



Amended A G E N D A
OCONEE COUNTY COUNCIL MEETING
Tuesday, May 3, 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)*
 - None Scheduled for this meeting
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 Comment Sessions 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**
April 19, 2011: Regular Meeting
11. **Presentation by Outside Organization** *[10 minute maximum.]*

Deferred to May 17, 2011 per request of 2011 Leadership Oconee Class.
12. **Consideration of the Following Ordinances:**

Second Reading of Ordinance 2011-10 “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” *[Armstrong Retreat Request]*

The proposed Ordinance 2011-10 stems from a citizen-initiated rezoning request submitted by William Porter, Jr. The request consists of 2 parcels, with a total acreage comprising of approximately 233 acres in the Control Free District, located off Armstrong and North Retreat Roads in Oconee County. As submitted both parcels would be rezoned into Traditional Rural District (TRD).

Oconee County Council took first reading in caption only on April 5, 2011 and referred the matter to the Planning Commission for their review. The Commission reviewed the request at their regularly scheduled meeting on April 18, 2011. Planning staff presented the request and made a recommendation to the Commission regarding the proposed rezoning and its compliance with the Comprehensive Plan. After considering both staff and citizen input, the Commission voted unanimously to recommend Council both parcels into the Traditional Rural District.

It is the staff’s recommendation that Council take Second Reading of Ordinance 2011-10 and schedule the Public Hearing on or after June 17, 2011.

Second Reading of Ordinance 2011-12 “AN ORDINANCE TO REPEAL DIVISION 2 OF ARTICLE III OF CHAPTER 30 OF THE OCONEE COUNTY CODE OF ORDINANCES; TO AMEND ARTICLE IV OF CHAPTER 2 OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AMENDING THE MEMBERSHIP REQUIREMENTS, DUTIES AND RESPONSIBILITIES OF THE OCONEE COUNTY PARKS, RECREATION AND TOURISM COMMISSION;

AND OTHER MATTERS RELATED THERETO”

This ordinance streamlines all ATAX responsibility to a newly structured PRT Commission that:

1. Serves as the advisory Commission to both State and Local accommodations tax expenditures, local accommodations tax collections, and the advisory Commission to the PRT department;
2. Will consist of the membership requirements per SC Code of Laws 6-4-25 to satisfy serving as advisory capacity for State accommodations tax;
3. Supports the continuance of a grant process through a combination of both local and State accommodations taxes;
4. Supports the continuance of the Mountain Lakes CVB through a combination of both local and State accommodations taxes as well as general fund budgeted funds per the annual budget Ordinance;
5. Per 6-4-10(3) Appoint the Mountain Lakes CVB as the agency to manage the 30% advertising and promotion fund of the State accommodations tax.

Upon request of Council draft language has been provided to add term limits is Council wishes to amend the ordinance.

It is the staff’s recommendation that Council take Second Reading of Ordinance 2011-12.

Second Reading of Ordinance 2011-13 “AN ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN OCONEE COUNTY REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF A REAL PROPERTY DEED; AUTHORIZING THE TRANSFER OF AN EASEMENT FOR INGRESS AND EGRESS ACROSS CERTAIN OCONEE COUNTY REAL PROPERTY; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT RELATED TO THE TRANSFER OF THE EASEMENT; AND OTHER MATTERS RELATED THERETO”

This is a property transfer [6.21 acres] at the county’s Echo Hills location to New Horizon Electric Cooperative for an Electrical Substation Construction. Blue Ridge is requesting the transfer of the property as soon as possible to ensure all the appropriate arrangements can be completed to allow for the construction of the substation as quickly as possible. The value of the property to be transferred is approximately \$38,150.00.

It is staff’s recommendation that Council take second reading of Ordinance 2011-13.

First Reading of Ordinance 2011-01 “AN ORDINANCE TO ESTABLISH THE BUDGET FOR OCONEE COUNTY AND TO PROVIDE FOR THE LEVY OF TAXES FOR ORDINARY COUNTY PURPOSES IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012.”

First Reading of Ordinance 2011-02 “AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE SCHOOL DISTRICT OF OCONEE COUNTY (the “School District”) AND TO PROVIDE FOR THE LEVY OF TAXES FOR THE OPERATIONS OF THE SCHOOL DISTRICT OF OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012”

First Reading of Ordinance 2011-03 “AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT AND TO ESTABLISH THE BUDGET FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2011 AND ENDING JUNE 30, 2012.”

13. Discussion & Possible Action Items

[5 min. per Action Item]

Boards, Commissions & Council Appointed Committees Orientation Booklet

Council Clerk has prepared this booklet for distribution to interested citizens & as a reference for existing board, commission and committee members.

It is staff’s request that Council approve the Board, Commission & Council Appointed Committee Orientation Booklet and direct the Clerk to Council to provide to all staff liaisons, new Board/Commission appointees, post to the Council website and provide to any interested citizens.

Change Order #3 for PO# 47828 / \$128,500 / B. P. Barber & Assts. / Engineering Services

On September 14, 2010, Oconee County entered into a contract with B. P. Barber & Associates for engineering and environmental services for the 400 acre site along Highway 11. The original PO was for \$47,350 for preliminary engineering and environmental services and did not require Council approval.

Change Order # 1 in the amount of \$12,800, for the Boundary Property Survey was approved by on 10/5/2010

Change Order # 2 in the amount of \$32,600, for engineering services for Phase I Water& Sewer Improvements was approved by Council on January 18, 2011.

Change Order # 3 in the amount of \$128,500 is for additional engineering services to include the preparation of construction plans and specifications for 850 lf of entrance road, water along the entrance road and mass grading for a 300,000sf pad to attract interested tenants. If approved, this Change Order would

bring the total for this Purchase Order to \$221,250.00.

Under the Request for Qualifications # 06-17 for Professional Services, B. P. Barber & Associates was selected as qualified to provide Environmental and Engineering services. County Council approved a contract and fee schedule Feb 20, 2007 and this contract is in its fourth renewal period. The County has used B. P. Barber & Associates since 2007 for a variety of engineering projects for Oconee County.

Funding for this project will come from the Economic Development Capital Projects account for Professional Services.

It is the staff's recommendation that Council approval of Change Order #3 to B. P. Barber and Associates of Columbia, SC, in the amount of \$128,500 for the additional engineering services for infrastructure improvements to the 400 acre site along SC Highway 11.

RFP 10-25 / estimated not to exceed: \$168,500 / Title Search Services for Delinquent Tax / One Year with Approval for Administrator to approve up to 4 one-year renewals

The Request for Proposal (RFP) # 10-25 was issued in March of 2011 to select a contractor to conduct approximately 2750 title searches (\$60 each) plus 250 title updates (\$15 each) of various parcels of real property for the Delinquent Tax Office in preparation for the annual Tax Sale. The RFP allows for a one year contract with four, one-year renewals if pricing and terms are mutually acceptable.

On March 30, 2011, formal sealed proposals were opened for Title Search Services. Seven firms were originally notified of this opportunity and four firms submitted proposals. An evaluation committee consisting of Anna Davison, Register of Deeds, Kevin Robinson, Delinquent Tax Collector and Harriett Thomas, Senior Records Analyst for the Delinquent Tax Office, reviewed all responses and recommended Landvision Titles of Walhalla, SC, as the most qualified firm to perform these services.

South Carolina Law Title 12, Section 12-49-300 requires that the Delinquent Tax Office give notification to all interested parties, creditors and 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. A Title Search is required to determine all interested parties, creditors and mortgage holders.

It is staff's recommendation that Council (1) award RFP 10-25 Title Search Services for the Delinquent Tax Office to Landvision Titles of Walhalla, SC, for an estimated not to exceed amount of \$168,500.00 for the first one year period, and (2) authorize the County Administrator to approve up to four, one-year renewals of this contract.

14. Board & Commission Appointments

[Full Applicant Listing provided]

Planning Commission – At Large Seat Vacant / Two Recommendations from Planning Commission received

Scenic Highway Committee – Committee requesting appointment of Bear Clan representative: Mr. David Lavere [replacing Oconee Alliance as provided by Article III, Section 26-155.]

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

None at this Meeting.

[Economic Development Commission is scheduled to present at the May 17, 2011]

16. Council Committee Reports

Planning & Economic Development / Mr. Corbeil

- Census Data Timeline regarding Possible Redistricting

Transportation / Mr. Thrift

Budget, Finance & Administration / Mr. Dexter

17. Administrator Report

18. Old Business

19. New Business

20. 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]