



AMENDED A G E N D A

OCONEE COUNTY COUNCIL MEETING

April 1, 2014

6:00 PM

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

Call to Order

Public Comment Session / Agenda Items & Non Agenda Items *[time permitting]*

Agenda & Non Agenda Items: Combined both are limited to a total of forty (40) minutes, four (4) minutes per person.

Council Member Comments *[Council may take a brief recess after Public Comment or Council Comments]*

Moment of Silence

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes

- March 18, 2014: Regular Meeting

Presentations to Council

[10 minute max. per presentation]

FLW Fishing Tournament Plaque Presentation

Mr. Ken Sloan, CVB Director

Administrator Report & Agenda Summary

Public Hearing regarding the Following Ordinances

Ordinance 2014-06 “AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK (PROJECT STAR) IN CONJUNCTION WITH PICKENS COUNTY, SUCH INDUSTRIAL/ BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN OCONEE COUNTY AND ESTABLISHED PURSUANT TO SOUTH CAROLINA CODE OF LAWS OF 1976 §4-1-170, ET SEQUITUR, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH PICKENS COUNTY PROVIDING FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXES TO THE COUNTIES AND RELEVANT TAXING ENTITIES; TO PROVIDE THAT JOB TAX CREDITS ALLOWED BY LAW BE PROVIDED FOR BUSINESSES LOCATING IN SAID PARK; TO PERMIT A USER FEE IN LIEU OF AD VALOREM TAXATION WITHIN SAID PARK; AND TO AUTHORIZE THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF SENECA RELATED TO THE CREATION OF THE PARK WITHIN THE CITY LIMITS OF THE CITY OF SENECA AND THE DISTRIBUTION OF CERTAIN FEES IN LIEU OF AD VALOREM TAXES DUE TO OCONEE COUNTY FROM THE PARK, AND THE PAYMENT BY OCONEE COUNTY TO THE CITY OF SENECA OF AN ECONOMIC DEVELOPMENT GRANT, SOLELY FOR THE USE OF THE CITY OF THE SENECA FOR SERENE HOSPITALITY, LLC; AND TO AUTHORIZE THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE TAX CREDIT AGREEMENT BETWEEN OCONEE COUNTY AND SERENE HOSPITALITY, LLC; AND OTHER MATTERS RELATED THERETO, INCLUDING, WITHOUT LIMITATION, THE AUTHORIZATION OF AN INFRASTRUCTURE TAX CREDIT IN FAVOR OF SERENE HOSPITALITY, LLC.”

Second Reading of the Following Ordinances

Ordinance 2014-07 “AN ORDINANCE TO ESTABLISH THE OFFENSE, EXCEPTIONS, DEFINITIONS, AND PENALTIES OF DISTRACTED DRIVING IN OCONEE COUNTY; AND OTHER MATTERS RELATED.”

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and the Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition. This agenda may not be inclusive of all issues which Council may bring up for discussion at this meeting. Items are listed on Council's agenda to give public notice of the subjects and issues to be discussed, acted upon, received as information and/or disposed of during the meeting. Items listed on Council's agenda may be taken up, tabled, postponed, removed or otherwise disposed of as provided for under Council's Rules, and Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition, if not specified under Council's rules.

Ordinance 2014-08 “AN ORDINANCE CALLING FOR A REFERENDUM TO AUTHORIZE THE SOUTH CAROLINA DEPARTMENT OF REVENUE TO ISSUE TEMPORARY PERMITS TO ALLOW FOR THE POSSESSION, SALE, AND CONSUMPTION OF ALCOHOLIC LIQUORS BY THE DRINK TO BONA FIDE NONPROFIT ORGANIZATIONS AND BUSINESS ESTABLISHMENTS AUTHORIZED TO BE LICENSED FOR CONSUMPTION-ON-PREMISES SALES AND TO ALLOW THE SALE OF BEER AND WINE AT PERMITTED OFF-PREMISES LOCATIONS WITHOUT REGARD TO THE DAYS OR HOURS OF SALE; AND OTHER MATTERS RELATED THERETO.”

First Reading of the Following Ordinances

Ordinance 2014-09 [*in title only*] “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **PROJECT TAU**; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT”

Ordinance 2014-12 “AN ORDINANCE TO AMEND THE AGREEMENT AUTHORIZED BY ORDINANCES NO. 2006-027, 2008-017, 2010-04, 2010-24, 2010-32, 2011-09, 2011-15, 2011-34, 2013-06 and 2013-26 RELATING TO THE INDUSTRIAL/BUSINESS PARK OF OCONEE AND PICKENS COUNTIES SO AS TO ENLARGE THE PARK” *[Project Tau]*

First & Final Reading of the Following Resolutions

Resolution R2014-08 “A RESOLUTION ACKNOWLEDGING AND CONSENTING TO THE ACQUISITION OF AND NAME CHANGE OF **COMPACT AIR PRODUCTS LLC** AND **COMPACT AUTOMATION PRODUCTS LLC** TO **ITT ENIDINE INC.** IN CONNECTION WITH A FEE IN LIEU OF TAX AGREEMENT WITH OCONEE COUNTY”

Resolution R2014-09 “A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT TAU, WHEREBY, UNDER CERTAIN CONDITIONS, OCONEE COUNTY WILL EXECUTE A FEE IN LIEU OF TAX AGREEMENT FOR A PROJECT INVOLVING NOT LESS THAN TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000) INVESTMENT” and Inducement Agreement

Resolution R2014-10 “A RESOLUTION ACKNOWLEDGING AND CONSENTING TO THE ACQUISITION OF AND NAME CHANGE OF **AID COMPANY LLC** TO **RBC AEROSTRUCTURES LLC** IN CONNECTION WITH A FEE IN LIEU OF TAX AGREEMENT WITH OCONEE COUNTY”

Discussion Regarding Action Items

Detention Center / Guaranteed Maximum Price & Project Budget Approval

New South Construction (CMaR) of Atlanta, GA, was selected as the Construction Manager at Risk for this project through the two step RFQ/RFP selection process. Wakefield Beasley & Associates was also selected as the Architect for this project through a similar RFQ/RFP process. Both of these awards were originally approved at the March 1, 2011 Council meeting. Carter Goble Lee was retained to provide project oversight and management, also through a previous RFP. Council approved the CMaR Construction GMP in the amount of \$16,373,743 on September 6, 2011. This project was placed on hold for approximately two years due to zoning issues. Design meetings restarted in October of 2013 with these same awarded vendors. At the December 17, 2013 Council meeting, Council approved moving forward with Option 2 of the Preliminary Design Phase of the construction of the new Oconee County Detention Center. Design Development is complete and New South Construction has reached a Guaranteed Maximum Price for the project, which is less than the amount previously approved. Based on Council approval, construction is scheduled to start April 2, 2014.

It is the staff’s recommendation that Council approve the Detention Center Project budget and CMaR Guaranteed Maximum Price, to begin Construction on April 1, 2014.

ITB 13-09 Wastewater System Improvements to Serve the Golden Corner Commerce Park / New 1,800 GPM Pump Station / \$2,304,500.00

This bid consists of furnishing all materials, equipment and labor necessary to construct the Wastewater System Improvements to Serve the Golden Corner Commerce Park – 1,800 GPM Pump Station and approximately 1,192 LF of 10” and 12” Force main, to connect the pump station to the Force main currently being constructed along Hwy 59 at the entrance to the commerce park. The pump station includes the pumps specified by the City of Seneca and a generator. On March 18, 2014, formal sealed bids were opened for this project. This bid was originally sent to 77 bidders and there were 17 plan holders. Four firms submitted bids, with The Harper Corporation of Greenville, SC, submitting the lowest bid of \$2,095,000.00.

It is the staff’s recommendation that Council (1) approve the award of ITB 13-09 to The Harper Corporation of Greenville, SC, for the Wastewater System Improvements to Serve the Golden Corner Commerce Park – 1,800 GPM Pump Station, in the amount of \$2,095,000.00, and a contingency amount of 10% for any change orders that may arise, for a total award amount of \$2,304,500.00, and (2) authorize the County Administrator to approve any change orders that are within the contingency amount.

Local ATAX Requests / Up to \$12,500

- **Marketing Banners / Up to \$2,500**

Oconee County PRT routinely participates in events and trade shows as well as targeted local, statewide and regional media events, hosting travel writers and other occasions where logo marketing banners will enhance the event. These items are specifically five (5) tear drop banners and additions of logo sides for the existing pop up logo tent we use at events. Banners will be a bright yellow to match the existing logo tent and feature both the CVB and PRT logo’s.

- **Host Road Titans 300 Cycling Challenge / \$10,000**

The Road Titans 300 cycle challenge will start and end in Oconee County. Riders from across the US as well as international riders will ride a century (100 miles) ride each day for three days. The marketing and press for the event will include multiple media outlets targeting riders around the US and targeted international countries. The goal of the event is to have 300 riders for the first year event and grow into a major event for Oconee County. As the host destination, the event will start and end here in Oconee County. Participants will also visit Clemson on day 1 and Greenville on day 2 of the event. This is a first year event and the total economic impact is estimated to be over \$200,000. If the event is successful, we will have first right of refusal for the next two years to work to grow the event into a major event with 500+ riders.

It is the staff’s recommendation that Council [1] approve up to \$2,500 from Local ATAX fund for marketing banners and additions to the logo tent & [2] approve \$10,000 from local ATAX to host the Road Titans 300 cycling challenge in November 2014.

Old Business *[to include Vote and/or Action on matters brought up for discussion, if required]*

New Business *[to include Vote and/or Action on matters brought up for discussion, if required]*

Council Committee Reports *[None at this meeting.]*

Board/Commission Appointments

- Anderson-Oconee-Pickens Behavioral Health Services Commission
[One At Large Seat Vacant / Mr. Hamilton Resigned / No Questionnaires on file]

Executive Session *[for the purpose of discussing an Economic Development matter]*

Vote and/or Action on matters discussed in Executive Session [if required]

Adjourn

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.
ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council & Committee meeting schedules and agendas are posted at the Oconee County Administration Building & are available on the County Council Website.