



PUBLIC COMMENT SESSION SIGN IN SHEET

OCONEE COUNTY COUNCIL MEETING

Tuesday, March 15, 2011 6:00 PM

Oconee County Administrative Offices, 415 South Pine Street, Walthalla, SC

Limited to forty [40] minutes, four [4] minutes per person.

Citizens with comments related to a specific action agenda item will be called first.

If time permits additional citizens may be permitted to speak on a non agenda items
[at the discretion of the Chair].

Everyone speaking before Council will be required to do so in a civil manner.

Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted.

Council's number one priority is to conduct business for the citizens of this county.

All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

Council may make closing comments directly following the public & extended public comment sessions if time permits.

PLEASE PRINT

	FULL NAME	AGENDA ITEM FOR DISCUSSION
1	Stawn Moore	
2	Suzie Cornetars	#14 = 1, 2 + 6
3	Lee Kelley	
4	BO KNAPP	
5	Franklin Pearson	NON Agenda
6	Raylene Kelly	
7	Nancy Porter	
8	Tom Markovich	
9		
10		
11		
12		
13		
14	BT	
15		



STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

317

2 Tracts, Keowee District

KNOW ALL MEN BY THESE PRESENTS that OLA MAE KELLEY,

BLANCHE K. GRANT, JOSEPH E. KELLEY and JOYCE GALENBATH KELLEY,

CLYDE M. KELLEY and ALICE MOORE KELLEY, VIRGINIA KELLEY, EDNA R.

MAULDIN, JAMES L. KELLEY and EDALENE PORTER KELLEY, GRADY M.

KELLEY and DORIS NEAL KELLEY, SARAH F. GIBSON, SAMUEL R. KELLEY

and ARRETTA KING KELLEY, and MARY E. KIRBY, hereinafter called

"Grantor", in consideration of the sum of Ten (\$10.00) Dollars

and other good and valuable considerations, to Grantor in hand

paid, the receipt whereof is hereby acknowledged, has granted,

bargained, sold and released, and by these presents does grant,

bargain, sell and release unto CRESCENT LAND & TIMBER CORP.,

a corporation organized under the laws of the State of South

Carolina, hereinafter called "Grantee", all those certain tracts

of land lying and being in Seneca Township, Oconee County, South

Carolina, more particularly described as follows:

FIRST PARCEL: BEGINNING at a point in the easterly line of the South Carolina Land & Timber Corp. (formerly J. J. Norton, Jr.) property, said point being N 00-44 E 676.6 ft. from the intersection of said property line and the center line of S. C. Hwy. No. 183 and runs thence with the South Carolina Land & Timber Corp.

(formerly J. J. Norton, Jr.) property seven courses and distances as follows: (1) N 00-44 E 713.6 ft.; (2) N 33-23 E 216.6 ft.; (3) S 52-29 E 94.4 ft.; (4) S 80-18 E 156.4 ft.; (5) S 62-15 E 120.0 ft.; (6) S 65-42 E 197.4 ft.; and (7) S 72-12 E 63.8 ft.; thence the following courses and distances with contour at elevation 800 feet above mean sea level, U.S.G.S. datum: S 87-23 W 27.2 ft.; N 78-08 W 73.3 ft.; S 87-26 W 51.5 ft.; N 70-05 W 82.1 ft.; N 87-00 W 80.7 ft.; S 78-10 W 77.7 ft.; S 54-07 W 101.7 ft.; S 62-23 W 55.2 ft.; S 30-53 W 131.5 ft.; S 09-14 W 90.5 ft.; E 10-40 E 94.9 ft.; S 17-05 E 110.1 ft.; S 1-48 W 124.3 ft.; S 19-22 E 82.1 ft.; S 09-44 E 98.1 ft.; W 74-31 W 61.4 ft.; N 62-25 W 125.4 ft.; N 43-09 W 37.9 ft. to the BEGINNING, containing 4.17 acres.

SECOND PARCEL: BEGINNING at a point in the easterly line of the South Carolina Land & Timber Corp. (formerly J. J. Norton, Jr.) property, said point being N 00-44 E 11.0 ft. from the intersection of said property line and the center line of S. C. Hwy. No. 183 and runs thence with said property line N 00-44 E 15.8 ft. thence the following courses and distances with contour at elevation 800 feet above mean sea level, U.S.G.S. datum: S 78-53 E 38.3 ft.; S 77-39 W 38.7 ft. to the BEGINNING, containing 0.01 acre.

The above two tracts containing a total of 4.18 acres are shown on print dated December 13, 1965, marked File No. K-465, copy of which is attached hereto and made a part hereof. SEE PLAT BOOK P-27, PAGE 253

And for the consideration above set out, Grantor hereby grants, bargains, sells and releases unto Grantee, its successors and assigns, the following rights, privileges and easements:

The right, privilege and easement of backing, ponding, raising, flooding or diverting the waters of the Keowee River and its tributaries in, over, upon, through or away from any portion of the lands of the Grantor not conveyed in fee by this instrument, lying below elevation 810 feet, whenever and to whatever extent deemed necessary or desirable in connection with, as a part of, or incident to the construction, operation, maintenance, repair, altering or replacing of a dam and electric power plant to be constructed across the Keowee River, the top of the floodgates on top of the spillway of said dam to be at an elevation not to exceed 800 feet above mean sea level, U.S.G.S. datum, together with the right at any time and from time to time to clear the portion of said land between elevations 800 feet and 810 feet above mean sea level, U.S.G.S. datum, of underbrush and other growth, and to drain and otherwise treat said portion of said land in any manner deemed necessary or desirable by Crescent Land & Timber Corp. in connection with the construction, maintenance and operation of the dam and power plant above referred

to and of the reservoir or lake created or to be created by same; provided, however, that ~~the~~^{Crescent} ~~land & timber Corp.~~ shall not cut merchantable timber except within a ten foot strip, measured horizontally, adjoining the 800-foot contour; and with the further right to ~~the~~^{Crescent} ~~land & timber Corp.~~ for a right of way over the portion of said land above contour elevation 800 feet above mean sea level, U.S.S. datum, for the purpose of access to the property conveyed, said right of way to be over such roads as are now or as hereafter may be on said land, and in case there is no road on the land which ~~is~~^{Crescent} ~~land & timber Corp.~~ can use at the time it desires such use, ~~the~~^{Crescent} ~~land & timber Corp.~~ shall have the right to locate, construct and use such roads across said lands for such purpose.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, the aforesaid tracts or parcels of land, flood easement and other rights and privileges above described, and all privileges and appurtenances thereto belonging, to the said ~~land & timber Corp.~~^{Crescent} ~~land & timber Corp.~~, its successors and assigns, to its and their only use and behoof forever, except that Grantor reserves the right of ingress and egress over the above described tracts of land below an elevation of 800 feet during periods of low water for access to the lake to be formed by the dam above referred to.

And the Grantor does hereby bind Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the Grantee hereinabove

named, and the Grantee's successors and assigns against the Grantor
Grantor's heirs and assigns, and against every person whomsoever
lawfully claiming or to claim the same or any part thereof.

WITNESS Grantor's hand and seal, this 16th day of
March in the year of our Lord 1966 and in the 190th

year of the Independence of the United States of America.

Eddlene Porter Kelley (SEAL)

Eddlene Porter Kelley

Grady M. Kelley (SEAL)

Grady M. Kelley

Doris Neal Kelley (SEAL)

Doris Neal Kelley

Charles F. Gibson (SEAL)

Charles F. Gibson

Samuel R. Kelley (SEAL)

Samuel R. Kelley

Arretta King Kelley (SEAL)

Arretta King Kelley

Ola Mae Kelly (SEAL)

Ola Mae Kelly

Blanche K Grant (SEAL)

Blanche K. Grant

Joseph E. Kelley (SEAL)

Joseph E. Kelley

Joyce Galbreath Kelley (SEAL)

Joyce Galbreath Kelley

Clyde M. Kelley (SEAL)

Clyde M. Kelley

Alice Moore Kelley (SEAL)

Alice Moore Kelley

Virginia Kelley (SEAL)

Virginia Kelley

Edna R. Mauldin (SEAL)

Edna R. Mauldin

James L. Kelley (SEAL)

James L. Kelley

Signed, Sealed and Delivered
in the Presence of:

Carol A. Price

Edward A. Winston

Signed, Sealed and Delivered
in the Presence of:

Mary E. Kirby

Mary E. Kirby

STATE OF SOUTH CAROLINA)
COUNTY OF)

PERSONALLY appeared before me Edward H. Price

and made oath that he saw the within named OLA WAE KELLEY, BLANCHE K. GRANT, JOSEPH E. KELLEY, JOYCE CAMBRIDGE KELLEY, CLYDE M. KELLEY, NICE MOORE KELLEY, VIRGINIA KELLEY, EDNA R. MAULDIN, JAMES I. KELLEY, ESPERENE PORTER KELLEY, GRADY M. KELLEY, DORIS NEAL KELLEY, SARAH F. GIBSON, SAMUEL R. KELLEY and ARRETTA KING KELLEY, sign, seal and as their act and deed deliver the within written deed, and that he with Just B. Price witnessed the execution thereof.

SWORN to before me this 31st }
day of March, 1966. }
Just B. Price }
Notary Public }

Edward H. Price

STATE OF SOUTH CAROLINA)
COUNTY OF Richland ;

PERSONALLY appeared before me Sara S. Howell

and made oath that she saw the within named MARY B. KIRBY sign, seal and as her act and deed deliver the within written deed, and that she with Allen E. Fulmer witnessed the execution thereof.

SWORN to before me this 16th }
day of March, 1966. }
Allen E. Fulmer }
Notary Public }

Sara S. Howell

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

RENUNCIATION OF DOWER

I, Edward H. Weinstein, Notary Public of S. C., do hereby certify unto all whom it may concern, that Mrs. Joyce Galbreath Kelley, the wife of the within named Joseph E. Kelley; Mrs. Alice Moore Kelley, the wife of the within-named Clyde M. Kelley; Mrs. Edalene Porter Kelley, the wife of the within-named James L. Kelley; Mrs. Doris Neal Kelley, the wife of the within-named Grady M. Kelley; and Mrs. Arretta King Kelley, the wife of the within-named Samuel R. Kelley, did this day appear before me and upon being privately and separately examined by me, did declare that she/does freely, voluntarily and without any compulsion, dread, or fear of any person or persons, whomsoever, renounce, release and forever relinquish unto the within-named Crescent Land & Timber Corp., its successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this

31st day of March, Anno Domini,

1966

Edward H. Weinstein, S.C.
Notary Public of South Carolina

Joyce Galbreath Kelley
Alice Moore Kelley
Edalene Porter Kelley
Doris Neal Kelley
Arretta King Kelley

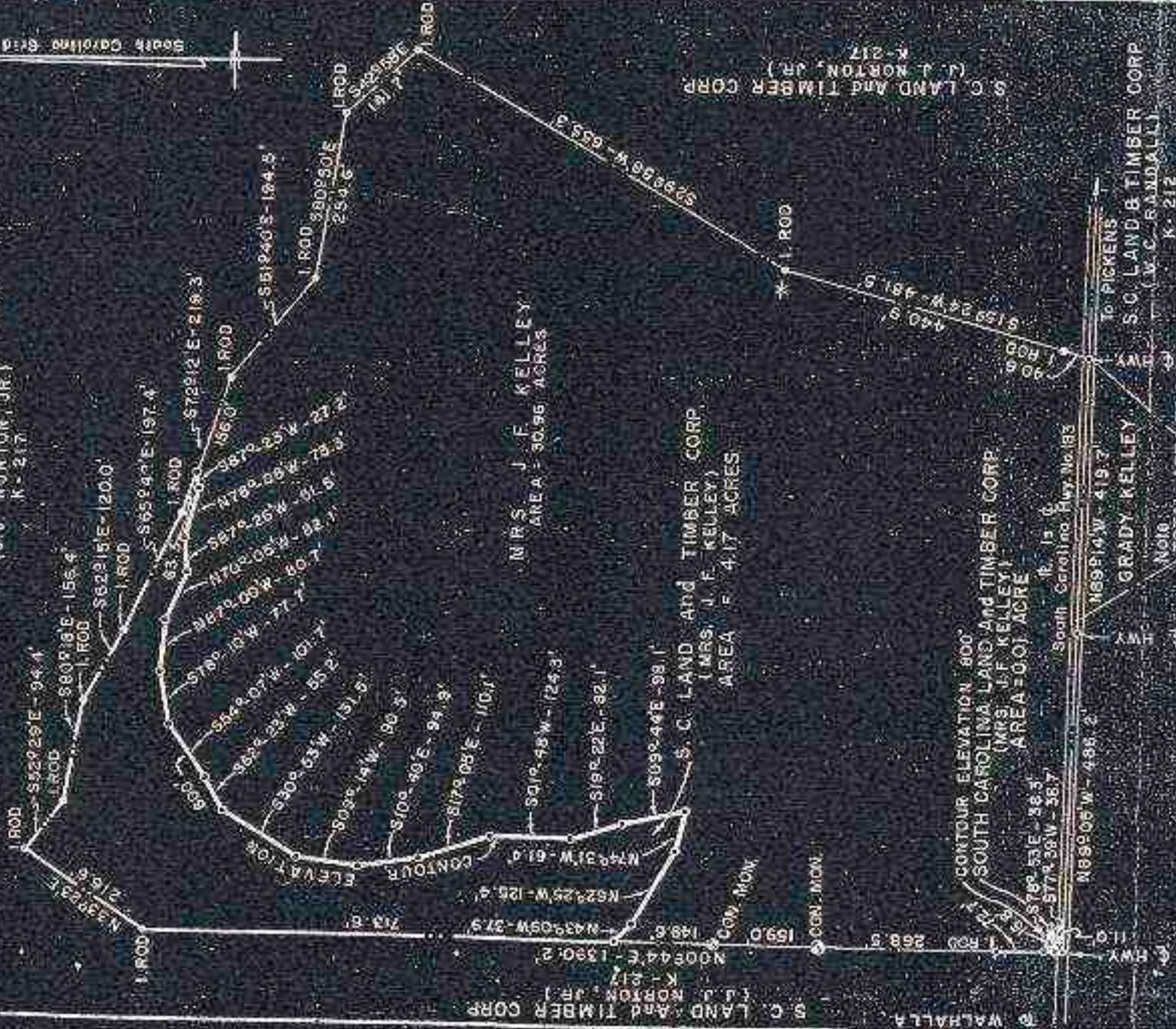
P 27 pg 253

Ola Mae Kelley, et al To Crescent Land & Timber Corp,
2 Tracts, Keowee District - See Deed Book 9-V, Page 217

Recorded this 31 day of March A.D. 1966
Vol. P-27 Page 253

Ray & Hudson C.C.C. & S.S.
Seneca County, S.C.

S. C. LAND AND TIMBER CORP.
(J. J. NORTON, JR.)
K-217



S. C. LANDS TIMBER CORP.
(J. J. NORTON, JR.)
K-217

* N = 582, 138.47
E = 1,424, 447.89

TOTAL AREA TO S. C. LAND & TIMBER CORP. = 4.18 ACRES
SOUTH CAROLINA LAND AND TIMBER CORPORATION
KEOWEE TO XAWAY PROJECT
LAND ACQUIRED FROM
MRS. J. F. KELLEY
SENECA TOWNSHIP
CONEE COUNTY, S. C.

SCALE: 1"=200'
BOOK NO. K-54
DEC. 13, 1965
FILE NO. K-485



STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

317

2 Tracts, Keowee District

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CLYDE M. KELLEY and ALICE MOORE KELLEY, VIRGINIA KELLEY, EDNA R.

MAULDIN, JAMES L. KELLEY and EDALENE PORTER KELLEY, GRADY M.

KELLEY and DORIS NEAL KELLEY, SARAH F. GIBSON, SAMUEL R. KELLEY

and ARRETTA KING KELLEY, and MARY E. KIRBY, hereinafter called

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and other good and valuable considerations, to Grantor in hand

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bargained, sold and released, and by these presents does grant,

bargain, sell and release unto CRESCENT LAND & TIMBER CORP.,

a corporation organized under the laws of the State of South

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of land lying and being in Seneca Township, Oconee County, South

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to and of the reservoir or lake created or to be created by same; provided, however, that ~~the~~^{Crescent} ~~land & timber Corp.~~ shall not cut merchantable timber except within a ten foot strip, measured horizontally, adjoining the 800-foot contour; and with the further right to ~~the~~^{Crescent} ~~land & timber Corp.~~ for a right of way over the portion of said land above contour elevation 800 feet above mean sea level, U.S.S. datum, for the purpose of access to the property conveyed, said right of way to be over such roads as are now or as hereafter may be on said land, and in case there is no road on the land which ~~is~~^{Crescent} ~~land & timber Corp.~~ can use at the time it desires such use, ~~the~~^{Crescent} ~~land & timber Corp.~~ shall have the right to locate, construct and use such roads across said lands for such purpose.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, the aforesaid tracts or parcels of land, flood easement and other rights and privileges above described, and all privileges and appurtenances thereto belonging, to the said ~~land & timber Corp.~~^{Crescent} ~~land & timber Corp.~~, its successors and assigns, to its and their only use and behoof forever, except that Grantor reserves the right of ingress and egress over the above described tracts of land below an elevation of 800 feet during periods of low water for access to the lake to be formed by the dam above referred to.

And the Grantor does hereby bind Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the Grantee hereinabove

named, and the Grantee's successors and assigns against the Grantor
Grantor's heirs and assigns, and against every person whomsoever
lawfully claiming or to claim the same or any part thereof.

WITNESS Grantor's hand and seal, this 16th day of
March in the year of our Lord 1966 and in the 190th

year of the Independence of the United States of America.

Eddlene Porter Kelley (SEAL)

Eddlene Porter Kelley

Ola Mae Kelly (SEAL)

Ola Mae Kelly

Grady M. Kelley (SEAL)

Grady M. Kelley

Blanche K Grant (SEAL)

Blanche K. Grant

Doris Neal Kelley (SEAL)

Doris Neal Kelley

Joseph E. Kelley (SEAL)

Joseph E. Kelley

Charles F. Gibson (SEAL)

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Joyce Galbreath Kelley (SEAL)

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Samuel R. Kelley (SEAL)

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Edna R. Mauldin (SEAL)

Edna R. Mauldin

James L. Kelley (SEAL)

James L. Kelley

Mary E. Kirby (SEAL)

Mary E. Kirby

Signed, Sealed and Delivered
in the Presence of:

Carol A. Price
Edward A. Winston

Signed, Sealed and Delivered
in the Presence of:

Edward Howell

STATE OF SOUTH CAROLINA)
COUNTY OF)

PERSONALLY appeared before me Edward H. Price

and made oath that he saw the within named OLA WAE KELLEY, BLANCHE K. GRANT, JOSEPH E. KELLEY, JOYCE CAMBRIDGE KELLEY, CLYDE M. KELLEY, NICE MOORE KELLEY, VIRGINIA KELLEY, EDNA R. MAULDIN, JAMES I. KELLEY, ESPERENE PORTER KELLEY, GRADY M. KELLEY, DORIS NEAL KELLEY, SARAH F. GIBSON, SAMUEL R. KELLEY and ARRETTA KING KELLEY, sign, seal and as their act and deed deliver the within written deed, and that he with Just B. Price witnessed the execution thereof.

SWORN to before me this 31st }
day of March, 1966. }
Just B. Price }
Notary Public }

Edward H. Price

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COUNTY OF Richland ;

PERSONALLY appeared before me Sara S. Howell

and made oath that he saw the within named MARY B. KIRBY sign, seal and as her act and deed deliver the within written deed, and that she with Allen E. Fulmer witnessed the execution thereof.

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day of March, 1966. }
Allen E. Fulmer }
Notary Public }

Sara S. Howell

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

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Given under my hand and seal this

31st day of March, Anno Domini,

1966

Edward H. Weinstein, S.C.
Notary Public of South Carolina

Joyce Galbreath Kelley
Alice Moore Kelley
Edselene Porter Kelley
Doris Neal Kelley
Arretta King Kelley



OCONEE COUNTY COUNCIL
ABSTENTION FORM

Council Member Name:

Geel Thrift
(Please Print)

Council Member Signature:

Geel Thrift

Meeting Date:

3/15/11

Item for Discussion/Vote:

#14 #2

BID 10-01

Reason for Absention:

I was not present for original meeting/discussion

I have a personal/familial interest in the issue.

Other Mr Thrift stated that the
recommended company for award
is owned by a family member. He
stated of financial interest in
company but recused himself
to avoid appearance of
family being given preference.

E. G. Hulse

Elizabeth G. Hulse
Clerk to Council

[This form to be filed as part of the permanent record of the meeting.]

Ref: Rock Creek Request

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: March 15, 2011
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

Third Reading of Ordinance 2010-40: An Ordinance to Amend the Zoning Enabling Ordinance Pursuant to a Citizen-Initiated Request to Rezone a Series of Parcels Referenced as the Rock Creek Request.

BACKGROUND OR HISTORY:

The proposed Ordinance 2010-40 stems from a citizen-initiated rezoning request. On December 7, 2010 Council took first reading in title only and referred the request to the Planning Commission for their review. The Planning Commission took up the request at a regularly scheduled meeting on January 24, 2010. Planning staff presented the request and made a recommendation to the Commission regarding the proposed rezoning and compliance with the Comprehensive Plan. On February 15, 2011 Council considered the Planning Commission recommendation and took 2nd reading on the rezoning ordinance, scheduling the public hearing for March 15, 2011.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]
If no, explain briefly: N/A

STAFF RECOMMENDATION:

Take 3rd and final reading of Ordinance 2010-40.

FINANCIAL IMPACT:

None Anticipated

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much: N/A

ATTACHMENTS

Copy of Draft Ordinance 2010-40

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:



Department Head/Elected Official

Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 2010-40**

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

WHEREAS, Oconee County, South Carolina (the “County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the “County Council”), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the “Act”), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the “Code”) to adopt zoning regulations and districts; and,

WHEREAS, Oconee County Council has heretofore, by and through its Zoning Enabling Ordinance, 2007-18, finally adopted on November 6, 2008 (the “Zoning Enabling Ordinance”, or “ZEO”), codified at Chapter 38 of the Oconee Code of Ordinances (the “Oconee County Code”), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

WHEREAS, subsequent to the adoption of the Zoning Enabling Ordinance, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

WHEREAS, in accordance with the Act and the Zoning Enabling Ordinance, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment’s compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend the Zoning Enabling Ordinance, as codified at Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm the Zoning Enabling Ordinance and other provisions of Chapter 38 of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled that:

1. Chapter 38 of the Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:
 - A. The following parcels previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Agricultural District (AD), and shown as such on the

Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the Agricultural District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

324-00-02-013	330-00-04-006	331-00-01-003	335-00-03-016
324-00-02-016	330-00-04-009	331-00-03-001	335-00-03-025
330-00-03-001	330-00-04-010	335-00-02-006	335-00-03-029
330-00-03-002	330-00-04-011	335-00-02-009	335-00-03-032
330-00-03-003	330-00-04-015	335-00-03-001	335-00-03-034
330-00-04-001	330-00-05-004	335-00-03-002	335-00-03-035
330-00-04-002	330-00-05-005	335-00-03-003	335-00-03-036
330-00-04-003	330-00-05-006	335-00-03-007	335-00-03-037
330-00-04-004	330-00-05-016	335-00-03-013	335-00-03-081

2. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect. The Zoning Enabling Ordinance, Ordinance 2007-18, and Chapter 38 of the Oconee County Code of Ordinances as amended hereby, are hereby ratified and affirmed, *ab initio*.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
4. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.
6. ull force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this 15th day of March, 2010..

OCONEE COUNTY, SOUTH CAROLINA

By: _____
 Joel Thrift
 Chairman, County Council
 Oconee County, South Carolina

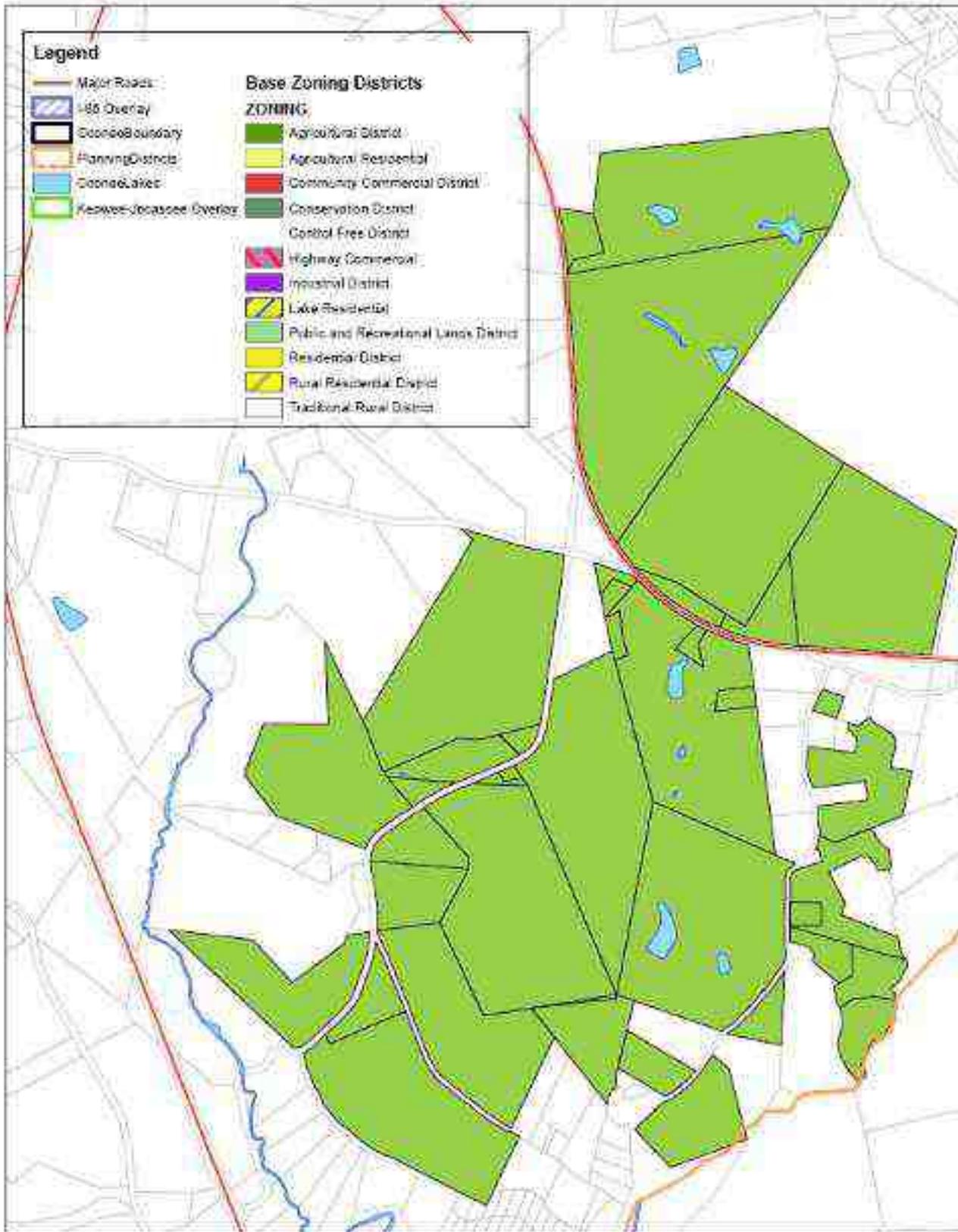
ATTEST:

By: _____
 Elizabeth G. Hulse
 Clerk to County Council
 Oconee County, South Carolina

First Reading: December 7, 2010 [title only]
 Second Reading: February 15, 2010
 Public Hearing: March 15, 2011
 Third Reading: March 15, 2011

APPENDIX A

Parcels Rezoned by Ordinance 2010-40



Oconee County
Council Office

MEMORANDUM

TO: Council Members
Administrator
County Attorney

FROM: Beth Hulse, Clerk to Council

DATE: March 9, 2011

RE: Ordinance 2010-40

Gentlemen;

Attached you will find a letter from Ms. Alice M. Wald asking that her parcels be added to this rezoning request. This letter will be added to the material and considered part of the comment for the public hearing scheduled for the March 15, 2011 council meeting.

If Council wishes to include Ms. Wald's request and add it to Ordinance 2010-40 it will require a motion to amend the Ordinance to include the two parcels listed in the letter.

Thanks.

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

www.oconeesc.com

Phone: 864 718 1023
Fax: 864 718 1024

E-mail:
bhulse@oconeesc.com

Paul Corbeil
Vice Chairman
District I

Wayne McCall
District II

Archie Barron
District III

Joel Thrift,
Chairman
District IV

Reg Dexter
District V



Green Girl Properties, LLC
Alice M. Wald
98 Mountain View Drive, Walthalla, SC 29691
864-638-9123 or waldam@att.net

Scott Moulder, Oconee County Administrator
Members of Oconee County Council
415 S. Pine Street
Walthalla, SC 29691

March 8, 2011

Re: Draft ordinance #2010-40, Rock Creek Area

Dear Sirs:

As an adjacent property owner and in consultation with the Planning Department, I am writing to respectfully request that my property:

Tax Map 331-00-01-001 (1081.63 acres)

Tax Map 331-00-01-008 (1.45 acres)

be appended to the ordinance under consideration and zoned "Traditional Rural":

Your action on this matter is appreciated.

Sincerely,



Alice M. Wald

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 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**

WHEREAS, Oconee County, South Carolina (the “County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the “County Council”), is authorized by Sections 4-9-30, 6-29-320, and 6-29-350 of the South Carolina Code, 1976, as amended, among other sources, to create the Oconee County Planning Commission (the “Planning Commission”), and to provide for the selection and appointment of members to the Planning Commission; and,

WHEREAS, County Council has heretofore, by and through Chapter 32 of the Oconee County Code of Ordinances, provided for certain procedures regarding the appointment and selection of at-large members to the Planning Commission; and,

WHEREAS, County Council deems it necessary and proper, at this time, to amend certain provisions of Chapter 32 of the Oconee County Code of Ordinances (the “At-large Provisions”) to clarify and to reflect existing practical application in the appointment and selection procedures for such at-large members; and,

WHEREAS, County Council has determined to modify the At-large Provisions of Chapter 32 of the Oconee County Code of Ordinances, and to affirm and preserve all other provisions of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. The foregoing findings of fact, recommendations, and conclusions are hereby adopted, as findings of fact, supporting this ordinance, in their entirety.
2. Chapter 32, Section 4(c)(1) of the Oconee County Code of Ordinances is hereby modified and amended to read as follows, and in the following details, only:

“The membership of the county planning commission shall be seven in number, selected and appointed by a majority vote of the membership of the county council voting in any meeting of county council, duly assembled, with one member being selected from each of the five county council districts in existence and as delineated at the time of the adoption of this section, nominated by the respective member of county council from each district, together with two members appointed by county council from the county at-large.

County council may receive recommendations for the two at-large seats from the county planning commission, the county soil and water conservation district commission, the county school board, and any other interested organization or agency, and county council welcomes any such recommendations; however, county council is not required to wait on such recommendation(s) before county council selects and appoints one or both at-large members, nor is county council obligated to select and appoint any person recommended. Notwithstanding any other provision hereof, the complete selection and appointing authority for the entire county planning commission, including, without limitation, the at-large members, rests with county council, and the ultimate decision of whom to select and appoint for any of the membership positions is that of county council, by a majority vote of the membership of the county council voting in any meeting of county council, duly assembled, with or without any recommendation.”

3. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect.

4. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.

5. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

6. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this 15th day of March, 2011.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Joel Thrift, Chairman, County Council
Oconee County, South Carolina

ATTEST:

By: _____
Elizabeth G. Hulse, Clerk to County Council
Oconee County, South Carolina

First Reading: February 15, 2011
Second Reading: March 1, 2011
Public Hearing: March 15, 2011
Third Reading: March 15, 2011

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
PROCLAMATION P-2011-02

**A PROCLAMATION HONORING
MR. JULIAN RANDOLPH ‘RANDY’ ABBOTT, SR.**

WHEREAS, Oconee County recognizes that Mr. Julian Randolph “Randy” Abbott was an Oconee County native; that he was the son of the late James Franklin and Bertha Brock Abbott, and

WHEREAS, Oconee County recognizes that Mr. Abbot is survived by his loving wife, Sherry Ann Gill Abbott; sons, Matthew Allen Abbott, Julian Randolph Abbott, Jr., special daughter, Robin Diamaduros; sister, Linda Abbot Johnson; and grandchildren Harper, MaryClaire and Brady Abbott, and

WHEREAS, Oconee County recognizes that Mr. Abbott served his country from 1954 through 1960 as a Navy Fighter Pilot and upon leaving service became a Captain for Transworld Airlines, and

WHEREAS, Oconee County recognizes that Mr. Abbott was a member of the Oconee County Planning Commission; being appointed in January 1999, and that he faithfully served on this Commission in spite of his illness, and

WHEREAS, Oconee County wishes to honor Mr. Julian Randolph “Randy” Abbott at the time of his death; thanking him and his family for his years of service to the County while serving on the Oconee County Planning Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by Oconee County Council in meeting duly assembled, that Oconee County Council hereby expresses its profound sorrow upon the death of Mr. Julian Randolph “Randy” Abbott and extends its deepest sympathy to his family and many friends.

PROCLAIMED in meeting, duly assembled, this 15th day of March, 2011.

FOR OCONEE COUNTY:

Joel Thrift
Chairman, Oconee County Council

ATTEST:

Elizabeth G. Hulse
Oconee County Clerk to Council

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
PROCLAMATION P-2011-03

**A PROCLAMATION HONORING THE WESTMINSTER RECREATION
DEPARTMENT'S TEN AND UNDER GIRLS BASKETBALL TEAM
UPON RECEIVING THE STATE CHAMPIONSHIP TITLE**

WHEREAS, Oconee County recognizes the Westminster Recreation Departments Ten and Under Girls Basketball team and coaches sponsored by Quality Roofing; their membership including:

Trinity Barkley	Hannah Little
Jessie Butts	Cheyliya O'Dell
Micara Chamberlain	Carter Stephsen,
Allison Finley	Ally Storey
Sierra Frady	
Coach, Amy O'Dell	
Assistant Coach Stephen Butts	
Assistant Coach, Michael Chamberlain	

WHEREAS, Oconee County recognizes the Team upon winning all of their regular season games with a perfect record of 17 - 0, and

WHEREAS, Oconee County recognizes the Team upon winning the County Championship, the Upperstate Championship, and ultimately the State Championship at a game held on February 19, 2011.

NOW, THEREFORE, be it resolved that the Oconee County Council wishes to honor the Westminster Recreation Departments Ten and Under Girls Basketball team and coaches upon winning this prestigious title.

PROCLAIMED in meeting, duly assembled, this 15th day of March, 2011.

FOR OCONEE COUNTY:

Joel Thrift
Chairman, Oconee County Council

ATTEST:

Elizabeth G. Hulse
Oconee County Clerk to Council

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
PROCLAMATION P-2011-04

**A PROCLAMATION HONORING THE WEST OAK HIGH SCHOOL WRESTLING
TEAM UPON RECEIVING THE STATE CHAMPIONSHIP TITLE**

WHEREAS, Oconee County recognizes the West Oak Wrestling Team and coaches; their membership including:

Head Coach Jeffery Jordan Jr.
Assistant Coaches: Adam Duncan, Eric Shulick, Al Billings, Glenn Muncy,
Jason Tannery
Managers: Shannon Penton, Bailee Brock, Marlee Hodgins, Amber Beech
Trainer: Shaun Landis
West-Oak High School Wrestling Team:

Alex Dickert	Freshman	Chris Welborn	Junior
Aaron Severance	Freshman	Tyler Bryson	Junior
Patrick James	Freshman	Matt Westbury	Junior
Cody Eller	Freshman	Andrew Addis	Junior
Will Cater	Freshman	Jeff Adams	Junior
Josh Moore	Freshman	Tony Severance	Junior
Chaise Kern	Sophomore	Ethan Smith	Junior
Bill Sexton	Sophomore	Brandon Croney	Senior
Caleb Jones	Sophomore	Nick Bower	Senior
Trent Langston	Sophomore	Randy Warren	Senior
Tim Rogers	Junior	Phillip Kern	Senior
Bret Walker	Junior		

WHEREAS, Oconee County recognizes all the wrestlers, coaches, managers and trainer who with an unblemished 35-0 record won their first State title since 1994, and

WHEREAS, Oconee County recognizes that Coach Jeffery Jordan, Jr. was honored as the region's Coach of the Year.

NOW, THEREFORE, be it resolved that the Oconee County Council wishes to honor the West Oak Wrestling Team, Coaches and staff upon winning the State title.

PROCLAIMED in meeting, duly assembled, this 15th day of March, 2011.

FOR OCONEE COUNTY:

Joel Thrift
Chairman, Oconee County Council

ATTEST:

Elizabeth G. Hulse
Oconee County Clerk to Council

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 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**

WHEREAS, Oconee County, South Carolina (the "County"), acting by and through its County Council (the "County Council"), is authorized and empowered under and pursuant to the provisions of Title 4, Chapter 1 and Title 12, Chapter 37 (jointly hereinafter the "Act") of the Code of Laws of South Carolina, 1976, as amended (the "Code"), to acquire, construct, or cause to be acquired or constructed by lease or otherwise, properties (which such properties constitute "projects" as defined in the Act) and to enter into agreements with any industry or business providing for the construction, operation, maintenance and improvement of such projects; to enter into or allow financing agreements with respect to such projects; to provide for payment of a fee in lieu of taxes pursuant to the Act; and, to accept any grants for such projects through which powers the industrial development of the State of South Carolina (the "State") and will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ the manpower, agricultural products and natural resources of the State and benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and

WHEREAS, the County is authorized by the Act to execute an infrastructure tax credit agreement, as defined in the Act, with respect to any such project; and

WHEREAS, Altera Polymers LLC, a limited liability company duly organized under the laws of the State of South Carolina (the "Company"), has requested the County to participate (i) in executing an Inducement Agreement, and an Infrastructure Tax Credit Agreement (the "Infrastructure Tax Credit Agreement" or "ITC Agreement") for the purpose of authorizing and of acquiring and expanding, by construction and purchase, certain machinery, apparatus, and equipment, for the purpose of the manufacturing of plastic resins and pellets for which the minimum level of new taxable investment will be not less than Three Million Five Hundred Thousand Dollars (\$3,500,000) in new qualifying taxable investment in the County, and all as more fully set forth in the Inducement Agreement (previously authorized by Resolution of the County on February 1, 2011); and

WHEREAS, the County has determined that the Project would benefit the general public welfare of the County by providing service, employment, recreation or other public benefits not otherwise provided locally; and, that the Project gives rise to no pecuniary liability of the County or incorporated municipality or a charge against the general credit or taxing power of either; and, that the purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and

addition to the tax base of the County, are proper governmental and public purposes; and, that the inducement of the location or expansion of the Project within the County and State is of paramount importance; and, that the benefits of the Project will be greater than the costs; and

WHEREAS, the County Council has previously determined to enter into and execute the aforesaid Inducement Agreement and an Infrastructure Tax Credit Agreement and to that end has, by its Resolution adopted on February 1, 2011, authorized the execution of an Inducement Agreement and will by this County Council Ordinance, authorize an ITC Agreement; and

WHEREAS, the County Council has caused to be prepared and presented to this meeting the form of the ITC Agreement by and between the County and the Company which includes the agreement for payment of a payment in lieu of tax in the Park (defined herein); and

WHEREAS, it appears that the instrument above referred to, which is now before this meeting, is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended; and

WHEREAS, the site at which the Project is to be constructed, will be located in a multi-county industrial/business park between the County and Pickens County (the "Park") under and pursuant to the provisions of the Act; and

WHEREAS, the County is authorized by the provisions of the Act to provide an infrastructure tax credit (the "Infrastructure Tax Credit"), secured by and payable solely from revenues of the County from payments in lieu of taxes in the Park pursuant to Article VIII, Section 13 of the South Carolina Constitution and the Act, for the purpose of defraying a portion of the cost of designing, acquiring, constructing, improving or expanding the infrastructure serving the County in order to enhance the economic development of the County; and

WHEREAS, to the extent within its authority and control, using its best reasonable efforts, the County does hereby agree, subject to the requirements of Section 4-1-170 and Section 4-1-175 of the Act, respectively, including without limitation, obtaining the consent of the City of Seneca or any other incorporated municipality within which the Project Property may be incorporated prior to execution of the Park Agreement and the Home Rule Act, to insuring that the Project Property will be placed in a Park with Pickens County, and provide an Infrastructure Tax Credit against payments in lieu of taxes from the Project in the Park in an annual amount equal to Thirty-five percent (35%) of the payments in lieu of taxes allocated to the County taxing entities pursuant to the agreement creating the Park (the "Park Agreement") for five (5) consecutive years of fee in lieu of tax payments by the Project in the Park pursuant to the Park Agreement, beginning with the payment due (without penalty on or before January 15, 2018 and such that the Infrastructure Credit will never exceed, at any point in time, the actual cost of Project Infrastructure to that point.

NOW, THEREFORE, BE IT ORDAINED by Oconee County, South Carolina, as follows:

Section 1. In order to promote industry, develop trade and utilize and employ the manpower, agricultural products and natural resources of the State by assisting the Company to develop a manufacturing facility in the State, and acquire by acquisition or construction and various machinery, apparati, and equipment, all as a part of the Project to be utilized for the purpose of the

development a facility that manufactures plastic resins and pellets, the execution and delivery of an ITC Agreement with the Company for the Project is hereby authorized, ratified and approved.

Section 2. It is hereby found, determined and declared by the County Council, as follows:

(a) The Project, the payments in lieu of taxes set forth herein, and the new jobs created are beneficial to the County;

(b) The terms and provisions of the Inducement Agreement are hereby incorporated herein and made a part hereof;

(c) The Project will benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally;

(d) The Project gives rise to no pecuniary liability of the County or incorporated municipality or a charge against the general credit or taxing power of either;

(e) The purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes;

(f) The inducement of the location or expansion of the Project within the County and State is of paramount importance; and,

(g) The benefits of the Project will be greater than the costs.

Section 3. Pursuant to the authority of the Act, there is hereby authorized to be provided, and shall be provided, the Infrastructure Tax Credit of the County to the Company in the amount of Thirty-five percent (35%) of the Fee Payments from the Project in the Park pursuant to the Park Agreement. No Infrastructure Tax Credit will be due to the Company for the first (1st) through fifth (5th) years of fee in lieu of tax payments on the Project in the Park.

Nothing in this ordinance shall be construed as an obligation or commitment by the County to expend any of its funds other than the portion of Fee Payments represented by the Infrastructure Tax Credit provided by the County which shall be payable solely as a credit against Fee Payments due by the Company to the County for the Project in the Park.

Section 4. The form, terms and provisions of the ITC Agreement presented to this meeting and filed with the Clerk of the County Council be and they are hereby approved and all of the terms, provisions and conditions thereof are hereby incorporated herein by reference as if the ITC Agreement were set out in this Ordinance in its entirety. The Chairman of County Council and the Clerk of the County Council be and they are hereby authorized, empowered and directed to execute, acknowledge and deliver the ITC Agreement in the name and on behalf of the County, and thereupon to cause the ITC Agreement to be delivered to the Company. The ITC Agreement is to be in substantially the form now before this meeting and hereby approved, or with such minor changes

therein as shall not be materially adverse to the County and as shall be approved by the officials of the County executing the same, upon the advice of counsel to the County, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of ITC Agreement now before this meeting.

Section 5. The Chairman of the County Council and the Clerk of the County Council, for and on behalf of the County, are hereby each authorized and directed to do any and all things necessary to effect the execution and delivery of the ITC Agreement and the performance of all obligations of the County under and pursuant to the ITC Agreement and this Ordinance.

Section 6. The provisions of this Ordinance are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 7. All orders, resolutions, ordinances and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Passed and approved this 5th day of April 2011

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Joel Thrift, Chairman of County Council
Oconee County, South Carolina

ATTEST:

By: _____
Elizabeth G. Hulse, Clerk to County Council
Oconee County, South Carolina

First Reading: March 1, 2011
Second Reading: March 15, 2011
Public Hearing: April 5, 2011
Third Reading: April 5, 2011

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 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.**

WHEREAS, pursuant to Ordinance No. 2006-027 enacted on December 5, 2006 by Oconee County Council, Oconee County (the “County”) entered into an Agreement for Development of Joint County Industrial and Business Park dated as of January 16, 2007 with Pickens County (the “Agreement”), which was subsequently amended by Ordinance No. 2008-17 enacted on October 21, 2008 by the County, resulting in the Agreement as amended by the First Amendment to the Agreement dated November 3, 2008, by Ordinance No. 2010-04 enacted on May 4, 2010 by the County, resulting in the Agreement as amended by the Second Amendment to the Agreement dated May 4, 2010, by Ordinance No. 2010-24 enacted on July 21, 2010 by the County, resulting in the Agreement as amended by the Third Amendment to the Agreement dated August 16, 2010 by Ordinance No. 2010-32 enacted on December 7, 2010 by the County, resulting in the Agreement as amended by the Fourth Amendment to the Agreement dated January 18, 2011 (hereinafter collectively referred to as the “Park Agreement”); and

WHEREAS, pursuant to Section 3 of the Park Agreement, the boundaries of the park created therein (the “Park”) may be enlarged pursuant to ordinances of the respective County Councils of the County and Pickens County; and

WHEREAS, the County is desirous of enlarging the Park by the addition of the property described on Exhibit A of the Fifth Amendment to the Agreement, attached hereto;

NOW, THEREFORE, be it ordained by Oconee County Council that the Park Agreement is hereby and shall be amended by the Fifth Amendment to the Agreement to include the property in Oconee County described in the schedule attached to the Fifth Amendment to the Agreement as Exhibit A (as such description may be hereafter refined), and that the Chairman of Oconee County Council is hereby authorized to execute and deliver any desired amendments to the Park Agreement necessary to accomplish the aforesaid enlargement.

Section 1. The Chairman of the County Council and the Clerk of the County Council, for and on behalf of the County, are hereby each authorized and directed to do any and all things necessary to effect the execution and delivery of the Fifth Amendment to the Agreement and the performance of all obligations of the County under and pursuant to the Fifth Amendment to the Agreement and this Ordinance.

Section 2. All orders, resolutions, ordinances and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

DONE in meeting duly assembled this 5th day of April, 2011.

OCONEE COUNTY, SOUTH CAROLINA

(SEAL)

By: _____
Joel Thrift, Chairman, County Council
Oconee County, South Carolina

ATTEST:

By: _____
Elizabeth G. Hulse, Clerk to County Council
Oconee County, South Carolina

First Reading: March 1, 2011
Second Reading: March 15, 2011
Public Hearing: April 5, 2011
Third Reading: April 5, 2011

Addition to Exhibit A (Oconee County)
Agreement for Development of Joint County
Industrial Park dated as of January 16, 2007,
Amended on November 3, 2008,
Second Amended on May 4, 2010
Third Amended on August 16, 2010
Fourth Amended on January 18, 2011
Fifth Amended on April 5, 2011
Between Oconee County and Pickens County

TRACT 6
Altera Polymers LLC
320 Shiloh Road
Seneca, SC 29678

business park with other counties within the geographical boundaries of one or more of the member counties, provided that certain conditions specified therein are met and further provided that the General Assembly of the State of South Carolina provides by law a means by which the value of property in such park will be considered for purposes of bonded indebtedness of political subdivisions and school districts and for purposes of computing the index of taxpaying ability for school districts. Section 4-1-170, Code of Laws of South Carolina, 1976, as amended ("Section 4-1-170"), satisfies the conditions imposed by Article VIII, Section 13(d), of the Constitution and provides the statutory vehicle whereby a joint county industrial park may be created.

3. **Fifth Amendment to the Agreement.** As of the date of this Fifth Amendment to the Agreement, the Fourth Amendment to the Agreement, the Third Amendment to the Agreement, the Second Amendment to the Agreement, the First Amendment to the Agreement and the Agreement as previously amended are further amended, in accordance with Section 3(B) of the Agreement, so as to expand the Park premises in Oconee County by the addition of one (1) tract of land, to be shown as "Tract 6" on the revised Exhibit A, attached hereto, which shall amend, replace, and supersede the previously amended Exhibit A to the Agreement which was in effect prior to execution of this Fifth Amendment to Agreement.

4. **Severability.** In the event and to the extent (and only to the extent) that any provision or any part of a provision of this Fifth Amendment to Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Fifth Amendment to the Agreement.

5. **Termination.** All other terms and conditions of the Agreement as amended by this Fifth Amendment to the Agreement, and as previously amended, shall remain in full force and effect.

WITNESS our hands and seals of this 5th day of April, 2011

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Joel Thrift, Chairman of County Council
Oconee County, South Carolina

By: _____
Elizabeth G. Hulse, Clerk to County Council
Oconee County, South Carolina

WITNESS our hands and seals as of this 4th day of April 2011.

PICKENS COUNTY, SOUTH CAROLINA

By: _____
Jennifer H. Willis, Chairman of County Council
Pickens County, South Carolina

ATTEST:

By: _____
Donna Owens, Clerk, County Council
Pickens County, South Carolina

**EXHIBIT A
LAND DESCRIPTION
OCONEE COUNTY**

TRACT 1

Timken US Corporation
430 Torrington Road
Walhalla, South Carolina 29691

All that certain piece, parcel or tract of land situate, lying and being in West Union School District, Oconee County, South Carolina, containing 103.45 acres, more or less, as will appear by plat thereof prepared by Schumacher Engineering Services, Dated September 23, 1966, revised November 9, 1966 and February 20, 1967, recorded in Plat Book P-29, page 132 in the office of the Clerk of Court for Oconee County, South Carolina. BEGINNING at a point in the center of Road S 37-324, thence S 75-13 E 34.7 feet to an iron pin corner, old; thence S 75-13 E 1464.6 feet to an iron pin corner; old; thence S 18-16 W 1418.89 feet to an iron pin corner, new; thence N 73-32 W 811.15 feet to an iron pin corner, old; thence S 05-28 W 481 feet to an iron pin corner, old; thence N 74-34 W 1248.93 feet to an iron pin corner, new; thence N 15-32 E 445.85 feet to I.P.O.; thence N 70-08 W 124.93 feet to I.P.O.; thence N 15-20 E 1604.90 feet to I.P.O.; thence N 74-38 W 1050.31 to a stone corner, old; thence N09-41 W 237.32 feet to I.P.O.; thence N 76-47 E 1351.79 feet to a nail in the center of bituminous road, designated Point "B"; thence S 26-42 E 474.8 feet along center of road to a nail; thence S 23-51 E 276.8 feet along center of road to a nail; thence S 16-07 E 264.8 feet along center of road to a nail; thence S 09-20 E 222.8 feet along center of road to point designated Point "A"; same being the point of beginning. Said tract being the major portion of a tract of land conveyed to the Torrington Company (Maine) by Piedmont-Oconee Corp. by deed dated June 17, 1960, recorded in Deed Book 8-F, page 8, and the property conveyed by deed of Leroy C. Martin and Raleigh L. Martin to the Torrington Company (Maine) dated January 25, 1967, recorded in Deed Book 10-B at page 35, which said conveyance was made to make the center line of road the property line and by deed of James Robert LeCroy to the Torrington Company (Maine) dated February 14, 1967, recorded in Deed Book 10-B, page 34 which deed was made to make the center line of road the line; less a strip of land conveyed by The Torrington Company (Maine) to James Robert LeCroy by deed dated July 25, 1967, recorded in Deed Book 10-E, page 87, which deed was made for the purpose of making the center line of the road the property line.

(Tract 2 added in by the First Amended Park Agreement dated November 3, 2008)

TRACT 2

BorgWarner Torqtransfer Systems Inc.

All that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Oconee, Township of Seneca, containing 78.176 acres, more or less and shown and more fully described by metes and bounds on plat of survey thereof made by R. Jay Cooper, P.E. & L.S. dated April 6, 1990, which plat is recorded in the Office of the Clerk of Court for Oconee County in Plat Book A-54, pages 9 and 10 and which is incorporated herein by reference.

The within described property was conveyed to Borg-Warner Powertrain Systems Corporation by deed of Emhart Industries, Inc. dated September 26, 1995 and recorded in the Office of the Clerk of Court for Oconee County in Deed Book 834 at page 313 on November 5, 1995.

(Tract 3 added in by the Second Amended Park Agreement dated May 4, 2010)

TRACT 3

Greenfield Industries, Inc.

All that piece, parcel or tract of land situate, lying and being in the County of Oconee, State of South Carolina, located on the Southern side of U.S. Highway 76 and 123 and being more particularly shown and designated as a tract of land containing 78.20 acres, more or less, on a plat entitled "Plat of a Tract of Land Surveyed at the Request of The First National Bank of Boston" by Farmer & Simpson Engineers, dated June 3, 1986 and recorded in the office of the Clerk of Court of Oconee County, South Carolina in Plat Book P-51 at page 132, and being more particularly described, according to said plat as follows:

Beginning at an iron pin (P.O.B.) located on the southwester edge of the right of way for U.S. Highway 76 and 123 and at the northwestern most corner of said tract of land (said corner being a common corner with the northeastern most corner of lands now or formerly of Delta Corporation) and running thence along the southwestern edge of the right of way for U.S. Highway 76 and 123 S 63 degrees – 19' E 1,890.8 feet to an iron pin corner; thence S 22 degrees – 57' W 456.9 feet to an iron pin corner; thence S 02 degrees -07' E 261.1 feet to a nail and bottle top; thence S 38 degrees -42' W 243.9 feet to a nail and bottle top located within the right of way for Highway S-439; thence S 32 degrees - 40' W 248.5 feet to a nail and bottle top located in the center of the right of way for Highway S-439; thence S 25 degrees - 27' W 240.3 feet to an iron pin corner; thence N 86 degrees 32' W 249.9 feet to an iron pin corner; thence S 86 degrees-19' W 593.3 feet to an iron pin corner; thence S 09 degrees - 16' W 241.6 feet to an iron pin corner; thence N 78 degrees - 56' W 673.4 feet to an iron pin corner; thence N 05 degrees - 25'

W 398.7 feet to an iron pin corner; thence N 09 degrees - 32' E 798.4 feet to an iron pin corner; thence N 23 degrees - 02' W 365.0 feet to an iron pin corner; thence N 75 degrees - 09' E 132.3 feet to an iron pin corner; thence N 24 degrees - 28' E 796.4 feet to the POINT OF BEGINNING. Said tract of land is bounded on the North by the right of way for U.S. Highway 76 and 123, on the East by lands of various owners, on the South by lands now or formerly of Clemson University and U.S. Government Hartwell Reservoir and on the West by lands now or formerly of U.S. Government Hartwell Reservoir and Delta Corporation.

LESS AND EXCEPT all that certain piece, parcel or tract of land conveyed from Greenfield Industries, Inc., predecessor in interest of Grantor herein, by deed dated December 22, 2003, and recorded on December 31, 2003, in the Office of the Register of Deeds of Oconee County, South Carolina in Book 1302, page 345.

LESS AND EXCEPT all that certain piece, parcel or tract of land conveyed from Greenfield Industries, Inc., predecessor in interest of Grantor herein, by deed dated March 4, 1996 and recorded on April 10, 1996 in the Office of the Register of Deeds of Oconee County, South Carolina in Book 857, page 305.

BEING commonly referred to as 2501 Davis Creek Road, Seneca, Oconee County, South Carolina and as Tax Map/Parcel Numbers 226-00-04-006 and 226-00-04-020.

(Tract 4 added in by the Third Amended Park Agreement dated August 16, 2010)

TRACT 4

U.S. Engine Valve Corporation

All that certain piece, parcel or tract of land situate, lying and being in Richland School District, Seneca, Oconee County, South Carolina. Containing One Hundred Twenty-Eight and 96/100 (128.96) acres, more or less, and being more fully described by plat prepared by Wayne R. Garland, RLS, dated December 3, 1987, recorded in Plat Book A16, page 1, records of the Clerk of Court for Oconee County, South Carolina. For a more complete description, please see recorded Plat.

**(Tract 5 added in by the Fourth Amended Park Agreement executed by Oconee
County on December 7, 2010 and Pickens County on January 18, 2011)**

TRACT 5

Schneider Electric USA, Inc.
1990 Sandifer Boulevard
Seneca, South Carolina 29678

PARCEL #1

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, on the north side of U.S. Highway 123, containing Fifty Four and Eighty Two One-Hundredths (54.82) acres, more or less, as shown and more fully described on a plat thereof entitled "Boundary Survey for Pattillo Construction Company" by Chester M. Smith, Jr., Surveyor, of Metro Engineering and Surveying Company, recorded in Plat Book P-45 at page 115, records of the Clerk of Court of Oconee County, South Carolina.

PARCEL #2

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, on the north side of U.S. Highway 123, containing One and Four Hundred Ninety Nine One-Thousandths (1.499) acres, more or less, as shown and more fully described on a plat thereof entitled "Boundary Survey for Pattillo Construction Company" by Chester M. Smith, Jr., Surveyor, of Metro Engineering and Surveying Company recorded in Plat Book P-45 at page 115, records of the Clerk of Court of Oconee County, South Carolina.

PARCEL #3

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, on the north side of U.S. Highway 123, containing Ten and Fifty One One-Hundredths (10.51) acres, more or less, as shown and more fully described on a plat thereof entitled "Boundary Survey for Pattillo Construction Company" by Chester M. Smith, Jr., Surveyor, of Metro Engineering and Surveying Company, recorded in Plat Book P-45 at page 115, records of the clerk of Court of Oconee County, South Carolina.

PARCEL #4

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee on the north side of U.S. Highway 123, containing Eleven and Five Hundred Sixty Five One-Hundredths (11.565) acres, more or less, as shown and more fully described on a plat thereof entitled "Boundary Survey for Pattillo Construction Company" by Chester M. Smith, Jr., Surveyor, of Metro Engineering and Surveying Company, recorded in Plat Book P-45 at page 115, records of the Clerk of Court of Oconee County, South Carolina.

The above-referenced parcels is the identical property conveyed to Square D Company, a successor company to Schneider Electric USA Inc., by deed of Pattillo Construction

Company, Inc. recorded on October 24, 1985 in Deed Book 433 at page 228, records of Clerk of Court in and for Oconee County, South Carolina.

**(Tract 6 added in by the Fifth Amended to Park Agreement executed by
Oconee County on April __, 2011 and Pickens County on April __, 2011)**

TRACT 6

Altera Polymers LLC
320 Shiloh Road
Seneca, SC 29678

**EXHIBIT B
LAND DESCRIPTION
PICKENS COUNTY**

**OCONEE COUNTY COUNCIL RETREAT
OCONEE COUNTY COUNCIL CHAMBERS
WALHALLA, SC
JANUARY 27, 2011**

Background

Oconee County Council met on Thursday, January 27, 2011 in council chambers to development both short-term and long-term goals for the county. Short-term goals were identified as those issues which need to be addressed in the next 12 to 24 months. Long-term goals were identified as those issues which need to be addressed in the next three to five years. The purpose of short-term goals is to provide staff direction in recommending a budget for Fiscal Year 2012. The purpose of long-term goals is to establish the priority issues that council has determined are necessary to meet the future needs of the citizens of Oconee County. All council members were present and participated in the vision, mission, and values discussion. However, because of a prior commitment, one member of council was unable to fully participate in the discussion of short-term and long-term goals

Introduction

Before council began to identify and prioritize their issues and goals, a discussion was held on the importance of planning for a county. Planning for the future is perhaps the most important responsibility of councils. However, it is not enough to have a plan. The plan must be evaluated on an ongoing basis to measure progress made in implementing the plan and to make adjustments as needed based on new or emerging challenges.

There must also be a direction or purpose which motivates achievement of the goals and resolution of the issues identified during the planning process. This direction or purpose is most often identified and reinforced the organization's vision and mission. In the planning process, vision has two components. The first is the ability to see what is possible. This is addressed through the discussion of vision, mission, and values. The second is the ability to see what currently exists in the environment in which Council is currently operating.

To address the future component of vision, council engaged in a facilitated discussion to reinforce their vision for the future of Oconee County, their mission or responsibility for helping move the county forward in achieving that vision, and identifying the values council members share that should be used as guides for the decisions that council makes.

To address the second component of vision a SWOT analysis was conducted to identify strengths, weaknesses, opportunities, threats that currently exist. Strengths are those areas or issues that provide a foundation upon which Oconee County can adapt to the changing environment in which it currently exists. Weaknesses are those areas or issues that can cause harm to the organization if not recognized and addressed in a timely manner. If left unattended they can undermine the strengths that the county has. Opportunities are those issues and areas that can be either a positive or negative depending upon the county's decisions about how best to respond to them. Threats are those areas and issues in need of immediate action on the part of the county. Failure to respond to threats will directly impact the county's ability to meet its mission and achieve its vision for the future.

It is also important to acknowledge the successes and accomplishments of county government. While citizens may focus on only one or a few issues, county government must address a wide range of issues impacting citizens through the county. Before the SWOT analysis was conducted, council members had the opportunity to identify the successes that have been achieved.

After discussing their vision, mission, and values, as well as the environment in which they currently exist, council then spent the remainder of the retreat identifying and prioritizing both short-term and long-term issues and goals. Once the issues were identified, a 10-4 voting scheme was used to prioritize the issues. In this scheme, each member is given ten (10) 'votes' that can be cast for the issues that they feel are most important. However, they can only cast a maximum of four (4) 'votes' for any single issue. This procedure help reduce the possibility of a single council member skewing the ranking by casting all of their 'votes' for a single issue.

VISION

In discussing their vision for Oconee County, council members identified a number of issues and values they considered to be part of their vision for the future. Listed below are the elements that were mentioned:

- Environment
- EMS/Fire/Safety
- Jobs/Industry
- Education (K-12, Tri-County Tech, Work-link)
- Infrastructure
- Planning/order
- Vibrant community
- Strong financial base/diverse funding sources/financial management
- Better use of existing resources
- Better use if I-85 corridor
- Evolving, diverse population
- Best government service provider
- Meet service needs of a diverse population

Based on these elements, the following vision statements are recommended.

We want Oconee County to be respected as a modern, vibrant community that enjoys a proud rural tradition and values and offers all generations the potential for a rich quality of life through planning. *(Submitted by a council member)*

Oconee County – A diverse, growing, safe, vibrant community guided by rural traditions and shaped by natural beauty; where employment, education and recreation offer a rich quality of life for all generations, both today and tomorrow. *(My suggestion)*

(NOTE: These are just suggestions. Council should spend a bit of time reviewing the vision statement to make sure it matches the issues and concerns that they raised.)

MISSION

Oconee County's current mission statement is:

To provide quality service to our citizens and to protect our heritage and environment for the future by planning for the best utilization of our resources.

There was general consensus that that mission statement is still valid. Based on the few suggestions that were made, a proposed updated mission statement is:

It is the mission of Oconee County to provide our current and future citizens and visitors quality services and to protect our neighborhoods, heritage and environment by managing growth and change through smart, inclusive planning.

(NOTE: This is just a suggestion and I would encourage Council and staff to review the statement and make appropriate revisions. A final mission statement does not have to be included in this report. However, if it is available, it would be a nice addition.)

VALUES

- Elected by the people
- Proactive in addressing issues important to the county
- Congeniality
- Diversity in population, workforce, and ideas
- Citizen input in open, unbiased, civil, and respectful discourse
- Concerned about the entire county as well as individual district
- After decisions made council speaks with one voice
- Ethical behavior
- Set example for staff
- Make fact-based decisions
- Balance today's needs with future needs

ACCOMPLISHMENTS

- Hiring capable County Administrator
- Settled issue with Courthouse while coming in under expected cost
- Moving forward with new jail
- Reduced millage rate
- Updated Comprehensive Plan with community input
- Purchased an industrial site
- Developed an EMS Plan
- Initiated job creation activities
- Received a grant for broadband service
- Airport runway extended
- Implemented a spay and neuter program through animal control
- Improved intergovernmental relations with other government units and non-governmental organizations through the county
- Regional partnership with Pickens and Anderson counties
- Completing reassessment through county
- Improved quality of legal services, advice, and assistance available to county

SWOT ANALYSIS

During the SWOT analysis many strengths, weaknesses, opportunities, and threats were identified by council and serve to facilitate informed discussion of the priority issues facing the county. They are presented here in no particular order. No attempt was made to rank or prioritize any of the strengths, weaknesses, opportunities, or threats discussed.

Strengths

- Strong financial base of county
- Geographic location
- Climate
- Water supply
- Organizational size – small enough to do great things in a timely fashion (if the will is there)
- Dependable, hard-working workforce
- Low taxes
- Low cost of living
- Natural resources
- Forestry
- Sound, productive farm community
- First rate school system – K-12, Tri-County Tech, Clemson University
- First rate medical center
- Access to electricity
- Potential for water and sewer expansion
- On main rail line – CSX and Norfolk Southern
- Diverse talents in community
- Strong sense of volunteerism
- Great volunteer fire system and rescue system
- Strong industrial base – Duke Energy
- Cultural infrastructure available throughout surrounding communities

Weaknesses

- Generational poverty
- Education is not valued
- Ability to get high school diploma or GED for those who want
- Poorly implemented zoning
- Impact of special interest groups
- Form of government not always recognized
- External perception of the county as ‘backward’
- Ability to maintain political and administrative stability and not return to ‘revolving door’
- Sewer services not always where needed
- Transparency of government and becoming more transparent

- High unemployment
- Drug abuse is a local and national issue
- Too dependent on a single industry
- Failure to communicate plans (strategic, comprehensive, etc.) and successes
- Need to do a better job of communication
- Negative impact of both internal and external change

Opportunities

- View landfill as a resource
- Attract industry through better marketing of resources
- Help existing industries grow in county
- Attract 'sister companies' of existing industries to county
- Tourism growth
- Convention Center as a new attraction and to build on strengths of the county
- More active participant in regional efforts
- Be more competitive for grant opportunities
- Work with existing providers to expand sewer infrastructure that plans for future needs
- Continue to develop and strengthen intergovernmental relationships within the county
- Privatization of services
- Expand recycling
- Conduct organizational assessment of county administration with goal of providing most cost effective services
- Production of bio-fuels at landfill

Threats

- Unfunded mandates, both Federal and State
- Lack of efficiencies in government operations
- Consolidation of services while maintaining quality
- Uncertainty about the impact of Federal and State government decisions on county government
- Ability to fill vacant jobs/willingness of individuals to take available jobs
- Financial stability of hospital resulting in sale of hospital or the need to begin government subsidy of services
- Not competitive for attracting new business and industry
- Need to increase tax revenue
- County government is not 'user friendly'
- Lack of 'tools' to attract industry, including infrastructure development
- Not utilizing existing buildings to attract business and industry
- Unfunded or under-funded local liabilities (health benefits, retirement, etc.)
- County ordinances can hinder economic development
- Lack of diverse revenue sources for funding county government
- Upgrading and maintaining roads throughout county

- Timing and duration of recovery from recession
- Not being proactive

SHORT TERM GOALS

Having completed the SWOT analysis, council next began to identify the issues and goals that need to be addressed within the next 12 to 24 months. Each council member was given the opportunity to identify up to five issues or goals that they feel need to be addressed. The short term issues and goals identified included:

- Zoning implementation
- Communication of goals, objectives, accomplishments
- Complete organizational review: reengineering, create new operational budget baseline
- Complete total compensation review
- Finalize the EMS plan
- Implementation of first phase of fire/rescue plan
- Move forward on old courthouse
- New jobs
- Increase employment opportunities
- Complete our share or part of jobs creation equal to 30% - 40% improvement
- New jail
- Move forward on new jail – start construction
- New jail contract and ground breaking
- Sewer delivered to GCCP
- Begin infrastructure on I-85 corridor and Golden Corner Commerce Park
- Complete/update master infrastructure plan to include sewer and roads
- Sewer installed to Project North
- Complete key projects as scheduled: (1) Fire Plan; (2) Jail; (3) Airport; (4) Economic Development Schedule; (5) Tax reassessment
- Complete property reassessment with resident’s confidence

During the in-depth discussion of these short term issues and goals, they were combined in to nine issue areas. The issue areas were next prioritized using the 10-4 voting scheme. Based on the results, the short term priorities identified by council members are:

1. Jobs and Job Retention (11)
2. Sewer Infrastructure (9)
3. Adopting the EMS Plan (6)
4. Developing a Communications Plan (4)
5. Completing a New Jail (3)
6. Administrative Review (3)
7. Zoning (2)

8. Reassessment (1)
9. Addressing the Old Courthouse (1)

During the discussion about short-term priorities, council added addressing county transportation as a 10th priority.

10. County Transportation

After identifying and prioritizing short-term issues and goals, council identified strategies and goals within each issue area. Council reinforced its reliance on and confidence in the County Administrator and staff to keep council informed of action taken and action needed. Council also reinforced its desire to provide the County Administrator the resources, both human and capital, needed to facilitate accomplishment of the goals that they have identified.

Jobs and Job Retention

- Ensure ongoing review of available economic development incentives available to both existing and prospective industries and businesses
- Maximize use of economic development incentives available to existing industries
- Continue to work with the legislative delegation to emphasize the growth issues and employment needs of Oconee County
- Continue implementation of the Economic Development Strategic Plan to include ongoing review and updates as appropriate
- Make a decision on sewer services to the Golden Corner Commerce Park
- Fast-track sewer to Project North
- Work with organizations and agencies in the county to identify existing job vacancies and develop training program to provided the county workforce the skills needed to full those jobs
- Work with the Upstate Alliance to increase the number of referrals to Oconee County
- Develop a public/private partnership for Project North

(It should be noted that several of the goals identified in the area of jobs and job retention could also be included within sewer infrastructure. They were placed within Jobs and Job Retention to reinforce their important to retaining current employment and planning for future economic development and the jobs that need to be created to meet the growing needs of Oconee County.)

Sewer Infrastructure

- Use both public and private resources to provide services to meet county-wide current and future needs
- Resolve long-term sewer issues and relationships
- Update sewer master plan with future growth in mind - link with comprehensive plan
- Update sewer basin plan

EMS Plan

- Complete the review of the proposed plan and make adjustments as needed
- Develop a phased implementation schedule for the EMS Plan to include time-line and action due dates for Council approval and submit to the Law Enforcement/Public Safety/ Health and Welfare Committee

Communications Plan

- Fully develop and implementation a county communications plan with the goal of keeping the public informed on the activities of county government to include items such as a quarterly progress report emphasizing accomplishments and costs as well as an annual report on actions taken.
- Use ongoing press releases to keep the public informed
- Emphasize the accomplishments that have been made
- Tie activities of county government to the comprehensive plan
- Council will develop goals to be used as part of an annual action plan
- Schedule ongoing town hall question and answer sessions – work with the Chamber of Commerce as appropriate to facilitate these sessions
- Consider rotation of County Council meetings through the county
- Administrator continue to do public presentations, using staff as appropriate to keep the public information

New Jail

- Expedite contracting process to begin construction as soon as realistically possible
- Provide council with an implementation schedule/timeline for construction of the new jail from current status through completion.

Administrative Review

- County Administrator should work within existing authority to begin the review process
- Council with work with the County Administrator to provide additional short-term and long-term resources as needed to fully implement ongoing review of county administration to ensure that the citizens of Oconee County are provided quality, cost effective services.

Zoning

- Provide training for Council, Planning Commission, Staff, and Citizens on the county's implementation policy for community zoning.
- Resolve ongoing issues with Planning Commission
- Identify the status of current citizen petitions for zoning
- Develop and implement a plan to work though current backlog and expedite process in the future

Reassessment

- Completion target date is May 2011
- Implement with December 2011 tax notice

Old Courthouse

- Issue is being sent to the Real Estate/Facilities/Land Management Committee for review and recommendation. Results of committee discussion are due to Council on February 15th. Included in the committee's discussion is developing and recommending a policy for addressing vacant county property.

County Transportation

- Begin development and implementation of a county road master plan

LONG-TERM GOALS

Council next moved to identifying and prioritizing long terms issues and goals. As was done with short-term goals, each council member was given the opportunity to identify five issues that they felt needed to be addressed in the next three to five years. The following issues and goals were identified by council:

- Expand/develop tourism and recreation
- Review on a continuous basis organization structure
- Formalize agreement for "Oconee County Service Company" to provide consolidated common services
- Solid waste disposal
- Finalize agreement for 2-4 year Oconee County campus
- Road issues resolved
- Complete zoning implementation
- Oconee Library (Seneca)/Oconee Library – Seneca Branch
- Complete implementation of Fire-Rescue Plan
- Project North development
- Finalize agreement for long-term private development of GCCP and Project North
- Jobs – meeting population needs
- Implement long-term aggressive workforce development program
- Golden Corner Commerce Park development
- Form citizens committee to review and recommend changes to single revenue stream
- Increase revenue pool

After a discussion of each of these areas they were consolidated into ten issue areas. Using the 10-4 voting scheme, the issue priorities were:

1. Economic Development (7)
2. Revenue Alternatives (6)
3. Expand Tourism (5)
4. Resolve Road Issues (5)
5. Address Branch Library (5)
6. 2-4 Year Campus (4)
7. Solid Waste (3)
8. Management Review/Efficiencies (2)
9. Fire and Rescue Service (2)
10. Complete Zoning (1)

Within each of these priority issues, specific goals or strategies were identified.

Economic Development

- This is an ongoing priority issues and council needs to continue to do what is can to facilitate economic development throughout the county.

Revenue Alternatives – Funding Local Government

- Begin a public education process on how government is funded and alternative funding sources that are available to help pay for government services
- Create a citizen committee to provide recommendations on funding alternatives to council

Expand Tourism/Resolve Road Issues/Branch Library

- Tourism and roads will be ongoing issues. Continue review of related issues as they arise and develop a strategy to address those issues
- Resolution of Branch Library issues

2-4 Year Campus

- Continue current discussions with Tri-County Technical College
- Identify funding sources
- Identify incentives that may be available or could be offered
- Decide where campus should be located

Solid Waste

- Keep ongoing review of usage and costs
- Continue to look for alternatives

Management Review/Efficiencies

- The goal is continuous improvement
- County Council will support County Administrator's need for resources to meet this goal

Fire and Rescue Service

- Implement Fire and Rescue Service Plan
- Develop and plan for capital and operational expenses associated with implementation
- Monitor impact of mandated training on encouraging and attracting volunteers

Complete Zoning

- Work with communities that desire zoning to ensure timely implementation of appropriate zoning

OCONEE COUNTY COUNCIL RETREAT
OCONEE COUNTY COUNCIL CHAMBERS, WALHALLA, SC
JANUARY 27, 2011

VISION

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- Best government service provider
- Meet service needs of a diverse population

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Oconee County – A diverse, growing, safe, vibrant community guided by rural traditions and shaped by natural beauty; where employment, education and recreation offer a rich quality of life for all generations, both today and tomorrow. *(Facilitator's suggestion)*

(NOTE: These are just suggestions. Council should spend a bit of time reviewing the vision statement to make sure it matches the issues and concerns that they raised.)

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(NOTE: This is just a suggestion and I would encourage Council and staff to review the statement and make appropriate revisions. A final mission statement does not have to be included in this report. However, if it is available, it would be a nice addition.)

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: March 15, 2011
COUNCIL MEETING TIME: 6:00 PM**

ITEM TITLE OR DESCRIPTION:

- 1) Award Bid 10-01, 2011 Road Improvements – Cartee Rd, Edgewood Dr and Wisteria Dr to Thrift Brothers, Inc. of Seneca, SC in the amount of \$844,951.18.
- 2) Authorize staff to spend an additional \$84,495.12; a 10% contingency if needed, to account for fluctuating asphalt prices, any variances in quantities, and the possibility of additional roadway testing (i.e. if rock or unsuitable material is encountered). The total not to exceed price is \$929,446.30. Authorize the County Administrator to sign/approve any change orders up to the contingency amount.
- 3) Execute attached contract.

BACKGROUND OR HISTORY:

This bid was issued for construction services and paving of approximately two miles of County roads. The two miles consist of Cartee Road in Seneca, SC -- approximately 2,400 feet long with replacement of approximately 2,755 feet of existing waterline; Edgewood Drive in Fair Play, SC -- approximately 4,875 feet long and Wisteria Drive in Westminster, SC -- approximately 2,150 feet long with a cul-de-sac. The bid document listed specific requirements that the contractor must follow and the bid allowed for the cost of asphalt materials to be indexed to the SCDOT liquid asphalt index and this cost to be reviewed once a month to determine the price of the asphalt mix.

On February 24, 2011, formal sealed bids were opened. Forty-nine companies were originally notified of this bid opportunity, three companies submitted bids, and two “no bids” were received. Thrift Brothers, Inc. of Seneca, SC submitted the lowest bid for each individual road and a total of \$844,951.18.

SPECIAL CONSIDERATIONS OR CONCERNS:

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2010-02 guidelines? Yes

STAFF RECOMMENDATION:

Award Bid 10-01, 2011 Road Improvements – Cartee Rd, Edgewood Dr and Wisteria Dr to Thrift Brothers, Inc of Seneca, SC in the amount of \$844,951.18. Goldie and Associates (project engineers for this project) has reviewed the low bid and recommends the bid be awarded to Thrift Brothers, Inc. (see attached recommendation letter). Authorize staff to spend an additional \$84,495.12; a 10% contingency if needed, to account for fluctuating asphalt prices, any variances in quantities, and the possibility of additional roadway testing (i.e. if rock or unsuitable material is encountered). The total not to exceed price is \$929,446.30. Authorize the County Administrator to sign/approve any change orders up to the contingency amount. Execute attached contract.

FINANCIAL IMPACT:

Funds for this project were approved in the annual budgets.

ATTACHMENTS

1. Bid Tabulation
2. Goldie and Associates Recommendation Letter
3. Contract

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

D.Mack Kelly, Jr 3/02/2011 _____

**D. Mack Kelly, Jr, County Engineer
PE, PLS, CFM**

T. Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: March 15, 2011
COUNCIL MEETING TIME: 7:00 PM**

ITEM TITLE OR DESCRIPTION:

ATAX grant request from Westminster Chamber of Commerce in the amount of \$4,790.00 for television and radio Advertisement/Marketing of Mayberry Fest. Request approved by ATAX Committee on 03/01/11 by a unanimous vote.

BACKGROUND OR HISTORY:

State ATAX funds are received quarterly and 65% of those funds are Tourism Related funds that are to be disbursed as recommended by the ATAX committee and approved by County Council. All ATAX grant recipients are required by state law to turn in intermediate reports every 60 days to the progress of the grant and a final report upon completion of the grant. These reports are placed in the grant folder, which is kept active by the ATAX chairperson until the grant is considered complete, and then it is stored by the PRT office.

SPECIAL CONSIDERATIONS OR CONCERNS:

Since October 1960, folks have enjoyed "The Andy Griffith Show". Still in syndication after 50 years, the show crosses all generations with its humor and great life lessons. As with most areas, there are several thousand Mayberry fans in the southeast. With that in mind, the City of Westminster will transform itself into the Town of Mayberry for two days . . . April 15th and April 16th, 2011.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? No

If no, explain briefly: ATAX Grant

STAFF RECOMMENDATION:

Original request was \$11,976. Committee recommends Approval of ATAX grant request of \$4,790.00 based on expected tourism impact of 40%.

FINANCIAL IMPACT:

Current ATAX fund balance is \$22,445.67. We have one ATAX request this grant cycle. If the request is approved by County Council; the remaining balance will be \$17,655.67.

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes

If yes, who is matching and how much: City of Westminster & Sponsors \$13,000.00

ATTACHMENTS

ATAX grant from Westminster Chamber of Commerce

Reviewed By/ Initials:

_____ County Attorney

_____ Finance

_____ Grants

_____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Phil Shirley, PRT Director
Department Head/Elected Official

Scott Moulder, Administrator

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A calendar with due dates marked may be obtained from the Clerk to Council.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: March 15, 2011
COUNCIL MEETING TIME: 6:00 PM**

ITEM TITLE OR DESCRIPTION:

ITB 10-04, HVAC Upgrade at Seneca, Walhalla & Westminster Library

- (1) Award Bid #10-04 to McG Mechanical of Anderson, SC, in the amount of \$128,373.50, for heating, ventilation and air conditioning (HVAC) upgrade at Seneca, Walhalla and Westminster Library Branches.
- (2) Approve contingency funding, in the amount of \$7,000 (approximately 5.5%), to be reserved for change orders if any are required.
- (3) Approval for Administrator's authorization to sign change orders within the contingency amount stated above.

BACKGROUND OR HISTORY:

Oconee County received an Energy Efficiency and Conservation Block Grant (EECBG), in the amount of \$196,744, for energy efficiency and renewable energy improvements to County Libraries. These improvements include HVAC upgrades at Seneca, Walhalla and Westminster Branch Libraries; installing insulation at Walhalla and Westminster Branch Libraries; and installing T-8 lighting at Seneca, Walhalla and Westminster Branch Libraries.

Recent changes to refrigerant standards require new air handlers to be installed, which was not included in the initial grant application. The County may use \$17,000 in grant funds, budgeted for administrative costs, to pay for the required air handlers.

On August 31, 2010, formal sealed bids were opened for the HVAC upgrade. Two companies submitted bids, with McG Mechanical of Anderson, SC submitting the lowest bid of \$128,373.50. Three companies submitted a "No Bid" response, stating their schedule would not permit them to perform.

A grant revision was required, due to changes in specifications and bid totals, prior to presenting the Agenda Item Summary to Council for approval. The grant revision was submitted in October 2010 and was approved in March 2011.

SPECIAL CONSIDERATIONS OR CONCERNS:

A separate Agenda Item Summary, for lighting modifications, has been submitted to Council for approval, in the amount of \$51,244; with \$2,000 (approximately 4%) reserved for contingency. The balance of the grant will be used to install insulation; totaling \$7,745.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2010-02 guidelines? Yes

STAFF RECOMMENDATION:

- (1) Award Bid #10-04 to McG Mechanical of Anderson, SC, in the amount of \$128,373.50, for HVAC upgrade at Seneca, Walhalla and Westminster Library Branches.
- (2) Approve contingency funding, in the amount of \$7,000 (approximately 5.5%), to be reserved for change orders if any are required.
- (3) Approval for Administrator's authorization to sign change orders within the contingency amount stated above.

FINANCIAL IMPACT:

Funding for this project is provided from American Recovery and Reinvestment Act of 2009 through the Energy Efficiency and Conservation Block Grant (EECBG), in the amount of \$196,744. No Oconee County funds will be utilized for this project.

ATTACHMENTS

1. Bid Tabulation
2. Project Summary

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Department Head/Elected Official

Mr. T. Scott Moulder, County Administrator

I hereby certify that to the best of my knowledge
this tabulation of bids to be correct.

Approved Budget Ordinance amount for bid item \$

Budget Code

Procurement Director

Bidders	McG Mechanical	Pittman Heating & Air	C&L Services	Carolina Climate	Trane Comfort
Address	Anderson, SC	Seneca, SC	Anderson, SC	Easley, SC	Greenville, SC
SENECA LIBRARY	\$ 29,187.32	\$ 31,963.62	NO BID	NO BID	NO BID
WALHALLA LIBRARY	\$ 80,277.18	\$ 107,896.84			
WESTMINSTER LIBRARY	\$ 18,909.00	\$ 24,074.12			
GRAND TOTAL	\$ 128,373.50	\$ 163,934.58			

ENERGY EFFICIENCY GRANT

GRANT APPLICATION

HVAC	\$	91,500.00
Lighting	\$	57,218.00
Insulation	\$	30,140.00
Available Administrative Fees	\$	17,886.00
Total	\$	196,744.00

OTHER RELATED COSTS

HVAC Design	\$	2,100.00
Lighting Engineer	\$	3,750.00
Total	\$	5,850.00

ACTUAL COSTS

HVAC, ITB 10-04	\$	128,373.50
Lighting, ITB 10-05	\$	51,244.00
Insulation, RFQ 10-100Q	\$	7,745.00
Total	\$	187,362.50

GRANT SUMMARY

Available Funds	\$	196,744.00
Actual Cost (Bid Totals)	\$	187,362.50
Balance	\$	9,381.50 (reserved for contingency funding, if needed)

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: March 15, 2011
COUNCIL MEETING TIME: 6:00 PM**

ITEM TITLE OR DESCRIPTION:

ITB 10-05, Lighting Upgrade at Seneca, Walhalla & Westminster Library

- (1) Award Bid #10-05 to Network Controls and Electric, Inc. of Greenville, SC, in the amount of \$51,244, for lighting modifications at Seneca, Walhalla and Westminster Library Branches.
- (2) Approve contingency funding, in the amount of \$2,000 (approximately 4%), to be reserved for change orders if any are required.
- (3) Approval for Administrator's authorization to sign change orders within the contingency amount stated above.

BACKGROUND OR HISTORY:

Oconee County received an Energy Efficiency and Conservation Block Grant (EECBG), in the amount of \$196,744, for energy efficiency and renewable energy improvements to County Libraries. These improvements include installing T-8 lighting at Seneca, Walhalla and Westminster Branch Libraries; HVAC upgrades at Seneca, Walhalla and Westminster Branch Libraries; and installing insulation at Walhalla and Westminster Branch Libraries.

Bidders were asked to submit bids for retrofitting the existing luminaires. On, September 23, 2010, formal sealed bids were opened for lighting modifications at the Libraries. Three companies submitted bids, with Network Controls and Electric, Inc. of Greenville, SC submitting the lowest base bid of \$51,244. Two companies submitted a "No Bid" response, stating their schedule would not permit them to perform.

A grant revision was required, due to changes in specifications and bid totals, prior to presenting the Agenda Item Summary to Council for approval. The grant revision was submitted in October 2010 and was approved in March 2011.

SPECIAL CONSIDERATIONS OR CONCERNS:

A separate Agenda Item Summary, for HVAC upgrade, has been submitted to Council for approval, in the amount of \$128,373.50; with \$7,000 (approximately 5.5%) reserved for contingency. The balance on the grant will be used to install insulation totaling \$7,745.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2010-02 guidelines? Yes

STAFF RECOMMENDATION:

- (1) Award Bid #10-05 to Network Controls and Electric, Inc. of Greenville, SC, in the amount of \$51,244, for lighting modifications at Seneca, Walhalla and Westminster Library Branches.
- (2) Approve contingency funding, in the amount of \$2,000 (approximately 4%), to be reserved for change orders if any are required.
- (3) Approval for Administrator's authorization to sign change orders within the contingency amount stated above.

FINANCIAL IMPACT:

Funding for this project is provided from American Recovery and Reinvestment Act of 2009 through the Energy Efficiency and Conservation Block Grant (EECBG), in the amount of \$196,744. No Oconee County funds will be utilized for this project.

ATTACHMENTS

- 1. Bid Tabulation
- 2. Project Summary

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Department Head/Elected Official

Mr. T. Scott Moulder, County Administrator

I hereby certify that to the best of my knowledge
this tabulation of bids to be correct.

Approved Budget Ordinance amount for bid item \$

Budget Code:

Procurement Director

	Network Controls & Electric, Inc	Smith Brother's Electric, Inc.	Tinsley Electric	Flint Hill Electric	Quality Electric Const., Inc.
Bidders					
Address	Greenville, SC	Seneca, SC	Seneca, SC	Pickens, SC	Anderson, SC
SENECA LIBRARY	13,288.00	11,543.24	23,711.12	NO BID	NO BID
WALHALLA LIBRARY	29,611.00	33,228.20	65,940.36		
WESTMINSTER LIBRARY	8,345.00	7,714.12	17,963.65		
Completion Time	6 weeks	17 days	-		
Grand Total	\$ 51,244.00	\$ 52,485.56	\$ 107,615.13		

ENERGY EFFICIENCY GRANT

GRANT APPLICATION

HVAC	\$	91,500.00
Lighting	\$	57,218.00
Insulation	\$	30,140.00
Available Administrative Fees	\$	17,886.00
Total	\$	196,744.00

OTHER RELATED COSTS

HVAC Design	\$	2,100.00
Lighting Engineer	\$	3,750.00
Total	\$	5,850.00

ACTUAL COSTS

HVAC, ITB 10-04	\$	128,373.50
Lighting, ITB 10-05	\$	51,244.00
Insulation, RFQ 10-100Q	\$	7,745.00
Total	\$	187,362.50

GRANT SUMMARY

Available Funds	\$	196,744.00
Actual Cost (Bid Totals)	\$	187,362.50
Balance	\$	9,381.50 (reserved for contingency funding, if needed)

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: March 15, 2011
COUNCIL MEETING TIME: 6:00 PM**

ITEM TITLE OR DESCRIPTION:

ITB 10-24 Fiber Optic Cabling for Broadband Project FOCUS
Award ITB 10-24, for Fiber Optic Cabling for Broadband Project FOCUS to OFS Fitel, LLC of Carrollton, GA for \$2,068,395.15.

BACKGROUND OR HISTORY:

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.

This bid was for the fiber optic cabling necessary to complete this project. The bid requested pricing for cabling in 288, 144, 96, and 24 strands of fiber and estimated amounts for each size.

On March 8, 2011, formal sealed bids were opened for fiber optic cabling. Thirty-one companies were originally notified of this bid opportunity. Seven companies submitted bids, two bids were rejected for non compliance, three companies submitted "no bids", and OFS Fitel, LLC of Carrollton, GA, submitted the lowest bid of \$2,068,395.15.

SPECIAL CONSIDERATIONS OR CONCERNS:

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:
Does this request follow Procurement Ordinance #2010-02 guidelines? Yes

STAFF RECOMMENDATION:

Award ITB 10-24, for Fiber Optic Cabling for Broadband Project FOCUS to OFS Fitel, LLC of Carrollton, GA for \$2,068,395.15.

FINANCIAL IMPACT:

The FOCUS Broadband Project is funded by a \$9.6M Federal ARRA grant. The County is required to provide matching funds which will bring the total project budget amount to \$14,306,764.00.

ATTACHMENTS

- 1. Bid Tab

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Department Head/Elected Official

T. Scott Moulder, County Administrator

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A calendar with due dates marked may be obtained from the Clerk to Council.

Approved Budget Ordinance amount for bid item \$
Budget Code

I hereby certify that to the best of my knowledge
this tabulation of bids to be correct.

Procurement Director

Bidders	ANNIXTER	COMSTAR SUPPLY	DRAKA	GEORGIA TELECOM SUPPLY	GRAYBAR	KGP LOGISTICS	OFS FITEL, LLC	POWER & TELEPHONE SUPPLY	SUMITOMO ELECTRIC	WESCO DISTRIBUTION
Address	Faxed Bid Form	Collegeville, PA	Claremont, NC	Talking Rock, GA	Charlotte, NC	New Century, KS	Carrollton, GA	Memphis, TN	Raleigh, NC	W. Columbia, SC
Signed Bid	Faxed Bid Form	No Bid	Yes	No Bid	Yes	No	Yes	Yes	No Bid	Yes
Addendum # 1			No		No	Yes	Yes	Yes		Yes
Bid Bond Submitted			Yes		Yes	Yes	Yes	Yes		Yes
BASE BID			\$ 2,100,868.35		\$ 2,004,612.10	\$ 2,007,505.98	\$ 1,951,316.18	\$ 2,011,663.26		\$ 2,051,075.68
Sales Tax (6%)			\$ 126,052.10		\$ 120,276.73	\$ 120,450.36	\$ 117,078.97	\$ 120,699.80		\$ 123,064.54
GRAND TOTAL			\$ 2,226,920.45		\$ 2,124,888.83	\$ 2,127,956.34	\$ 2,068,395.15	\$ 2,132,363.06		\$ 2,174,140.22
NOTES:	REJECTED		Does Not Meet Specs			REJECTED				Does Not Meet Specs



NOTES

TRANSPORTATION COMMITTEE MEETING

March 8, 2011

Doug Hollow Road/Kelly Ridge Road: Mr. Richard Cottingham

Mr. Cottingham stated that the request by Lake Keowee Investors, Inc. is to have the County agree to the relocation of a portion of Doug Hollow Road in accordance with the plans and administrative and legal procedures as presented.

Mr. McCall questioned several aspects of the project; specifically voicing concerns related to an easement allowing the Kelly family ingress & egress to Lake Keowee [copy filed with these minutes]. Mr. McCall provided a deed asking the County Administrator to follow up with the County Attorney for his opinion regarding the matter.

It is the recommendation of the Committee that full Council approve the relocation of a portion of Doug Hollow Road along with the relocation agreement; noting that Mr. Cottingham and Lake Keowee Investors, Inc. will continue to work with the Road Department as the project progresses.

Proposed Ordinance Review/Discussion/Ordinance 2010-26 Proposed Ordinance to Resolve Conflicting Language in the Sign Ordinance

Public Input Session for Preparation of Yearly Road Paving Listing

Mr. Moulder and Mr. Kelly addressed the Committee requesting permission to institute a new program that would provide the public with a forum to meet with staff to request road work and/or paving. The two sessions yearly would be scheduled in advance of the budget process [March in 2011]. These sessions would also provide for opportunities to provide educational information to the public about what is needed to widen a road, pave a gravel road, etc.

Mr. Thrift asked that this program be instituted and that Mr. Moulder report back to the Committee regarding success.

Alice Lane

Mr. Moulder stated that he would prepare various cost estimate scenarios and meet with the residents and report back to the committee what the residents are willing to contribute financially.

Stone Pond Subdivision Cost Estimates

Mr. Thrift directed Mr. Moulder to meet with the residents or their representatives and outline the tax impact for the road improvements and report back to the Committee.

Lakewood Drive Follow Up

Mr. Moulder noted that the County Attorney reviewed the documents presented by Mr. Justice stating that Mr. Martin did not find any documentation that the county maintains the road.

Mr. Thrift stated that this matter is concluded and instructed the Administrator to send a letter to Mr. Justice with the county's position.

PRESS RELEASE
March 15, 2010

FOR IMMEDIATE RELEASE

CONTACT: Mack Kelly
Oconee County
County Engineer
864-886-1072 (phone)
864-886-1071 (fax)

SUBJECT: County Road Improvement Projects

The Oconee County Council would like public input regarding road improvement projects along roads that are maintained by the Oconee County Roads and Bridges Department. An improvement project would be considered overlaying an existing paved road, widening an existing paved road, or converting an unpaved road to a paved road.

Roads and Bridges Department staff will collect information from the public from a web based form and two public meeting at the County Council Chambers located at 415 S. Pine Street, in Walhalla, SC. The meetings will be:

- Saturday, March 26, 2011 from 10:00 am until noon and
- Tuesday, March 29, 2011 from 6:00 pm until 8:00 pm.

The web form can be accessed by going to the Oconee County website: www.oconeesc.com. Projects received by March 29, 2011, will be evaluated by staff and the evaluations will be reviewed by the Transportation Committee during the regularly scheduled meeting, April 26, 2011.



Boards & Commissions

	Meeting Date to Appoint	Paul Corbeil	Wayne McCall	Archie Barron	Joel Thrift	Reg Dexter	AT LARGE & OTHER APPOINTEES	
		District I	District II	District III	District IV	District V		
ADOG BOD	February 2012	Council Rep: CC CHAIR or designee (yearly); 2 yr terms; Citizen Rep: Bob Winchester, Minority Rep: Bennie Cunningham						
Aeronautics Commission	March 2011	2012 Randy Renz	2012 Dan Suddeth	2012 Thomas Luke	2012 Wayne Rholetter	2011 RESIGNED	2014 At Large Van Schmeidt	
Anderson-Oconee Behavioral Health Services Commission	May 2011	2011: Harold Alley, Wanda Long, Joan Black, Jere DuBois, Fred Hamilton, Billie Welsh, Robert Blassingame						
ON HOLD PENDING REVISION TO ATAX, ARTS & HISTORICAL AND PRT COMMISSION ORDINANCES								
Arts & Historical Commission	2011	2011: Rick Barnes	2011: Lorie Lyle	2011: Al Addison	2011: Barbara Walters	2011: Henry Richardson	2013: Jess Cooper	
ON HOLD PENDING REVISION TO ATAX, ARTS & HISTORICAL AND PRT COMMISSION ORDINANCES								
Building Codes Appeal Board	January 2014	2014 Roger Mize	2014 Neal Workman	2014 David Stokes	2014 Mike Willimon	2014 Harry Tillison		
Economic Development Commission	November 2012	2012 Kim Alexander	2014 Harold Gibson	2012 Hank Field	2014 Sam Dickson	2014 Gene Blair		
Emergency Services Commission	February 2011	2015 Tom Stultz	2011: RESIGNED	2015 Todd Williams	2012 Nick Williams	2012 Ronnie Williams		
Firemen's Insurance & Inspection Fund Board	August 2013	2009: Larry Harden, Dewitt Mize, Chris Smith, Richard Timms, Charles Bobby Williams						
Library Board	March 2011	2013: R. Daniel Day, John Adams, Frank Montague, Jody Gault, Biff Kennedy, Vicki Miller, Paul Johanson, Carol Baumgarner, P. Ellis Hughes						
ON HOLD PENDING REVISION TO ATAX, ARTS & HISTORICAL AND PRT COMMISSION ORDINANCES								
Planning Commission	January 2012	2014: Andrea Heller	2012: Howard Moore	2014: William Gilster	2012: Tommy Abbott	2012: Ryan Honea	2014: Gwen McPhail 2012: Randy Abbott	
Zoning Board of Appeals	January 2011	2012: Gary Winters	2012: Sammy Lee	2012: Gary Littlefield	2011: OPEN	2015: Dick Hughes	At Large 2012: Berry Nichols & Paul Recker	
Infrastructure Advisory Commission	N/A	Council Rep + Econ. Dev. Director, Planning Director & Administrator - all members serve until replaced - no term limits specified						
Scenic Highway Committee	N/A	Council appoints two at large members: Allen D. Boggs & Nancy Basket / Members serve at will / no term length defined						
Solid Waste Commission		County Attorney to repeal Ordinance - Commission abolished FY-07-08						
Water Board	N/A	Inactive Board w/o members - may appoint in future if needed						
Worklink Board	N/A	Worklink contacts Council w/ recommendations when seats open						
Assessment Appeals, Board of		N/A	N/A	N/A	N/A	N/A	Board Full	
Disabilities & Special Needs, Board of		N/A	N/A	N/A	N/A	N/A	Board Full	
Joint Regional Sewer Authority		Council will no longer appoint - Oconee Joint Regional Sewer Authority [OJRSA]						
Keowee Fire Tax District Commission		All Members elected to 4-yr term in November General Election / 2 in 2008, 3 in 2010, etc.						

SEATS APPOINTED BY INDUSTRY NOT DISTRICT	PAST DUE APPOINTMENT
SEATS CO-TERMINUS W/ COUNCIL SEATS	OPEN SEAT for this current year.
Council appoints based on BOD recommendation	Council does not appoint this Board/Commission.



Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864.634-3313
Fax: 864.634-4128

March 8, 2011

To: Oconee County Council

Re: Planning Commission nomination for Capital Project Advisory Committee

From: Aaron Gadsby, County Planner

Chairman Huff,

The Planning Commission voted to recommend that County Council consider Mr. Ryan House to serve as their representative on the Capital Projects Advisory Committee. Thank you in advance for your consideration.

**T. Scott Moulder
Administrator**

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

Phone: 864 638-4245
Fax: 864 638-4246

E-mail:
smoulder@oconeesc.com

COUNCIL

Paul Corbell
District I

Wayne McCall
District II

Archie Barron
District III

Joel Thrift
District IV
Chairman

Reginald T. Dexter
District V

Administrator's Report
Oconee County Council Meeting

March 15, 2011

Law Enforcement, Public Safety, Health & Welfare

Proposed Fire Plan

Implementation of Phase I of the Fire Plan will be included as part of the budget process.

Detention Center Expansion Project

The working team is in the process of plan reviews, and obtaining input from staff on design of the plan, and reviewing costs associated with any changes in the design.

The bid award for the steel cells will be presented for Council consideration on April 5.

Transportation

Encroachment Permit Process

McNair is currently working on a draft for our encroachment permit process. When finalized, this draft will be presented to the Transportation Committee.

Real Estate, Facilities & Land Management

Airport Runway Extension

Repairs on both Shiloh and Mt. Nebo Church roads are complete.

A "remobilization" meeting is scheduled for Thursday. We anticipate work to resume within the next two weeks.

Courthouse Remediation

Work has moved to the Second Floor, where upgrades to restrooms and courtrooms are underway. The overall project is on schedule, with no significant delays expected.



**Oconee County
Council Office**

**T. Scott Moulder
Administrator**

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

Phone: 864 638-4245
Fax: 864 638-4246

E-mail:
smoulder@oconeesc.com

COUNCIL

Paul Corbell
District I

Wayne McCall
District II

Archie Barron
District III

Joel Thrift
District IV
Chairman

Reginald T. Dexter
District V



Detention Center House and Property

As directed by the Real Estate, Facilities and Land Management Committee on Feb. 3, 2011, we are working on the specifics for the requests for sealed bids for the purchase and relocation of the house adjacent to the Law Enforcement Center property.

Solid Waste Manned Convenience Center #1 (Strawberry Farm)

Grading and site preparation work is underway. Work has slowed due to the rains. We anticipate the installation of the visual barrier be complete by the end of the month.

Planning & Economic Development

Golden Corner Commerce Park Entrance Roadway

The curbs are installed, but the actual paving has been delayed due to the recent rainfall.

Shell Building

Two companies have looked at the Shell Building recently!

Census Data

The Census Bureau is releasing data on a state-by-state basis as the results are complete, but South Carolina has not come up yet. All states have to be announced by April 1. Although we are not sure of the overall scope of the impact, but we do anticipate our level of growth to result in new federal requirements for possible mandates for a local storm water program - for the more urbanized areas of the county; and part of the county may be put into a metropolitan statistical area (MSA), which could affect the way we receive some federal funding, as well as getting us tied to more stringent air quality conformity requirements when EPA announces new standards.

Budget & Finance

Library Energy Grant

We have received final approval of the revision from the SC Dept. of Energy / Energy Efficiency and Conservation Block Grant Office for the lighting and HVAC upgrades.

[*on the agenda for this meeting is the bid for the HVAC and lighting upgrades]

**Oconee County
Council Office**

**T. Scott Moulder
Administrator**

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

Phone: 864 638-4245
Fax: 864 638-4246

E-mail:
smoulder@oconeesc.com

COUNCIL

Paul Corbell
District I

Wayne McCall
District II

Archie Barron
District III

Joel Thrift
District IV
Chairman

Reginald T. Dexter
District V



Broadband Grant

Staff members have submitted all data for the Environmental Protection Agency evaluation as well as the permit application for the US Forestry Service Utility Permit.

[*on the agenda for this meeting is the bid for the Fiber Optic Cabling]

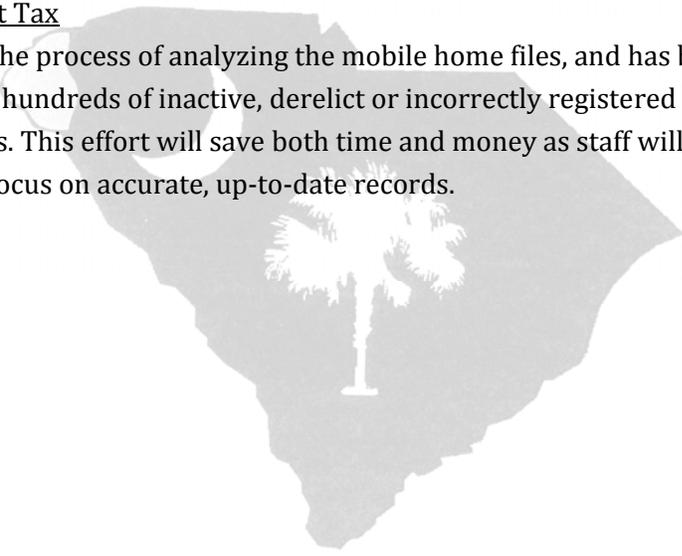
We continue to monitor House Bill H3508.

Reassessment

We have been unable to obtain a market trend analysis from Tyler Technologies due to data entry being slightly behind schedule. We anticipate having an estimate by the end of April.

Delinquent Tax

Staff is in the process of analyzing the mobile home files, and has been able to remove hundreds of inactive, derelict or incorrectly registered mobile home units. This effort will save both time and money as staff will be able to maintain focus on accurate, up-to-date records.



OCONEE COUNTY

FY 2010-2011

BUDGET REPORT BY DEPARTMENT

July 1, 2010 to February 28, 2011

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
SHERIFF	6,380,658	3,816,402	60%
CORONER	156,128	88,584	57%
COMMUNICATIONS	1,326,671	735,551	55%
LAW ENFORCEMENT CENTER	3,119,255	1,694,896	54%
EMERGENCY SERVICES	2,228,391	1,449,139	65%
ANIMAL CONTROL	506,044	268,290	53%
PRT	469,563	283,081	60%
HIGH FALLS PARK	288,692	161,880	56%
SOUTH COVE PARK	294,094	153,649	52%
CHAU RAM PARK	179,001	100,185	56%
LIBRARY	1,313,058	804,988	61%
ASSESSOR	2,432,328	941,405	39%
AUDITOR	434,263	252,605	58%
BRD OF ASSESSMENT APPEALS	12,166	3,804	31%
COMPUTER TAX CENTER	3,968	987	25%
TAX COLLECTOR	420,790	194,867	46%
TREASURER	500,146	302,631	61%
DSS	11,500	7,209	63%
HEALTH DEPARTMENT	122,022	63,195	52%
VETERAN'S AFFAIRS	177,337	104,450	59%
CLERK OF COURT	682,926	432,653	63%
PROBATE COURT	438,714	279,231	64%
SOLICITOR	536,191	309,819	58%
MAGISTRATE	662,064	410,747	62%
PUBLIC DEFENDER	150,000	150,000	100%
ROAD DEPARTMENT	3,870,985	2,141,015	55%
BUILDING CODES	527,949	301,174	57%
TRANSFER OUT	1,353,234	0	0%
COUNTY COUNCIL	421,319	222,669	53%
DIRECT AID	2,103,969	1,940,491	92%
DELEGATION	81,634	47,859	59%
ECONOMIC DEVELOPMENT	310,061	159,792	52%
FINANCE DEPARTMENT	615,410	348,986	57%
NON-DEPARTMENTAL	686,050	514,235	75%
HUMAN RESOURCES	1,146,361	779,930	68%
INFORMATION TECHNOLOGY	1,513,500	840,115	56%
PLANNING DEPARTMENT	197,261	119,373	61%
PROCUREMENT	186,825	111,886	60%
PUBLIC BUILDING MAINTENAN	1,013,068	605,612	60%
REGISTRATION & ELECTIONS	163,753	96,254	59%
SOIL & WATER CONSERVATION	59,129	32,181	54%
ADMINISTRATOR'S OFFICE	222,211	130,823	59%
SOLID WASTE DEPARTMENT	4,074,488	2,228,285	55%
OC REGIONAL AIRPORT	652,258	450,685	69%
VEHICLE MAINT FACILITY	906,434	467,649	52%
ZONING	5,700	2,559	45%
REGISTER OF DEEDS	307,714	182,300	59%
ENGINEERING SERVICES	5,763	2,263	39%
	43,271,047	24,736,384	57%

OCONEE COUNTY

BUDGET REPORT BY DEPARTMENT

July 1, 2010 to February 28, 2011

		BUDGETED	YEAR TO DATE	PERCENT EXPENDED
SHERIFF				
	Personnel	5,114,298	3,124,396	61%
	Operating	976,670	503,569	52%
	Capital	289,690	188,437	65%
	Total	6,380,658	3,816,402	60%
CORONER				
	Personnel	75,308	47,027	62%
	Operating	80,820	41,558	51%
	Total	156,128	88,584	57%
COMMUNICATIONS				
	Personnel	1,010,500	590,762	58%
	Operating	252,171	113,829	45%
	Capital	64,000	30,960	48%
	Total	1,326,671	735,551	55%
LAW ENFORCEMENT CENTER				
	Personnel	2,001,315	1,142,397	57%
	Operating	988,360	459,627	47%
	Capital	129,580	92,871	72%
	Total	3,119,255	1,694,896	54%
EMERGENCY SERVICES				
	Personnel	764,289	474,597	62%
	Operating	1,050,046	570,976	54%
	Capital	414,056	403,566	97%
	Total	2,228,391	1,449,139	65%
ANIMAL CONTROL				
	Personnel	247,975	149,106	60%
	Operating	232,334	93,450	40%
	Capital	25,735	25,735	100%
	Total	506,044	268,290	53%
PRT				
	Personnel	249,303	149,932	60%
	Operating	220,260	133,149	60%
	Total	469,563	283,081	60%
HIGH FALLS PARK				
	Personnel	188,148	110,617	59%
	Operating	100,544	51,262	51%

OCONEE COUNTY

BUDGET REPORT BY DEPARTMENT

July 1, 2010 to February 28, 2011

		BUDGETED	YEAR TO DATE	PERCENT EXPENDED
	Total	288,692	161,880	56%
SOUTH COVE PARK				
	Personnel	177,743	99,079	56%
	Operating	116,351	54,569	47%
	Total	294,094	153,649	52%
CHAU RAM PARK				
	Personnel	142,901	87,744	61%
	Operating	36,100	12,440	34%
	Total	179,001	100,185	56%
LIBRARY				
	Personnel	1,007,241	596,239	59%
	Operating	305,817	208,749	68%
	Total	1,313,058	804,988	61%
ASSESSOR				
	Personnel	765,018	442,061	58%
	Operating	1,667,310	499,344	30%
	Total	2,432,328	941,405	39%
AUDITOR				
	Personnel	336,193	203,892	61%
	Operating	98,070	48,713	50%
	Total	434,263	252,605	58%
BRD OF ASSESSMENT APPEALS				
	Personnel	10,366	3,282	32%
	Operating	1,800	522	29%
	Total	12,166	3,804	31%
COMPUTER TAX CENTER				
	Operating	3,968	987	25%
	Total	3,968	987	25%
TAX COLLECTOR				
	Personnel	150,186	78,452	52%
	Operating	270,604	116,415	43%
	Total	420,790	194,867	46%

BUDGET REPORT BY DEPARTMENT

July 1, 2010 to February 28, 2011

		BUDGETED	YEAR TO DATE	PERCENT EXPENDED
TREASURER				
	Personnel	338,310	203,530	60%
	Operating	161,836	99,101	61%
	Total	500,146	302,631	61%
DSS				
	Operating	11,500	7,209	63%
	Total	11,500	7,209	63%
HEALTH DEPARTMENT				
	Operating	122,022	63,195	52%
	Total	122,022	63,195	52%
VETERAN'S AFFAIRS				
	Personnel	163,587	100,433	61%
	Operating	13,750	4,016	29%
	Total	177,337	104,450	59%
CLERK OF COURT				
	Personnel	492,205	327,905	67%
	Operating	190,721	104,747	55%
	Total	682,926	432,653	63%
PROBATE COURT				
	Personnel	363,216	227,331	63%
	Operating	48,203	29,150	60%
	Capital	27,295	22,750	83%
	Total	438,714	279,231	64%
SOLICITOR				
	Personnel	534,591	308,815	58%
	Operating	1,600	1,004	63%
	Total	536,191	309,819	58%
MAGISTRATE				
	Personnel	546,564	337,629	62%
	Operating	115,500	73,118	63%
	Total	662,064	410,747	62%
PUBLIC DEFENDER				
	Operating	150,000	150,000	100%
	Total	150,000	150,000	100%

OCONEE COUNTY

BUDGET REPORT BY DEPARTMENT

July 1, 2010 to February 28, 2011

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
ROAD DEPARTMENT			
Personnel	1,970,805	1,142,841	58%
Operating	1,082,078	588,776	54%
Capital	818,102	409,397	50%
Total	3,870,985	2,141,015	55%
BUILDING CODES			
Personnel	474,965	287,991	61%
Operating	52,984	13,183	25%
Total	527,949	301,174	57%
TRANSFER OUT			
Operating	1,353,234	0	0%
Total	1,353,234	0	0%
COUNTY COUNCIL			
Personnel	114,194	67,911	59%
Operating	307,125	154,758	50%
Total	421,319	222,669	53%
DIRECT AID			
Operating	2,103,969	1,940,491	92%
Total	2,103,969	1,940,491	92%
DELEGATION			
Personnel	64,609	38,633	60%
Operating	17,025	9,226	54%
Total	81,634	47,859	59%
ECONOMIC DEVELOPMENT			
Personnel	160,941	87,192	54%
Operating	149,120	72,600	49%
Total	310,061	159,792	52%
FINANCE DEPARTMENT			
Personnel	542,660	299,936	55%
Operating	72,750	49,050	67%
Total	615,410	348,986	57%

BUDGET REPORT BY DEPARTMENT

July 1, 2010 to February 28, 2011

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
NON-DEPARTMENTAL			
Operating	686,050	514,235	75%
Total	686,050	514,235	75%
HUMAN RESOURCES			
Personnel	244,024	131,575	54%
Operating	902,337	648,354	72%
Total	1,146,361	779,930	68%
INFORMATION TECHNOLOGY			
Personnel	569,809	313,101	55%
Operating	537,007	297,204	55%
Capital	406,685	229,810	57%
Total	1,513,500	840,115	56%
PLANNING DEPARTMENT			
Personnel	186,321	112,526	60%
Operating	10,940	6,847	63%
Total	197,261	119,373	61%
PROCUREMENT			
Personnel	173,275	106,789	62%
Operating	13,550	5,097	38%
Total	186,825	111,886	60%
PUBLIC BUILDING MAINTENAN			
Personnel	478,347	280,433	59%
Operating	514,721	305,186	59%
Capital	20,000	19,993	100%
Total	1,013,068	605,612	60%
REGISTRATION & ELECTIONS			
Personnel	114,412	70,041	61%
Operating	49,341	26,213	53%
Total	163,753	96,254	59%
SOIL & WATER CONSERVATION			
Personnel	39,889	22,445	56%
Operating	19,240	9,736	51%
Total	59,129	32,181	54%

BUDGET REPORT BY DEPARTMENT

July 1, 2010 to February 28, 2011

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
ADMINISTRATOR'S OFFICE			
Personnel	206,861	125,639	61%
Operating	15,350	5,184	34%
Total	222,211	130,823	59%
SOLID WASTE DEPARTMENT			
Personnel	1,693,603	996,179	59%
Operating	2,122,503	973,742	46%
Capital	258,382	258,364	100%
Total	4,074,488	2,228,285	55%
OC REGIONAL AIRPORT			
Personnel	251,178	156,263	62%
Operating	401,080	294,422	73%
Total	652,258	450,685	69%
VEHICLE MAINT FACILITY			
Personnel	702,761	415,108	59%
Operating	203,673	52,541	26%
Total	906,434	467,649	52%
ZONING			
Operating	5,700	2,559	45%
Total	5,700	2,559	45%
REGISTER OF DEEDS			
Personnel	222,875	136,574	61%
Operating	84,839	45,725	54%
Total	307,714	182,300	59%
ENGINEERING SERVICES			
Operating	5,763	2,263	39%
Total	5,763	2,263	39%
	43,271,047	24,736,384	57%