



# A G E N D A

## OCONEE COUNTY COUNCIL MEETING

### Tuesday, November 17, 2009, 7:00 PM

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

1. Call to Order
2. Moment of Silence
3. Pledge of Allegiance to the Flag of the United States of America
4. Approval of Minutes:
  - o November 3, 2009: Regular Council Meeting
5. SteelCell of North America Inc. / Ray Handte, Vice President [15 min.]
6. Public Comment Session *(Limited to forty (40) minutes, four (4) minutes per person.)*  
Comments MUST be related to a specific agenda item slated for action at this meeting
7. Extended Public Comment Session *(Limited to 2 citizens per meeting, prior scheduling required with Clerk to Council, five [5] minutes per person. Comments not limited to specific agenda item)*
  - Cross Creek Plantation Golf Course Property Taxes / Al Shadwick
  - Alleged Over Taxation Issues in Oconee County / George Cleveland
8. Public Hearing regarding the Following Ordinances:
  - [1] Ordinance 2009-21 “AN ORDINANCE TO AUTHORIZE THE TRANSFER OF CERTAIN INTERESTS IN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO”

This Ordinance is designed to fully effectuate the approved Cross-lease approved by Council on October 6, 2009 with the City of Westminster whereby the County will lease 14.95 acres of land from the City and then lease certain space within a building built by the County on the property back to the City.
9. Consideration of the Following Ordinances:
  - [1] Third & Final Reading of Ordinance 2009-21 “AN ORDINANCE TO AUTHORIZE THE TRANSFER OF CERTAIN INTERESTS IN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO”
  - [2] First Reading [in title only] of **Ordinance 2009-24** ”AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **PROJECT FORWARD**; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT”

Project Forward is requesting a FILOT on their investment of \$18.645M. To ensure we encourage Project Forward to locate this project in Oconee County we need to place this project in a permitted Mutli-County Park. Preliminary estimates indicate Project Forward will bring in \$1,442,090 in fees to the County over the next 20 years.

Although new jobs are not required to approve a FILOT agreement this investment could bring the creation of 85 jobs that will earn approximately \$17.49/hr or \$34,980 annually. These new jobs would add \$2,973,300 in new wages to the County each year.

10. Consideration of the Following Resolutions:

[1] First & Final Reading of [Resolution 2009-20](#) “A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT FORWARD., WHEREBY, UNDER CERTAIN CONDITIONS, OCONEE COUNTY WILL EXECUTE A FEE IN LIEU OF TAX AGREEMENT FOR A PROJECT INVOLVING NOT LESS THAN EIGHTEEN MILLION DOLLARS (\$18,000,000) INVESTMENT” and the along with the referenced [Inducement Agreement](#)

This is part of Project Forward and related to Ordinance 2009-24 above.

11. Discussion & Possible Action Items

[1] Road Department / Davis & Floyd / N. Jenkins Bridge Road Bridge / up to \$31,400

Under RFQ 06-17, Davis & Floyd was accepted as qualified to provide transportation planning, storm water management, roadway and bridge design and general engineering services. Council approved a contract and fee schedule February 20, 2007 and this contract is in its second renewal period.

The scope of services provided by Davis & Floyd shall consist of bridge design, retaining wall design, bridge and retaining wall construction plans and specifications, high water elevation determination, Operation & Maintenance Manual, construction cost estimate, anticipated construction schedule, obtaining applicable permits, bid documents, evaluation of bids and recommendation of lowest responsible bidder. Construction management and inspection of construction are NOT included in the current scope of work.

[2] ITB #09-07 / Road Department / Asphalt Vibratory Roller / \$26,500

The asphalt vibratory roller will be replacing a small 3,000 lb., 1996 Mauldin vibratory smooth drum roller, which is at the end of its useful life. The roller requires more repair time than it is operational. This piece of equipment is a vital component used by the patching/paving crew to compact gravel and asphalt during road surfacing repair jobs.

**It is the staff recommendation that Council award ITB #09-07 for an asphalt vibratory roller for the Road Department to Arrow Equipment, LLC, of Columbia, SC, in the amount of \$26, 500 [account #010-601-50870-0].**

[3] CVB / Funding Request for Hotel/Conference Center Study / \$30,000 - \$50,000

Oconee County has less than 300 total hotel rooms and we do not have a conference center which significantly limits funding for the development of our tourism industry. The Tourism and the Convention & Visitors Bureau is funded almost entirely by accommodations taxes. Some interesting facts:

- Oconee ranks 19th among 46 counties in travel generated expenditures.
- Only 4 other counties generated more growth in dollars than Oconee's 1.3 Million (Richland 28M, Aiken-3.8M, Dorchester-2.97M and Pickens-2.77M)
- 12 Counties showed a decline in tourism expenditures from 2007

Presently, there are 4 – 5 developers in the process of planning a hotel conference center in the county and each of them are seeking incentives and/or funding. In order for the county provide monetary or infrastructure support, we need a comprehensive study that will provide details specific to the resulting economic impact that will include employment, revenue, size, best location, etc. It has been estimated that this study will cost between \$30,000 - \$50,000.

The CVB is requesting that the county consider funding all or part of this study.

[4] Communications / Electronics for Radio Tower System / Sole Source / \$146,750

The construction of the tower and building along with the site preparation for the 6<sup>th</sup> radio tower will be complete the third week in November. On December 2, 2008, Council awarded as a sole source contract to Gunby Communications for the 6 radio tower sites.

**It is the staff recommendation that Council approve the purchase of electronic equipment for the 6<sup>th</sup> radio tower site as a sole source vendor from Gunby Communications in the amount of \$146,750.**

[5] PO #46712 / Change Order #1 [BID #08-32] / Airport / Plateau Excavation / \$34,200

This change order is for additional clearing of approximately 3ight acres, requested by the Airport Director to provide a larger cleared area that can be mowed. This should decrease the possibility of animals approaching the runway which creates a hazard to aircraft.

**It is the staff recommendation that Council approved Change Order #1 / PO #46712 for Plateau Excavation of Austell, GA in the amount of \$34,200 for additional vegetation clearing and right of way clearing.**

[6] Acceptance of Credit Cards / Delinquent Tax, Rock Quarry, Solid Waste, Building Codes, Probate

Various department heads have approached the Treasurer's Office regarding credit card acceptance in each of their offices. The Treasurer recommends approval so that citizens may have payment options in these offices. Costs have yet to be determined for equipment for Oconee County. There will be a fees associated with this program.

**It is the Treasurer's recommendation that Council approve acceptance of credit cards for payment by SC.gov as outlined in the agenda item summary.**

12. Board & Commission Appointments

*[none at this meeting]*

13. Commission / Board Reports to Council [**ten minute maximum**]
    - None at this meeting. *[Keowee Fire Tax District Commission will report on December 1, 2009]*
  14. Council Committee Reports
    - Transportation Committee / Mr. Thrift
    - Budget, Finance & Administration Committee / Mr. Dexter
    - Law Enforcement, Public Safety, Health & Welfare Committee / Mr. McCall
    - Real Estate, Facilities & Land Management Committee / Mr. Suarez
  15. Administrator Report
  16. Old Business
  17. Executive Session *[for the purpose of receiving a briefing regarding pending courthouse litigation and to discuss a contractual matter related to the airport]*
  18. New Business
  19. Adjourn
- [This agenda is not inclusive of all issues which Council may bring up for discussion at this meeting.]*

**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](http://www.oconeesc.com/council.html)**

[All upcoming meetings will be held in Council Chambers unless otherwise noted]