



A G E N D A
OCONEE COUNTY COUNCIL MEETING
Tuesday, March 16 2010, 6:00 PM
Council Chambers
Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

1. Call to Order
2. 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
3. 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)*
 - County Council Performance / Mr. C. W. Richards
 - High Pointe-Pointe West / Mr. Bo Horne
4. Meeting Recess *[Meeting will Recess no later than 6:50 p.m.]*

5. Meeting Reconvenes *[Meeting will Reconvene at 7:00 p.m.]*
6. Moment of Silence
7. Pledge of Allegiance to the Flag of the United States of America
8. Approval of Minutes:
 - February 16, 2010: Regular Council Meeting
 - February 22, 2010: Special Council Meeting
 - February 22, 2010: Joint Workshop Meeting with the Planning Commission
 - March 3, 2010: Special Council Meeting
 - March 9, 2010: Workshop Council Meeting
 - March 9, 2010: Special Council Workshop
9. Presentation by Outside Organizations:
 - [1] Foreign Trade Zone Presentation / Ms. Susan Carroll-Ramsey
 - [2] SC Department of Juvenile Justice / Mr. Ampt Murray

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10. Consideration of the Following Ordinances:

[1] Second Reading of [Ordinance 2010-03](#) “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Luther Land/Petty Road]*

The proposed Ordinance 2010-03 stems from a citizen-initiated rezoning request submitted by Mr. Robert Royer on November 30, 2009. The request was accompanied by the signatures of approximately 62% of the owners of the parcels proposed for rezoning. The submitted proposal requested the rezoning of 371 parcels located in the Luther Land Road and Petty Road area, near Lake Keowee, from the Control Free District (CFD). As submitted, 347 parcels would have been rezoned into the Lake Residential District (LRD), and 24 parcels into the Residential District (RD). It should be noted that planning staff determined portions of the submitted proposal to be potentially problematic due to:

- ‘pockets’ of differing zoning classifications being created along some streets within existing platted developments
- a small number of individual parcels, most located on Keowee School Road and accessed primarily or exclusively from that road, and proposed for rezoning into the Lake Residential District (RD), would better fit the Residential District (RD)

Staff’s recommendation addresses these issues. County Council took First Reading in Caption Only on February 2, 2010, and referred the matter to the Planning Commission for review. The Planning Commission took up the proposed rezoning on February 8, 2010, and at their regular meeting on March 1, 2010, voted to recommend the request with amendments to staff’s recommendation.

The Planning Commission’s recommendation varies from staff’s recommendation by:

- (1) altering the boundaries of the proposed rezoning area by removing a series of parcels near the intersection of Keowee School Road and Petty Road
- (2) rezoning some parcels RD that are LRD in the staff’s recommendation

It is the staff’s recommendation that Council take second reading of Ordinance 2010-03 and schedule a public hearing on or after April 20, 2010.

[2] Second Reading of [Ordinance 2010-04](#) “AN ORDINANCE TO AMEND THE AGREEMENT AUTHORIZED BY ORDINANCES 2006-27 AND 2008-17 RELATING TO THE INDUSTRIAL/BUSINESS PARK OF OCONEE AND PICKENS COUNTIES SO AS TO ENLARGE THE PARK” along with the [Second Amendment of Agreement](#) for Development for Joint Industrial Park.

[3] First Reading [in title only] of **Ordinance 2010-08** AUTHORIZING THE ISSUANCE AND SALE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2010, OF OCONEE COUNTY, SOUTH CAROLINA, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$6,840,000 FOR THE PURPOSE OF REFUNDING CERTAIN OF THE COUNTY’S GENERAL OBLIGATION BONDS; FIXING THE FORM AND CERTAIN DETAILS OF THE BONDS; AUTHORIZING THE CHAIRMAN OF COUNTY COUNCIL AND THE COUNTY ADMINISTRATOR TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO.

Interest rates are at extremely low levels. The County has an opportunity to issue refunding bonds to refinance the current outstanding general obligation debt at a lower interest rate.

The amount of the savings will depend upon the interest rate on the date of sale. We anticipate a savings of at least \$100,000 over the remaining term of the bonds. If the interest rates offered on the date of sale are such that it is not to the County’s benefit to issue the bonds, the County will not issue the bonds. The legal and other professional services related to bond issuance are on a contingency basis and the county will not be charged unless a bond is issued.

11. Discussion & Possible Action Items

[5 min. per Action Item]

[1] Council Discussion regarding Heritage Fair Location

[2] Renewal of RFP 05-14 / \$84,000 / Title Search Services for Delinquent Tax Office

The original Request for Proposal (RFP) # 05-14 was issued in March of 2006 to select a contractor to conduct approximately 1500 title searches (\$60 each) plus 200 title updates (\$15 each) of various parcels of real property for the Delinquent Tax Office in preparation for the annual Tax Sale. The RFP allowed for up to 4 renewals. This year will be the fourth and final renewal of this contract. The County negotiated with Anna Prater for better rates when the third renewal was issued. The rate reduction for new title searches estimated at 1200 is \$55 each, the one year updates estimated at 200 will be \$15 each and the two year updates estimated at 500 will be \$30 each. Since this contractor has established a data base of information from the previous three years of title searches, the new title searches and updates were negotiated at a lower price.

South Carolina Law Title 12, Section 12-49-300 requires that the Delinquent Tax Office give notification to mortgage holders prior to seizure. Notification must be by certified mail (return receipt requested) 30 days prior to the sale of the property at a tax sale.

It is the staff's recommendation to approve the fourth year of this contract with Anna Prater of Liberty SC for an estimated cost of \$84,000 to conduct title searches for the Delinquent Tax Office in preparation for their sale on October 4, 2010.

[3] Approve Issuance of PO / \$48,274.25 / Ard, Wood, Holcombe & Slate / Basic Architectural Services for Joint Fire Station

Ard, Wood, Holcombe and Slate was selected as the architectural firm to design and plan this building through a previously awarded RFQ 06-17 for Professional Services. A purchase order (44582) was issued to AWHS in September of 2007 to develop a preliminary floor plan and master site plan. This original PO was kept open for the last 2.5 years of this project and totaled \$30,000. Now that the project has been funded and actual construction is ready to take place with J. Davis Inc. as the Design/Build contractor, staff recommends that a new PO be opened to AWHS for the remainder of this project. AWHS will continue to work directly with the County, as the "owner's advocate" throughout the design build process.

It is the staff's recommendation that Council approve the issuance of a new Purchase Order in the amount of \$48,274.25 to Ard, Wood, Holcombe & Slate for architectural services related to the joint Emergency Services Headquarters / City of Westminster Fire Station.

[4] IT / Bid 09-22 / \$134,437.72 / Dell Hardware & Virtualization Software

This equipment and software will be used to upgrade the County's servers in the areas of storage, backup and availability as follows:

- Create a single storage repository instead of data stored on several servers
- Create a sustainable backup plan that allows for disaster recovery growth
- Virtualize servers to decrease the amount of power, cooling and equipment that is required.

On March 2, 2010 formal sealed bids were opened for Dell Hardware and Virtualization Software. Seven companies were originally notified of this bid opportunity. Four companies submitted bids, with only one vendor bidding on all items. Since this bid did not include any installation or services, the award was split between three vendors to obtain the best pricing for the County.

This hardware and software comprise a "virtualization system". In the event that a server crashes, or a disaster occurs, the backup server will immediately take over so the County's information remains secure. This upgrade project will stage the County to implement a robust disaster recovery plan next year.

It is the staff's recommendation that Council award Bid 09-22 to the following three vendors as follows:

- [1] VMware software to CDW-G of Vernon Hills, IL, in the amount of \$38,250.00,
- [2] Dell EqualLogic SANN hardware to Dell Marketing of Roundrock, TX, in the amount of \$50,960.70, and
- [3] Exagrid storage hardware to Thomas Glover Associates, Inc. of Inman, SC, in the amount of \$45,227.02.

[5] Consent Agenda Items / ATAX Grant Requests *[may be approved in one motion]:*

- [a] [Devils Fork State Park](#) / \$1,847.72 / Brochure Printing
- [b] [Oconee State Park](#) / \$3,727.50 / AV Equipment for Conference Facility
- [c] [Downtown Seneca Merchant's Assn](#) / \$1,600 / Sponsorship/Advertising "Your Day"
- [d] [Walhalla Civic Auditorium](#) / \$550 / Advertising
- [e] [Walhalla Merchant's Assn](#) / \$2,550 / TV Advertising for 2010 MayFest
- [f] [SenecaFest – SC BBQ Cook-Off](#) / \$4,680 / TV Advertisement

12. Board & Commission Appointments

- Aeronautics Commission / District I
- Appalachian Council of Governments / re-appointment of Citizen Representatives

13. Commission / Board Reports to Council [ten minute maximum]
 - Arts & Historical Commission
[ATAX Committee is scheduled to report at the April 20, 2010 meeting]
14. Council Committee Reports
 - Budget, Finance & Administration Committee / Mr. Dexter
 - Planning & Economic Development Committee / Mr. Corbeil
 - Transportation Committee / Mr. Thrift
 - Law Enforcement, Public Safety, Health & Welfare Committee / Mr. McCall
15. Administrator Report
 - [a] Library Grant Received
 - [b] Recovery Zone Bond Application
 - [c] External Appraiser Update
16. Executive Session *[for the purpose of receiving legal advice concerning a litigation matter]*
 - Vote/Action on matters discussed in Executive Session [if required]
17. Old Business
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**

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