meeting was scheduled Monday, December 8, 1997 at 3:00 pm to vote on the matter.

**Special  
Meeting**

Mr. Thomas made a motion, seconded by Ms. Burrell, approved 5 - 0 that Mr. Lamar Bailes be reappointed to the Sewer Commission and Mr. Michael Wright be reappointed to represent District II on the Emergency Preparedness Commission with their terms commencing January 1, 1998 and expiring December 31, 2001.

**Comm.  
Appts.**

Ms. Burrell made a motion, seconded by Mr. Hamilton, approved 5 - 0 that Ms. Carol Gregg be appointed to the Library Board with her term commencing immediately and expiring June 30, 2001.

Ms. Burrell made a motion, seconded by Mr. Hamilton, approved 5 - 0 that Resolution 97-15, "A RESOLUTION OPPOSING H-3591" be adopted on first and final reading.

**Res. 97-15**

Mr. Thomas made a motion, seconded by Mr. Hamilton, approved 5 - 0 that Mr. George Milam be appointed to replace Mr. Tommy Crumpton on the Sewer Commission with his term commencing immediately and expiring December 31, 1999.

**Comm.  
Appt.**

Mr. Thomas made a motion, seconded by Mrs. Hughes, approved 5 - 0 that Council go into executive session for the purpose of discussing personnel, legal and contractual matters.

**Executive  
Session**

When Council went back into open session, there was no action taken.

**Open  
Session**

Adjourn: 9:00 pm

**Adjourn**

Submitted By:

*Opal O. Green*  
Opal O. Green  
Council Clerk

Reviewed By:  
Harrison E. Orr  
Supervisor-Chairman  
Oconee County Council

**Changes to the Community Facilities Element Plan  
December 2, 1997**

**Page 1: Last sentence of second paragraph:**

Through this process, the plan will be amended to include more specific goals, implementation plans, and timetables.

Change to read:

~~Through this process, the plan may be amended to include more specific goals, implementation plans, and timetables.~~

**Page 2: First paragraph under Issues**

The county has vague standards for accepting roads into the system. This has led to tax payers assuming responsibility for the maintenance of many roads that serve extremely few homes or businesses.

Change to read:

~~The County is presently updating the priority list for existing county roads and newly accepted county roads.~~

**Page 5: First paragraph (#4)**

The formula used by the county for prioritizing roads for paving is inadequate. Roads that are near the top of the list are often replaced by new roads brought into the system.

Change to read:

~~The formula used by the county for prioritizing roads for paving is presently being re-evaluated and updated to meet the changing needs of the county.~~

**Page 5 Identified Goals/Plans #4**

Deleted the following:

Amend the county's road policy to require that private subdivision streets meet minimum standards. Require that a bond be posted to ensure proper road development before lots are recorded and sold.

Replace with:

~~Ensure the implementation of provisions to protect property owners by insuring that residential subdivision roads are developed to meet safety and long term durability.~~

**Page 6 ISSUES (#2)**

Reads as follows:

The airport is not equipped with a taxiway paralleling the runway. This poses safety hazards and reduces air traffic capacity.

Change to read:

~~The County has applied for FAA funds to build parallel runway. The construction of a parallel runway would improve safety and increase air traffic.~~

**Page 9 ( #6)**

Delete the following:

The potential exists for obstructions to be located within the flight path of the airport, creating a threat to the health and safety of aircraft pilots and passengers.

**Page 21 Issues ( #3)**

Due to the cost of storing waste in a general purpose landfill in compliance with federal regulations, the county could save money by providing in additional construction debris facility. A 57 acre site owned by the Oconee County Hospital has been identified as a possible location for debris landfill.

Change to read:

~~Due to the cost of storing waste in a general purpose landfill in compliance with federal regulations, the county could save money by providing an additional construction debris facility. A 57 acre sit previously owned by the Oconee County Hospital Inc. has been conveyed to Oconee County for a Construction and Demolition landfill.~~

**Page 22**

Delete this paragraph.

~~The county has had preliminary discussions with the Oconee County Hospital Board to acquire the 57 acre site adjacent to the Seneca Landfill for the development of a construction debris~~

landfill. This facility would accommodate items that are not required to be stored in a federally prescribed Sub Title D landfill, reducing cost to the county and developers.

#### Page 24 ISSUES #2

Eight fire trucks that are in use are over thirty years old. These vehicles are inefficient and subject to high maintenance requirements.

Change to read:

Eight fire trucks that are in use are over thirty years old. Older vehicles are less efficient subject to higher maintenance requirements.

#### Page 27 EXISTING CONDITIONS

Third paragraph:

Over the past three years, the emergency medical services has responded to 170,000 calls, which averages out to approximately 55,000 calls per year. [These are the number reported, through the figures appear to be amazingly high.]

Change to read:

Over the past three years, the emergency medical services has responded to 15,295 calls, which averages out to approximately 5,295 calls per year. Calls have increased approximately 6.7% per year over the last 12 years. The percentages of emergency calls versus non-emergency calls have increased yearly.

#### Page 31 General Government Facilities

Booker Street - Walhalla

Public Service Building

County Supervisor, Personnel Office, County Council, Finance Director

Walhalla Health Department

E-911 Office

Change to read:

Booker Street - Walhalla

Public Service Building

Family Court effective 12-02-99

Walhalla Health Department

E-911 Office

**Add to the Booker Street:**

South Pine Street Office Complex

County Supervisor, County Council, Personnel  
Office, County Council, Finance Director

911

**Page 32 Issues #1**

The county is running short on space for administrative activities. To increase office space, the county has initiated negotiations with School System of Oconee County for the purchase or lease of the Pine Street School in Walhalla.

Change to read:

The county is running short on space for administrative activities. To increase office space, the county has secured Pine Street School.

**Identified Goals/Policies**

Delete the following:

The county is currently negotiating with the School System of Oconee County for the lease or purchase of the Pine Street School.

**Page 41 Oconee County Theater**

The Oconee County Theater, managed by a voluntary board of directors, put on four productions per season. The theater is currently located in the Old Utica School. Ground breaking for a new \$2.6 million facility located in downtown Seneca is scheduled for the fall of 1998.

Change to read:

The Oconee Community Theater, managed by a voluntary board of directors, put on four productions per season. The theater is currently located in the Old Utica School. Ground breaking for a new \$2.6 million facility located in downtown Seneca is scheduled for the fall of 1998.

| BIDDER  | Justice General Contractors | Thrift Bros., Inc. | Norungolo-Davis, Inc. | Trehel   | Diversified Technology & Durham-Greene                                |
|---|-----------------------------|--------------------|-----------------------|--|---|
| Project Manager   | Tom Justice                 | Sam Thrift         | Mike Norungolo        | Neal Workman   | Duane Greene  |
| Architect   | S. Justice                  |                    | Danny Ard             | Mark Peters  | Michael Witten  |
| Cost Saving (County/Contractor)   |                             |                    | 100/0                 | 100/0  | 70/30   |
| Total Interview Points  | 214.5                       | 233                | 311                   | 317  | 304   |
| Fee Schedule (based on \$500,000 building cost):  |                             |                    |                       |  |   |
| Phase 1   |                             |                    | (1.5%) \$7,500        | (.25%) \$1,200   | (1.7%) \$8,500**<br>(4.5%)  |
| Phase 2   |                             |                    | (4.6%) \$23,000       | (3.1%) \$15,500*   | \$22,500-29,700   |
| Phase 3   |                             |                    | 8% (\$40,000)         | 8% (\$40,000)  | 8.5% (\$42,500)   |
| Total Cost  |                             |                    | 14.1% = \$70,500      | 11.35% = \$56,700<br>*\$3,000 flat + 2.5%<br>of construction<br>*add 2% (\$10,000)<br>cancellation if<br>terminated after<br>Phase 2 | 14.7% = \$73,500<br>**if County moves<br>very fast, deduct<br>\$4,000 |
| Attended Bid Opening: Jenny Peay, Ann Albertson, Lee Davis, Jon Caimo - Oconee County, Duane Greene - Diversified Tech. |                             |                    |                       |  |   |



**City of Walhalla**  
206 North Church Street  
Post Office Box 1099  
Walhalla, South Carolina 29691

(803) 638-4343

FAX (803) 638-4357

December 1, 1997

The Honorable Harrison Orr  
Oconee County Supervisor  
208 Booker Drive  
Walhalla, South Carolina 29691

Dear Harrison:

On December 31, 1997, Lamar Bailes' term on the Oconee County Sewer Commission will expire. At the November 18, 1997 regular meeting, City Council voted unanimously to appoint Lamar to another term, which will expire on December 31, 2002. Also, Mr. Crumpton moved that George Milam be appointed to serve out his (Tommy's) unexpired term which will expire on December 31, 1999. This was also unanimously carried.

If I can supply you with additional information, please contact me.

Sincerely,

*Vickie*  
Vickie L. Satterfield  
City Administrator

cc: George K. Milam, City of Walhalla  
Lamar Bailes  
Bob Winchester, Oconee County Sewer Commission

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

RESOLUTION 97-15

WHEREAS, the South Carolina House of Representatives has passed H-3591, commonly known as the "Takings Bill"; and

WHEREAS, the bill will be presented to the South Carolina Senate in January, 1998 for consideration; and

WHEREAS, H-3591 will greatly limit the ability of local governments to control land use and development; and

WHEREAS, H-3591 is violative of the principles of Home Rule.

NOW THEREFORE, BE IT RESOLVED BY THE OCONEE COUNTY COUNCIL, in session duly assembled this second day of December, 1997 that the Oconee County Council opposes the passage of H-3591 by the South Carolina Senate and further, that a copy of this Resolution be forwarded to each member of the Oconee County Legislative Delegation.

\_\_\_\_\_  
Harrison E. Orr  
Supervisor-Chairman  
Oconee County Council

Attest:

\_\_\_\_\_  
Opal O. Green  
Council Clerk