

10.2.07

PROJECT Phoenix PLUS
Borg-Warner
OVERVIEW
September 24, 2007

Project Phoenix PLUS is seeking a Fee-In-Lieu-Of-Tax Agreement for \$13,850,000.

Attached is a page from the South Carolina Department of Commerce's Business Incentive Summary which breaks out the projected Fee Schedule for this project. Please note that the estimated fees are projected over a 23 year period due to the fact not all the investments occur the first year. According to this Summary the fees expected to be received by Oconee County are \$1,250,158 for an average of \$54,354 per year.

Also attached is the Summary of Cost Benefits Analysis for the project. Please note this model lumps all the investments into one year and therefore the expected fees are different than those forecast from the State Schedule. The model predicts the fees to be collected over 20 years are \$1,121,044 for an average of \$56,052 per year. The important information to note is the Net Cost/Benefit Ratio of 18:1 for year one and a ratio for the 20-year Net Present Value of 12:1. Receiving \$12 for each \$1 offered in benefits is certainly positive for the citizens of Oconee County.

Although a Fee-In-Lieu-Of-Tax Agreement does not require the creation of any jobs it appears at least 93 jobs will be created over the next 4-5 years. The average pay for these jobs is forecast to be \$16.74 per hour.



Immediate Release
Contact:
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BORGWARNER SENECA PLANT ANNOUNCES NEW BUSINESS

Auburn Hills, Michigan, September 10, 2007 – BorgWarner TorqTransfer Systems in Seneca, South Carolina, has been awarded new business to supply various components for both domestic and non-domestic automotive manufacturers.

"This new business will significantly increase machining manufacturing and add a new assembly line to produce NexTrac™, the company's newest InterActive Torque Management® product," said Cindy Niekamp, President and General Manager, BorgWarner TorqTransfer Systems. "We expect new production to begin in 2008 with full ramp up targeted by mid-year 2009."

BorgWarner TorqTransfer Systems is a leading independent global designer and producer of transfer cases and torque management devices for all-wheel drive passenger cars, crossover vehicles, sports-utility vehicles and light trucks. These systems enhance vehicle stability, security, and drivability.

Auburn Hills, Michigan-based BorgWarner Inc. (NYSE: BWA) is a product leader in highly engineered components and systems for vehicle powertrain applications worldwide. The FORTUNE 500 company operates manufacturing and technical facilities in 64 locations in 17 countries. Customers include VW/Audi, Ford, General Motors, Toyota, Hyundai/Kia, Daimler, Renault/Nissan, Chrysler, Navistar International, Fiat, BMW, Honda, Peugeot, and Caterpillar. The Internet address for BorgWarner is: <http://www.borgwarner.com>.

Statements contained in this news release may contain forward-looking statements as contemplated by the 1985 Private Securities Litigation Reform Act that are based on management's current expectations, estimates and projections. Words such as "expects," "anticipates," "intends," "plans," "believes," "normalizes," variations of such words and similar expressions are intended to identify such forward-looking statements. Forward-looking statements are subject to risks and uncertainties, many of which are difficult to predict and generally beyond the control of the Company, that could cause actual results to differ materially from those expressed, projected or implied in or by the forward-looking statements. Such risks and uncertainties include: fluctuations in domestic or foreign automotive production, the continued use of outside suppliers by original equipment manufacturers, fluctuations in demand for vehicles containing the Company's products, general economic conditions, as well as other risks detailed in the Company's filings with the Securities and Exchange Commission, including the Risk Factors identified in its most recently filed annual report or Form 10-K. The Company does not undertake any obligation to update any forward-looking statement.

DRAFT 5-24-07

- **Replacement Property:** Property that is replacing property previously under the Fee-In-Lieu is allowed to go under the agreement up to the original income tax basis of the original fee property it is replacing at any time during the agreement.

The following table illustrates the impact of the Fee-In-Lieu for an investment of \$13,850,000 in Oconee County with a 6% assessment rate and a 0.2040 millage rate (locked for the 20-year life of the agreement).

Illustration of Fee-In-Lieu of Property Tax Project Phoenix PLUS Oconee County

6%, 20-Year Fee, Locked Millage, Normal Fee Schedule

Year	Taxes with Abatement*	ESTIMATED FEE SCHEDULES				Payment with Fee	Savings with Fee
		Yr 1 Invest. 4,050,000	Yr 2 Invest. 3,100,000	Yr 3 Invest. 3,500,000	Yr 4 Invest. 3,200,000		
1	\$52,583	\$44,523				\$44,523	\$8,070
2	\$88,991	\$39,474	\$38,117			\$74,591	\$14,401
3	\$128,334	\$34,425	\$32,290	\$38,128		\$104,842	\$21,492
4	\$164,701	\$29,376	\$28,482	\$35,415	\$34,980	\$127,112	\$27,589
5	\$195,478	\$24,327	\$28,634	\$28,709	\$30,651	\$110,215	\$25,263
6	\$127,375	\$19,278	\$23,807	\$23,980	\$26,243	\$93,318	\$34,057
7	\$117,082	\$14,229	\$20,879	\$19,278	\$21,934	\$76,420	\$40,661
8	\$100,932	\$9,180	\$18,152	\$14,586	\$17,826	\$59,523	\$41,409
9	\$86,604	\$8,282	\$15,324	\$9,653	\$13,317	\$46,757	\$41,847
10	\$71,241	\$8,262	\$14,810	\$5,141	\$9,009	\$37,222	\$34,019
11	\$61,868	\$8,262	\$14,810	\$4,284	\$4,700	\$32,057	\$29,812
12	\$61,858	\$8,262	\$14,810	\$4,284	\$3,917	\$31,273	\$29,785
13	\$61,659	\$8,262	\$14,810	\$4,284	\$3,917	\$31,273	\$30,398
14	\$62,286	\$8,262	\$14,810	\$4,284	\$3,917	\$31,273	\$31,012
15	\$62,909	\$8,262	\$14,810	\$4,284	\$3,917	\$31,273	\$31,635
16	\$63,538	\$8,262	\$14,810	\$4,284	\$3,917	\$31,273	\$32,261
17	\$64,173	\$8,262	\$14,810	\$4,284	\$3,917	\$31,273	\$32,900
18	\$64,815	\$8,262	\$14,810	\$4,284	\$3,917	\$31,273	\$33,542
19	\$65,483	\$8,262	\$14,810	\$4,284	\$3,917	\$31,273	\$41,190
20	\$66,118	\$8,262	\$14,810	\$4,284	\$3,917	\$31,273	\$26,844
21	\$67,446		\$14,810	\$4,284	\$3,917	\$40,653	\$26,125
22				\$4,284	\$3,917	\$57,961	\$9,480
23	\$69,121				\$3,917	\$63,596	\$4,515
TOTALS	\$1,899,675	\$313,958	\$379,489	\$224,492	\$205,240	\$1,258,158	\$640,517

\$ 12,990,000 Total Investment
 \$ 1,300,000 Land/Bldg*
 \$ 13,850,000 Total Investment

11% Annual Depreciation
 98% Max Total Depreciation
 6.05% Assessment Rate

0.2040 Millage Rate
 0.0883 County Abatement
 1.00% Millage Growth Rate

*This assumes the value of real property (land and building) invested each year remains stable at \$1,300,000 for 23 years.

All new manufacturing establishments or additions to existing manufacturing establishments in which an investment of \$50,000 or more is made, are entitled to a six-year abatement/waiver from county operating taxes for a period of 6 years from the year of investment. However, if a company enters into a FIDT, they may not take advantage of the abatement. In order to show the savings that are solely attributable to the FIDT, we have included the abatement in our annual tax schedule calculation for illustration purposes only.

INDUSTRIAL MANUFACTURING CAPITAL LIFESTYLE PEOPLE

Project Name : Striby PLUS (Striby Warner)
County : Boone
JTC Tier : 1
Manufacturing (yes/no) : yes
SIC : 33

Investment & Operations

New Building (Construction)	\$	1,500,000
Existing Building		
Land Cost	\$	-
Equipment (Less Pollution Control)	\$	12,550,000
Utilities (If publicly owned)	\$	-
Annual estimated cost of operational supplies	\$	750,000

Project Multipliers

Use Income Multipliers?
 Income
 Investment - Construction
 Investment - Machinery
 Employment (Total Jobs / Direct)
 Average Annual Salary (\$/yr)

Employment

Employees		102
Avg. Hourly Wage	\$	16.74
Avg. Salary	\$	34,819
Total Direct Payroll	\$	3,551,258
Total Direct & Indirect Payroll	\$	3,551,258
Percent New Residents		2.8%

Employment Impacts

Employment - Direct
 Employment - Indirect
 Total Employment Impact

Discount Rate:

Taxes

Jobs Tax Credit Value	\$	-1,500
Multi-county Park (Yes/No)		yes
Economic Impact Zone (Yes/No)		no
Job Development Credit County Value		25%
JDC percentage		4%
Is "fee in lieu of taxes" offered		yes
IFTELYT Assessment rate		6%
IFTELYT wage base linked (yes/no)		yes
Special Source (%)		0%
Length (yrs.)		0

State Costs

		Year 1	Year 2	Year 3	Year 4
Set Aside Grants	\$	-			
Other	\$	-			

Local Government Commitments

Site Acquisition	\$	-
Site Preparation	\$	-
Site Utilities		
Special Infrastructure		
Equipment / Machinery		
Special Development Financing		
Consulting Services / Special Studies		
Waived Fees / Permits		
Streamlined Approvals		

West Jobs)
or County)

00
1.00
- 1.50
0.20
1.00
576,596

101
0
102
6,9036

Year 5

Cost/Benefit Analysis
Sentry PLUS (Borg Warner)
Oconee

Project Data

New Building (Construction)	\$	1,300,000
Existing Building	\$	-
Land Cost	\$	-
Equipment (Less Pollution Ctrl)	\$	12,550,000
Employees		102
Avg. Hourly Wage	\$	16.74
Avg. Salary	\$	34,819
Total Direct Payroll	\$	3,551,538

Project Multipliers

Income		1.00
Investment -- Construction		1.60
Investment -- Machinery		0.20

Employment Impacts

Employment -- Direct		102
Employment -- Indirect		0
<u>Total Employment Impact</u>		<u>102</u>

Net Costs	20-Year	
	Year 1	NPV
State	\$ 319,746	\$ 3,061,681
Local	\$ 43,951	\$ 965,367
<u>Total State & Local Costs</u>	<u>\$ 363,697</u>	<u>\$ 4,030,048</u>
Net Benefits		
State	\$ 183,367	\$ 1,001,172
Local	\$ 134,465	\$ 155,677
Local Economy	\$ 6,184,114	\$ 46,714,330
<u>Total State & Local Benefits</u>	<u>\$ 6,501,947</u>	<u>\$ 47,871,220</u>
Total Net Cost/Benefit Ratio	18:1	12:1

State Costs	Year 1	20-Year NPV
Corporate Jobs Tax Credit	\$ -	\$ 1,350,806
Job Development Fee, IDF (Withholding)	\$ -	\$ 1,235,115
Economic Impact Zone Equipment Credit	\$ -	\$ -
CATI	\$ 306,000	\$ 287,324
Set-Aside Fund & Other Grants	\$ -	\$ -
Increased State Education Costs	\$ 13,516	\$ 188,233
Property Tax Relief	\$ 250	\$ 3,203
Total State Costs	\$ 319,746	\$ 3,064,681
State Benefits		
State Revenues From Direct and Indirect Activity	\$ 489,600	\$ 3,701,010
Rural Infrastructure Fund	\$ -	\$ 176,633
Reduction of AFDC Costs	\$ 13,513	\$ 188,190
Total State Benefits	\$ 503,113	\$ 4,065,833
Net State Benefits	\$ 183,367	\$ 1,001,172
Benefit/Cost Ratio:	1:1	0:1
Local Government Costs		
Fee-in-Lieu of Property Taxes	\$ 32,819	\$ 244,139
MCP Spill	\$ 1,754	\$ 10,797
Special Sources	\$ -	\$ -
Govt Services	\$ 6,338	\$ 528,848
Education Costs	\$ 13,039	\$ 181,582
Site Acquisition	\$ -	\$ -
Site Preparation	\$ -	\$ -
Site Utilities	\$ -	\$ -
Special Infrastructure	\$ -	\$ -
Equipment / Machinery	\$ -	\$ -
Special Development Financing	\$ -	\$ -
Consulting/ Special Studies	\$ -	\$ -
Waived Fees / Permits	\$ -	\$ -
Streamlined Approvals	\$ -	\$ -
Total Value of Costs	\$ 43,951	\$ 965,367
Local Government Benefits		
Taxes from existing building	\$ -	\$ -
Direct Property Taxes	\$ 175,446	\$ 1,079,686
New Residential Prop. Taxes		
Single family - (Owner occupied)	\$ 288	\$ 4,191
Single Family - (Rental)	\$ 61	\$ 845
Multi-family (Rental)	\$ -	\$ -
Prop. Taxes from New Autos	\$ 2,622	\$ 36,513
LOST from Const. Materials	\$ -	\$ -
LOST from Increase Retail Sales	\$ -	\$ -
LOST from Operational Supplies	\$ -	\$ -
Public Utilities	\$ -	\$ -
Total Value of Benefits	\$ 178,416	\$ 1,121,044
Net Local Benefits	\$ 134,465	\$ 155,677
Local Benefit/Cost Ratio	3:1	0:1

Local Economy Benefits

Total Private Sector Benefits

\$

6,284,114

\$

46,714,370

Income Benefits					
State Revenues:	\$499,609	\$135,158	\$274,368	\$282,588	\$291,066
Rural Infrastructure Fund	\$0	\$0	\$21,309	\$21,309	\$21,309
Reduction of AFDC Costs	\$13,513	\$13,918	\$14,336	\$14,765	\$15,209
Total State Costs	\$319,746	\$167,158	\$291,939	\$296,727	\$308,421
Total Gross Annual State Income Benefits	\$5,528,000	\$1,775,778	\$5,658,103	\$1,767,845	\$5,880,884
State Revenues (7.5%)	\$587,113	\$147,182	\$310,003	\$318,664	\$327,585
Total State Benefits	\$7,931,113	\$4,922,881	\$5,958,103	\$4,886,313	\$6,208,468
Net State Benefits	\$8,711,367	\$1,755,723	\$3,676,150	\$3,790,285	\$3,900,047

State Costs	Year 1	Year 2	Year 3	Year 4	Year 5
Corporate Jobs Tax Credit	\$0	\$153,000	\$155,000	\$153,000	\$153,000
Job Development Fee, JDF (Withholding)	\$0	\$0	\$124,376	\$128,197	\$131,950
Economic Impact Zone Equipment Credit	\$0	\$0	\$0	\$0	\$0
Centre for Accelerated Technology	\$706,000	\$0	\$0	\$0	\$0
Set-Aside Fund, Other Grants, & Site Prep	\$0	\$0	\$0	\$0	\$0
Increased State Education Costs	\$13,516	\$13,922	\$14,329	\$14,569	\$15,212
Property Tax Relief	\$210	\$227	\$244	\$257	\$259

	\$296,792	\$308,792	\$318,036	\$327,598	\$337,426	\$347,548	\$352,975
3	21,309 \$	21,309 \$	21,309 \$	21,309 \$	21,309 \$	21,309 \$	21,309
	\$15,663	\$16,135	\$16,619	\$17,118	\$17,631	\$18,160	\$18,705

	\$304,814	\$309,309	\$314,091	\$318,974	\$323,961	\$329,029	\$334,210
	\$3,997,310	\$4,117,230	\$4,240,746	\$4,367,969	\$4,499,008	\$4,633,978	\$4,772,898
	\$336,771	\$346,237	\$355,981	\$366,025	\$376,366	\$387,018	\$397,989
	\$4,334,081	\$4,463,468	\$4,596,731	\$4,733,994	\$4,875,374	\$5,020,996	\$5,170,887
	\$4,029,299	\$4,154,067	\$4,282,640	\$4,415,070	\$4,551,973	\$4,693,967	\$4,836,677

Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
\$153,000	\$153,000	\$153,000	\$153,000	\$153,000	\$153,000	\$153,000
\$135,999	\$139,986	\$144,185	\$148,511	\$152,960	\$157,533	\$162,282
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$15,669	\$16,139	\$16,622	\$17,122	\$17,631	\$18,164	\$18,709
\$267	\$278	\$289	\$291	\$300	\$309	\$318

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: October 2, 2007
COUNCIL MEETING TIME: 7:00PM

ITEM TITLE OR DESCRIPTION:

Ordinance No. 2007-14, Third Reading and Public Hearing

BACKGROUND OR HISTORY:

This Ordinance authorizes the County to execute and deliver a FILOT agreement with BorgWarner (Project Phoenix PLUS)

SPECIAL CONSIDERATIONS OR CONCERNS:

The agreement calls for an investment by BorgWarner of at least \$13.0M over the next 5 years. Although it is not required for approval of a FILOT agreement the Project will also create approximately 90+ jobs over the next 4-years.

STAFF RECOMMENDATION:

Recommend approval.

FINANCIAL IMPACT:

Based on the fact this is a multi-year project it is estimated the County will collect approximately \$1,250,000 or an average of approximately \$54,350/year for the next 23 years.

ATTACHMENTS:

Project Sentry PLUS Overview dated September 24, 2007. This package also includes the BorgWarner press release dated September 10, 2007.

Submitted or Prepared by:


James W. Alexander
(Economic Development Commission)

Approved By:


Dale Surratt
Oconee County Administrator

Reviewed By: Initials:

_____ County Attorney

 _____ Finance

_____ Auditor

C: Clerk to Council

	\$368,314	\$379,775	\$391,169	\$402,504	\$414,991	\$427,441	\$440,264
\$	21,309	21,409	21,309	21,309	21,309	20	\$0
	\$19,258	\$19,844	\$20,440	\$21,053	\$21,684	\$22,355	\$23,005

	\$229,749	\$345,331	\$351,132	\$357,066	\$200,158	\$21,720	\$23,052
\$4,916,157	\$5,063,603	\$5,210,583	\$5,372,051	\$5,553,212	\$5,699,209	\$5,870,185	\$6,032,269
\$400,720	\$420,929	\$437,918	\$445,266	\$457,985	\$449,776	\$463,269	\$483,269
\$5,325,477	\$5,484,602	\$5,648,501	\$5,817,317	\$5,891,397	\$6,148,984	\$6,353,454	\$6,553,454
\$4,985,758	\$5,139,351	\$5,297,379	\$5,460,251	\$5,781,092	\$6,126,264	\$6,319,052	\$6,519,052

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
	\$153,000	\$153,000	\$155,000	\$153,000	\$0	\$0	\$0
	\$167,150	\$172,165	\$177,330	\$182,640	\$188,129	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$19,297	\$19,849	\$20,444	\$21,058	\$21,689	\$22,340	\$23,010
	\$358	\$338	\$348	\$358	\$369	\$380	\$392

\$343,473	\$3,761,910
\$0	\$1,26,403
\$23,695	\$188,790

\$24,164	\$7,064,081
\$6,046,200	\$19,348,796
\$477,167	\$1,065,823
\$6,323,437	\$37,812,649
\$6,499,354	\$50,347,968

Present Value of Cash Flows

Year 20	Present Value
\$0	\$1,350,806
\$0	\$1,203,115
\$0	\$0
\$0	\$257,324
\$0	\$0
\$23,700	\$188,233
\$400	\$3,203

Private Benefits

	Year 1	Year 2	Year 3
Payroll - Direct		\$1,775,779	\$3,658,103
Payroll - Indirect		\$0	\$0
Retail activity (New Residents)	\$ 145,754	\$ 146,086	\$ 154,529
Retail activity (Additional Payroll)	\$ 0	\$ 1,286,015	\$ 2,741,973
New Building - Direct	\$754,000	\$0	\$0
New Building - Indirect	\$754,000	\$0	\$0
Machinery & Equipment - Direct	\$2,510,000	\$0	\$0
Machinery & Equipment - Indirect	\$2,510,000	\$0	\$0
Less Taxes	\$ (489,600)	\$ (133,183)	\$ (374,556)
Total Local Economy	\$ 6,185,114	\$ 3,048,695	\$ 6,280,311

	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
	\$1,967,848	\$1,580,881	\$1,991,970	\$4,117,350	\$4,240,746	\$4,367,969	\$4,499,000	\$4,632,978
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$	159,226	164,003	168,922	173,990	179,210	184,596	190,124	195,898
\$	2,834,235	3,008,962	2,996,231	5,086,118	3,178,704	3,374,062	3,372,284	3,473,433
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$	(782,589)	(291,066)	(392,788)	(398,792)	(318,056)	(323,096)	(337,426)	(347,548)
\$	6,368,720	6,662,782	6,862,663	7,358,545	7,286,802	7,498,030	7,773,990	7,955,716

	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
	\$4,772,998	\$4,918,187	\$5,063,675	\$5,215,583	\$5,372,051	\$5,533,212	\$5,699,299
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$	(201,703)	(307,754)	(213,986)	(280,466)	(227,018)	(233,829)	(340,644)
\$	1,877,656	1,694,986	1,793,535	1,909,401	4,026,683	4,147,494	4,271,906
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$	(357,975)	(308,716)	(378,775)	(392,369)	(402,904)	(414,991)	(427,441)
\$	8,194,881	8,440,212	8,693,419	8,954,222	9,222,348	9,499,554	9,784,550

	Year 19	Year 20	Value
	\$5,870,185	\$6,046,290	\$6,227,679
	\$0	\$0	\$0
\$	242,069	259,511	\$2,029,305
\$	4,401,060	4,532,068	\$31,927,059
	\$0	\$0	\$707,981
	\$0	\$0	\$707,981
	\$0	\$0	\$2,356,805
	\$0	\$0	\$2,356,805
\$	640,764	652,472	653,761,010
\$	10,078,036	10,386,397	\$46,714,370

Property taxes:

Equipment	\$	12,558,000			
		Mfg.	Other	Mfg. Real Assessment	Other Real Assessment
Depreciation rate		0.11	0.2	10.5%	10.5%
Maximum Depreciation	\$	1,255,000			Starting
Annual Dep. Rate		0.11			Millage
Real Assessment		6.0%			0.2040
Personal Assessment		6.0%			

Year	Real Property	Personal Property	Real Assessment	Personal Assessment	Total Assessed Value	Applicable PILOT Millage	
1 \$	1,300,000	\$	11,169,500	6.0%	6.0%	\$ 745,170	0.2040
2 \$	1,300,000	\$	9,789,000	6.0%	6.0%	\$ 666,340	0.2040
3 \$	1,300,000	\$	8,408,500	6.0%	6.0%	\$ 582,510	0.2040
4 \$	1,300,000	\$	7,028,000	6.0%	6.0%	\$ 498,680	0.2040
5 \$	1,300,000	\$	5,647,500	6.0%	6.0%	\$ 414,850	0.2040
6 \$	1,300,000	\$	4,267,000	6.0%	6.0%	\$ 331,020	0.2040
7 \$	1,300,000	\$	2,886,500	6.0%	6.0%	\$ 247,190	0.2040
8 \$	1,300,000	\$	1,506,000	6.0%	6.0%	\$ 163,360	0.2040
9 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
10 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
11 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
12 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
13 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
14 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
15 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
16 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
17 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
18 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
19 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040
20 \$	1,300,000	\$	1,255,000	6.0%	6.0%	\$ 153,300	0.2040

Year	Real Property	Personal Property	Real Assessment	Personal Assessment	Total mills	Abated Mills	Applicable Millage	
1 \$	1,300,000	\$	11,169,500	10.5%	10.5%	0.204	0.07	0.134
2 \$	1,300,000	\$	9,789,000	10.5%	10.5%	0.206	0.071	0.135
3 \$	1,300,000	\$	8,408,500	10.5%	10.5%	0.208	0.071	0.137
4 \$	1,300,000	\$	7,028,000	10.5%	10.5%	0.210	0.072	0.138
5 \$	1,300,000	\$	5,647,500	10.5%	10.5%	0.212	0.073	0.138
6 \$	1,300,000	\$	4,267,000	10.5%	10.5%	0.214		0.214
7 \$	1,300,000	\$	2,886,500	10.5%	10.5%	0.217		0.217
8 \$	1,300,000	\$	1,506,000	10.5%	10.5%	0.219		0.219
9 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.221		0.221
10 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.223		0.223
11 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.225		0.225
12 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.228		0.228
13 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.230		0.230
14 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.232		0.232
15 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.234		0.234
16 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.237		0.237
17 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.239		0.239
18 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.242		0.242
19 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.244		0.244
20 \$	1,300,000	\$	1,255,000	10.5%	10.5%	0.246		0.246

Existing Building:

Year	Real Property	Real Assessment	Total mills	Abated Mills	Applicable Millage	Property Tax Liability
1 \$			10.5%	0.204	0.07	\$ -
2 \$			10.5%	0.206	0.071	\$ -
3 \$			10.5%	0.208	0.071	\$ -

4 8
5 8
6 8
7 8
8 8
9 8
10 8
11 8
12 8
13 8
14 8
15 8
16 8
17 8
18 8
19 8
20 8

10 10.5%

10.5% 0.218
10.5% 0.217
10.5% 0.216
10.5% 0.217
10.5% 0.219
10.5% 0.221
10.5% 0.223
10.5% 0.225
10.5% 0.228
10.5% 0.230
10.5% 0.232
10.5% 0.234
10.5% 0.237
10.5% 0.239
10.5% 0.242
10.5% 0.244
10.5% 0.246

0.072
0.073

0.138 \$
0.139 \$
0.214 \$
0.217 \$
0.219 \$
0.221 \$
0.223 \$
0.225 \$
0.228 \$
0.230 \$
0.232 \$
0.234 \$
0.237 \$
0.239 \$
0.242 \$
0.244 \$
0.246 \$

10 10.5%

Total Millage	FY 07 Payment
0.2040 \$	152,627
0.2060 \$	135,729
0.2081 \$	118,833
0.2102 \$	101,935
0.2123 \$	85,037
0.2144 \$	68,140
0.2166 \$	51,243
0.2187 \$	34,345
0.2209 \$	17,447
0.2231 \$	17,273
0.2252 \$	17,100
0.2276 \$	16,927
0.2299 \$	16,753
0.2323 \$	16,579
0.2345 \$	16,405
0.2369 \$	16,231
0.2392 \$	16,057
0.2416 \$	15,883
0.2440 \$	15,709
0.2465 \$	15,535

Property Tax Liability
\$ 175,246
\$ 157,582
\$ 139,344
\$ 120,725
\$ 101,722
\$ 82,328
\$ 64,440
\$ 48,265
\$ 32,855
\$ 18,434
\$ 11,058
\$ 6,667
\$ 3,286
\$ 1,908
\$ 1,538
\$ 1,173
\$ 881
\$ 654
\$ 463
\$ 318

Hourly Rate		%	Annual Salary	
\$0.00	\$7.17	0%	\$0.00	\$14,913.60
\$7.18 -	\$9.57	21%	\$14,913.60	\$19,005.60
\$9.58 -	\$11.96	33%	\$19,026.40	\$24,875.80
\$11.97 -	\$14.35	45%	\$24,897.60	\$37,238.00
\$14.36 -	greater	55%	\$37,256.80	over

20	2.15
21	2.00
22	2.50
23	2.00
24	2.10
25	2.00
26	2.00
27	2.00
28	2.00
29	2.00
30	2.30
31	2.00
32	2.00
33	2.00
34	2.00
35	2.00
36	2.00
37	2.10
38	2.00
39	2.00
50	2.00
51	2.00
60	2.00

Jobs Tax Credits

Tier	JTC	JDC	RIF
1 \$	8,000	100%	0
2 \$	4,500	100%	0
3 \$	3,500	85%	21,309.35
4 \$	2,500	70%	42,618.70
5 \$	1,500	56%	63,928.06
County value		3500	
MCP		1000	
Total		4500	

Economic Impact Zone

301200 \$ 30.120

**OCONEE COUNTY COUNCIL
ORDINANCE NO 2007-16**

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE COUNTY OF OCONEE, SOUTH CAROLINA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

BE IT ORDAINED BY THE COUNTY COUNCIL OF OCONEE COUNTY, SOUTH CAROLINA, duly assembled and by authority of the same as follows:

Section 1. The Code entitled "Code of Ordinances, Oconee County, South Carolina," published by Municipal Code Corporation, consisting of chapters 1 through 34, each inclusive, is adopted.

Section 2. All ordinances of a general and permanent nature enacted on or before October 18, 2005, and not included in the Code or recognized and continued in force by reference therein, are repealed, unless otherwise provided for in this Ordinance.

Section 3. The repeal provided for in section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. Ordinances dealing with specific bonds, financing of County projects, financial incentives to third parties (including, but not limited to, fee-in-lieu of tax agreements), multi-County parks and commerce parks are not repealed by this Ordinance.

Section 5. Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a fine of not more than \$500.00 or imprisonment for not more than 30 days or by both such fine and imprisonment. Each act of violation and each day upon which any such violation shall continue or occur shall constitute a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the County may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

Section 6. Additions or amendments to the Code when passed in such form as to indicate the intention of the County to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 7. Ordinances adopted after October 18, 2005, which amend or refer to ordinances that have been codified in the Code, shall be construed as if they amend or refer to like provisions of the Code.

Section 8. This ordinance shall become effective on third and final reading of this ordinance.

Marion E. Lyics, Chair
Oconee County Council

Attest:

Elizabeth G. Hulse, Clerk
Oconee County Council

1st Reading:

2nd Reading:

3rd & Final Reading:



Oconee County Infrastructure Advisory Commission

415 S. Pine Street
Walhalla, South Carolina 29691
(864) 778-1020

Chairman: Robert C. Winchester
Vice Chairman: Bobby Williams
Secretary: Beth Latta

September 25, 2007

Mr. Marion Lyles
Oconee County Council Chairman
415 S. Pine Street
Walhalla, South Carolina 29691

RE: Capital Projects Sales Tax

Dear Mr. Lyles,

The Oconee County Infrastructure Advisory Commission met on September 5, 2007 and voted unanimously that the OCIAC formally recommend that County Council appoint a commission to begin the process to identify projects for a Capital Projects Sales Tax and to get the referendum on the November 2008 ballot. Time is requested on the agenda for the October 2nd Council meeting to present this recommendation.

Thanks for your time and consideration. If further information is needed, please call.

Sincerely,

Robert C. Winchester
OCIAC Chairman

RCW:ls

Cc: OCIAC Members

**OCONEE COUNTY COUNCIL
RESOLUTION 2007-10**

A RESOLUTION TO ESTABLISH A COMMISSION TO CONSIDER PROPOSALS FOR FUNDING CAPITAL PROJECTS IN OCONEE COUNTY, SOUTH CAROLINA, PURSUANT TO SECTION 4-10-300 ET. SEQ. OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO PROVIDE FOR THE APPOINTMENT, COMPOSITION, DUTIES AND RESPONSIBILITIES OF SUCH COMMISSION; AND OTHER MATTERS RELATED THERETO

WHEREAS, in accordance with Section 4-10-300, *et seq.*, of the Code of Laws of South Carolina, 1976, as amended ["Code"], entitled *Capital Projects Sales Tax Act*, a county may, upon approval by the electorate at a duly noticed referendum, levy a sales and use tax of one percent on the gross proceeds of sales within said county for specific purposes and for a limited amount of time to collect a limited amount of money; and

WHEREAS, the governing body of a county is authorized to create a commission, by resolution, subject to the provisions contained in Section 4-10-320 of the Code for the purpose of considering proposals for funding capital projects within the county area and for the formulation of a referendum question regarding the one percent tax which shall appear on the ballot; and

WHEREAS, Oconee County, South Carolina ["County"], a body politic and corporate and political subdivision of the State of South Carolina, acting by and through its County Council finds that the imposition of a capital projects sales tax will generate revenues which may be used to fund or defray the costs of capital improvements within the County, and other related matters.

NOW, THEREFORE, BE IT RESOLVED, by Oconee County Council duly assembled, with quorum present and voting, the following:

(1) Oconee County Council hereby establishes a commission ["Commission"], as defined in Section 4-10-320 of the Code, with such duties and responsibilities as provided by law, to consider proposals for funding capital projects within the county, and to formulate a referendum question which shall appear on the ballot of the general election scheduled for November 4, 2008.

(2) The Commission shall consist of six members, appointed as follows, all of whom must be residents of Oconee County, South Carolina:

[a] Oconee County Council shall appoint three [3] members to the Commission

[b] The City of Seneca shall appoint one [1] member, who must be a resident of the City of Seneca, to the Commission

- [c] The other two members of the Commission shall be appointed by the other municipalities of Oconee County.
- 3] In formulating the question that will appear on the ballot, the Commission shall, *inter alia*:
- [a] Specify the purpose for which the proceeds of the one percent tax will be used;
 - [b] Specify the maximum time, stated in terms of calendar or fiscal years or quarters, or a combination thereof, not to exceed seven years from the date of imposition, for which the tax may be imposed;
 - [c] Specify the maximum cost of the project or facilities funded from proceeds of the tax, and maximum amount of net proceeds to be raised by such tax; and
 - [d] Specify other conditions to the imposition of the sales and use tax, or conditions or restrictions on the use of sales and use tax revenue.
- [4] The referendum question shall be in substantial compliance with the provisions of Section 4-10-330 of the Capital Project Sales Tax Act, Code of Laws of South Carolina, 1976, as amended, the terms and provisions of which are incorporated into and made a part of this resolution by reference.
- [5] This resolution shall be effective immediately upon its adoption.
- [6] All orders and resolutions in conflict herewith are, to the extent of such conflict only, repealed and rescinded.
- [7] Should any part or portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding shall not affect the remainder hereof, all of which is hereby deemed separable.

APPROVED and ADOPTED, on first and final reading this 2nd day of October, 2007.

Marion E. Lyles, Chair
Oconee County Council

Attest:

Elizabeth G. Hulse, Clerk
Oconee County Council

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: October 2, 2007
COUNCIL MEETING TIME: 7:00 p.m.

ITEM TITLE OR DESCRIPTION:

Bid #07-04, Walk Behind Trench Compactor for the Road Department

BACKGROUND OR HISTORY:

On September 19, 2007, formal sealed bids were opened for this equipment. Thirteen companies were originally notified of this bid opportunity. Seven companies submitted bids, with Sunbelt Rentals of Anderson, SC submitting the lowest bid of \$28,217.89.

SPECIAL CONSIDERATIONS OR CONCERNS:

While evaluating work tasks to determine the most cost effective equipment to do typical County projects, the Roads and Bridges staff determined that a walk behind trench compactor was needed for the safety of the employees and to provide enhanced compaction capabilities. The walk behind trench compactor increases employee safety by protecting employees from being in confined spaces and removing the risk of a trench collapse or failure endangering the employee. The walk behind trench compactor will be used to safely and effectively compact soil around catch basins, culvert installation and locations that are too constricting or too confining to allow our 12-ton vibratory sheep foot soil compactor to operate without causing damage to surrounding structures.

STAFF RECOMMENDATION:

Award bid # 07-04 to Sunbelt Rentals of Anderson, SC for the amount of \$28,217.89.

FINANCIAL IMPACT:

For FY 07-08, County Council approved \$28,320 (budget code 010-601-50840-00000) for the purchase of a walk behind trench compactor.

ATTACHMENTS:

- 1. Bid Tabulation

Submitted or Prepared by:



Marianne A. Dillard
Procurement Director

Approved By:



Dale Surrent,
Oconee County Administrator

Reviewed By/ Initials:

n/a County Attorney

pet Finance

Mark Kelly Other

C: Clerk to Council

Fixed Budget Ordinance amount for bid item 328,329.00
 Budget Code 710 801 50945-50900

I hereby certify that to the best of my knowledge
 this is a true and correct copy of the bid.

[Signature]
 Procurement Director

Bidders	Sunbelt Rentals	H & E Equipment *** Services	United Rentals	Goodlett Equipment, Inc.
Address	Anderson, SC	Greenville, SC	Anderson, SC	Cayce, SC
Walk Behind Trench Compactor	26,921.65	27,937.00	26,248.92	28,300.00
S. C. Sales Tax (6%)	1,597.24	1,676.22	1,594.02	1,698.00
Total	28,518.89	29,613.22	27,842.94	29,998.00
Model	Wacker RT52-SC	JCB VibroMax VM 1500	Wacker RT 52-SC	Ampac P33/24
Option 1: Cold Start Package	standard		included	
Addendum 1	yes	yes	yes	yes
Alternate				Drive shaft Machine \$23,300.00
Bidders	Blanchard Machinery Co.	Stafford Carolinas	ASC Construction Eq., Inc.	
Address	Simpsonville, SC	W Columbia, SC	Piedmont, SC	
Walk Behind Trench Compactor	29,248.00	30,500.00	32,500.00	
S. C. Sales Tax (6%)	1,754.84	1,835.40	1,950.00	
Total	31,002.84	32,335.40	34,450.00	
Model	Wacker RT-02	Bomag BMP 851	Volvo-R TC13	
Option 1: Cold Start Package	Built in glow plugs	n/a	n/a	
Addendum 1		yes		

*** Withdrawn, no longer JCB dealer.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: Oct 2, 2007
COUNCIL MEETING TIME: 7:00 p.m.

ITEM TITLE OR DESCRIPTION:

Solicitation # 07-06 Rubber Tired Wheel Loader for the Rock Quarry.

BACKGROUND OR HISTORY:

After discussions with the Rock Quarry Director and the County Administrator, the Procurement Director recommended "best value" proposals for this purchase. Best value proposals take into consideration price as well as other factors such as safety aspects, quality of design, engine performance, dealer service and parts support, and results of machine demonstrations.

On August 30, 2007, formal sealed best value proposals were opened for this loader. Eleven companies were originally notified of this proposal opportunity; seven companies submitted a proposal. The proposals were scored by Rick Martin, with input from Mickey Kerr and Kris Whitman. The proposals were scored using a weight system of 70% for price, and 30% for other factors such as those listed above. Companies received points based on price from lowest to highest. After scoring, the number one ranked proposal was Interstate Equipment Company for a Kawasaki 95ZV-2.

SPECIAL CONSIDERATIONS OR CONCERNS:

The staff of the Oconee County Rock Quarry recommends the purchase of the Kawasaki 95ZV2 rubber tired loader from Interstate Equipment Company based on the following criteria: safety, quality of design and workmanship, engine performance, dealer service record, support, reputation and longevity, warranty and the results of machine demonstrations. The County currently has three (3) Kawasaki Rubber Tired Loaders, one (1) being a 95ZV2, in service at the quarry and have had excellent success with the machines and dealer support.

STAFF RECOMMENDATION:

Award proposal # 07-06 to Interstate Equipment Company for the amount of \$313,451.00, which includes a 5 year/5000 hour extended powertrain warranty.

FINANCIAL IMPACT:

For FY 07-08, County Council approved \$440,000.00 (budget code 17-719-50841) for the purchase of wheel loader to replace a 1985 rubber tired wheel loader (335.03).

ATTACHMENTS:

1. Bid Tabulation

Submitted or Prepared by:

Deborah Dillard

Procurement Director

Approved By:

Debbie Surratt

Date Surratt,

Oconee County Administrator

Reviewed By/ Initials:

_____ County Attorney

psl Finance

_____ Other

C: Clerk to Council

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

Approved Budget: Compliance amount for this item \$440,000.00
Budget Code 017-719-50841

Bidders		Stafford	Linder Industrial Machinery	J. W. Burness	ASC Construction Equipment, Inc.	Interstate Equipment Co.	Blanchard Machinery	Liebherr Equipment Source	Van Lott, Inc.
Address		Columbia, SC	Greer, SC	Columbia, SC	Piedmont, SC	West Columbia, SC	Simpsonville, SC	Raleigh, NC	Simpsonville, SC
Ranking			3	2	4	1	5	6	
Base Bid		\$ 235,246.00	\$ 278,936.00	\$ 303,409.50	\$ 305,217.00	\$ 305,035.00	\$ 362,544.00	\$ 412,614.44	no bid
Warranty: 1 full year		Included	Included	Included (1 yr. 1500 hrs.)	Included	Included	Included	Included	
Option #1: Additional Extended Warranty 5 years/5000 hrs		\$ 9,480.00	\$ 11,674.00	\$8417.00 for full 36251.51 for pro-rated	\$ 6,878.00	\$ 8,416.00	\$ 7,200.00	\$ 12,740.00	
Option #2: Cummins Engine		Included	n/a	Included	n/a	Included	n/a	n/a	
Total		\$ 244,726.00	\$ 290,769.00	\$ 311,826.50	\$ 312,098.00	\$ 313,491.00	\$ 370,044.00	\$ 424,954.44	
Delivery Date ARO		90 - 120 days	30 days	45-60 days	60 days	45 days	14 weeks	January 2008	
Manufacturer & Model Number		Hyundai HL790-7A	Komatsu WA500-5	Kawasaki 952V-2	Volvo L220E	Kawasaki 952V-2	Caterpillar 980H	Liebherr L-586	

Attended Bid Opening: Marianne Dillard, Donna Burrell, Rick Mann, Pam McCall, Keith Gilliland - ASC Construction, Eric Fabyol, Dan Dornon - Linder Machinery, Mike Dodson - Interstate Equipment, Gary Sullivan - Blanchard Machinery



CITY OF WESTMINSTER, SOUTH CAROLINA

October 2, 2007

Mr. Dale Surrent
Oconee County Administrator
415 South Pine Street
Walhalla, S.C. 29691

Dear Dale:

We appreciate you, Mr. Blanchard, and Mr. Burdette taking time to attend the public hearing that was held yesterday afternoon to receive public input on the concept of joint city/county fire station facilities in Westminster.

Although there were some questions regarding the proposed facility, the general attendees indicated support for the concept. The attendees that reside adjacent to, or in close proximity to, the proposed location did not voice any objections.

The Westminster City Council supports the concept evidenced by the binder placed to purchase the proposed location and the council's full attendance at yesterday's public hearing. We assume that the County Council also supports this endeavor.

We now need to begin the process of preparing an intergovernmental agreement that will address the component contributions to this joint effort and seek formal approval of the final document. The City has a ninety-day option on the property and we must close on or before December 10, 2007.

I suggest that Chris Smith and Rodney Burdette initiate the process by listing the initial contributions and the respective responsibilities thereafter. That listing can then be placed into a legal format that will be the draft agreement for both the County Council and the City Council to review and amend. Please advise if you prefer an alternative approach.

Sincerely,

David Smith
City Administrator

cc: Westminster Mayor/Council
Westminster City Attorney
Westminster Fire Chief



South Carolina Judicial Department

South Carolina Chief Magistrate Becky Gerrard Featured On Cover of National Magazine

What's New

Supreme Court

Court of Appeals

Trial Courts

Calendar

Opinions & Orders

Bar Admissions

Court Rules

Forms

Links

Automation Project

CDR Codes

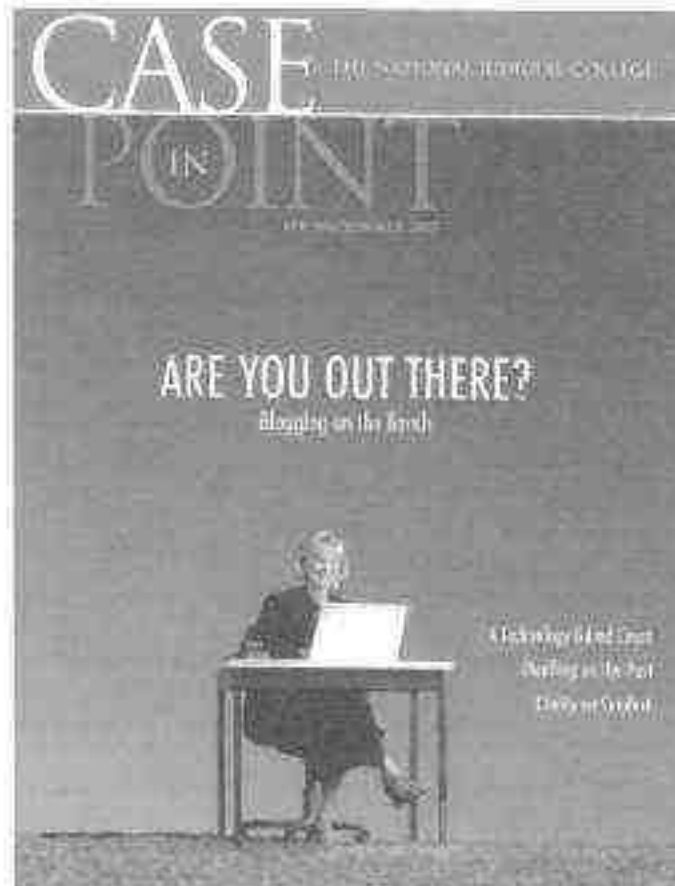
Annual Reports

Monthly Reports

Statistical Trends

Judicial Advisory Opinions

Educational Resources



Oconee County Chief Magistrate Janice R. "Becky" Gerrard is featured on the cover of the Spring/Summer 2007 issue of Case In Point magazine - a publication of the National Judicial College. Judge Gerrard is the first non-attorney to appear on the cover of the national magazine and was the first in

South Carolina to receive certification in Judicial Trial Skills. In addition to her excellent leadership skills as Chief Magistrate, she is also a power user of technology.

Judge Gerrard serves as the state liaison to the National Judicial College for South Carolina's Summary Court Judges. One of her major duties is to secure scholarships for summary court judges from South Carolina to attend programs offered by the college. Judge Gerrard also serves as treasurer for the S.C. Summary Court Judges Association which has recently created a scholarship fund to provide further opportunities for judges to attend special training at the college.

The National Judicial College is the nation's top judicial training institution. The college's president - William F. Dressel - asked Judge Gerrard to pose for the photo which was taken on a golf course in Sparks, Nevada.

CITY OF WESTMINSTER, SOUTH CAROLINA

PRESS RELEASE

The City of Westminster Fire Department building is very old and is experiencing structural problems. These structural problems coupled with the need for additional space for new and larger fire apparatus has prompted the City Council to consider alternative property/buildings. To that end, the City has made an offer to purchase 14.95 acres off of Highlands Avenue in Westminster (Oconee Tax Map #530-24-01-007).

Oconee County has indicated that they are planning to construct a new fire station in the industrial park off of Highway 11. Due to both entities needing new fire stations and due to the close proximity of each planned location, the City of Westminster and Oconee County are considering the construction of one common facility.

The combined facility would include a training center and house both City and County firefighters. In order to not adversely impact the City's ISO rating, that facility would need to be inside the Westminster city limits.

A common facility will produce economies-of-scale savings (initial costs and operational costs) that will benefit both the county taxpayer and the city taxpayer.

A public hearing for members of the Westminster City Council and the Oconee County Council to receive input from interested citizens will be conducted on Monday, October 1, 2007 at 5:30 PM in the multi-purpose room at the Westminster Baptist Church on E. Windsor Street in Westminster.

David Smith
City Administrator
September 21, 2007

10.2.07
w/osc

**SOUTHERN OCONEE COUNTY REGIONAL
WASTEWATER TREATMENT PROJECT**

OCONEE COUNTY COUNCIL PRESENTATION

October 2, 2007

W. K. Dickson & Co., Inc.
616 Colonnade Drive
Charlotte, NC 28205
704-334-5348

SUMMARY OF COST EVALUATIONS FOR I-85 WELCOME CENTER PROJECT:

10/2/2007

Alternative No.	Description	Probable Phase 1 Construction Cost	Probable Phase 2 Construction Cost	Total Cost Phase 1 & 2	Present Worth Cost
1 (8/10/06)	Conveyance and regional treatment at Cuyahoga County Industrial Park w/ discharge to Cleveland Creek (250,000 gpd initial w/ expansion to 950,000 gpd in Year 10) #	\$ 5,000,000	\$ 0,000,000	\$ 5,000,000	\$ 38,728,852
2 (8/10/06)	Conveyance to Cuyahoga WWTP (Eased upon future capacity of 950,000 gpd); TNC UDES \$3/MGAL CAPACITY COST #	\$ 0,000,000	N/A	\$ 0,000,000	\$ 53,191,745
3 (8/10/06)	Conveyance and regional treatment at Lake Hartwell site (250,000 gpd initial w/ expansion to 950,000 gpd in Year 10); LAKE HARTWELL DISCHARGE LIMITED TO 100,000 GPD WITHOUT DEMONSTRATED LAKE MODEL #	\$ 6,551,000	\$ 5,425,000	\$ 12,000,000	\$ 17,196,000
Exit 2 (8/21/07)	Gravity sewer serving Inglebe Heights Drive & Water's Edge Pump Station to Exit 2 area and gravity sewer to Bronzway Pump Station #	\$ 1,779,500	N/A	\$ 1,779,500	N/A
Exit 4 (8/21/07)	Pump station & force main to Exit 4 with gravity sewer extending to Cleveland Creek sewer #	\$ 2,157,500	N/A	\$ 2,157,500	N/A
4 (8/21/07)	Conveyance and regional treatment at Cuyahoga County Industrial Park with land application of effluent (250,000 gpd initial - 267 Ac. w/ expansion to 950,000 gpd in Year 10) #	\$ 8,332,800	\$ 11,250,000	\$ 19,583,800	\$ 20,866,945
5 (8/21/07)	Phase 1 - 100,000 gpd WWTP @ Welcome Center area w/ land application and option for discharge plus 150,000 gpd WWTP @ Industrial Park w/ land application (267 ac for 0.90 mgd @ 1.5' thick); Phase 2 - Welcome Center conveyance to Industrial Park and expansion of WWTP to 950,000 in Year 10) #	\$ 7,899,100	\$ 16,001,200	\$ 23,899,300	\$ 23,115,610
6 ^W Alternative Cost (8/11/07)	Pump stations at Welcome Center, Exit 1, Exit 2 & Exit 4 w/ force mains extending to 250,000 GPD WWTP at Industrial Park Site with land application effluent disposal on 82 Ac. of useable application site based upon 1.5 inches/sec. [Exit 1, PS & FM cost = \$750,000]	\$ 6,407,400	N/A similar to ALL 4]	\$ 6,407,400	\$ 15

NOTES:

- # Alternatives 1, 2, 3 & 4 do not include revenue to Exits 2 and 4.
- # Exit 2 and Exit 4 costs include local collection system and placement of pump stations to reduce gravity sewer in immediate pump station areas.

ALTERNATIVE SELECTION CONSIDERATIONS:

ALTERNATIVE 5 - 100,000 GPD WWTP @ WELCOME CENTER & 150,000 GPD WWTP @ INDUSTRIAL PARK WITH LAND APPLICATION OF EFFLUENT

Positive Features:

- Lowest initial cost.
- Welcome Center area WWTP could utilize option for discharge of up to 100,000 gpd using existing DOT NPDES Permit with modified limits.
- Reduced land required at Industrial Park for land application (100,000 gpd @ 1.5"/Wk = 17 acre minimum application area plus buffers and unusable areas)
- Possible negotiation with DHEC for winter ammonia nitrogen limits favoring discharge without land application at Welcome Center and further reduced cost.
- Could use combination of land application and discharge for capacity >100,000 gpd.

Negative Features:

- Requires operation and maintenance of two (2) separate WWTP's with associated permitting and records.
- Alternative is not favored by DOT or SCPRT.
- County funding issues for WWTP on DOT or SCPRT site.
- DOT / SCPRT must provide land for WWTP and land application.
- Limited land area may prove insufficient for land application system.
- Welcome Center WWTP will be limited to 100,000 gpd without land application system.
- Industrial Park WWTP initial operation may be subject to highly variable flow and loadings impacting plant efficiencies without a base flow from Welcome Center.

ALTERNATIVE SELECTION CONSIDERATIONS:

ALTERNATIVE 6 (JACABB) – REGIONAL 250,000 GPD WWTP AT INDUSTRIAL PARK WITH LAND APPLICATION AND CONVEYANCE OF WASTEWATER FROM WELCOME CENTER UTILIZING PUMP STATIONS AT EXIT 1 AND EXIT 2.

Positive Feature:

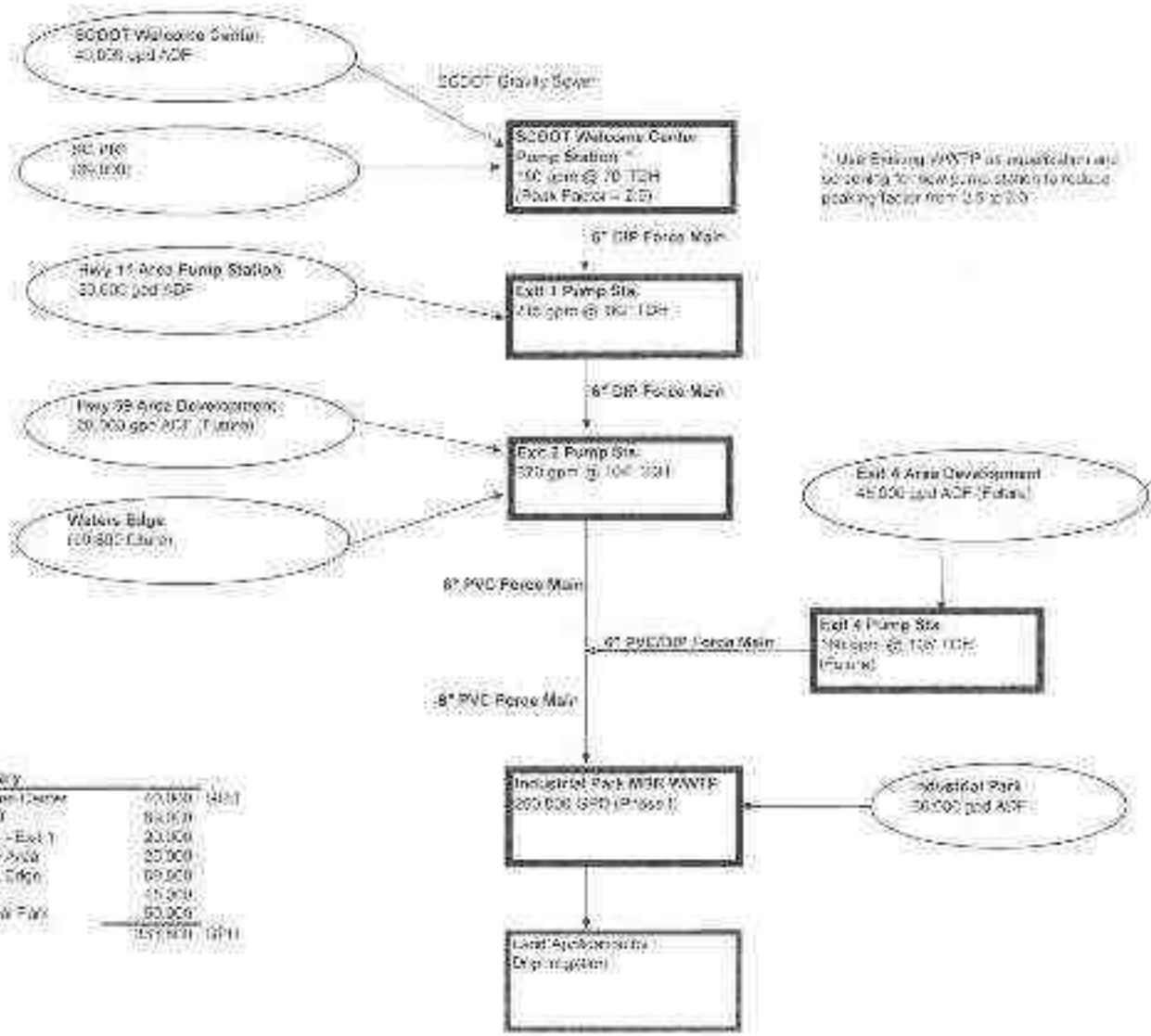
- Provides wastewater infrastructure at Exits 1, 2 and 4 for future development.
- Could delay Exit 4 pump station and force main saving approximately \$750,000.
- Utilized one regional WWTP.
- Land application will avoid stringent discharge limitations at Cleveland Creek.
- Future WWTP expansion could utilize discharge to Cleveland Creek with advanced treatment technology such as biological membrane reactors (MBR).
- Delayed implementation schedule for advanced treatment technology for discharge may allow further development and reduced cost.
- Welcome Center wastewater provides a base flow for operation of WWTP in initial years as industrial park develops.
- Funding subsidy available from SCDOT and possibly SCPRT.

Negative Features:

- Requires significant infrastructure for conveyance of small initial flow over significant distance for conveyance of wastewater from Welcome Center to Industrial Park.
- High potential for odors in conveyance system due to prolonged detention time in force mains with low initial flow.
- Operation cost for conveyance of wastewater over 4 miles for treatment.
- Force main routing along Interstate Highway may encounter permitting issues and require purchase of right-of-way with limited access.
- Force main routing requires attachment to I-85 Bridge crossing Lake Hartwell limiting access for maintenance.

SCHEMATIC DIAGRAM - SOUTHERN OCONEE COUNTY REGIONAL CONVEYANCE AND WWTP AT OCONEE COUNTY INDUSTRIAL SITE

October 2, 2007



* Use Existing WWTP as equalization and buffering for new source streams to reduce peaking factor from 2.5 to 2.0

Summary	
Welcome Center	40,000 (40%)
SC 90	18,000
Hwy 11 - Exit 1	30,000
Hwy 99 Area	20,000
Waters Edge	100,000
Exit 4	45,000
Industrial Park	200,000
Total	557,000 (50%)

Conveyance and Regional Treatment at the Oconee County Industrial Park & Effluent Land Application
 Option 1 - Force Main to WWTP Site

Item Description	Total
Option 1 - Probable Construction Cost:	
Welcome Center Pump Station & Force Main to Exit 1 Pump Station (180 gpm & 6" DIP FM)	\$ 538,700
Exit 1 Pump Station and Force Main to Exit 2 Pump Station (180 gpm & 6" DIP FM)	\$ 856,500
Exit 2 Pump Station and Force Main to Hwy 59/82 Intersection in Fair Play (320 gpm & 8" PVC FM)	\$ 554,400
Force Main from Hwy 59/82 Intersection to WWTP at Industrial Park Site (6" PVC FM)	\$ 286,200
Exit 4 Pump Station and Force Main to Intersection of Hwy 59/82 (100 gpm & 5" DIP/PVC FM)	\$ 541,700
Industrial Park WWTP (250,000 gpd w/ Tertiary Filtration & UV Disinfection)	\$ 1,838,100
Land Application System: Incl 1.75 MG Effluent Storage Pond and Drip Irrigation System	\$ 1,768,600
Subtotal Probable Construction Cost Conveyance, Treatment & Land Application:	\$ 6,724,200
Engineering Costs	
Design Phase Engineering Allowance @ 10%	\$ 672,400
Constructor Administration/Observation Engr. Allowance @ 5%	\$ 336,200
Owner Costs	
Owner Administration Fees @ 2.75%	\$ 184,900
Land for Pump Stations (0.3 Ac x 4 sites @ \$10,000/Ac)	\$ 12,000
Land for Land Application Drip Irrigation System (82 Ac @ \$5825/Ac)	\$ 477,700
Subtotal Engineering & Owner Costs:	\$ 1,683,200
Grand Total Alternative 1 - Phase 1 Cost:	\$ 8,407,400

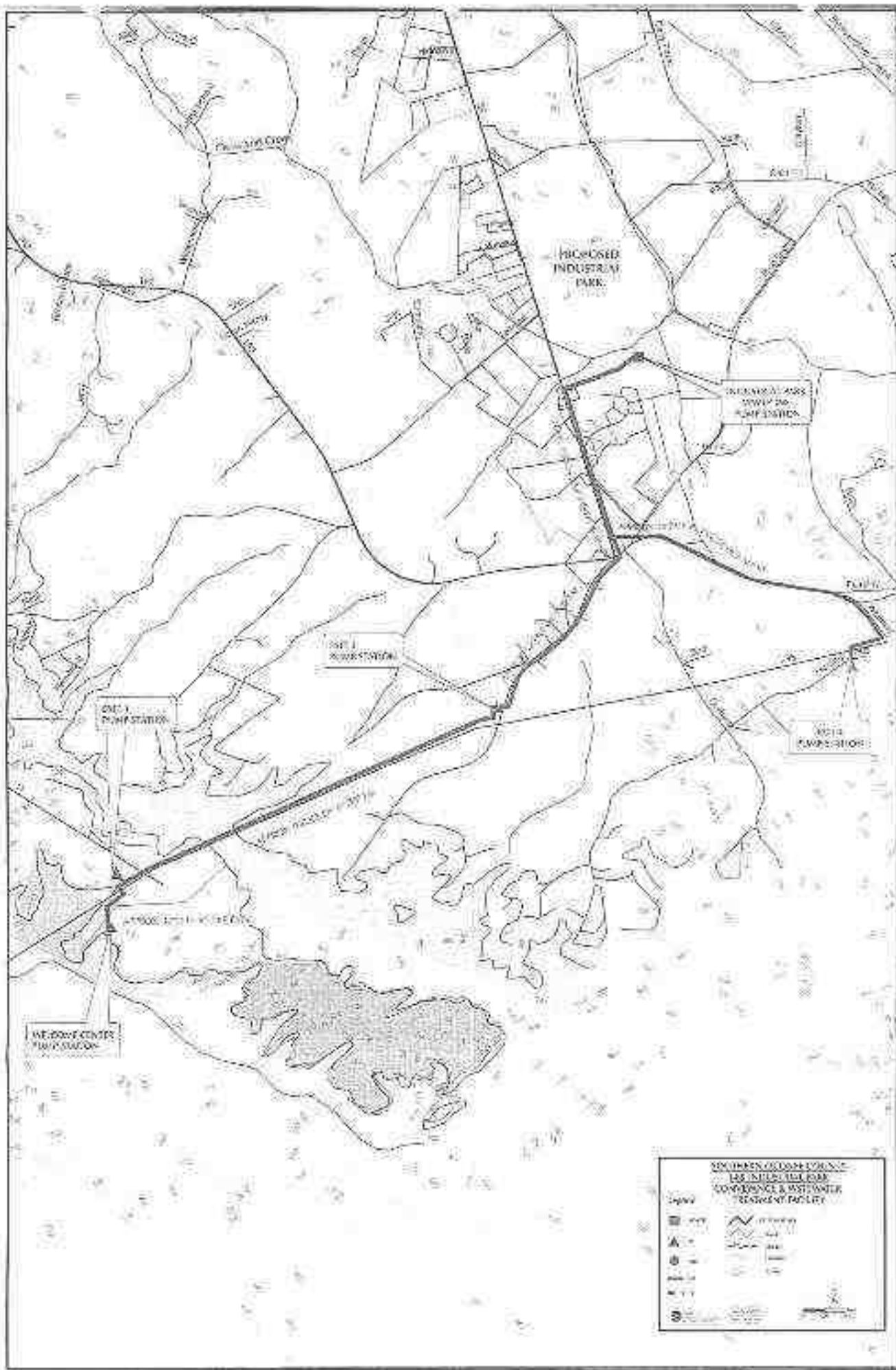
ASSUMPTIONS:

1. WWTP will consist of two (2) 125,000 gpd packaged treatment trains in a concrete structure with a surge tanks, anoxic contact zones, aeration tanks, clarifiers and sludge holding tanks. Additional items include influent static screens, tertiary filtration, ultraviolet disinfection, emergency power generator and small plant utility building for site storage.
2. Cost for Industrial Park sewage collection system and pump station is not included in the estimate.
3. Land application system includes 1.75 million gallon (7 day storage) pond with 80 mil HDPE liner and drip irrigation system based upon 1.5 inches application per week on 43 acres. A total application area of 82 acres was included.

**Proposed Project Schedule -
Oconee County Regional WWTP at**

TASK#	07			08			09											
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Phase I - Preliminary Design																		
1. Mtg w/ DC/CCSC/DHRT to finalize Project Goals and Objectives																		
2. Conduct Preliminary Soils & Site Evaluations at Proposed Irrigation Site(s)																		
3. Revise Preliminary Engineering Report per County selected WWTP approach.																		
4. SC DHEC Review & Approval of PER																		
PHASE II - DESIGN																		
1. Delineation of Wetlands/Engineered Spec.																		
2. Verticality of Wetlands by CCE																		
3. Field Surveys (1.9 miles FM 11 PE & WWTP and Appl. Sub)																		
4. Preparation of Plans & Specifications																		
5. DC/CCSC Review																		
6. SC OHEC Review & Approval of Design																		
7. Advise & the County Contract																		
8. Construction Contract Approval & Award.																		

TASK#	09			10			11											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
PHASE III - CONSTRUCTION																		
1. Preconst Mtg	X																	
2. Construction																		
3. Check-out and DHEC Permit to Operate																		
4. Place System into Operation																		



**SOUTHERN OLDHAM COUNCIL
135 INDUSTRIAL PARK
SEWERAGE & WASTEWATER
TREATMENT FACILITY**

SEWER	WASTEWATER
WATER	ROAD
RAILWAY	BOUNDARY
PROPERTY	EXIST. BUILDING
EXIST. ROAD	EXIST. RAILWAY
EXIST. WATER	EXIST. WASTEWATER
EXIST. SEWER	EXIST. PUMP STATION
EXIST. TANK	EXIST. VALVE
EXIST. MANHOLE	EXIST. CHECK VALVE
EXIST. FLOW METER	EXIST. TELEPHONE
EXIST. LIGHTING	EXIST. SIGNAGE
EXIST. FENCE	EXIST. GATE
EXIST. WALL	EXIST. CURB
EXIST. DRIVEWAY	EXIST. PARKING
EXIST. LANDSCAPE	EXIST. PLANTING
EXIST. TREES	EXIST. SHRUBS
EXIST. GRASS	EXIST. SOIL
EXIST. ROCK	EXIST. SAND
EXIST. GRAVEL	EXIST. ASPHALT
EXIST. CONCRETE	EXIST. BRICK
EXIST. BLOCK	EXIST. TILE
EXIST. ROOF	EXIST. FLOOR
EXIST. CEILING	EXIST. WALL
EXIST. DOOR	EXIST. WINDOW
EXIST. STAIR	EXIST. ELEVATOR
EXIST. ESCAPE ROUTE	EXIST. FIRE EXTINGUISHER
EXIST. FIRE ALARM	EXIST. FIRE HYDRANT
EXIST. FIRE TOWER	EXIST. FIRE PUMP
EXIST. FIRE ENGINE	EXIST. FIRE TRUCK
EXIST. FIRE STATION	EXIST. FIRE DEPARTMENT
EXIST. FIRE INSURANCE	EXIST. FIRE RISK
EXIST. FIRE HAZARD	EXIST. FIRE PREVENTION
EXIST. FIRE PROTECTION	EXIST. FIRE SAFETY
EXIST. FIRE TRAINING	EXIST. FIRE DRILL
EXIST. FIRE EXERCISE	EXIST. FIRE INSPECTION
EXIST. FIRE INVESTIGATION	EXIST. FIRE REPORT
EXIST. FIRE RECORD	EXIST. FIRE LOG
EXIST. FIRE JOURNAL	EXIST. FIRE DIARY
EXIST. FIRE ALBUM	EXIST. FIRE PHOTOGRAPH
EXIST. FIRE VIDEO	EXIST. FIRE DOCUMENT
EXIST. FIRE MAP	EXIST. FIRE PLAN
EXIST. FIRE SPECIFICATION	EXIST. FIRE CONTRACT
EXIST. FIRE AGREEMENT	EXIST. FIRE ORDER
EXIST. FIRE DECISION	EXIST. FIRE ACTION
EXIST. FIRE MEASURE	EXIST. FIRE STEP
EXIST. FIRE TASK	EXIST. FIRE OBJECTIVE
EXIST. FIRE RESULT	EXIST. FIRE EVALUATION
EXIST. FIRE REVIEW	EXIST. FIRE IMPROVEMENT
EXIST. FIRE MAINTENANCE	EXIST. FIRE MONITORING
EXIST. FIRE CONTROL	


[Print \(less\)](#)

From: "Bob Fronberger" <bfronberger@wkdickson.com>
 To: <ocscmanager@bellsouth.net>
 Subject: Two WWTP Site Option
 Date: Thu, 13 Sep 2007 17:18:39 +0000

Bob -

Attached are spreadsheets of cost evaluation for utilizing two package treatment plants. Costs are summarized as follows:

	Probable Cost
Exit 1 Pump Station and force main to Welcome Center	\$755,100
Welcome Center 100,000 gpd WWTP & Land Application	\$2,418,500
Industrial Park 125,000 gpd WWTP & Land Application System	\$2,473,800

These cost projections are based on the following:

- Exit 1 pump station @ 180 gpm with 6" FM to Welcome Center to allow future redirection of flow if desired.
- Welcome Center WWTP includes:
 - Influent pump station to transfer wastewater into WWTP
 - Pkg WWTP in concrete tanks to minimize initial costs (2 each 50,000 gpd units)
 - Above ground 700,000 effluent storage tank for land application due to limited land area
 - Land application by drip irrigation at 1.5"/week
 - Emergency generator
 - WWTP will require minimum of 6 acres. NO COST IS INCLUDED FOR LAND.
 - Land application will require a minimum of 26 acres. NO COST IS INCLUDED FOR LAND.
- Industrial Park WWTP
 - Influent pump station to transfer wastewater into WWTP
 - Pkg WWTP in concrete tanks to minimize initial costs (2 each 62,500 gpd units)
 - Effluent storage pond with HDPE liner for land application since land is more readily available at this site
 - Land application by drip irrigation of 1.5"/week
 - Emergency generator
 - WWTP will require minimum of 6 acres. NO COST IS INCLUDED FOR LAND.
 - Land application will require a minimum of 36 acres. NO COST IS INCLUDED FOR LAND.

The construction costs are balance out by the use of a storage tank at the Welcome Center and larger plant at the Industrial Park.

ESTIMATE OF PROBABLE CONSTRUCTION COST
125,000 GPD PHASE I WWTP AT INDUSTRIAL PARK W/ LAND APPLICATION OF EFFLUENT

ITEM DESCRIPTION	A	UNITS	UNIT \$	TOTAL \$
WWTP at Industrial Park Site- Phase I				
Proc WWTP (2 ea - 62,500 gpd units incl. Surge Tank, Aeration Zone, Aeration Clarifier, Microscreen & Sludge Holding w/ Bowers & Controls in Conc. Tank)	125,000	ea	\$ 3.00	\$ 481,200
Cons. WWTP Base Slab	170	cy	\$ 200	\$ 34,000
Cons. WWTP Weir Sections	180	cy	\$ 600	\$ 108,000
Influent Sludge Screen	1	ea	\$ 26,000	\$ 26,000
Influent Screen Foundation & Dumpster Pad (20'x30'x1.20')	28	cy	\$ 500	\$ 14,000
UV Disinfection Equipment to SS Channel	1	ea	\$ 66,500	\$ 66,500
UV Channel Conc. Foundation (Assume 8'x33'x1.25')	12	cy	\$ 300	\$ 3,600
Prefabricated Utility Building (12' x 12')	1	Buildng	\$ 10,000	\$ 10,000
Emergency Generator	1	ea	\$ 75,000	\$ 75,000
PS Wet Well (3 Dia.) at WWTP	1	ea	\$ 8,000	\$ 8,000
Influent Pumps & Controls	2	ea	\$ 20,000	\$ 40,000
Valve Vault	1	ea	\$ 6,000	\$ 6,000
4" FM Ecc. Poly Valve	2	ea	\$ 1,100	\$ 2,200
4" Check Valves	2	ea	\$ 2,500	\$ 5,000
Site Work @ 5%				\$ 41,500
Site Electrical @ 10%				\$ 83,000
Site Piping @ 5%				\$ 41,500
Multiplication @ 3.5%				\$ 20,200
Contingency (10%)				\$ 104,200
Subtotal -Welcome Center WWTP Construction Cost:				\$ 1,145,700
SECTION F - Land Application System				
Exc. Excavation	2700	cy	\$ 3.50	\$ 9,450
Disc Pile & Compaction	3700	cy	\$ 5.00	\$ 18,500
Pond HDPE Linc & Subgrade Non-woven Material	36000	sf	\$ 1.20	\$ 43,200
Drip Land Application System (Assume 1.0/Week)	125,000	gpd	\$ 0	\$ 180,000
8" PVC Piping to Orig Application Site	1000	lf	\$ 20	\$ 20,000
Multiplication @ 3.5%				\$ 20,400
Contingency (10%)				\$ 85,600
Subtotal - Land Application Construction Cost:				\$ 955,200
Subtotal Industrial Park WWTP & Land Application Cost:				\$ 2,100,900
Engineering Costs				
Design Phase Engineering @ 10%				\$ 210,100
Construction Administration/Observation Engr. @ 5%				\$ 105,000
Subtotal Engineering Costs:				\$ 315,100
Owner Costs				
Legal, Approval & Owner Administration Fees @ 2.75%				\$ 57,800
Land for WWTP	0	Ac	\$	\$ -
Land for Wastewater Application System	38	Ac	\$	\$ -
Right-of-way - Force Main	0	lf	\$ 2	\$ -
Right of way - Gravity Sewer	0	lf	\$ 1	\$ -
Subtotal Owner Costs:				\$ 57,800
Grand Total Probable Cost:				\$ 2,473,800

WELCOME CENTER WWTP OPERATION COST PROJECTION @ 50,000 GPD

ITEM	DESCRIPTION	ANNUAL OPERATION HRS/YR	ANNUAL POWER COST	ANNUAL OPERATION COST	ANNUAL MAINTENANCE COST	TOTAL ESTIMATED O & M COST
Wellcome Center Pump Station	150 gpd w/ 5 Hp motors @ an average flow of 50,000 gpd	1690	\$	662	\$	662
Operation & Maintenance	4 hrs/wk x 52 wks/yr + 24 hr/mo maint			36,400	7,200	43,600
WWTP Parts & Misc. Materials @ 2% of Maint. Equip. Cost				\$	11,920	11,920
Power Costs						
Acceleration/Retard. Station/Storage Pumps	30 kWh for 124,000 gpd plant @ 50,000 gpd	8780	\$	13,719	\$	13,719
Ext. UV Disinfection	24 Kw-hr	8760	\$	21,024	\$	21,024
Effluent pumps to Storage Tank	50,000 gpd w/ 5 hp motors @ 150 gpm	1690	\$	562	\$	562
Dist. Injection Pumps	60,000 gpd w/ 150 gpm/10 Hp pumps	1690	\$	862	\$	862
Other Costs						
UV Lamp & Ballast Replacement Cost	Lamp @ 12000 hr-life & Ballast @ 5 year life			\$	\$	\$
Sludge Transportation to Landfills	82 lbs/day @ 2% Solids @ 0.340/gallon framp & treat (based on 50,000 gpd average Q)			\$	\$	\$
Contract Laboratory Analysis	Budget			\$	\$	\$
Total Annual O&M Cost				\$	\$	\$
Operational & Maintenance Cost Per 1000 Gallon Based Upon 50,000 GPD						\$

Break of O&M Cost Projections:

1. Pumping & Treatment costs are based upon projected 60,000 gpd capacity.
2. Power costs for Pump Station is based upon \$0.15 kWh-hr with 70% average pump/motor efficiency.
3. Power cost for WWTP is based on \$0.10 kWh-hr w/ 70% average motor efficiency.
4. Pump station & WWTP maintenance costs for parts and materials assumed 2% of mechanical equipment cost per year.

2010-2011

WELCOME CENTER WWTP OPERATION COST PROJECTION @ 50,000 GPD

8/14/2007

ITEM	DESCRIPTION	ANNUAL	ANNUAL	ANNUAL	ANNUAL	TOTAL ESTIMATED
		OPERATION HRS/YR	POWER COST	OPERATION COST	MAINTENANCE COST	D & M COST
Wellpans Center Pump Station	180 gpm w/ 5 1/2 Hp motors @ an average flow of 50,000 gpd	1800	\$	802	\$	802
Operation & Maintenance	4 hrs day x 7 days/week = 28 hr/mo man			\$	36,400	\$
WWT# Parts & Misc Materials @ 2% of Mech Equip Cost					\$	7,200
Power Costs	44 ghp for 100,000 gpd plant @ 50,000 gpd		\$ 8750	20,120		\$
Aeration Motor, Screen/Baffle Pumps	24 Kw-hr		\$ 8750	21,024		\$
Eff. UV Sterilization						\$
Drip Irrigation Pumps	50,000 gpd @ 16 hrs/day with 180 gpm/10 Hp pumps		\$ 1600	802		\$
Costs						
UV Lamp & Ballast Replacement Cost	area @ 2000 hr/yr & Ballast @ 1 year life			\$	5,180	\$
Single Transportation to/From	82 hrs/day @ 2% Subst @ 2.54 Dollars/hr @ a fuel			\$	20,272	\$
	based on 50,000 gpd (average 2)					
Contract Laboratory Analysis	Subst			\$	30,000	\$
Total Annual O&M Cost						\$ 161,082
Operation & Maintenance Cost Per 1000 Gallon Based Upon 50,000 GPD						\$ 16.03

- Back of O&M Cost Projections
1. Pumping & Treatment costs are based upon projected 50,000 gpd 50 capacity.
 2. Power costs for Pump Stations is based upon \$0.15/kwh with 70% average pump motor efficiency.
 3. Power cost for WWT# is based on \$0.10/kwh with 70% average motor efficiency.
 4. Pump station & WWT# maintenance costs for parts and materials assumed 2% of mechanical equipment cost per year.

ESTIMATE OF PROBABLE CONSTRUCTION COST

100,000 GPD WWTP AT WELCOME CENTER SITE w/ LAND APPLICATION & DISCHARGE OPTION

ITEM DESCRIPTION	QTY	UNITS	UNIT \$	TOTAL \$
WWTP AT SCDOT Welcome Center Site				
Plg WWTP (2 ea - 50,000 gpd units Inc. Surge Tk, Aeration Zone, Aeration, Clarifier, Mesotank & Sludge Holding w/ Blowers & Controls in Comm. Tank)	100,000	sq	\$ 3.65	\$ 365,000
Conc. WWTP Base Slab	140	cy	\$ 200	\$ 28,000
Conc. WWTP Wall Sections	150	cy	\$ 400	\$ 60,000
Influent Static Screen	1	ea	\$ 26,000	\$ 26,000
Influent Screen Foundation & Dipsior Pad (20'x20'x1.25')	20	cy	\$ 300	\$ 6,000
UV Disinfection Equipment in SS Channel	1	ea	\$ 66,500	\$ 66,500
UV Channel Conc. Foundation (Assume 3'x30'x1.25')	12	cy	\$ 300	\$ 3,600
Prefabricated Utility Building (12' x 12')	1	Buildg	\$ 10,000	\$ 10,000
Emergency Generator	1	ea	\$ 75,000	\$ 75,000
PS Wet Well (6' Dia) at WWTP	1	ea	\$ 5,000	\$ 5,000
Influent Pumps & Controls	2	ea	\$ 20,000	\$ 40,000
Valve Vault	1	ea	\$ 8,000	\$ 8,000
4" FM Esc. Plug Valve	2	ea	\$ 1,100	\$ 2,200
4" Check Valves	2	ea	\$ 2,500	\$ 5,000
6" PVC Connection to existing effluent diffuser	400	lf	\$ 20	\$ 8,000
Site Work @ 5%				\$ 38,800
Site Electrical @ 10%				\$ 73,200
Site Piping @ 5%				\$ 39,500
Mobilization @ 3.5%	1	ls		\$ 39,600
Contingency (10%)				\$ 81,000
Subtotal - Welcome Center WWTP Construction Cost:				\$ 1,000,600
SECTION F - Land Application System				
Effluent Wet Well (8' Dia.)	1	ea	\$ 8,000	\$ 8,000
Effluent Pumps & Controls to Storage	2	ea	\$ 20,000	\$ 40,000
Effluent Storage (1x 20' Dia x 20' (7 Days Min. Storage)	700,000	Gal	\$ 0.32	\$ 224,000
Tank Foundation Stone (88' Dia x 1.5' Th)	880	cy	\$ 40,000	\$ 35,200
Grading for tank foundation	1	suqft	\$ 20,000.00	\$ 20,000
Drip Land Application System (Assume 1.5"/Week)	100,000	gpd	\$ 6	\$ 600,000
6" PVC Piping to Drip Application Site	1000	lf	\$ 20	\$ 20,000
Mobilization @ 3.5%	1	ls		\$ 30,400
Contingency (10%)				\$ 93,600
Subtotal - Land Application Construction Cost:				\$ 1,053,400
Subtotal Welcome Center WWTP & Land Application Construction Cost:				\$ 2,053,900
Engineering Costs				
Design - Base Engineering @ 10%				\$ 205,390
Construction Administration/Observation Engr. @ 5%				\$ 102,700
Subtotal Engineering Costs:				\$ 308,100
Owner Costs				
Legal, Appraisal & Owner Administration Fees @ 2.75%				\$ 56,500
Land for WWTP	0	Ac		\$ -
Land for Wastewater Application System	20	Ac		\$ -
Right of way - Force Main	0	lf	\$ 2	\$ -
Right of way - Gravity Sewer	0	lf	\$ 1	\$ -
Subtotal Owner Costs:				\$ 56,500
Grand Total Probable Cost:				\$ 2,418,500

**SOUTHERN OCONEE COUNTY REGIONAL
WASTEWATER TREATMENT PROJECT**

OCONEE COUNTY COUNCIL PRESENTATION
August 21, 2007

W.K. Dickson & Co., Inc.
616 Colonnade Drive
Charlotte, North Carolina 28205
Tel: 704-334-5348
Fax: 704-334-0078

POTENTIAL SOUTHERN OCONEE COUNTY WASTEWATER CONTRIBUTORS *

Wastewater Contributor Projection	Estimated Wastewater (GPD)
• SCDOT Welcome Center	75,000
• Oconee Resort (SCPRT)	89,000
• Highway 11 Area Development	13,800
• Water's Edge Community	69,800
• I-85 Exit 4 Development	38,800
• Highway 59 Development (Fairplay Area)	38,800
• Cleveland Creek Drainage Basin (Fairplay Area)	38,800
• Oconee County Industrial Park	130,000
• Chickasaw Point Community	176,000
• Foxwood Hills Community	108,000
• Little Choestoea Creek Area	93,500
Total Area Wastewater Potential:	871,500

*Based upon Oconee County Master Plan.

LONG-RANGED REGIONAL WASTEWATER CONVEYANCE AND TREATMENT ALTERNATIVES IDENTIFIED AND EVALUATED FOR SOUTHERN OCONEE COUNTY

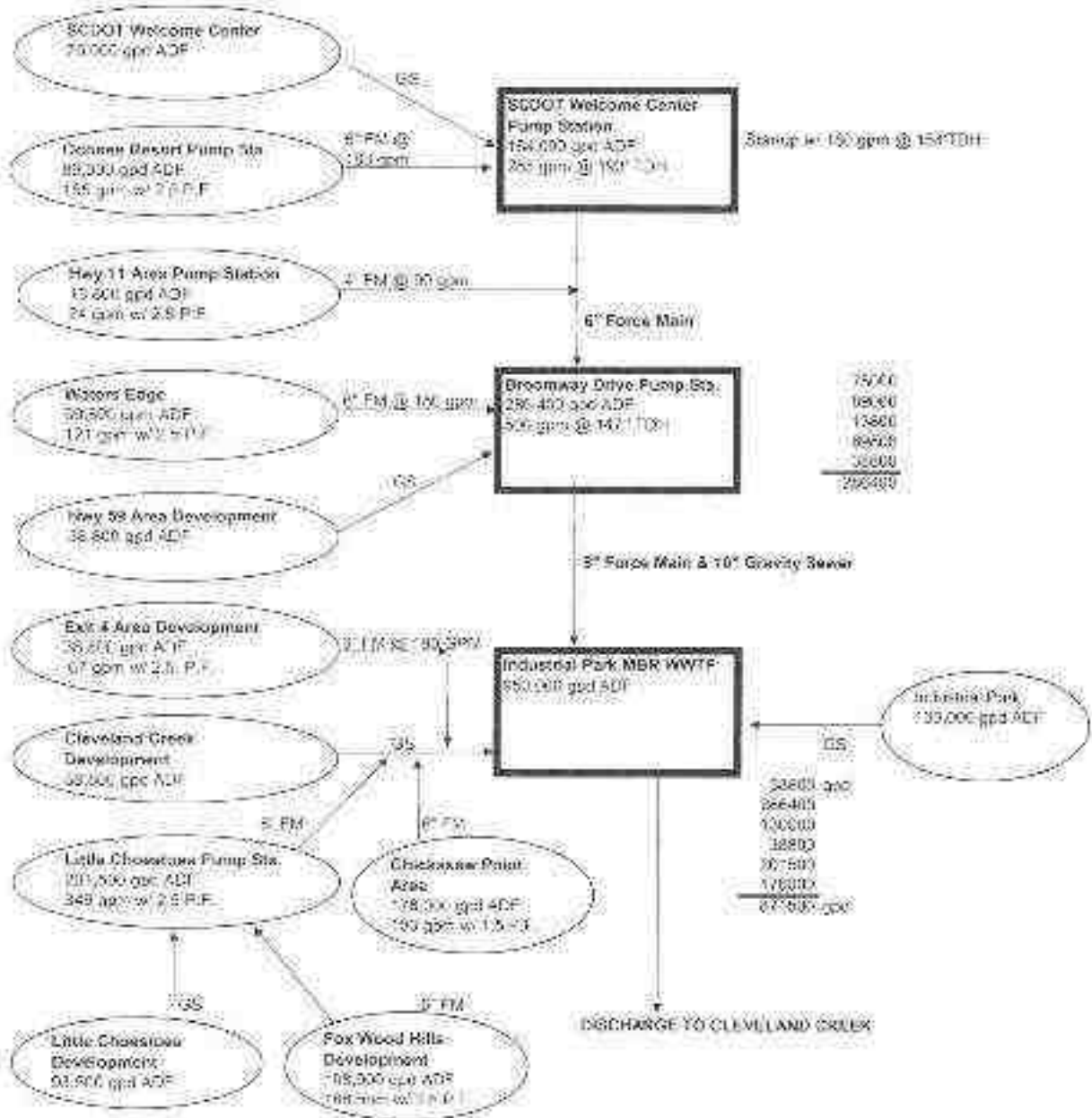
ALT #	DESCRIPTION
1	<p>Conveyance and Regional Treatment Facility at Oconee County Industrial Park Site with Discharge to Cleveland Creek and Phased Construction of WWTP</p> <ul style="list-style-type: none"> • Phase 1 – 0.25 mgd WWTP @ Industrial Park • Phase 2 – Expansion of WWTP to 0.95 mgd
2	<p>Conveyance to Existing Coneross WWTP for Treatment</p>
3	<p>Conveyance to Regional Treatment Facility at a Lake Hartwell Site with Discharge to Lake Hartwell and Phased Construction of WWTP</p> <ul style="list-style-type: none"> • Phase 1 – 0.25 mgd WWTP @ Lake Hartwell area • Phase 2 – Expansion of WWTP to 0.95 mgd <p> LAKE HARTWELL DISCHARGE LIMITED TO 0.1 MGD WITHOUT DEMONSTRATED LAKE MODEL </p>
4	<p>Conveyance and Regional Treatment Facility at Oconee County Industrial Park Site with Land Application of Effluent and Phased Construction of WWTP & Land Application System</p> <ul style="list-style-type: none"> • Phase 1 – 0.25 mgd WWTP @ Industrial Park • Phase 2 – Expansion of WWTP to 0.95 mgd
5	<p>Interim WWTP's @ SCDOT area and Oconee County Industrial Sites with Land Application of Effluent and Phase 2 Construction of Conveyance System and Expansion of Industrial Park WWTP</p> <ul style="list-style-type: none"> • Phase 1 – 0.1 mgd WWTP @ SCDOT area & 0.15 WWTP @ Industrial Park area (No Conveyance System) • Phase 2 – Construction of Conveyance System to Transfer SCDOT to Industrial Park area and expansion of Industrial Park WWTP and Land Application System to 0.95 mgd

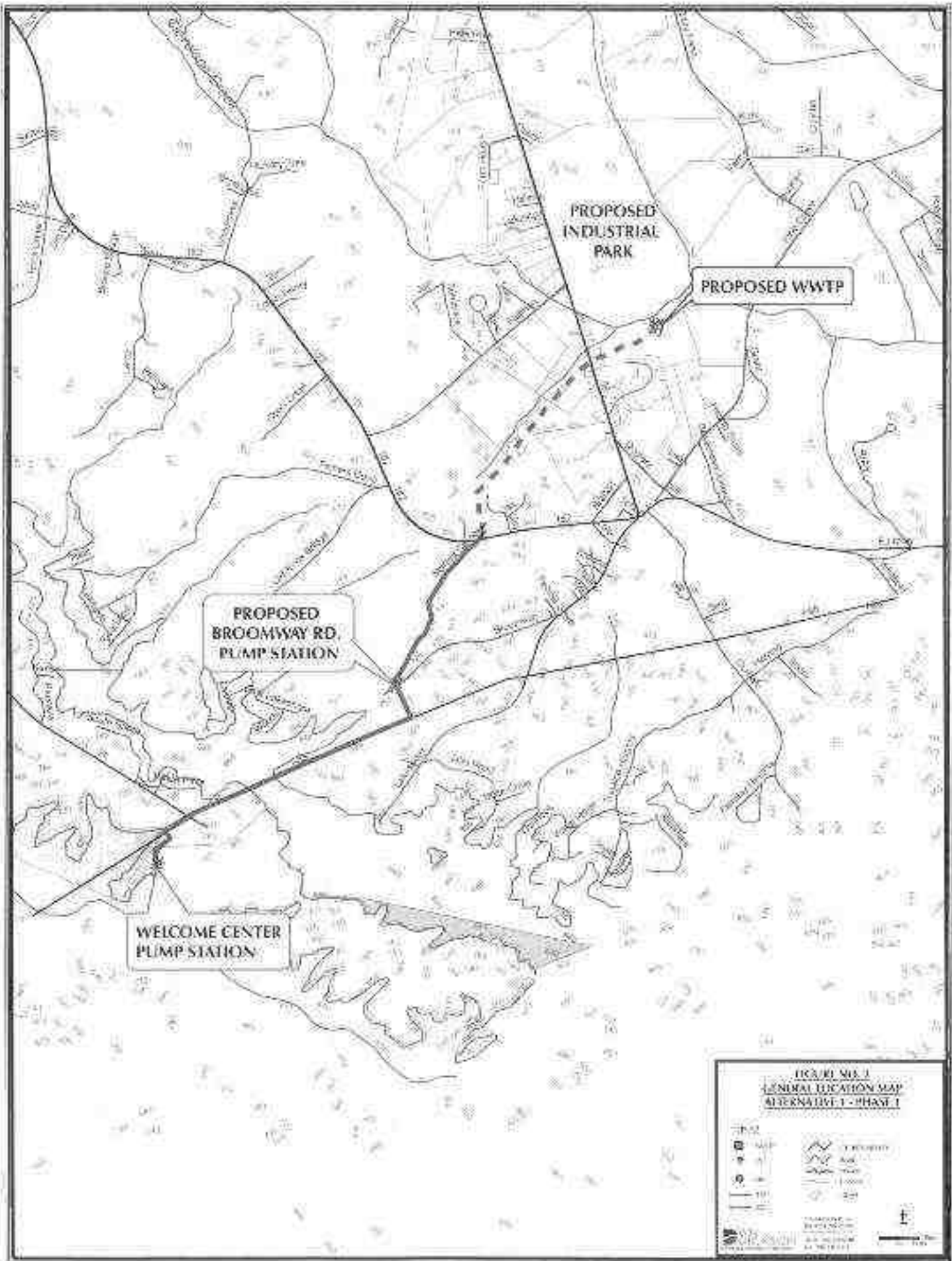
**ANTICIPATED NPDES PERMIT DISCHARGE LIMITATIONS FOR
SOUTHERN OCONEE COUNTY REGIONAL WWTP DISCHARGE OPTIONS ***

PARAMETER	CLEVELAND CREEK INDUSTRIAL PARK @ 0.95 MGD Monthly Average (mg/L)	LAKE HARTWELL SCDOT I-85 REST AREA @ 0.10 MGD Monthly Average (mg/L)
BOD ₅	10	5
TSS	30	30
NH ₃ -N	2	0.5
TRC	0.011	0.011
Fecal Coliform	200/100	200/100
Total Phosphorus	0.06	2
Total Cadmium	MR	0.00034
Total Copper	MR	0.0097
Total Lead	MR	0.0032
Total Zinc	MR	MR
Total Mercury	MR	MR

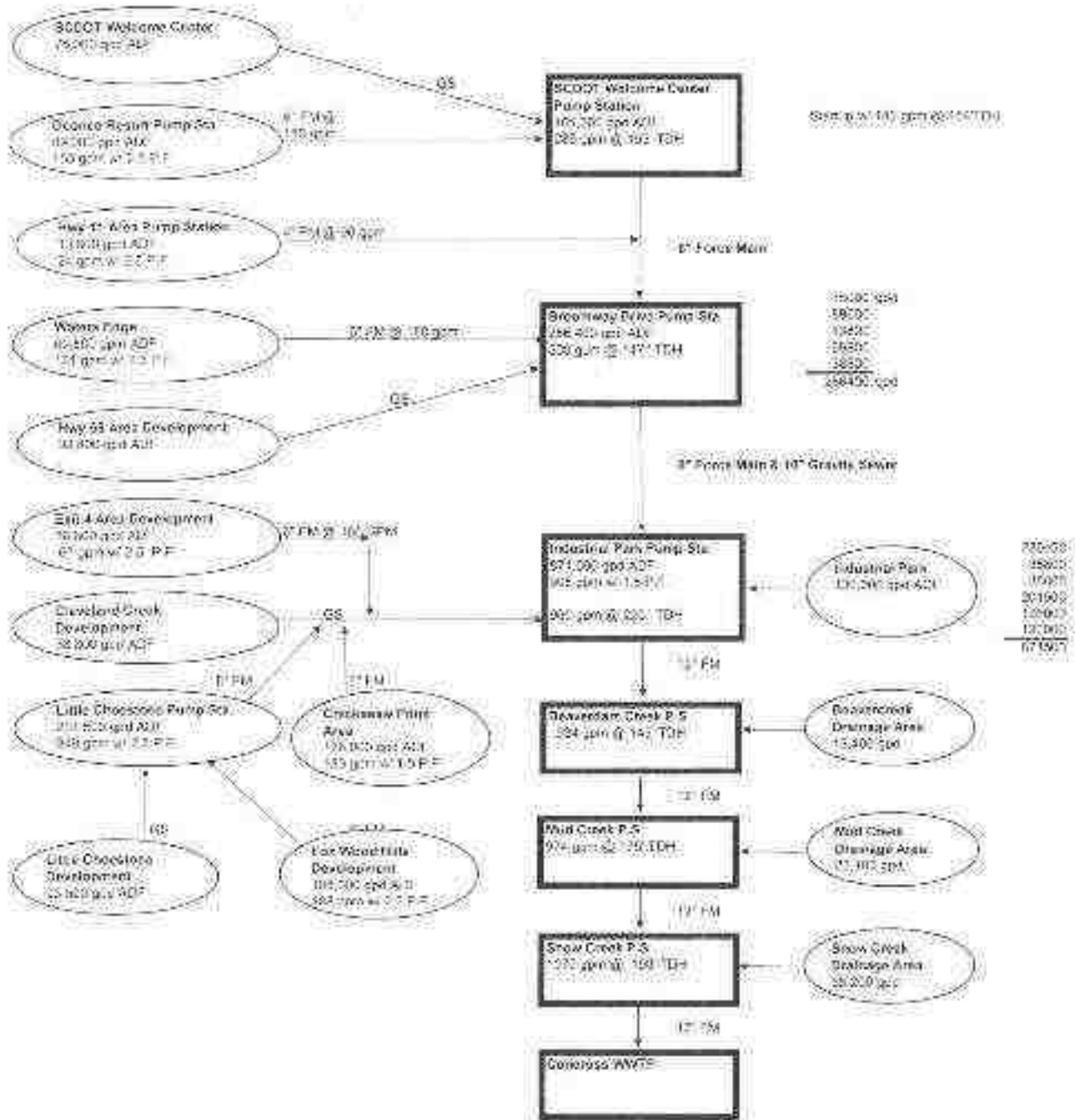
* Anticipated discharge limits are based upon DHEC Wasteload Allocations dated June, 2007 for the respective discharge locations.

ALTERNATIVE 1 SCHEMATIC DIAGRAM - REGIONAL WWTP AT OCONEE COUNTY INDUSTRIAL SITE

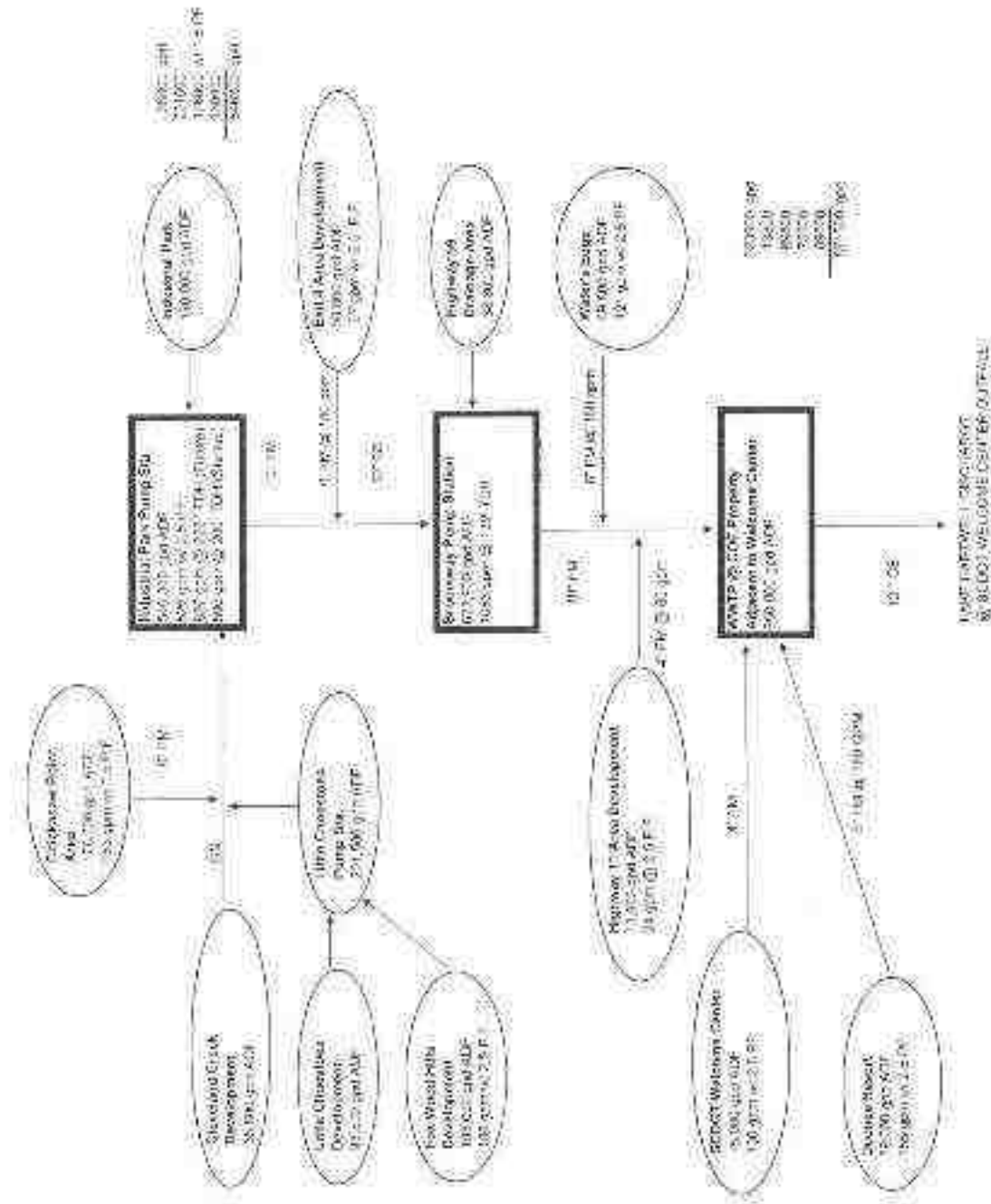




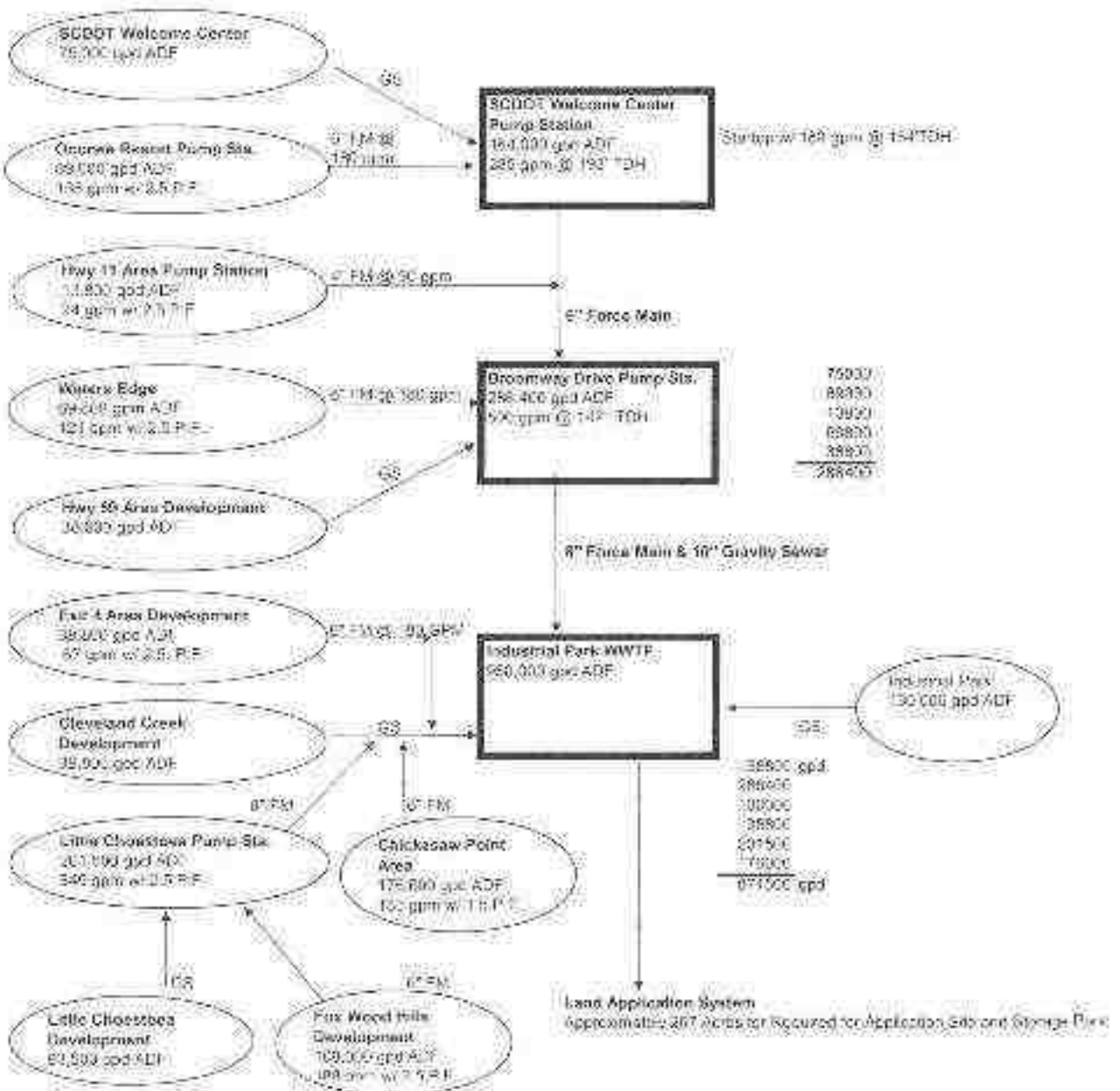
ALTERNATIVE 2 SCHEMATIC DIAGRAM - CONVEYANCE TO CONEROSS WWTF



ALTERNATIVE 3 SCHEMATIC DIAGRAM - REGIONAL WWTP AT LAKE HARTWELL SITE



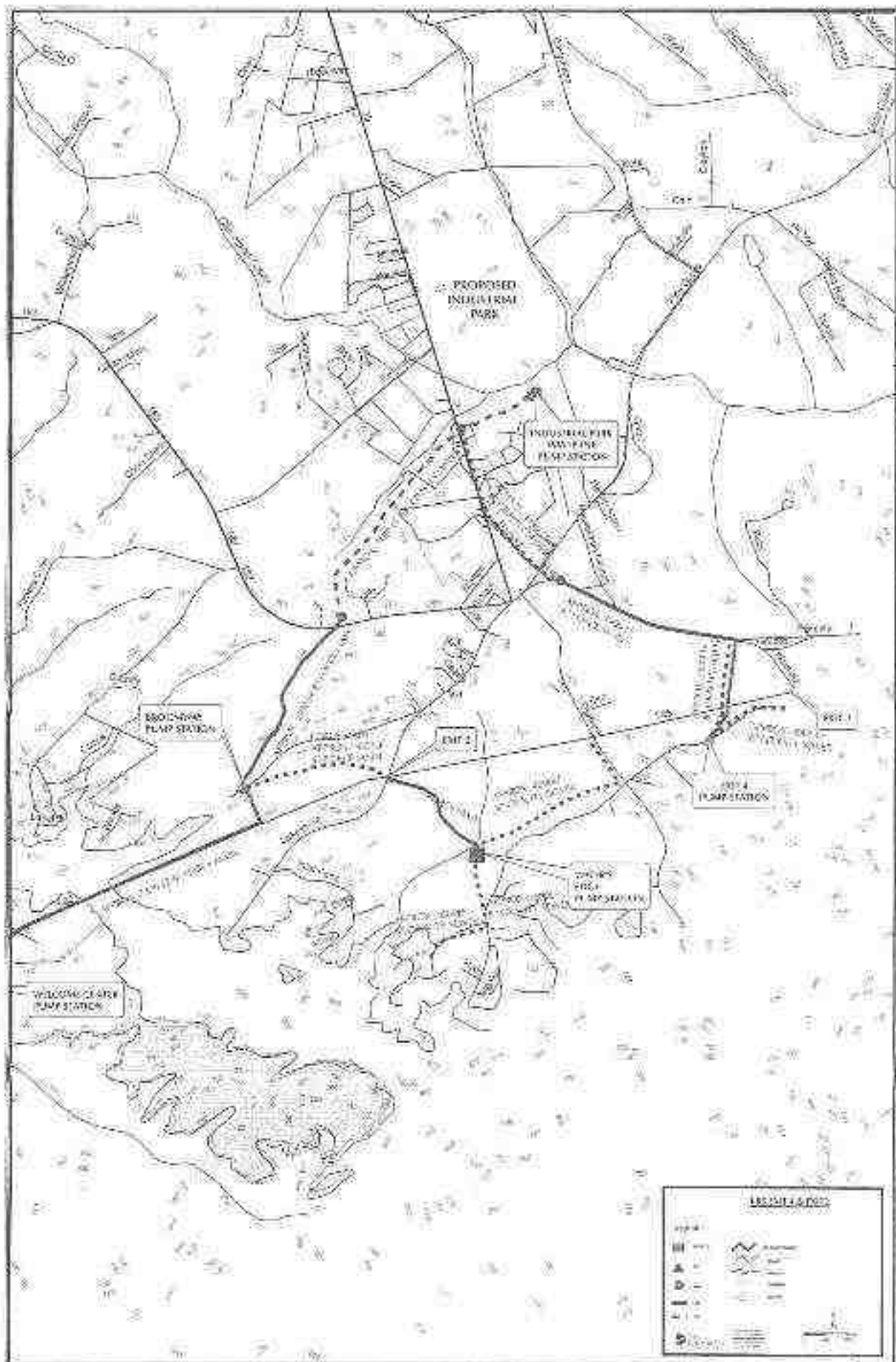
ALTERNATIVE 4
SCHEMATIC DIAGRAM - REGIONAL WWTP AT OCONEE COUNTY INDUSTRIAL SITE WITH
LAND APPLICATION OF EFFLUENT



SUMMARY OF COST EVALUATIONS FOR I-85 WELCOME CENTER PROJECT:

August 21, 2007

Alternative No.	Description	Probable Phase 1 Construction Cost	Probable Phase 2 Construction Cost	Total Cost Phase 1 & 2	Present Worth Cost
1	Conveyance and regional treatment at Deonoe County Industrial Park (250,000 gpd inflow w/ expansion to 950,000 gpd in Year 10)	\$ 5,849,000	\$ 8,937,000	\$ 14,786,000	\$ 18,728,652
2	Conveyance to Converse WWTP (Based upon future capacity of 950,000 gpd) (INCLUDES 10% GAL CAPACITY COST)	\$ 8,669,000	N/A	\$ 8,669,000	\$ 18,181,745
3	Conveyance and regional treatment at Lake Howell site (250,000 gpd inflow w/ expansion to 950,000 gpd in Year 10) (LAKE HARTWELL DISCHARGE LIMITED TO 100,000 GPD WITHOUT DEMONSTRATED LAKE MODEL)	\$ 6,561,000	\$ 5,428,200.00	\$ 12,000,200	\$ 17,186,100
4	Conveyance and regional treatment at Deonoe County Industrial Park with joint application of effluent (250,000 gpd inflow w/ expansion to 950,000 gpd in Year 10)	\$ 8,392,000	\$ 11,258,200	\$ 19,650,200	\$ 28,868,845
5	Inflow 100,000 gpd (WWTP @ Welcome Center area w/ and expansion and option for 0.015 discharge plus 150,000 gpd WWTP @ Industrial Park w/ conveyance to Industrial Park and expansion of WWTP to 950,000 in Year 10)	\$ 7,895,100	\$ 16,907,200	\$ 23,802,300	\$ 29,115,070
Ext 2	Gravity sewer serving Tugalo Heights Drive & Waters Edge, Pump Station to Ext 2 area and gravity sewer to Secondary Pump Station	\$ 1,779,000	N/A	\$ 1,779,000	N/A
Ext 4	Pump station & force main to Hwy 69 with gravity sewer extending to Cleveland Creek sewer	\$ 2,157,500	N/A	\$ 2,157,500	N/A



PROPOSED INDUSTRIAL PARK

INDUSTRIAL PARK WASTEWATER TREATMENT PLANT

BIODIGESTER PUMP STATION

EFF 2

AREA 4 PUMP STATION

WILSONS CREEK PUMP STATION

WILSONS CREEK PUMP STATION

