

Oconee County, South Carolina  
Capital Project Advisory Committee  
**Capital Improvement Project Listing**

Department Name	CPAC Priority Ranking <small>(see key at bottom)</small>	Description	Request	Source <small>(see key at bottom)</small>	Date Presented to Cmte	Status of Project	Priority Totals
High Falls	H	Campsite Renovations [water, electric, rebuild]	\$300,000	PE	03-2012	Project Presented - Moved Forward to Plan Comm.	
Solid Waste	H	Expand 2nd Busiest MCC	\$850,000	PE	05-2012	Project Presented - Moved Forward to Plan Comm.	
Economic Development	H	Echo Hills Infrastructure	\$5,000,000	OCE	03-2012	Project Presented - Moved Forward to Plan Comm.	
Economic Development	H	Sewer Line to Coneross I-85 & GCCP	\$8,000,000	PE	Unscheduled	On Hold Pending Administrator work with Sewer Authority	
Library	H	Seneca Branch	\$9,100,000	OCE	Unscheduled	On Hold Pending New Library Study	
							<b>\$23,250,000</b>
South Cove	M	Construct New Office	\$200,000				
Rock Quarry	M	Land for Rock Quarry	\$550,000				
Library	M	Renovate Interior of Walhalla Branch	\$600,000				
Facilities Maintenance	M	Brown Building - Up-fit into office space	\$750,000				
Economic Development	M	Golden Corner Commerce Park	\$3,500,000				
							<b>\$5,600,000</b>
Sheriff	L	Shoot House for Firearms Training	\$315,000				
Economic Development	L	Exit 1 Business Development	\$500,000				
Sheriff	L	Driving Range for Training (cost could be spread out over several years)	\$750,000				
Solid Waste	L	Landfill Expansion	\$750,000				
Library	L	Westminster Branch Expansion	\$1,000,000				
Economic Development	L	Extend Commerce Way to Armstrong Road	\$1,200,000				
Economic Development	L	Land for Oconee County Commerce Park	\$1,500,000				
Economic Development	L	Revolving Shell Building	\$2,000,000				
Library	L	New 7,400 SF South County Branch	\$2,000,000				
Economic Development	L	Exit 3 Development / Construction	\$5,000,000				
							<b>\$15,015,000</b>
							<b>\$43,865,000</b>

H - High - 0-2 years  
M - Medium - 3-5 years  
L - Low - 5+ years

Note: Equipment/contract not included under the authority of Administrator to estimate restaurant/school, etc.

OCE - Dept. Head Estimate  
PE - Professional Estimate



Oconee County, South Carolina  
Capital Project Advisory Committee  
**Project Summary Coversheet**

Project Title: \_\_\_\_\_

Sponsor Department \_\_\_\_\_

Department Head \_\_\_\_\_

Brief Project Description:

Date Presented to  
Committee: \_\_\_\_\_

Date Scored by  
Committee: \_\_\_\_\_

Documents Provided: \_\_\_\_\_ Project Questionnaire  
\_\_\_\_\_ Presentation Material  
\_\_\_\_\_ Individual / Group Scoring Sheets

Overall Project Score: \_\_\_\_\_

Date Forwarded to  
Planning Commission \_\_\_\_\_





Oconee County, South Carolina

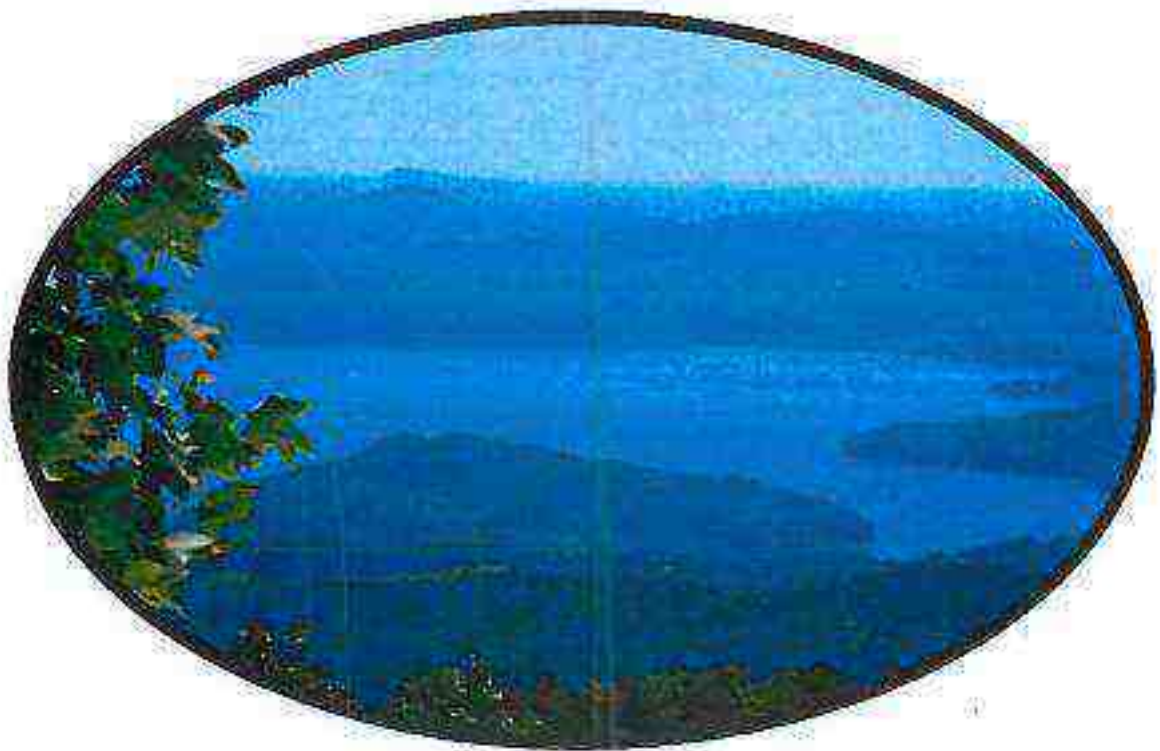
# Capital Project Advisory Committee Group Summary Scoring Sheet

Project Name: \_\_\_\_\_

		Chairman	Administrator	Infrastructure Advisory	At Large: JR	At Large: DM
<b>Public Health, Safety &amp; Mandates</b>	Project directly addresses a health and/or safety need					
	Project directly addresses a regulatory mandate					
<b>Goals Established in Adopted Plans</b>	Project helps implement goals established in the Comp. Plan					
	Project is consistent with adopted strategic plans					
	Project implements some or all recommendations of a previous study					
	Project has been consistently included in previous Cap. Improve Programs					
<b>Economic Development</b>	Project will facilitate production of jobs					
	Project will facilitate development that directly enhances revenues					
	Project will enhance County's image, thereby attracting potential investors					
<b>Budgetary Impact</b>	Project will help prevent jobs/revenue leakage from the county					
	Project will have positive impact on General Fund Budget					
	Project will facilitate acquisition of grants and other outside funding					
	Project will be economically sustainable					
	Project is supported by available or previously designated funding					
	Project construction/acquisition now will result in significant savings OR economies of scale					
	Project will have a positive impact on operation and maintenance budgets					
	Project will improve efficiency of existing operations					
Project will be low-maintenance						
<b>Impact on Service Levels and Relationship to Other Projects</b>	Project can be supported by existing resources [staff, funding, etc.]					
	Project will bring service up to desired level					
	Project will improve services levels of other assets or functions					
	Project coordinates will with other projects wither ongoing or approved for near future					
	Project can be effectively coordinated with other projects in same area					
	Project will benefit other jurisdictions					
	Project is timely or is subject to a window of opportunity					
Project is planned to create minimal disruption and inconvenience to the public						
Project is ranked as best use of funding for category of project						



**APPALACHIAN REGION  
COMPREHENSIVE ECONOMIC  
DEVELOPMENT STRATEGY**



**DRAFT COPY**

**2011 ANNUAL REPORT**

**OCONEE COUNTY ELEMENT**

## Full CEDS Committee

### The Appalachian Council of Governments Board of Directors

Ed Elliott, Chair	Rence Cariveau, Vice-Chair
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Terence Roberts	Rick Laughridge
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**SC Appalachian Region  
2011 CEDS Progress Report**

**Oconee County Council - Submitted for Review and Enforcement**

**Joel Thrift, Chairman  
Paul Corbett, Vice Chairman  
Wayne McCall  
Reg Dexter  
Archib Harrison**

**Oconee County Contacts**

**Jim Alexander Oconee County Economic Development  
David Smith City of Westminster  
Nancy Gachele City of Wallhalla  
Robert Faires City of Seneca  
Kevin Short Oconee County Airport  
Diane Head Town of Salem  
Warren Harris Town of Salem  
Terry Pruitt Pioneer Rural Water District  
Bob Winchester Oconee Joint Regional Sewer Authority**

**Staff**

**Steve Pelissier Executive Director  
Chip Bentley Planning Services Director  
Jennifer Vissage Regional Planner**

## **What is CEDS?**

The Comprehensive Economic Development Strategy, hereafter referred to as "CEDS", is a compilation of the economic development efforts of communities in the Appalachian Region of South Carolina to assess and improve upon regional economic conditions.

The Economic Development Administration (EDA), a division of the US Department of Commerce states:

"A CEDS should promote economic development and opportunity, foster effective transportation access, enhance and protect the environment, and balance resources through sound management of development. For the purpose of these guidelines, the term "region" refers to areas that have been defined economically, environmentally, or geographically as appropriate units for addressing economic development and related challenges.

The CEDS document should be short and easily accessible. The general public, government decision makers, and business investors should be able to use it as a guide to understanding the regional economy and to taking action to improve it. The CEDS should take into account, and where appropriate, incorporate, other planning efforts in the community. Its quality should be judged by its usefulness as a guide to local decision making. There should be a continuing program of communication and outreach to encourage broad-based engagement and commitment of partners."

The CEDS document is mandated by the EDA to serve as a mechanism to guide economic development decisions for the Economic Development Districts (EDD) throughout the nation. The South Carolina Appalachian Council of Governments (SCACOG) is the designated EDD for the Appalachian Region that includes Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties and the forty-two municipalities included in those counties.

It is the desire of the EDA, SCACOG, and the CEDS Strategy Committee to provide this document as the reference for economic conditions, development strategies, and projects throughout the six county region. The strategies and projects listed are used as a guide by EDA when making decisions on funding for future projects. However, the CEDS should not be considered a "stand-alone" document. The plan is a compilation of the many economic development efforts going on in the region and should be considered one tool of many to be used for economic development purposes.

## **Update Process**

The SCACOG staff monitors projects identified in the CEDS plan adopted in 2007. Each year a progress report is developed to update the status of all projects identified in the plan. The report summarizes progress made on each project through updates of timelines, construction progress, or completion status. Projects that are scheduled to be completed or begin in the coming year are also reviewed.

Project updates and new initiatives have been identified through a survey of local governments, special purpose districts, economic development agencies, and human services agencies for the 2011 progress report. To ensure that the information contained in the plan is accurate and current the individuals listed in this document were contacted and given the opportunity to provide feedback to be compiled and used to produce the CEDS Progress Report.

Following completion of the Progress Report, each county is asked to review and endorse its respective strategy section by providing a letter of concurrence to the SCACOG, signed by the respective County Council Chair. These letters are included in the submittal of the annual progress report and update to the EDA. Once all six counties have endorsed their sections of the CEDS update, it will be presented to the SCACOG Board of Directors, submitted to EDA and will serve as the official CEDS plan for the Appalachian Region for the next year.



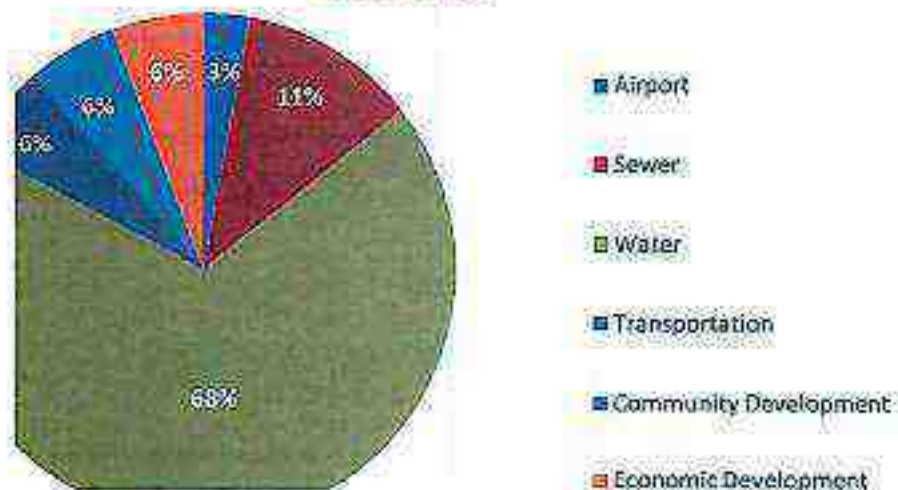
## 2011 Oconee County CEDS Projects

Oconee County has a total of thirty-five (35) projects that have been included in the CEDS Plan. The initial plan included twenty-seven (27) projects submitted by municipalities, water and sewer districts, economic development agencies and other officials throughout the County. These projects range from community and workforce development projects to water and sewer infrastructure projects. Agencies have added eight (8) additional projects since the original plan's adoption including two (2) added to the plan for 2011.

Of the thirty-three (33) previously submitted projects, four (4) have been completed since 2007. The completed projects represent roughly \$12.7 million in investments that have supported economic development over the last three years. Ten (10) additional projects are currently under construction and three (3) additional projects are expected to begin this year.

The majority of the projects focus on water infrastructure (24). One project in progress is the Golden Corner Commerce Park Infrastructure project. Oconee County and Pioneer Rural Water District have come together to improve the infrastructure of the existing park to attract businesses and create new jobs in Oconee County. Pioneer Rural Water District just received an ARC grant to cover the water costs and Oconee County is currently working on the sewer infrastructure. In total, the project should be an almost \$30 million investment.

Oconee County Project Types  
2007-2011



### Project Information

Project Type	Number	Future Projects	Completed Projects	In Progress	Expected to Begin in 2013
Airport	1	1	0	0	0
Sewer	4	3	0	1	0
Water	24	11	4	7	2
Transportation	2	1	0	1	0
Community Development	2	1	0	1	0
Economic Development	2	1	0	1	0
Total	35	18	4	11	2
Percentage		51%	11%	32%	6%

### Completed Projects Since 2007

Project Type	Number	Investment
Water	4	\$12,750,000
Total	4	\$12,750,000



### 2007 Original Projects

Organization	Project Name	Project Description	Timeline	Estimated Costs	Status
City of Seneca	Storage Tanks	install 1 MG storage tanks with one being located on the western end of the system near the hospital	2008	\$2,200,000	Completed in 2008
City of Seneca	Pump Station Upgrades	Upgrade and/or replacement of pump stations	2008-2015	\$1,500,000	Future Project
City of Seneca	Highway 130 Water Storage Tank	Install 1 MG storage tank being located on the northeast end of the system	2011-2012	\$2,200,000	Future Project
City of Seneca	Water Plant Upgrade	Upgrade water plant from 14 MGD capacity to 20 MGD capacity	2009	\$4,800,000	Completed in 2009
City of Walhalla	Downtown Streetscape		2007-2012	TBD	Future Project
City of Walhalla	Water Plant Upgrade	Construct a new 6 MGD water treatment plant at the existing water plant site, finished water storage tank	2007-2012	\$10,000,000	Future Project
City of Westminster	Bennett Road & Mountain Road North Loop	Build 20" loop at US 76 along Bennett Rd & along Mountain Rd to US 11 then south to Drive Hill Rd	2011-2013	\$1,250,000	Expected to begin in 2011



Organization	Project Name	Project Description	Timeline	Estimated Costs	Status
City of Westminster	Elevated Tank	Build new 1 million gallon elevated tank at water plant.	2012-2014	\$1,150,000	Future Project
City of Westminster	Pre Sediment Pond	Build new pre-sediment pond at water plant; 25 MG pre-sedimentation pond, and raw water transfer pumps.	2009	\$1,250,000	Completed in 2009
City of Westminster	Raw Water Intake	Build new raw water intake & 24" raw water main at intake on Lake Hartwell in the Tabor Church area & along US 123 W to existing water plant.	2009	\$4,500,000	Completed in 2009
City of Westminster	Stephens County Interconnect	Develop connection from Stephens County, GA along US 123 to existing 8" line at Madison Shores.	2011-2013	\$540,000	Future Project
City of Westminster	Walhalla Interconnect	Build connection at proposed Bennett Rd Loop, then along SC 183.	2011-2013	\$1,000,000	Future Project
Oconee County	Golden Corner Commerce Park Infrastructure	Provide the necessary infrastructure to supply the commerce park with needed infrastructure.	2009-2012	\$25,000,000	In Progress

Organization	Project Name	Project Description	Timeline	Estimated Costs	Status
Oconee County	Wells Highway Extension	Extend Wells Hwy via Sheep Farm Rd to SC 28; improve & upgrade approximately 3.5 miles of Sheep Farm Road	2009-2012	\$14,000,000	In Progress
Oconee Joint Regional Sewer Authority	Martin Creek Sewer Project	Relief sewer with pump station, flow equalization system, speeds pump station upgrade & Perkins Creek gravity relief sewer	2010-2012	\$6,000,000	75% complete
Oconee Joint Regional Sewer Authority	Ravenel Pump Stations Upgrade	Upgrade & expansion of 3 Ravenel pump & force mains in the Ravenel School area	2010-2013	\$2,000,000	Future Project
Oconee Joint Regional Sewer Authority	Richland Creek/Bountyland Sewer Project	Approximately 5 miles of gravity sewer to serve this rapid growth area & will eliminate 5 pumping station	2010-2013	\$7,300,000	Future Project
Oconee Joint Regional Sewer Authority	Southern Oconee Regional Sewer Project	Provide sewer service to 400 acre Industrial Park, SCDOT Welcome Center & Commercial Property on I-85	2010-2015	\$15,000,000	Future Project



Organization	Project Name	Project Description	Timeline	Estimated Costs	Status
Pioneer Rural Water District	Pair Play Area Supply	From Highway 123; 71,000 LF, 16" water, 1 MG tank, 2 pump stations	2011-2012	\$1,600,000	In Progress
Pioneer Rural Water District	Highway 11 Backup connection	25,000 LF 12" Water	2007-2012	\$1,600,000	Future Project
Pioneer Rural Water District	Highway 24 Tokeena & Oakway Tank Connector	13,5000 LF of 18" water, 10,5000 LF of 12" water, 1 pump station	2007-2012	\$5,400,000	Future Project
Pioneer Rural Water District	Highway 59 Seneca Supply Upgrade	17,000 LF 12" water line, pump station upgrade	2008-2012	\$6,000,000	In progress
Pioneer Rural Water District	Little Choestoea Road Reinforcements	25,300 LF of 8" water	2011-2014	\$1,900,000	In progress
Pioneer Rural Water District	Old Knox Bridge Road Extensions	8,900 LF 12" water	2011-2012	\$2,100,000	Expected to begin in 2011
Pioneer Rural Water District	Water System Upgrade	Extend a 16 inch main from Hwy 123 along Armstrong Rd & Hwy 24 to point near Hatenford Rd South of I-85.	2007-2012	\$10,800,000	In Progress
Oconee County - Regional Airport	Runway Extension	Extend approach end of runway 25 600 ft to include extension of the parallel taxiway & the new length of the runway would be	2011	\$1,766,841	Future Project



Organization	Project Name	Project Description	Timeline	Estimated Costs	Status
		5000'			
Town of Salem	New North Basin Booster Pump Station	This project will allow the distribution of water from Salem to the north, in the direction of well defined water needs to the north & north east of Salem	2011-2014	\$3,168,000	2011
Town of Salem	Transmission Main/Main Supply	New 12" Ductile Iron Pipe Installation following SC 130 from its intersection with Nimmons Bridge Road to the 100,000 gallon elevated storage tank.	2011-2014	\$2,180,100	Expected to begin in 2011

2008 New Projects

Organization	Project Name	Project Description	Timeline	Estimated Costs	Status
Pioneer Rural Water District	New Elevated Storage Tank	500,000 gallon tank of Hwy 59 near Commerce Park	2008-2012	\$1,600,000	In Progress
Pioneer Rural Water District	Seneca Delivery Upgrade	17000 ft of 16" & 12" transmission main between the Seneca meter & the Crossroads Tank	2008-2012	\$6,000,000	In Progress
Pioneer Rural Water District	Southeast System Improvements	24,500 ft of 8" transmission main along SC 243 east of Fair Play	2008-2012	\$4,000,000	In Progress

2009 New Projects

Organization	Project Name	Project Description	Timeline	Estimated Costs	Status
Town of Salem	Downtown Revitalization	Landscaping, street lights, rock wall repairs, crosswalks, island separators and signs	2011-2014	TBD	Expected to begin in 2011

### 2010 New Projects Added

Organization	Project Name	Description	Timeline	Estimated Costs	Status
City of Seneca	Sheep Farm Road Water line Relocation	Relocate existing 10" water line to accommodate the SCDOT project of relocating Sheep Farm Road	2010-2011	\$500,000	Future Project
Oconee County Regional Airport	Land Acquisition	Acquire 11.23 acres of land adjacent to Airport Road for future expansion	2010-2011	\$300,000	Future Project

### 2011 New Projects Added

Organization	Project Name	Description	Timeline	Estimated Costs	Status
City of Seneca	Seneca Industrial Center	City has purchased the former Propex plant for the purpose of attracting industrial tenants to the area - seeks wants to repair and upfit to the building and property	2011-2013	\$3,500,000	Future Project
City of Seneca	North First Street Boulevard Project	Reduce traffic lanes and include center turn lane, bike lanes will be added, sidewalks will be widened, commercial driveway will be defined, bus pull outs and shelters will be installed, traffic calming measure and pedestrian crossing features will be installed, stormwater issues will be addressed, new curb and gutter	2011-2012	\$25,000,000	Future Project