

**AGENDA ITEM SUMMARY**

**OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: July 19, 2005**

**COUNCIL MEETING TIME: ITEM TITLE OR DESCRIPTION:**

Annual Update of the Comprehensive Economic Development Strategy (CEDS) for the Appalachian Region.

**BACKGROUND OR HISTORY:**

To be eligible for funding for various infrastructure projects from the Economic Development Administration and other Federal Agencies the Appalachian Council of Governments coordinates the annual inputs from its member counties. We have been involved with this effort for several years. We have again requested that all the communities and Oconee County agencies that have project needs related to water, waste water, transportation, solid waste, land use planning, downtown development and economic development and job creation to provide updates to this plan.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Most, but not all, of the agencies responded and therefore there may be several projects that were not identified.

**STAFF RECOMMENDATION FOR COUNCIL ACTION:**

Recommend that this updated version be approved for inclusion in the 2005 Appalachian Council of Governments Comprehensive Economic Development Strategy (CEDS).

**FINANCIAL IMPACT:**

By keeping this plan current it may assist us in obtaining Federal funding for some of the many projects that have been identified by the communities and agencies involved. This strategy has assisted us in our efforts to get Federal assistance on the upgrade of the Westminster Water system that also includes an elevated water tank near the Highway 11 and 123 intersection. It has also been helpful to have the Sheep Farm Road upgrade identified in this document.

**ATTACHMENTS:**

2005 Oconee County CEDS Updates

**Submitted or Prepared By:**

  
Department Head/Elected Official  
James W. Alexander

**Reviewed By/ Initials:**

 County Attorney

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Finance

\_\_\_\_\_  
Other

C: Clerk to Council

**Approved for Submittal to Council:**

  
Ron H. Rabun, County Administrator



**2005**  
**Oconee County**  
**Comprehensive Economic Development**  
**Strategy**

**CEDS UPDATE**  
**July 19, 2005**

*d. OCONEE COUNTY*

*WATER*

*ISSUE ANALYSIS AND IMPLEMENTATION ACTION PLAN*

*GOAL:* TO ASSURE ADEQUATE WATER FACILITIES FOR PRESENT AND FUTURE ECONOMIC DEVELOPMENT IN OCONEE COUNTY

*ISSUES EXAMINED:*

- EXISTING WATER INFRASTRUCTURE
- EXISTING WATER CAPACITY
- GROWTH CORRIDORS

*RECOMMENDATIONS:*

- Oconee County should partner with the municipal water providers to develop a mechanism that would allow the extension of services into non-municipal areas of the county and the collection of water revenues from the users in these areas.
- The municipalities and Oconee County need to work towards the goal of establishing major water connections between the cities. The connections would provide a backup water source for each city and also make the area more attractive to possible industrial users.
- Oconee County should partner with the municipalities to secure and develop an additional major water source for the County. A second water allocation from Lake Keowee, in the upper portion of the lake, would be useful in providing water service to the northern portion of the County.
- Oconee County, along with the municipal water providers, should coordinate efforts to extend water services to the I-85 corridor to increase economic development potential for the corridor and county as a whole.
- The extension of water service to additional areas of the county, such as the US 123 and SC 28 corridors should be considered as these areas have potential for attracting potential industries.
- The Infrastructure Committee should work to identify alternative funding mechanisms, such as considering water special tax districts and to give recommendations on expansion of water systems.

- Municipalities should inventory the current conditions of water infrastructure systems and to accommodate both residential growth and areas of potential economic development.
- Water providers should work with the appropriate entities to coordinate efforts in considering growth patterns, land use, and the extension of other infrastructure to base decisions for expansion of water services.

### Seneca

- Upgrade water plant to 28 MGD capacity.
- Construction of a new water plant located on SC highway 130 near the Newry Dam on Lake Keowee with 5 MGD capacity.
- Upgrades in Distribution System.
- Continue system improvements with future projects and storm water management.
- Install two new elevated storage tanks, 1,000,000 gallon capacity each.

### Walhalla

#### Water Recommendations

- Construct a new 5 mgd water treatment plant on upper Lake Keowee. The project would include the plant, raw water pump station, and finished water lines back to Walhalla. A new plant is needed to supply the future needs of the Walhalla system.
- New 10" water line along Hwy 11 North. The new line would run from an existing line on East Main to Country Junction Rd., then to Wolf Stake Church Rd. The new line will increase pressure and volume to a fast growing area of Oconee County.
- New 250,000 gallon elevated storage tank at the intersection of Wolf Stake Church Rd. and Hwy 183. The new tank served by the above line would serve to increase available capacities in the area, stabilize pressures, and provide improved fire protection for the area.
- Extend 10" water line along Hwy 11 South from Creekwood Dr. to Mountain Rd. The new line will open up a large area in Oconee County for development.
- New 8" water line loop from Pickett Post Rd., along Playground Rd. to tie to the existing 8". The loop will allow for more consistent pressure, and a double feed for the Chalmers' Min. tank.
- New 8" water line on Main St. from Ann St. to Tugalo St.

## Westminster

- 10" Water Line along Coffee Road & Booster Pump Station; Beginning at US Highway 76 near water plant, then along US Highway 76w to coffee road then to existing Walhalla master meter @ 5-pts, Increase Pressure To Marginal Areas And Provide Interconnection Ability To Walhalla.
- Stephens County Interconnect; Beginning in Stevens County, Georgia then along US Highway 123 to existing 8" line at Madison Shores; provide interconnection for system reliability and emergency conditions.
- 20" Bennett Road and Mountain Road North Loop; Beginning at US Highway 76 along Bennett Rd, then to and along Mountain Road to US Highway 11, then south to Driver Hill Road; provide north loop around system for reliability and increased conveyance to SC Highway 11 industrial growth corridor.
- New 0.5 Mgd Elevated Tank at Driver Hill Road near SC Highway 11 and new 16" water main from Old US Highway 123 along Driver Hill Road to Tank, then a 20" main south along SC Highway 11 to existing 10" line on US Highway 123; Provide increased fire protection and reserves for industrial growth corridor along SC Highway 11.
- 20" Interconnect with Walhalla; Beginning at proposed Bennett Road Loop, then along SC Highway 183, a new 20" line.
- New 1 MG elevated tank at water plant; provide elevated storage for system reliability at new and higher hgl for increased system pressure.
- New 0.5 MG elevated tank at US Highway 123 between US Highway 76 and Tugaloo River; elevated storage near rapidly growing residential areas along Tugaloo River.
- New raw water intake and 24" raw water main; Beginning at new intake on Lake Hartwell in the Taber Church area, then to and along US Highway 123w to existing water plant; additional water supply needed to meet the projected 10 year projected demand.
- New 20 MGD water plant located on Lake Hartwell, near intake; present plant reaching useful life; provide for future water needs of area.

## WHO'S RESPONSIBLE?

A task force (the Infrastructure Committee) of municipal representatives, water providers and county officials, including Planning, Economic Development and the Sewer Commission has been formed to oversee expansion and identify funding mechanisms for the provision of water services in Oconee County.

Oconee County entities, including the Oconee County Sewer Commission and the Oconee County Economic Development Commission, should work with municipal water providers to develop a partnership that would be responsible for securing support for expansion of water facilities and systems in the county.

### ***HOW MUCH WILL IT COST?***

The formation of the countywide Infrastructure Committee that serves as a water advisory group has minimal costs.

#### Seneca

- Upgrade water plant to 20 mgd capacity; \$5,500,000
- Construction of a new water plant located on SC highway 130 near the Newry Dam on Lake Keowee with 5 mgd capacity; \$10,000,000
- Upgrades in Distribution System \$2,000,000
- Continue system improvements with future projects and storm water management. No Estimate at this time.
- Install 2 (two) elevated water storage tanks; \$3,000,000

#### Walhalla

- Construct a new 5 mgd water treatment plant on upper Lake Keowee. The project would include the plant, raw water pump station, and finished water lines back to Walhalla. A new plant is needed to supply the future needs of the Walhalla system. Cost to construct \$20,000,000
- New 10" water line along Hwy 11 North. The new line would run from an existing line on East Main to Country Junction Rd., then to Wolf Stake Church Rd. The new line will increase pressure and volume to a fast growing area of Oconee County. Cost to construct \$265,000.
- New 250,000 gallon elevated storage tank at the intersection of Wolf Stake Church Rd. and Hwy 183. The new tank served by the above line would serve to increase available capacities in the area, stabilize pressures, and provide improved fire protection for the area. Cost to construct \$350,000.
- Extend 10" water line along Hwy 11 South from Creekwood Dr. to Mountain Rd. The new line will open up a large area in Oconee County for development. Cost to construct \$250,000.

- New 8" water line loop from Pickett Post Rd., along Playground Rd. to tie to the existing 8". The loop will allow for more consistent pressure, and a double feed for the Chahmer's Mtn. tank. Cost to construct \$80,000.
- New water 8" water lines on Main St. from Ann St. to Tugalo St. Cost to construct \$90,000.

#### Westminster

- 10" Water Line along Coffee Road & Booster Pump Station; Beginning at US Highway 76 near water plant, then along US Highway 76w to coffee road then to existing Walhalla master meter @ 5-pts; Increase Pressure To Marginal Areas And Provide Interconnection Ability To Walhalla; \$530,000.
- Stephens County Interconnect; Beginning in Stevens County, Georgia then along US Highway 123 to existing 8" line at Madison Shores; provide interconnection for system reliability and emergency conditions; \$540,000.
- 20" Bennett Road and Mountain Road North Loop; Beginning at US Highway 76 along Bennett Rd. then to and along Mountain Road to US Highway 11, then south to Driver Hill Road; provide north loop around system for reliability and increased conveyance to SC Highway 11 industrial growth corridor; \$1,250,000.
- New 0.5 Mgd Elevated Tank at Driver Hill Road near SC Highway 11 and new 16" water main from Old US Highway 123 along Driver Hill Road to Tank, then a 20" main south along SC Highway 11 to existing 10" line on US Highway 123; Provide increased fire protection and reserves for industrial growth corridor along SC Highway 11; \$1,200,000.
- 20" Interconnect with Walhalla; Beginning at proposed Bennett Road Loop, then along SC Highway 183, a new 20" line; \$1,000,000
- New one million gallon elevated tank at water plant; provide elevated storage for system reliability at new and higher hgl for increased system pressure; \$1,150,000
- New one-half million gallon elevated tank at US Highway 123 between US Highway 76 and Tugalo River; elevated storage near rapidly growing residential areas along Tugalo River; \$700,000
- New raw water intake and 24" raw water main; Beginning at new intake on Lake Hartwell in the Tabor Church area, then to and along US Highway 123w to existing water plant; additional water supply needed to meet the projected 10 year projected demand; \$4,500,000.
- New 20 mgd water plant located on Lake Hartwell, near intake; present plant reaching useful life; provide for future water needs of area; No estimate at this time.

## HOW LONG WILL IT TAKE?

The Infrastructure Committee has an ongoing meeting schedule to address the plan.

### Seneca

- Upgrade water plant from 12 MGD capacity to 18 MGD capacity; 2002-2006
- Construction of a new water plant located on SC highway 130 near the Newry Dam on Lake Keowee with 5 MGD capacity; 2010
- Distribution system upgrades, 2005-2007
- Continue system improvements with future projects and storm water management; Ongoing
- Installation of two elevated storage tanks, 2005-2007

### Walhalla

- Construct a new 5 mgd water treatment plant on upper Lake Keowee. The project would include the plant, raw water pump station, and finished water lines back to Walhalla. A new plant is needed to supply the future needs of the Walhalla system. 2005-2010
- New 10" water line along Hwy 11 North. The new line would run from an existing line on East Main to Country Junction Rd., then to Wolf Stake Church Rd. The new line will increase pressure and volume to a fast growing area of Oconee County. 2005-2008
- New 250,000 gallon elevated storage tank at the intersection of Wolf Stake Church Rd. and Hwy 183. The new tank served by the above line would serve to increase available capacities in the area, stabilize pressures, and provide improved fire protection for the area. 2005-2010
- Extend 10" water line along Hwy 11 South from Creekwood Dr. to Mountain Rd. The new line will open up a large area in Oconee County for development. 2005-2008
- New 8" water line loop from Pickell Post Rd., along Playground Rd. to tie to the existing 8". The loop will allow for more consistent pressure, and a double feed for the Chalmer's Mt. tank. 2005-2010
- New 8" water line on Main St. from Ann St. to Tugaloo St. 2005-2007



## Westminster

- 18" Water Line along Coffee Road & Booster Pump Station; Beginning at US Highway 76 near water plant, then along US Highway 76w to coffee road then to existing Wallhalla master meter @ 5-pts; Increase Pressure To Marginal Areas And Provide Interconnection Ability To Wallhalla; 2005-2007.
- Stephens County Interconnect; Beginning in Stevens County, Georgia then along US Highway 123 to existing 8" line at Madison Shores; provide interconnection for system reliability and emergency conditions; 2005-2007.
- 20" Bennett Road and Mountain Road North Loop; Beginning at US Highway 76 along Bennett Rd, then to and along Mountain Road to US Highway 11, then south to Driver Hill Road; provide north loop around system for reliability and increased conveyance to SC Highway 11 industrial growth corridor; 2005-2007.
- New 0.5 Mg Elevated Tank at Driver Hill Road near SC Highway 11 and new 16" water main from Old US Highway 123 along Driver Hill Road to Tank, then a 20" main south along SC Highway 11 to existing 10" line on US Highway 123; Provide increased fire protection and reserves for industrial growth corridor along SC Highway 11; 2005-2007.
- 20" Interconnect with Wallhalla; Beginning at proposed Bennett Road Loop, then along SC Highway 183, a new 20" line; 2005-2007.
- New 1 MG elevated tank at water plant; provide elevated storage for system reliability at new and higher hgl for increased system pressure; 2005-2012.
- New 0.5 MG elevated tank at US Highway 123 between US Highway 76 and Tugaloo River; elevated storage near rapidly growing residential areas along Tugaloo River; 2005-2012.
- New raw water intake and 24" raw water main; Beginning at new intake on Lake Hartwell in the Taber Church area, then to and along US Highway 123w to existing water plant; additional water supply needed to meet the projected 10 year projected demand; 2005-2012.
- New 20 MGD water plant located on Lake Hartwell, near intake; present plant reaching useful life; provide for future water needs of area; 2005-2022.

## WHAT'S THE NEXT STEP?

A continuation of the bi-monthly meetings of the Infrastructure Committee which represents the municipalities, county agencies, utility providers and other individuals as appropriate to resolve the challenges identified and focus on providing support and decisions for the provision of water services for Oconee County.

## **WASTEWATER FACILITIES**

### **ISSUE ANALYSIS AND IMPLEMENTATION ACTION PLAN**

**GOAL:** TO IMPROVE THE EXISTING PROVISIONS OF WASTEWATER COLLECTION, TRANSPORTATION AND TREATMENT SERVICES TO KEY INDUSTRIAL AREAS WITHIN OCONEE COUNTY.

#### **ISSUES EXAMINED:**

- Increasing regulatory pressure from DHEC and EPA
- Limited ability to extend services to the Interstate 85, US Highway 123, and SC Highway 11 and 28 corridors in Oconee County
- Limited ability to extend services in the airport area between Seneca and Clemson and between Seneca and Westminster
- Oconee law prohibits the use of Ad Valorem taxes for infrastructure expansion and maintenance
- Can only maintain and expand system through federal and state grants, revenue bonds, and revenues from user fees
- Revenue bonds and user fees as forms of generating needed dollars
- Limited assimilative capacity of rivers and streams in the county
- Unclear definition of responsibilities of entities involved in the provision of sewer services
- No comprehensive maintenance plan for funding of capital costs, operation, maintenance and depreciation of facilities expansions and additions

#### **RECOMMENDATIONS:**

- Oconee County should partner with the municipal sewer providers and the Oconee County Sewer Commission to develop a mechanism that would allow the extension of services into non-municipal areas of the county and the collection of sewer revenues from the users in these areas.
- Oconee County, along with the municipal sewer providers and the Oconee County Sewer Commission, should coordinate efforts to extend sewer services to the I-85 corridor to increase economic development potential for the corridor and county as a whole.
- The extension of sewer service to additional areas of the county, such as the US 123 and SC 28 corridors, should be considered as they have potential for attracting industries.

- Oconee County should examine the potential of developing a wastewater treatment facility in the vicinity of the South Carolina Welcome Center location with discharge into Lake Hartwell. The current 201 Plan calls for extension of a trunk line from the Conerross Facility to the Interstate 85 Corridor. That is a distance of approximately 14 miles that would include several pump stations. A facility located in the vicinity of the Welcome Center may be a more fiscally responsible alternative.
- Oconee County should partner with municipalities and the Oconee County Sewer Commission to fund the entire countywide budget for sewer services. This would mean developing alternative funding mechanisms for sewer revenue generation. A task force should be formed to identify alternative funding mechanisms, such as sewer special tax districts and to give recommendations on expansion.
- Oconee County and the Sewer Commission should continue the consideration and discussions of the construction of a combination Septage and Grease Handling Facility at the Conerross Creek Water Treatment Plant to accommodate the growth of Septic Systems and Food service establishments in the County.
- Oconee County should consider increasing service to the Airport area via increasing pump capacity or construction of a new facility in the Martin's Creek Basin, with discharge into Lake Hartwell. This facility can also help accommodate the high growth area east of Seneca and provide support for industrial development.
- Installation of the Richland Creek Gravity Sewer from the Halfway Branch Lift Station on SC Highway 28 between West Union and Seneca to an existing gravity sewer line at US Highway 123 between Seneca and Westminster.
- Extend wastewater treatment service for a proposed Industrial Park and extend sewer trunk lines up three major highways, I-85, SC Highway 59 and SC Highway 182 from a new 500,000 gallons per day capacity wastewater treatment facility located in the southern portion of the county near Interstate 85.
- Implementation of the Martin Creek Pump Station Drainage Basin Evaluation Projects.
  - Carson Road Pump Station
  - Carson Road Force Main
  - Martin Creek Relief Sewer
  - Surge Flow Storage at Martin Creek Pump Station
  - Martins Creek Interceptor pump Station for Utica Flow
  - East Perkins Creek Relief Sewer for Utica Flow
  - In lieu of the above improvements in the Martins Creek Basin (pending the availability) the existing WestPoint Stevens Wastewater Treatment facility should be acquired and updated to serve the East Seneca/Clemson corridor.

### Seneca

- Upgrade and/or replacement of pump stations.
- Continued Inflow and Infiltration improvements.
- Collection system improvements.
- Upgrade and/or replace Utica Area/Seneca collection system.

### Walhalla

- Replacement of sewer lines along Cane Creek.
- Replacement of sewer lines along Main St. from Ann St. to Tugaloo St., including services.

### ***WHO'S RESPONSIBLE?***

Oconee County Council, the Oconee County Sewer Commission, and the Oconee County Economic Development Commission should work with municipal sewer providers to develop a partnership that would be responsible for securing support for expansion of the wastewater treatment facilities and services in the county.

The municipal wastewater service revenue collectors along with the appropriate county level wastewater officials are responsible for coordinating efforts to expand service areas and collect sewer revenues. The Oconee County Sewer Commission should act as the lead in this effort.

### ***HOW MUCH WILL IT COST?***

Funding for a project has not been estimated at this time as there exists no feasible way to move forward under current restrictions. The development of an appropriate mechanism to allow for expansion of services needs to be addressed before project plans and estimates can be produced.

- The estimated costs for the Richland Creek, Halfway Branch, and Bantyland Sewer Projects; \$4,500,000.
- The estimated costs for the Interstate-85, 500,000 gallon per day capacity wastewater treatment plant, and extension of trunk lines; \$8,390,863.70.
- Implementation of the Martin Creek Pump Station Drainage Basin Evaluation Projects.
- Carson Road Pump Station; \$451,000
- Carson Road Force Main; \$357,000
- Martin Creek Relief Sewer; \$832,000
- Surge Flow Storage at Martin Creek Pump Station; \$1,039,000
- WestPoint Stevens Existing Facility; \$3,741,000
- Update WestPoint Stevens Facility; \$8,460,000
- Sewer trunk line from Shiloh Road / Airport area to WPS \$3,917,000
- Septage and Grease handling Facility at CUWWTP; \$750,000

### Seneca

- Upgrade and/or replacement of pump stations; \$500,000
- Continued Inflow and Infiltration improvements; \$100,000 annually
- Collection system improvements; \$100,000 annually
- Utica Area Collection System improvements; \$3,000,000

### Walhalla

- Replacement of sewer lines along Cane Creek. Cost to construct \$350,000.
- Replacement of sewer lines along Main St. from Ann St. to Tugaloo St., including services. Cost to construct \$115,000.

### ***HOW LONG WILL IT TAKE?***

The time frame for extension of sewer lines into the Interstate 85 corridor would be between 3 and 4 years depending on funding sources. In addition, the development of a potential wastewater facility in the vicinity of the South Carolina Welcome Center area would take approximately the same amount of time, however permitting for discharge into Lake Hartwell could extend total development time. The Martin Creek Basin Evaluation Projects have not been given a time line to date.

### Seneca

- Upgrade and/or replacement of pump stations; 2005-2006
- Continued Inflow and Infiltration improvements; Ongoing
- Collection system improvements; Ongoing
- Utica Area Collection System; 2006-2008

### Walhalla

- Replacement of sewer lines along Cane Creek; 2005-2008.
- Replacement of sewer lines along Main St. from Ann St. to Tugaloo St., including services; 2005-2010.

### ***WHAT'S THE NEXT STEP?***

The next step is to organize a task force to identify and recommend alternatives to expand and fund of sewer services within the unincorporated areas of the counties. This would provide the necessary infrastructure for economic development. The process involves identifying those entities involved in providing retail sewer service, collecting sewer fees and are within water meter reading municipalities.

Oconee County recently approved funding and authorized Goldie & Associates Engineering to develop a Comprehensive Infrastructure Master Plan that includes a "sewer"

element. Wastewater collection, pumping and treatment facilities, present and future capacities and needs will be addressed in this element.

More specifically the study will:

1. Evaluate service areas and present throughputs for Seneca, Westminster, Walhalla, Oconee County Sewer Commission and their capacities to meet future needs.
2. Establish a strategy, including partnerships, for extending service to non-service areas such as the Interstate 85 corridor. Make recommendations for new facilities, if appropriate, or expansion of existing facilities.

Recommend the Comprehensive Infrastructure Master Plan be officially adopted by County Council.

Recommend the Infrastructure Master Plan be updated at least every other year.

### Significant Accomplishments

- A Memorandum of Understanding between Oconee County and the Sewer Commission was signed on March 10, 2004. The purpose of the MOU is to clarify their respective positions with each other and define the responsibilities in the providing of sewer services based on the provisions in the Documents of Record.
- An Agreement developed by the "Sewer Water Action Group" (SWAG) was signed by Oconee County, the Oconee County Sewer Commission, and the cities of Seneca, Walhalla, Westminster and the Town of West Union on February 28, 2005. The purpose of the Agreement is to facilitate the working together of the County and the municipalities for their mutual benefit and progress through the expansion of sewer and water systems.

## ***TRANSPORTATION***

### ***ISSUE ANALYSIS AND IMPLEMENTATION ACTION PLAN***

***GOAL:*** TO ASSURE ADEQUATE TRANSPORTATION INFRASTRUCTURE FOR PRESENT AND FUTURE ECONOMIC DEVELOPMENT IN OCONEE COUNTY

#### ***ISSUES EXAMINED:***

- Current Road Projects
- Roads Needed To Serve Key Industrial Sites
- Limited Ability To Extend Sewer Service Into Transportation Corridors

#### ***Current Road Projects***

The following is a list of road projects either currently under construction or scheduled for construction:

- S-488 (Wells Hwy) Widening to 5 lanes from US76/123 west of Seneca to SC 59
- Sheep Farm Road Widen from US 76/123 to Bountyland Road.

#### ***Roads Needed to Serve Key Industrial Sites.***

The following is a list of possible road projects needed to increase the economic development potential and serve key industrial sites:

- The interchange at Exit 1 I-85 and SC 11 (Frontage Road Planning and Development).
- The interchange at Exit 4 I-85 and SC 59 (Frontage Road Planning and Development).
- Construction of a new interchange at Interstate-85-Exit 3

#### ***Identified Potential Future Projects***

- SC 183, From Walhalla to SC 130 intersection.
- US 76, From the Georgia State line to Westminster.
- Airport Project, The master plan of the Clemson-Oconee County airport calls for extending the distance of the runway. To accomplish this, a route of Shiloh Road would be needed (FAA supplemental funding possible).
- SC130, North from SC 28/US 76/123 to SC 183.
- SC 28, From Walhalla north to the Georgia State line.
- Old Clemson Highway, From US 76/123 to SC 130.
- Extend Sheep Farm Road to SC 28 north of cemetery. (Recommendation following review of Sheep Farm Road widening project to avoid traffic congestion at Bountyland Road.)

## **RECOMMENDATIONS:**

- Development potential of key sites is constrained by a lack of Interstate access. To increase potential for industrial expansion, links to the interstate need improvement. The capacity and design of key Interstate interchanges need to be improved to have a legitimate opportunity to attract potential industries into Oconee County, as well. The most important of these interchanges in Oconee County are at Interstate 85, exits 1 and 4. Coordination of efforts to improve the infrastructure at these locations should be a priority of Oconee County efforts to develop industrial sites.
- The county sewer issue must be resolved to effectively develop key road projects that promote economic development potential for Oconee County.
- Review and implement the recommendations included in the Oconee County Infrastructure Master Plan currently under development.

## **WHO'S RESPONSIBLE?**

County Council, in coordination with county municipal leaders and service providers are responsible for revising current legislation relating with the provision of sewer services to allow for industrial expansion that will provide benefits for the entire county.

The Oconee County Transportation Committee will help to prioritize future projects and work in cooperation with the SCDOT, the Oconee County Economic Development Board, Oconee County Roads Department, and the Appalachian Council of Governments' Regional Transportation Committee. A coordinated effort between industrial development entities, the Oconee County Council, service providers, and local and state transportation officials needs to be undertaken to orchestrate a concerted effort that will benefit the county, region and state.

## **HOW MUCH WILL IT COST?**

### **Current Projects**

- S-488 (Wells Hwy) Widening in 5 lanes from US76/123 west of Seneca to SC 59: \$19,294,000.
- Sheep Farm Road Widen from US 76/123 to SC Highway 28 north of Bountyland Road: \$5,084,000.

No estimates have been made, as additional conditions need to be reviewed to facilitate industrial expansion into the Interstate-85 Corridor of Oconee County. The SCDOT has been willing to provide any additional data regarding future projects but will require some time to compile data and produce estimates.



### ***HOW LONG WILL IT TAKE?***

- S-488 (Wells Hwy) Widening to 5 lanes from US 76/123 west of Seneca to SC 59; 2003-2005.
- Sheep Farm Road Widen from US 76/123 to Highway 28; 2007-2009.

Design and construction of adequate roads to serve industry and commercial development at the desired interchanges would take approximately 2-3 years. Future road projects identified in this section have a wide range of development and construction times. As these projects are looked at in more detail, a more accurate time line can be developed.

### ***WHAT'S THE NEXT STEP?***

The next step is to coordinate efforts of the Oconee County, Oconee County Roads Department, The Oconee County Economic Development Board, SCDOT, and service providers to develop a list of priorities for road projects aimed at increasing economic development potential for Oconee County. The development of the Oconee County Transportation Committee can serve as the lead group to coordinate efforts in the county.

## ***SOLID WASTE***

### ***ISSUE ANALYSIS AND IMPLEMENTATION ACTION PLAN***

***GOAL:*** TO SUPPORT THE OVERALL MISSION OF THE OCONEE COUNTY INFRASTRUCTURE MASTER PLAN, PROVIDING FOR SOLID WASTE PROCESSING AND DISPOSAL SERVICES THROUGHOUT THE COUNTY, IN AN EFFICIENT AND EFFECTIVE MANNER AT THE SAME TIME PROTECTING THE ENVIRONMENT AND BEAUTY OF THE COUNTY

#### ***ISSUES EXAMINED:***

- Concern for the future of solid waste disposal
- Stringent regulations from EPA and SCDHEC
- Location of a new landfill
- Cost of future solid waste disposal
- Alternatives to land filling (i.e. recycling, composting, incinerating)
- Market fluctuations for recycled goods and new markets
- NIMBY - constraints to siting facilities
- Commercial and industrial recycling needs
- Education needs and ensuring a customer friendly system

#### ***RECOMMENDATIONS:***

- Oconee County should establish long-term contracts for waste disposal and processing. Regardless, the option to develop a county landfill should be considered.
- Alternative processing such as co-composting should continue to be evaluated during the Oconee County Infrastructure Master Planning process. In addition, recycling expansion opportunities should be critiqued (i.e. commercial recycling). If possible, a solid waste research component should be included in the development of a regional landfill facility.
- Oconee County should ensure that a construction and demolition landfill site is available to its residents and businesses. Construction and demolition reduction and recycling should also be considered.
- In order to properly segregate waste materials, the county must provide an education component to its solid waste program.

### ***WHO'S RESPONSIBLE?***

The Solid Waste Department will work with the Infrastructure Committee/Master Planning Task Force and County Council to establish an implementation schedule. The Solid Waste Commission will be asked to review goals and objectives and make recommendations.

### ***HOW MUCH WILL IT COST?***

Should a regional landfill site materialize, the cost would be shared among the counties involved. County budget FY 2005-2006 allows \$1.2 million for tipping fees contracted with the Waste Management Landfill in Homer, Georgia. Alternative processing and recycling costs should be referenced in the Oconee County Comprehensive Infrastructure Master Plan. Funding for a research component would come from grants, with some local matching fund requirements.

### ***HOW LONG WILL IT TAKE?***

Landfill construction can take 3 to 4 years. Processing facility design and development can be completed in 12 months. Site selection for a C & D Landfill takes 6 to 18 months, and construction 6 to 12 months. The current C & D Landfill has approximately 3 more years of life. Oconee has received a permit to expand its C & D Landfill at the current Seneca Landfill to last an additional 30 years.

### ***WHAT'S THE NEXT STEP?***

Oconee County must coordinate with the appropriate entities and organizations to build an alliance dedicated to achieving the goals of waste reduction and recycling, as well as long-term disposal assurances. The Oconee County Comprehensive Infrastructure Master Plan outlines the implementation schedule and funding mechanisms necessary in this coordinated effort.

## **LAND USE PLANNING**

### **ISSUE ANALYSIS AND IMPLEMENTATION ACTION PLAN**

**GOAL:** TO PROVIDE FOR AN EFFICIENT, EQUITABLE, AND MUTUALLY COMPATIBLE DISTRIBUTION OF LAND USES WITHIN THE COUNTY THAT WILL SUPPORT ECONOMIC DEVELOPMENT, PROTECT THE AREA'S NATURAL RESOURCES AND PROMOTE AN APPROPRIATE TRANSITION IN TYPE AND INTENSITY OF LAND USE ACTIVITIES

#### **ISSUES EXAMINED:**

- Comprehensive Plan
- Land Use Regulatory Tools

#### **Comprehensive Plan**

Oconee County is experiencing rapid growth and development, which combined with population increases, are placing previously unknown demands upon the use of land in the area. Development pressures around Lakes Hartwell, Keowee, and Jocassee have been increasing in recent years. In addition, a large portion of the county's farmland is under a growing threat from residential development. As a result, the county initiated a planning process through the establishment of a Planning Commission in 1995, and a Planning Department in 1999. These entities were intended to serve as a base from which to move forward with land use planning.

Initially, the County adopted a limited Comprehensive Plan, consisting only of a Land Use Element and a Community Facilities Element. While this document provided for some basic land use protections, it did not support addressing a number of other planning issues that required attention, such as protecting the county's precious water resources. Recognizing the limitations of the Plan, the Planning Commission, in March 2001, directed the Planning Department to begin work on updating the existing chapters and drafting a complete Comprehensive Plan. In an effort to obtain public input, a series of community meetings were held in various communities throughout the county; draft elements were distributed for comment; and a random survey of resident property owners was conducted. In July 2004, County Council adopted the updated plan, which consists of elements dealing with:

- Housing
- Cultural Resources
- Natural Resources
- Population

### *Land Use Regulatory Tools*

The county has chosen to begin guiding future land use and development by implementing a series of regulation directed at specific land uses, which together comprise the Oconee County Unified Performance Standards Ordinance. Included in the ordinance are chapters regulating land development and subdivision, communications towers, sexually oriented businesses, group homes, and airport height restrictions. The land development and subdivision regulations, adopted in 2002, provide the county with a new tool to use in addressing some of the problems resulting from substandard developments, but will likely, over time, require one or more amendments to insure efficient implementation. In addition, the Planning Commission is currently studying potential regulations governing private roads, and minimum greenspace requirements in subdivisions.

### **RECOMMENDATIONS:**

- Both the Comprehensive Plan and the Unified Performance Standards Ordinance should be reviewed periodically, with amendments adopted as necessary to insure that the regulations are adequate to meet existing challenges. Over time, as growth related issues become more complex, consideration should be given to adopting other planning tools capable of dealing with the evolving problems.
- All governmental entities involved in the planning process should maintain an ongoing public education effort to both inform the public and insure grassroots community support for the county's planning efforts.
- Implement the recommendations included in the Oconee County Infrastructure Master Plan.

### **WHO'S RESPONSIBLE?**

The Oconee County Council is responsible for initiating and providing support for the process by issuing the directive to undertake the planning and ordinance development process to the Planning Commission. Ultimately, County Council is also responsible for endorsing the Comprehensive Plan and adopting all land use regulations.

The Oconee County Planning Commission is responsible for developing a complete Comprehensive Plan and updating land use regulation ordinances. County Council has the final authority to adopt the Comprehensive Plan.

Staff of Oconee County government is responsible for assisting the Planning Commission in its plan development, adoption, and implementation functions.

***HOW MUCH WILL IT COST?***

All current work is funded under the normal budgeting processes. No separate estimate has been developed.

***HOW LONG WILL IT TAKE?***

It is currently anticipated that both the draft private road regulations and the draft greenspace regulations under consideration by the Planning Commission will be submitted to County Council by July 2006.

***WHAT IS THE NEXT STEP?***

The next step is for the Planning Commission to continue to monitor the land use issues throughout the county, being prepared to recommend needed changes to County Council for adoption as necessary.

## ***DOWNTOWN DEVELOPMENT***

### ***ISSUE ANALYSIS AND IMPLEMENTATION ACTION PLAN***

***GOAL:*** TO ASSURE ADEQUATE FACILITIES FOR PRESENT AND FUTURE ECONOMIC DEVELOPMENT AND ESTABLISH AN ENVIRONMENT THAT PROMOTES PROSPERITY IN DOWNTOWN AREAS OF MUNICIPALITIES IN OCOREE COUNTY

#### ***ISSUES EXAMINED:***

- EXISTING MUNICIPAL PROJECTS
- PROPOSED PROJECTS

#### ***RECOMMENDATIONS:***

- Identify existing and potential downtown projects of Oconee County municipalities.
- Assist downtown redevelopment as a catalyst for economic development.
- Focus municipal development projects in areas that have the proper land use, utilities and services to promote efficient use of funding and the development of a more recognizable identity for the municipality.

#### ***Current Projects***

##### Walhalla

- Downtown Streetscape; incorporate pedestrian needs, traffic calming, urban forestry management to create a walkable downtown and promote businesses.
- Heritage Park; A multi-block park walk, describing the history of Walhalla through historical displays and renovated buildings.
- Walhalla Partners for Progress; creating a vision, setting goals and developing an action plan for reaching immediate needs. Provide basic thrust for development of Master Plan for the City of Walhalla.
- Downtown Renewal; Relax traffic thoroughfare, create pedestrian friendly walkways, urban forestry management to create a walkable downtown and promote business.
- The Walhalla Auditorium Restoration Committee (WARC) became Walhalla Civic Auditorium, Inc. (WCAI). The WARC completed the restoration of the hall and was able to open for dedication and Open House on April 13, 2003. Since that time a wide variety of musicals, comedies, and public events have been held there. On September 19, 2004, the School District of Oconee County deeded the entire building with land to WCAI that has greatly enhanced the facility as a lobby and reception area and front entrance. However, the "front" of the building needed rewiring and brought up to code so that is the present project.

of WCAL. The work has begun and should be completed by early fall. Grants have been written and some approved to help pay for the effort. When the wiring project is completed it is the goal of the WCAL to find uses for other rooms located in the "front" building. Remodeling, redecorating, heating and air conditioning are 2006-2010 projects. Estimated cost \$500,000. WCAL continues to be governed by a Board of Directors made up entirely of volunteers. The BOB handles all bookings and arrangements for shows as well as the actual production.

- Earle House: Remodeling, landscaping and paved parking area of relocated historic house for use as Information Center/Chamber of Commerce office to accommodate visitors and promote tourism on the SC Heritage Corridor and Southern Trail Route.
- The Planning Commission for the City of Walhalla worked through a complete comprehensive plan for the City. The project required about one year of study and queries. The Comprehensive Plan was presented first to the General Government Committee, and then to the entire City Council, which approved it unanimously.
- The Commission should have a minimum of five members; at the present time only three are serving. Attempts have been made (a meeting was held on June 7, 2005) to bind all the existing projects in the town together making it more feasible to get the Council (1) to pass an ordinance defining preservation of the many historical buildings and places in the area. (2) Once that ordinance is passed the Commission feels it will be much easier, working with ACOG, Appalachian Council of Governments, who has promised assistance, to nete and define Historical District(s). (3) One other goal of the Planning Commission is to compile information (sign ordinances, fees, business licenses, etc. for a new business to be in compliance with city laws and ordinances, or even new developing buildings/businesses.
- The Planning Commission celebrates and applauds the many groups working within the City of Walhalla for the betterment of the citizens and the businesses. Greater effort should be made to combine communications and goals in order that the work may proceed more efficiently.

### Seneca

- Sidewalk placement and repair; Walnut, East Main, Townville and Depot Streets.
- Replacing old and ill trees.
- Upgrading underground utilities.
- Improving storm water drainage.
- Providing for safe pedestrian access.
- Improve Street Lighting.
- City Entrances; Install flagpoles, welcome signs and landscaping.
- Complete upgrade of existing Chignikant football field, soccer field, and facilities to usable condition.
- City Greenway walking system; Phase I.
- City swimming pool.



- Shaver ball fields; Remodel Kapp and Blue Ridge Fields; tennis courts, restrooms

### ***WHO'S RESPONSIBLE?***

Municipal representatives, water and sewer providers, utility representatives and the appropriate entities involved with planning and economic development should be included in project development to identify projects and funding mechanisms for revitalizing municipal downtown areas.

### ***HOW MUCH WILL IT COST?***

#### Walhalla

- Downtown Streetscape; No costs have been provided at this time.
- Heritage Park; No costs have been provided at this time.
- Walhalla Partners for Progress; No costs have been provided at this time.
- Downtown Renewal; No costs have been provided at this time.
- Walhalla Civic Auditorium "Front Building" Restoration; \$500,000
- Earle House; Phase 1 foundation, \$10,000.
- City of Walhalla, Planning Commission; Establishment of Historic District(s); No cost estimate at this time.

#### Seneca

- Sidewalk placement and repair; Walnut, East Main, Townville and Depot Streets; \$200,000
- Replacing old and ill trees; No costs have been provided at this time.
- Upgrading underground utilities; No costs have been provided at this time.
- Improving storm water drainage; No costs have been provided at this time.
- Providing for safe pedestrian access; No costs have been provided at this time.
- Improve Street Lighting; No costs have been provided at this time.
- City Entrances; Install flagpoles, welcome signs and landscaping; \$50,000
- Upgrade existing Grignillant football field, soccer field, and facilities to usable condition; \$500,000
- City Greenway walking system; Phase I; \$60,000
- City swimming pool; \$1,000,000
- Shaver ball fields; Remodel Kapp and Blue Ridge Fields; tennis courts, restrooms; \$200,000

## ***HOW LONG WILL IT TAKE?***

### Walhalla

- Downtown Streetscape; Planning has begun, completion expected by 2007.
- Heritage Park; Planning has begun, completion expected by 2006.
- Walhalla Partners for Progress; Ongoing
- Downtown Renewal; No time estimate has been given at this time
- Walhalla Civic Auditorium "Front Building" Restoration; 2006-2008
- Earle House; No time estimate has been given at this time
- City of Walhalla, Planning Commission; Ongoing

### Seneca

- Sidewalk placement and repair; Walnut, East Main, Townville and Depot Streets; Planning has begun, completion expected by 2006.
- Replacing old and ill trees; on going project.
- Upgrading underground utilities; Planning has begun, completion expected by 2008.
- Improving storm water drainage; Planning has begun, completion expected by 2008.
- Providing for safe pedestrian access; Planning has begun, completion expected by 2008.
- Improve Street Lighting; Planning has begun, completion expected by 2008.
- City Entrances; Install flags/poles, welcome signs and landscaping; 2006
- Upgrade existing Grignillant football field, soccer field, and facilities to usable condition; 2008
- City Greenway walking system, Phase I; 2008
- City swimming pool; 2010
- Slaver ball fields; Remodel Kapp and Blue Ridge Fields, tennis courts, restrooms, 2008

## ***WHAT'S THE NEXT STEP?***

The next step is to coordinate municipal leaders, utility, water and sewer providers and the appropriate planning and economic development entities to identify and implement projects for municipalities in Oconee County.

## ***ECONOMIC DEVELOPMENT AND JOB CREATION***

### ***ISSUE ANALYSIS AND IMPLEMENTATION ACTION PLAN***

***GOAL:*** TO MAXIMIZE THE EFFECTIVENESS OF OCONEE COUNTY'S ECONOMIC DEVELOPMENT, INCLUDING RECRUITMENT AND RETENTION EFFORTS

#### ***ISSUES EXAMINED:***

- IDENTIFIED NEEDS AND PROJECTS

#### ***RECOMMENDATIONS:***

- Review and implement the recommendations included in the Oconee County Infrastructure Master Plan.

#### ***Identified Needs and Projects***

- Completion of elevated water tank to serve SC 11 and US 123 Commerce Center, Westminster and Walhalla areas.
- Concentrated study of potential for business/industrial development in the following areas:
  - Oconee Regional Airport/Clemson boundary and Seneca area
  - US 123 and SC 11 highways intersection region
  - I-85 Oconee County Corridor
  - Wells Highway Extension/Sheep Farm Road area
- Cooperative venture between Anderson and Oconee counties to build a wastewater treatment facility on the I-85 corridor.
- Examine the feasibility of mapping the infrastructure of the service and utility providers to better coordinate the efforts of economic development, as well as coordination of services in Oconee County.
- Review telecommunication potential and opportunities as part of a Communications Master Plan for Oconee County.

#### ***WHO'S RESPONSIBLE?***

A coordinated effort between Oconee County Council, the Oconee County Economic Development Commission, local and regional economic development entities, higher

education institutions, and infrastructure providers is necessary to support local recruiting efforts, and workforce development.

### ***HOW MUCH WILL IT COST?***

- Completion of elevated water tank to serve SC 11 and US 123 Commerce Center, Westminster and Walhalla areas; \$4.2 million.
- Concentrated study of potential for business/industrial development in the following areas:
  - Oconee Regional Airport/Clemson boundary and Seneca area \$14,538,000
  - US 123 and SC 11 highways intersection region No estimate at this time.
  - I-85 Oconee County Corridor; \$27,136,000.
  - Wells Highway Extension/Sheep Farm Road (S-402) \$7.2 million
- Cooperative venture between Anderson and Oconee counties to build a wastewater treatment facility on the I-85 corridor; \$9.2 million.
- Examine the feasibility of mapping the infrastructure of the service and utility providers to better coordinate the efforts of economic development, as well as coordination of services in Oconee County; No estimate at this time.
- Review telecommunication potential and opportunities as part of a Communications Master Plan for Oconee County; No estimate at this time.

### ***HOW LONG WILL IT TAKE?***

- Completion of elevated water tank to serve SC 11 and US 123 Commerce Center, Westminster and Walhalla areas; 2006.
- Concentrated study of potential for industrial development in the following areas:
  - Oconee Regional Airport/Clemson boundary and Seneca area 2006-2010.
  - US 123 and SC 11 highways intersection region 2006-2008.
  - I-85 Oconee County Corridor; 2006-2015.
  - Wells Highway Extension/Sheep Farm Road; 2006-2009.
- Cooperative venture between Anderson and Oconee counties to build a wastewater treatment facility on the I-85 corridor; 2006-2008.
- Examine the feasibility of mapping the infrastructure of the service and utility providers to better coordinate the efforts of economic development, as well as coordination of services in Oconee County; 2005-2007.

- Review telecommunication potential and opportunities as part of a Communications Master Plan for Oconee County, 2005-2007.
- Extension of Wells Highway/Sheep Farm Road (S-402), 2006-2009.

### ***WHAT'S THE NEXT STEP?***

The next step is to continue to coordinate efforts with municipal leaders, utility, water and sewer providers and the appropriate planning and economic development entities to identify and implement projects for economic development in Oconee County.

**AGENDA ITEM SUMMARY**  
**OCONEE COUNTY, SC**  
**COUNCIL MEETING DATE: July 19, 2005**  
**COUNCIL MEETING TIME: ITEM TITLE OR DESCRIPTION:**

Update of Restrictive Covenants for Oconee County Commerce Center.

**BACKGROUND OR HISTORY:**

The Restrictive Covenants were first approved in June of 2002 and require updating.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

This new set of covenants changes references from Supervisor to Administrator.

**STAFF RECOMMENDATION FOR COUNCIL ACTION:**

Approval

**FINANCIAL IMPACT:**

None

**ATTACHMENTS:**

New updated Covenants


**Submitted or Prepared By:**


  
James W. Alexander, Director  
Economic Development Commission

**Approved for Submittal to Council:**

  
Ron H. Rabun, County Administrator

**Reviewed By/ Initials:**

 County Attorney

Finance  
 Clerk

C: Clerk to Council

STATE OF SOUTH CAROLINA }  
 }  
COUNTY OF }  
 }

DECLARATION OF  
RESTRICTIVE COVENANTS FOR  
OCONEE COUNTY COMMERCE  
CENTER

The premises, known as the Oconee County Commerce Center, affected by the restrictive covenants and conditions set forth in the Articles below shall be as follows.

Legal Description: See attached Schedule A

ARTICLE I  
SUBJECT PROPERTY

The real Property which is and shall be held, transferred, sold, conveyed, leased and occupied, subject to these Covenants, is located in Oconee County, South Carolina, and is more fully shown on Exhibit "A" (*insert Plat as Exhibit A*) attached hereto and is incorporated herein by reference. Oconee County, owners of the above stated property, has, and hereby reserves unto itself, the exclusive, unrestricted and unconditional right to add to the Property described above, or any portion hereof, to this Declaration as approved by Oconee County. Property so added need not be contiguous to the Property subject to this Declaration. Any such addition shall be accomplished by the execution of a Supplemental Declaration identifying the property to be added, and the recording of the Supplemental Declaration in the Oconee County Office of Register of Deeds. Upon the recording of a Supplemental Declaration adding Property to this Declaration, the Property so added shall become acquired, held, owned, encumbered, used, managed, leased, occupied, enjoyed and transferred subject to the covenants, conditions, restrictions, easements, uses, privileges, charges, assessments, liens and terms and provisions herein set forth and shall be a part of the Oconee County Commerce Center for all purposes hereunder. Nothing herein shall be construed to obligate Oconee County to develop any lands other than as described above.

ARTICLE II  
DEFINITIONS

- 1) Center shall mean and refer to the Oconee County Commerce Center.
- 2) County (as in "the County") for the purposes of this document shall mean Oconee County, the Governing Body of Oconee County, the County Administrator, or any agent so designated by the Governing Body to implement and enforce these covenants.
- 3) Declaration shall mean this Declaration of Restrictive Protective Covenants for the Oconee County Commerce Center.
- 4) Developer shall mean Oconee County, or any other agency designated by the Governing Body to act on the behalf of Oconee County.
- 5) Governing Body shall mean the Oconee County Council.
- 6) Improvement shall refer to any structure or improvement of any kind whether below, at, or above grade, located anywhere on the Property including but not limited to the following: structures, office buildings, commercial facilities, industrial facilities, research and development facilities, warehouse facilities, garages, parking facilities, cables, conduit, wiring, towers, mast antennas, microwave dishes, mechanical equipment, loading facilities, walkways, driveways, fences, berms, landscaping, sculptures, art fountains, lighting standards and fixtures, water systems, site grading and other artificial earth movements.
- 7) Owner shall mean and refer to the record Owner whether one or more persons, firms, associations, corporations, partnerships or other legal entities of the fee simple title to any Lot.
- 8) Lot any area of land that is subject to this Declaration as described in Article I of this Declaration.
- 9) Property shall refer to the land in the area designated as the Oconee County Commerce Center.
- 10) Substantial Completion shall refer to the level of progress achieved by a business locating within the Center when all pertinent permits required for operation have been obtained.



### ARTICLE III PURPOSE

The purpose of this Declaration is to ensure proper development and use of the Property, protect the Owner of each Lot against such improper development and use of surrounding Lots, prevent the erection of structures built of improper design and materials, encourage the erection of attractive Improvements at appropriate locations, Prevent haphazard and inharmonious Improvements, secure and maintain proper setbacks from streets and Property lines, create adequate free spaces between structures; and in general provide adequately for the high quality of development of the Property subject to this Declaration. In order to establish an orderly land use plan for the Improvement and development of the Property, Oconee County desires to subject the Property to certain conditions, covenants, easements, and restrictions upon and subject to which all Property shall be held, used, improved, transferred, and conveyed. This Declaration has not been compiled to hinder any business, industry, or other commercial entity from locating within the confines of the County, but rather to uphold the rights and standards as not to hinder the existing businesses, industries, or other commercial entities.

### ARTICLE IV LAND USE

The premises affected hereby and any building or buildings erected thereon shall be used solely for industrial, manufacturing and distribution operations of a type and character approved in writing by the County. The following uses and businesses shall not be permitted within the boundaries of the above defined Center:

- Farming or Agricultural use;
- Marine or Automotive garage, repair or sales facility;
- Truck stop or gasoline filling station;
- External building material storage, lumber yards, coal or wood yards, poultry houses or stone or monument woks;
- Scrap yard storage;
- Manufacture, storage, distribution or sale of explosive materials or any materials whose presence would disadvantageously affect the insurance rates of neighboring business within the Center;
- Auto-wrecking yard, salvage yards, used material yards, external storage or bailing of waste or scrap paper, scrap metals, bottles or junk;
- Central mixing plants for asphalt, plaster or concrete;
- Any type quarrying operation;
- Temporary storage buildings, mobile homes or offices (except during periods of construction), wood, plastic or metal sheds, pole buildings, carports, lean-to or other structures deemed to be unsightly by the County.
- Commercial operations such as banks, barber or beauty shops, restaurants, or other retail and service businesses permitting unrestricted public access to facilities (food service operations which are located within the facilities of an

approved business and which provide food or refreshment only to the staff, employees, or guests of said business shall be permitted);

- Schools, daycare operations, nurseries, or other businesses regularly permitting access to facilities by individuals less than sixteen (16) year of age.

No noxious or offensive trade or activity shall be conducted or carried on, nor shall anything be done on the property which may be or may become an annoyance or nuisance to the owners or users of other property in the area affected by these covenants by reason of unsightliness or the excessive emission of odors, dust, fumes, smoke, noise, or any other activity deemed to be inappropriate by the County.

#### ARTICLE V SETBACKS AND EASEMENTS

Any structure or improvement erected upon any building site within the Center shall be situated at least fifty (50) feet from any side or rear Property line; at least one hundred (100) feet from any Property line abutting Scenic Highway 11 or other primary road, and at least seventy-five (75) feet from any Property line abutting a secondary road.

The County hereby reserves a perpetual, alienable and releasable easement(s) for all easements of any nature and all drainage and storm water management facilities and detention basins. The County shall have the unrestricted and sole right and power of alienating, conveying and releasing any platted easements reserved under the terms of this paragraph. All such platted easements, facilities and features shall remain private and the sole and exclusive property of the County, its successors and assigns, unless conveyed or alienated to third parties.

#### ARTICLE VI OFF STREET PARKING AND LOADING AND UNLOADING AREAS

All parking areas in the Center shall be off street parking. No parking areas shall be allowed along streets, on road shoulders, or in other areas not specifically approved by the County. Parking is specifically prohibited on landscaped or other unimproved areas. All parking areas shall be constructed of reinforced concrete or asphalt paving, and shall consist of the ratio of handicap accessible to standard parking spaces as specified by adopted building codes. All handicap accessible spaces shall conform to the American Disability Act (ADA) standards.

Truck loading and unloading areas shall be provided in off street locations. Such areas shall be constructed of concrete or asphalt paving and shall be located at the side or rear of buildings or improvements, and shall not be visible from Scenic Highway 11. All portions of loading and unloading areas shall be at least twenty-five (25) feet from any street or road right-of-way.

ARTICLE VII  
LOT COVERAGE AND IMPERVIOUS SURFACE

Not more than fifty percent (50%) of any Lot area shall be covered by buildings. The maximum impervious surface area shall be 60% of any Lot.

ARTICLE VIII  
LANDSCAPING

All landscaping shall be done in accordance to plans approved by the County, and shall be installed within 60 days of Substantial Completion of construction. In the event that weather or other seasonal factors threaten to negatively impact trees, plants, or other landscaping materials planned for the project, a time extension for completion of the project may be granted by the County; in no case, however, shall the completion of landscaping installation be permitted later than ninety (90) days after Substantial Completion. The County may approve the usage of temporary trees, plants, or other landscaping materials until approved permanent items are installed. All landscaping shall be maintained in a neat, well-kept condition, with any diseased, wilted, dead, or otherwise unsightly vegetation removed immediately and replaced with healthy plants. No fencing, wall, hedge, or mass planting shall be erected, installed, or permitted to remain without prior written approval of the County.

ARTICLE IX  
CONSTRUCTION OF FACILITIES, ARCHITECTURAL DESIGN, AND  
HEIGHT RESTRICTIONS

All construction activity occurring within the Center shall comply with all building and safety codes adopted and enforced by Oconee County. Removal of trees, clearing and grubbing operations, and other site work shall not commence prior to issuance of a Notice to Proceed by the County. No building, structure, or improvement of any kind shall occur within the one hundred (100) year floodplains and jurisdictional wetlands found within the confines of the Center.

All exterior walls of all structures and improvements shall consist of one of or a combination of the following materials: face brick, concrete block, pre-stressed concrete panels, architectural glass, or alternative materials approved by the County prior to installation. Metal siding shall not be utilized on any wall visible from Scenic Highway 11 (or other primary or secondary road). The County may approve the use of metal siding or other similar material on the sides of buildings visible from Scenic Highway 11 provided the owner installs an approved screen of sufficient height to restrict the view of the wall from the road. All exposed block or metal (excepting those with pre-finished surfaces) shall be painted or varnished within 30 days of the Substantial Completion of the project.

All components of any buildings, structure, or improvement located in the Center shall be compatible with the approved architectural concept of each facility. All heating, ventilation, and air conditioning (HVAC) components, masts, antennas, or other structures extending above the roofing of any building shall be screened to prevent sight of said item from surrounding grounds, adjacent properties, and roads.

No flagpole shall exceed thirty (30) feet in height.

No structure or improvement erected in the Center shall exceed forty-five (45) feet in height.

#### ARTICLE X MAINTENANCE

The Owner shall at all times keep all property, tracts, premises, buildings, and other structures of any nature in a safe, clean, neat, and sanitary condition; all applicable laws, ordinances and regulations pertaining to health and safety shall be complied with. The owner shall provide for the removal of trash and rubbish from each premise. During construction, it shall be the responsibility of the Owner to ensure that all areas are kept free of unsightly accumulations of scrap materials, trash, and rubbish. All construction materials, temporary office facilities or other structures, equipment, and tools shall be maintained in a neat and orderly manner.

#### ARTICLE XI UTILITY CONNECTIONS

All utility connections, including all electrical and telephone connections and installation of wires to Improvements, shall be made underground from the nearest available source. No transformer, electric, gas or other meter of any type, or other apparatus shall be located on any power pole or hung on the outside of any building or other Improvement. All such devices shall be placed at or below ground level and be adequately screened. The County reserves the right to grant easements over, through, across, and under any of the Property for the purposes of all electric, water, sanitary sewer, storm drainage, gas, telephone, fiber optic cable services, cable television, security systems and all other utilities necessary or desirable; whether for the benefit of any building site or for the common areas; provided such easements do not interfere with existing Improvements constructed, or in the process of being constructed, on building sites.

#### ARTICLE XII STORAGE

The outside storage of raw materials or finished products shall be allowed if the site is well kept in an orderly fashion. Finished or semi-finished products temporarily placed

outside shall be placed in areas not visible from Scenic Highway 11 and other primary and secondary roads. All outside storage is subject to review by the County, and sites deemed unsightly shall be fenced or covered as directed by the County.

#### ARTICLE XIII SIGNS AND LIGHTING

All signs shall have the primary purpose of identifying the site occupant and its product, shall be submitted to the County for review and approval prior to installation. All signs shall be placed in a location approved by the County. Sign lighting shall be internal, back lighting, or recessed ground lighting, with all lighting placed to insure that passing motorists or adjacent property owners shall not be disturbed. Building signs shall be for identification only, and shall be submitted to the County for review and approval prior to the installation. All building signs mounted on exterior walls shall not project above the roofline. Directional signs and other freestanding signs necessary to properly identify structures, improvements, and related parking areas in the Center shall be permitted upon review by the County. Flashing neon, flashing lights, and mobile signs are prohibited.

#### ARTICLE XIV PLANS AND SPECIFICATIONS

Plans and specifications for any and all improvements to a lot must be submitted to the County prior to any site work and/or construction. Plans and specifications must show conformity to all rules, regulations, and covenants governing the Center, and shall be reviewed by the County for conformity and harmony of exterior design with existing or prospective structures. The County shall make every effort to insure a prompt response to requests for review of plans and specifications, and will in no case fail to provide such response no later than sixty (60) days after submission. No deviation from approved plans and specifications shall be permitted without express written permission from the County. The County shall not be liable to any person under any theory or circumstance in connection with its approval or disapproval of any drawings, plans, or specifications, including without limitation, any liability based on the soundness of construction, adequacy of drawings and specifications, or otherwise.

#### ARTICLE XV INSPECTION OF PROPERTY

The County shall expressly have the right to inspect during regular business hours all premises within the Center during the period of construction, alteration, or modification to insure that all such activity is being conducted in accordance with approved plans and specifications. The judgment of the County shall be final.

ARTICLE XVI  
NOTICES

All papers and instruments required to be filed with or submitted to the County shall be delivered personally or sent by certified mail, return receipt requested, to the Oconee County Administrator, 415 South Pine Street, Walhalla, South Carolina 29691, or to such other address as the County may specify.

ARTICLE XVII  
SUBDIVISION OF LOTS

No portion of any Lot shall be sold or conveyed except in case of a vacant Lot, the same may be divided in any manner between the Owners of the Lots abutting each side of the same. In addition, two (2) or more contiguous Lots, when owned by the same party, may be combined to form one (1) single building Lot. In either of the two (2) instances cited above, the building line requirements, as provided herein, shall apply to such Lots as combined. In the case of two (2) or more contiguous Lots being combined into one (1) Lot, the Owner may, provided the action complies with all rules, regulations and covenants of the Center and Oconee County, subsequently re-subdivide the combined Lot into two (2) or more Lots, provided no resulting parcel has an area smaller than five (5) acres. Any re-subdivision of property that increases the number of Lots to more than that combined to create the parent parcel shall require approval of the County. In no case shall the area of any single parcel located within the Center be less than five (5) acres. Nothing herein shall be construed to allow any portion of any Lot so sold or conveyed to be used as a separate building Lot. The provisions of this Article shall not be construed to limit the ability of the County to further subdivide the property shown on the plat referred to in Exhibit "A" hereto.

ARTICLE XVIII  
ENFORCEMENT

Each Owner shall assume responsibility for compliance with the terms, provisions and conditions of this Declaration by all employees, agents, independent contractors, tenants, building occupants, customers and visitors.

The County, its successors and assigns, reserves the right to re-purchase any Lot if within one (1) year from the date of the deed by which it is conveyed, if no building has been commenced thereon, or if before a building has commenced, the grantee, its heirs or assigns, offer the Lot for sale. Said re-purchase cost shall be the purchase price paid for the Lot by Owner plus any real estate taxes paid on the Lot.

## ARTICLE XIX VARIANCES

The County is authorized and empowered to grant reasonable variances from the provisions of this Declaration on a case by case basis in order to overcome unnecessary hardships in the application of the provisions contained herein; provided, however, that such variances shall be reasonably consistent with the purposes hereof and shall not materially adversely affect any existing Improvements on the property. The following criteria shall be considered by the County when granting a variance:

- 1) Extraordinary and exceptional conditions pertain to the particular Lot for which the variance is sought,
- 2) Said conditions do not generally apply to other property in the Center,
- 3) Because of the said conditions, a strict application of the provisions in this Declaration would effectively prohibit or unreasonably restrict the utilization of the Lot,
- 4) The authorization of a variance will not be of substantial detriment to adjacent properties or the character, image, value, or purpose of the Center.

The fact that property may be utilized more profitably should a variance be granted shall not be considered grounds for a variance.

In granting a variance, the County, if it deems it necessary to insure consistency with the provisions of this Declaration, may impose conditions regarding the location, character, or other features of the proposed building, structure, or improvement for which the variance is being sought. A variance granted pursuant to the authority granted herein shall constitute a waiver of provisions of this Declaration by all Owners of Building Sites, by the Owners of the subject site, and all Owners hereby irrevocable and unconditionally appoint the County as their true and lawful attorney-in fact for the limited purpose of consenting to the aforesaid variances. Upon receipt of an application for a variance, the County shall appoint a design review committee, constituted in accordance to the standards put forth in Article XXIX of these covenants, which shall review and recommend to approve or to disapprove the variance. The County reserves the right to render the final decision to approve or disapprove the variance.

## ARTICLE XX EXISTING BUSINESSES

All existing businesses located in the Center having achieved Substantial Completion prior to the execution of this Declaration shall be exempted from its provisions. Any improvements or expansions to existing facilities begun after execution of this Declaration shall be subject to all provisions contained herein.

ARTICLE XXI  
BENEFICIARY

The conditions, covenants, restriction and Reservations set forth above shall be for the benefit of the Oconee County Commerce Center, its resident businesses, and Oconee County, South Carolina.

ARTICLE XXII  
COVENANTS SHALL RUN WITH THE LAND

The protective covenants herein set forth shall be deemed to be covenants running with the land and the same shall be binding upon the grantees and their respective heirs, successors and assigns. All parties claiming by, through or under any one of them shall take, own, hold, convey, hypothecate, lease, rent, use, occupy, and improve the subject property to these restrictive covenants. The Owners of any Lot affected by this Declaration, by acceptance of the deed of conveyance, hereby agrees to conform to and observe said restrictive covenants as to the use of building sites and the construction of improvements thereon. The County, its successors and assigns, or an Owner of any tract of land affected hereby shall have the right to sue for and obtain an injunction to prohibit the violation of or to enforce the observance of the restrictive covenants set forth above or to pursue any other right of remedy at law or equity to enforce a restriction herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to seek such enforcement as to any subsequent violation. The violation of these restrictive covenants shall not render invalid the lien of any mortgage made in good faith for value before or after such violation.

ARTICLE XXIII  
SEVERABILITY

Invalidation of any part of the covenants, conditions, restrictions, or reservations imposed hereby, through judgment or order of a court of competent jurisdiction, shall in no way affect the remaining provision hereof, which shall continue and remain in full force and effect.

ARTICLE XXIV  
LIABILITY

Neither the County, its agents, successors nor assigns, shall be liable, in damages or otherwise, to anyone submitting plans for approval, or to any Owner affected by this Declaration, for any cause or claim arising out of, or in connection with the approval or disapproval or failure to approve, such plans and specifications. An applicant by making application for approval agrees, and every Owner of any Building Site agrees by acquiring title, thereto or interest therein, that it shall not bring any action or suit against



the County, its agents, successors or assigns, to recover any such damages or any other relief based upon the aforesaid causes or claims.

#### ARTICLE XXVI TERM

These Covenants shall include all persons claiming any interest in the land and run with the land for a period of twenty (20) years from the date hereof, after which time they shall be automatically extended for successive periods of ten (10) years unless terminated. During the term, the County will reserve the right to correct errors to the Declaration, which the County determines to be of a clerical or otherwise non-substantive nature. Such correction shall not be deemed an amendment hereto for purposes of the voting requirement, but shall, upon being made by the County, become binding on all Owners.

#### ARTICLE XXVII AMENDMENTS

The County reserves the right to amend this Declaration as required.

#### ARTICLE XXVIII CONFLICT OF STANDARDS

In the event that part or all of this Declaration conflicts with any federal, state, or local regulation, ordinance or law governing Lots located in the Center, the more stringent standard shall apply.

#### ARTICLE XXIX DESIGN REVIEW COMMITTEE

All applications for variance to the standards of these covenants shall be reviewed by a design review committee composed of the following members:

- County Administrator, or representative
- County Attorney
- One (1) Member of the Planning Commission
- One (1) Member of the Economic Development Commission
- One (1) Member appointed by Governing Body

A quorum of three (3) members shall be required to conduct a vote on the committee's recommendation(s). The recommendation(s) of the committee are non-binding, and shall be received by the County for consideration only. The County reserves the right to make the final decision to approve or deny all requests for variance from these covenants.

Adopted by Council this 4<sup>th</sup> day of June 2002.  
Adopted as Amended this 19<sup>th</sup> day of July 2005

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Ron H. Rabun, Administrator  
Oconee County

Attest:

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Opal O. Green, Clerk  
Oconee County Council

**AGENDA ITEM SUMMARY**  
**OCONEE COUNTY, SC**  
**COUNCIL MEETING DATE: 7/19/05**  
**COUNCIL MEETING TIME: 3:00 pm**

**ITEM TITLE OR DESCRIPTION:**

Approval of Memorandum of Agreement Between Oconee County and the Department of Juvenile Justice.

**BACKGROUND OR HISTORY:**

Oconee County has had a long standing relationship with the Department of Juvenile Justice for the housing of juveniles that are held in detention.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

The Juvenile Detention Act of 1990 prohibits the house of juveniles with adult inmates and Oconee County does not have separate quarters for inmates.

**STAFF RECOMMENDATION FOR COUNCIL ACTION:**

Staff recommends adoption of the Memorandum of Agreement between Oconee County and the Department of Juvenile Justice.

**FINANCIAL IMPACT:**

We have budgeted \$18,000 to take care of the housing of juveniles in separate quarters.

**ATTACHMENTS:**

Agreement Between Oconee County & DJJ.

**Submitted or Prepared By:**

Opal O. Green  
Department Head

**Approved for Submittal to Council:**

Ron H. Rabun  
Ron H. Rabun, County Administrator

**Reviewed By/ Initials:**

[Signature] County Attorney

[Signature] Finance

         N/A          Other

**MEMORANDUM  
OF  
AGREEMENT  
FOR THE DETENTION OF JUVENILES**

**THIS AGREEMENT** is made this \_\_\_\_ day July, 2005, by and between the South Carolina Department of Juvenile Justice (DJJ) by and through its duly authorized employee and the governing body of Oconee County, hereinafter referred to as Oconee County by and through its duly authorized official and/or employee;

**WHEREAS**, the Juvenile Detention Act of 1990, in compliance with the Juvenile Justice and Delinquency Prevention Act of 1974, mandates, in effect, that juveniles who are held in detention be confined in separate and distinct facilities from adults similarly confined, and

**WHEREAS**, Oconee County does not operate or manage its own detention facility for juveniles, or otherwise have such a facility available to it for the detention of juveniles; and

**WHEREAS**, DJJ operates a facility for the detention of juveniles, along with an array of other residential placements for juveniles, who are awaiting their adjudication and/or dispositional hearings in the Family or General Sessions Courts of this State, which have passed all necessary state inspections or approvals, and are suitable for the detention of juveniles; and

**WHEREAS**, the General Assembly has mandated that "the governing body of the law enforcement agency having original jurisdiction (over) where the offense occurred" be responsible for paying a portion of the costs of the detention services for juveniles provided by DJJ, who are charged with committing crimes within the governing body's jurisdictional limits;

**NOW THEREFORE**, in consideration of the mutual promises contained herein, it is agreed as follows:

DJJ will admit into its Juvenile Detention Center in Columbia, and detain such juveniles in this Center, subject to its design/operational capacity and any limitations set forth in Section 20-7-7215 (A), those juveniles who are charged with committing criminal/status offenses within the jurisdictional limits of the above listed entity and who have been/are:

1. qualified to be placed in secure detention (as determined by Section 20-7-7210 (A)), which the local law enforcement entity wishes to have detained prior to a detention hearing before the Family Court; or
2. ordered to be detained by the Family Court; or

MEMORANDUM OF AGREEMENT

PAGE 2.

3. pending waiver or juveniles (16 and below) who have been waived to the Court of General Sessions to be tried as adults; or
4. 16 years old and charged as an adult with committing a Category A-D felony.

Acceptance and retention of detainees in its Juvenile Detention Center will be on a space available basis and will be in accordance with admission and retention criteria established by DJJ. However, Oconee County agrees to remove any detainees accepted and detained under paragraph 4 above, on or within one week after that detainee's 17<sup>th</sup> birthday.

Oconee County agrees to assign an open Purchase Order Number \_\_\_\_\_ to be effective from July 1, 2005 to June 30, 2006.

The per diem rate for the detention of juveniles, to be paid by "the governing body of the law enforcement agency having original jurisdiction where the offense occurred," is \$25.00 per 24-hour day. (Detention periods of between from 1 to 23 hours shall be charged as a 1/2 day.) Payments to DJJ are to be made on a monthly basis as the costs accrue.

DJJ agrees to bill Oconee County on a monthly basis, said bills to be sent on or before the 15<sup>th</sup> day of the month after the month where the costs are incurred, with payment to be made on or before the first (1<sup>st</sup>) day of the following month. Additionally, DJJ agrees to periodically provide Oconee County with a report on Oconee County's use of the DJJ Detention Facility. This report will reflect the status of juveniles being detained for periods greater than 30 days.

The "local law enforcement agency having jurisdiction where the offense was committed" shall be responsible for transporting all juveniles to and from DJJ's Juvenile Detention Center.

In accordance with Act #571 of 1990, relating to Juvenile Detention and consistent with the criteria outlined in DJJ Community Services Policies and Procedures (24-Hour Detention/Release, Policy Number 380.01), no juvenile shall be placed in and/or transported to, a DJJ detention facility until law enforcement has notified DJJ and DJJ has conducted a detention screening, or until a Family Court Judge or other judicial official has determined that placement in secure detention is appropriate.

**MEMORANDUM OF AGREEMENT**  
**PAGE 3**

Gezonec County shall provide the DJJ Juvenile Detention Center with all relevant information pertaining to the juvenile, including medical history/limitations/pre-existing conditions, known psychological and psychiatric problems, charges pending before the court, and completed screening or detention forms if such records or information are in the possession of, or otherwise known to, the transporting law enforcement agency.

DJJ's Juvenile Detention Center shall have the right to refuse admission when a juvenile is presented for placement without an appropriate detention order signed by the Court or detention referral papers, completed and signed by a DJJ employee or screening agent. DJJ's Juvenile Detention Center shall also have the right to refuse admission when a juvenile is deemed inappropriate by the Center for placement due to psychological/psychiatric problems, age, history, not meeting referral/admissions criteria, indications of alcohol or other drug intoxication, medical condition which requires emergency or immediate medical care or treatment or for any other reason which puts the Center at risk, should such a juvenile be accepted.

DJJ shall not be financially responsible for the cost of medical care provided to a juvenile detained in its juvenile detention center for any injury, illness, condition, or medical need that pre-existed the juvenile's admission to its Detention Center.

Detention services provided by DJJ shall commence upon execution of this contract and terminate, unless this contract is reauthorized and renewed, on June 30, 2006. Either party may cancel this agreement upon thirty (30) days' written notice.

Sums paid or payable under this contract shall not exceed \$\_\_\_\_\_ for fiscal year 2005-2006 as determined by both parties. However, if juveniles continue to be presented for secure detention by Gezonec County once the above budgeted amount has been reached, Gezonec County agrees to pay for the cost of any additional detainees as provided for in the paragraph addressing detention rates.

**APPROVED:**

\_\_\_\_\_  
Administrator/Manager  
(or other Authorized Official)

\_\_\_\_\_  
Date

*W.R. Byars Jr.*  
\_\_\_\_\_  
William R. Byars, Jr., Director  
South Carolina Department of  
Juvenile Justice

\_\_\_\_\_  
Date

AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC

COUNCIL MEETING DATE: 7/19/05  
COUNCIL MEETING TIME: 3:00 p.m.

**ITEM TITLE OR DESCRIPTION:**

Oconee County ATAX Grant for the Greater Seneca Chamber of Commerce in the amount of \$7,000.00 for the Poker Run & Shrine Day Parade.

**BACKGROUND OR HISTORY:**

During the State's Fiscal Year allocation and spending of Accommodations Tax funds received by the County are allocated as follows: 1) the first \$25,000 to the General Fund; 2) 5% of balance to General Fund, 3) 30% of balance to special fund for advertising and promotion of tourism and 4) 65% of balance, plus interest, to special fund for tourism-related expenditures. Section 6-4-10 (1), (2), (3) and (4). This 65% plus interest is the source of funding for Accommodation Tax Grants. The Accommodations Tax Advisory Committee is comprised of seven members and makes recommendations on the expenditure of revenue generated from the accommodation tax.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Members of the committee have met and reviewed this grant application and have determined that it meets prescribed guidelines.

**STAFF RECOMMENDATION:**

Upon a motion, seconded and unanimously carried, the Oconee County Accommodations Tax Advisory Committee approved the motion to recommend to County Council a grant to the Greater Seneca Chamber of Commerce in the amount of \$7,000.00.

**FINANCIAL IMPACT:**

\$7,000.00 to be taken from Accommodations Tax 65 % fund.

**ATTACHMENTS:**

Copy of grant application.

Submitted or Prepared By:



Department Head/Elected Official

Approved for Submittal to Council:



Ron H. Rabun, County Administrator

Reviewed By/ Initials:

\_\_\_\_\_ County Attorney

\_\_\_\_\_ Finance

\_\_\_\_\_ Other

**OCONEE COUNTY ATAX GRANT  
APPLICATION FORM  
FOR TOURISM RELATED PROJECTS**

**I. APPLICANT**

A. Name of Organization The Greater Seneca Chamber of Commerce

B. Address P.O. Box 855 (236 Main Street, Seneca 29678)

Seneca, SC 29679

**II. FUNDS REQUESTED**

A. ATAX Funds Requested \$ 10,000.00

B. How will ATAX Funds be used? Support operational expenses (printing, bands, promotional items to be given to registrants, tent and table/chair rental fees, portable toilets, security, etc) associated with our 4<sup>th</sup> Annual Charity Poker Run and Shrine Day Parade to be held Saturday, August 6, 2005.

C. Provide an itemized budget. **THIS IS REQUIRED**, attach on a separate sheet.

D. Funds furnished by your organization \$ 20,000

Matching grant \$ \_\_\_\_\_ Source \_\_\_\_\_

Other Funding \$ 5,000 (if approved) Source Oconee Tourism Commission

**III. NARRATIVE PROJECT DESCRIPTION**

A. Project Title: 4<sup>th</sup> Annual Greater Seneca Chamber of Commerce Charity Bike Rally, Shrine Parade and Block Party.

B. Description of project: Poker run through Oconee County, Shrine Parade and Block Party. This will be the fourth year of this event. The event has grown each year since it's inception in 2001 from 75 motorcycle riders/participants to 135 in 2004. The proceeds benefit not only the Chamber of Commerce and support its annual operating budget but also we choose a local worthy charity to benefit from a portion of the net proceeds as well. This year with the addition of the Hejaz Shrine Clubs from Oconee, Anderson and Pickens County as volunteers, the S. C. Order of the Shrine has designated August 6, 2005 Oconee County Shrine Day. This will add a parade of Shrine units from all over S.C. along with our Poker run participants through downtown



Seneca. The charity this year will be the Shriners Hospital for Children via the Blue Ridge Shrine Club as representative. The event will actually kick-off Friday evening, 8/5/05 with a pre registration Party at the Tiki Hut at the Keowee Marina to encourage poker run participants to sign up early. A live remote broadcast by WROQ will take place at the party as well as on site day of event. Saturday, 8/6/05 registration continues beginning at 8:00AM at Performance Cycles. The Shrine & Bike Parade will begin in downtown Seneca on Main Street at 10:00 am. The poker run itself will be for motorcycles and vehicles this year. (See flyer). Organized car clubs from South Carolina, Western North Carolina and Northeast Georgia along with Motorcycle clubs have been invited to participate. We anticipate in excess of 250 registered participants this year and over 1/2 being from outside Oconee County. 100 room nights in local motels have been blocked for Shriner's and out of county participants.

The poker route will take riders from Performance Cycles up Highway 130 into Salem across the Blue Ridge Mountains to Mountain Rest, over to Long Creek and back into Seneca (stays entirely in Oconee County). Many first and consecutive year riders return for our event as they state it is the prettiest ride done in South Carolina.

- D. Who will benefit from this project? Area restaurants, motels, merchants will benefit via the participants (bikes, cars and Shriners) who will come from across the Carolinas and Georgia. 22 Shrine Clubs from 15 SC Counties will participate in the event.

#### E. IV. DATES OF PROJECT

Beginning 8/5/05 Ending 8/6/05

#### V. APPLICANT CATEGORY

Government Entity

Non-profit Organization: Incorporation date 1906

Eleemosynary Organization under IRS Code: IRS # 57-0286871

Date of Determination Letter Unknown

#### VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County? See above - with the addition of the 3 area Shrine clubs as volunteers for the poker run and facilitating the

ATAX Application Rally 05

Shrine Parade, we anticipate that Shriners from the entire state of South Carolina will come to Seneca to not only be in the parade but to support the tri-county Shrine Clubs by participating in the parade and enjoying the poker route. Motorcyclist and car club enthusiasts from as far away as Moncks Corner, SC have already inquired about the poker run and parade as well. These folks will not only eat in area restaurants they will stay overnight in one of the preferred motels in Seneca.

How many visitors/participants attended the event last year and are anticipated this year? 2004 - 135 (registrants only, block party brought in another 50 or so.) 250 is a low estimate for this year. Based on inquires we will be ready for 400.

How many of the visitors/participants were from beyond a 50-mile radius of Oconee County last year and are anticipated this year? 24 - 2004, 150 - 2005

How many overnight stays were created by this event last year and are anticipated this year? 2004 - estimate based on registrant address 12. 2005 - 100 room nights are expected. Last years event had a setback in that it had to be re-scheduled from September to early November due to the hurricane. We feel that we would have had over 200 participants had that not occurred. Additional room nights based on pre-registrations would have been excess of 25.

How do you plan to advertise this event beyond a 50-mile radius of Oconee County?

5 billboards (4 outside Oconee County) have been contracted, contracts signed with WROQ (Rock 101), WGVC (Oldies 106.3), WGOG (not sure if it spans past 50 miles). We have registered the event on 56 websites hosted by bike clubs, car clubs and Shriners in the tri-state area. We have also contracted for a booth at Anderson's Freedom Weekend Aloft Memorial Day Weekend to promote the event and sell raffle tickets.

What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners) See attached Chamber newsletter from 2004 showcasing last years event. Stops sponsors last year included: The Spot on the Alley, High Falls Express, Long Creek General Store, Mountain Rest Café, Performance Cycles and Lake Keowee Chrysler Dodge. All of these stop host have agreed to sponsor again this year which is a testament to the success that they have enjoyed from the exposure of this event. This year we have also added Wild Water

Rafting in Long Creek, Jake's Citgo in Salem, Blue Ridge Electric Coop and the Tiki Hut. (See budget).

What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics): Registration Forms are completed for each participant which shows name, address, phone etc. The project chair is printing all email inquires along with the Chamber office as well as logging phone call inquiries and requesting their home location. Copies of all website advertising will be printed as well as copies and photos of all print media (newspaper and billboards). Flyers are being distributed in Anderson, Greenville, Toccoa and at other bike and car club related events.

## VII. AUDIT

Does your organization perform an independent audit? Yes  No

(Due to the cost associated with an Audit the GSCOC performs one every 5 years. Last Audit was 2000 with one due for this fiscal year end.)

Name of the Auditor Annual 990 performed by Cliff Adams

VIII. Will your project be using any funds from another group that received ATAX funds? NO

*I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project and that all information required for final reporting MUST be detailed when project is complete.*

A. Contact Name Cindy Swafford Title President Elect

Signature *Cindy Swafford* Date 5/25/05

Address P.O. Box 855, Seneca, SC 29679

E-mail chswafford@scnecanb.com Fax No. 864-985-5224

Phone Number (s) 864-985-5234 or 864-710-2690

B. Alternate Contact Chris McPhail Title Executive Director

Address P.O. Box 855, Seneca, SC 29679

E-mail chamber@carol.net Fax No. 864-882-2881

Signature *Chris McPhail* Date 5/25/05

Phone Number (s) 864-882-2097



## INCOME PROJECTIONS

2005 Bike Rally

Major Sponsors 5,000.00

Performance Cycles & Lake Kenwee Dodge

Stop Sponsors 1,700.00

Bikes:	1) Jakes Citco	250.00
	2) Mtn Rest Cafe	N/A
	3) Long Creek General Store	250.00
	4) Spot	300.00
Cars:	1) Blue Ridge Electric	300.00
	2) Wild Water LTD Rattig	300.00
	3) Jakes Citco	N/A
	4) Tiki	300.00

Support Sponsors 1,600.00

Gold	1) Wachovia	300.00
	2) Home Depot	300.00
Silver	1) Cornerstone Advisory	250.00
	2) Blue Ridge Electric	Trade
	3) Chick Fil-a	Trade
	4) Budweizer	Trade
	5) Seneca Journal	Trade
Bronze	1) Investment Center	150.00
	2) Seneca National	150.00
	3) Oconee Memorial	150.00
	4) Mountainview Imaging	150.00
	5) Community First	150.00

Note: Some of the above sponsors are those we had for 2004. Not all of these are confirmed for 2005.

Oconee County Tourism	5,000.00	
ATAX	10,000.00	15,000.00

Registrations		9,125.00
Pre registrations	150 @ 25.00	3750.00
Registrations	100 @ 30.00	3000.00
Extra Hands	125 @ 15.00	1875.00
Wild Card/Last Chance	100 @ 5.00	500.00

Miscellaneous Income		2,475.00
Beer	500.00	
Cokes/Water	300.00	
50/50 Drawing	250.00	
"T" Shirts 50 @ 10.00	500.00	
"Tanks" 50 @ 10.00	500.00	
Pins 50 @ 4.00	200.00	
Left Over Pins & "T"s @ \$5 & \$2	100.00	
Registration for Bike Show 25 @ \$5.00	125.00	
Raffle Tickets (Based on selling only 2500 Tickets)		\$25,000.00
<b>Total Projected Income (Minimum Expected)</b>		<b>\$59,900.00</b>
<b>Total Projected Expenses</b>		<b>36,350.00</b>
<b>Projected Profit to Chamber</b>		<b>23,550.00</b>
Minus Donation to Charity to be determined by Chamber Board		

5/24/2005

Greater Seneca Chamber of Commerce  
2006 Charity Bike Rally

ATAX Request Supplement Budget

Printing of brochures/flyers/registration forms	\$900
Banners	\$500
T-Shirts	\$2,750
Entertainment	\$1,800
Portable Toilets	\$250
Tent, Chair and Table Rental	\$1,000
Postage	\$200
WGOG (Advertising)	\$1,000
Rock 101 (Advertising)	\$3,000
	\$11,200



**STOP SPONSORS \$300**

- Company name mentioned on several radio ads
- Company Name/Logo on various printed promotional materials
- Company name printed on back of T-shirt
- Company Name/Logo on the Chamber's website during time leading up to event
- Company Name/Logo on participant's map
- Opportunity to place promotional items for participants at registration
- Free vendor space at event (\$20 fee for power)
- Banner at event (you must provide your own banner)

**GOLD SPONSORS \$500**

- Company name mentioned on Radio ads (WROQ, WGVC, WGOO)
- Company Name/Logo on various printed promotional materials
- Company Name/Logo printed in prominent location
- Company Name/Logo with link on the Chamber's website during time leading up to event
- Company Name/Logo on the participants' maps
- Opportunity to place promotional items for participants at registration
- Free vendor space at event (\$20 fee for power)
- Banner at event (you must provide your own banner)

**SILVER SPONSOR \$250**

- Company name mentioned on several radio ads
- Company Name/Logo on various printed promotional materials
- Company Name/Logo on the Chamber's website during time leading up to event
- Opportunity to place promotional items for participants at registration
- Free vendor space at event (\$20 fee for power)
- Banner at event (you must provide your own banner)

**BRONZE SPONSOR \$150**

- Company Name/Logo on various printed promotional materials
- Company Name/Logo on the Chamber's website during time leading up to event
- Opportunity to place promotional items for participants at registration
- Free vendor space at event (\$20 fee for power)

Our company would like to participate at the following level: \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Contact Name \_\_\_\_\_

Contact Phone (\_\_\_\_) \_\_\_\_\_

Cash \_\_\_\_\_ Check \_\_\_\_\_ Enclosed \_\_\_\_\_

Fax completed form to 864/882-2861 or mail to PO Box 855 Seneca, SC 29678

Would you like to include promotional material in the participant packets? YES NO  
 Please have materials ready by July 29. Someone will contact you directly for pick up.  
 All logos must be provided to the chamber by June 20.



# Hejaz Shriners

A.A.O.N.M.S.

P.O. Box 887  
Mauldin  
South Carolina 29662

(864) 277-4388  
Toll Free 1-800-833-8408  
Fax (864) 277-4388

May 24, 2005

**TO WHOM IT MAY CONCERN:**

Hejaz Shriners are happy that they will be a part of your festivities, to be held in Seneca in the fall of 2005.

We have several Clubs and Parade Units that will be there for the parade and other festivities.

We have 22 Shrine Clubs and 44 Units. They cover an area of 15 counties in the upstate of South Carolina. We usually have a number of these Units to turnout for an event like yours. They will bring members of their families and friends, which will increase the attendance quite a lot.

Thanks for allowing us to be a part of your plans.

Respectfully,

  
William F. Perkins  
Recorder

wfp/bgw

**August 6th,  
2005**

**8:30am to 8:00pm  
(Rain or Shine)**



# "Everything that Rolls"

(Motorcycles & Cars, Old & New—cars have separate route)

## **POKER RUN, SHRINE PARADE & BLOCK PARTY**

(A poker run is not a race. It's a game of chance played with an assembly of vehicles running a route taking them through 90 miles of the beautiful foothills of Seneca County. There are 5 designated stops where entrants draw a card to make up their 5 card poker hand. Best hand at the end of the day wins. Entrants are able to purchase a "Last Chance" card at the final stop.)

**FRIDAY, AUGUST 5TH**

**6:00-10:00pm Registration Party**

"Tiki Hut" at The Keowee Marina

**SATURDAY, AUGUST 6TH**

**8:30am Registration & Blessing of the Bikes**

Performance Cycles, Highway 123, Seneca

**10:00am Parade of Vehicles, Shrine Parade &**

**Beginning of the Poker Run**

Through Downtown Seneca

**12:00-8:00pm Final Stop, Block Party & Shrine Exhibitions**

Lake Keowee Chrysler Dodge, Highway 123, Seneca

**LIVE MUSIC**  
Steve Perry  
Acoustic

**RAFFLES**  
**FOOD & BEVERAGES**

**DOOR PRIZES**

**GAMES**

**VENDORS**

## **\$2200 IN PRIZES**

**Buy Your Raffle Tickets Now For A Chance To Win!**

2005 PT Cruiser

or

Victory Vegas Motorcycle

or

Two Yamaha Wave Runners

With \$3000 accessories

with Trailer

(One Prize Awarded, Winner's Choice, chances to win 1:5000)

**PRE-REGISTER TO ASSURE YOUR PLACEMENT IN THE PARADE & SAVE \$5.00 (DEADLINE JULY 23)**

Benefits:

**Seneca Chamber of Commerce**

Blue Ridge Shrine Club

Pickens County Shrine Club &

Anderson County Red Foz Shrine Club

For More Information

864-886-8381 or [senecabikerally@yahoo.com](mailto:senecabikerally@yahoo.com)

[www.senecabikerally.com](http://www.senecabikerally.com)



RE: ATAX Grant Request  
Seneca Chamber of Commerce  
"Everything That Rolls" Poker Run

Single Source Bid

(This is a follow-up of the ATAX meeting held Wednesday, June 29, 2005. The following information was requested by the ATAX Commission.)

Fairway Outdoor Advertising (Charlotte, NC) has no like competitors for large billboards in the targeted area. Consequently, there are no other bids attached to this funding request.

3 paid billboards and 2 gratis  
Location: Anderson, Easley, & Oconee.

Total Cost: \$1,470.00

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Associated Posters, Inc. (Winston-Salem, NC)  
(supplier for Fairway Outdoor Advertising)

5 Bleed Posters for Billboards

Total Cost: \$ 649.03

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RE: ATAX Grant Request  
Seneca Chamber of Commerce  
"Everything That Rolls" Poker Run

Single Source Bid

(This is a follow-up of the ATAX meeting held Wednesday, June 29, 2005. The following information was requested by the ATAX Commission.)

Radio Advertising

Upstate Radio Group  
P. O. Box 5200  
Greenville, SC 29606

Attached is information from Upstate Radio Group stipulating specifics. For two weeks, radio ads will be run on WROQ (Rock 101) and WGVC (Oldies 106.3). This will be in addition to a live remote broadcast for the afternoon of Saturday, August 6, 2005.

Total Cost: \$5,000.00

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**Reach Motorcycle  
Enthusiasts with  
WROQ ROCK101  
Listeners!**

Presented to Greta Stone  
Seneca Chamber of Commerce  
Presented by Allyson Struth  
May 16, 2005



# Schedule

## July 25<sup>th</sup> – July 30<sup>th</sup>

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
10a - 3p	1x	1x	1x	1x			
3p - 8p	1x	1x	1x				
8p-12a	2x	2x	2x	2x	2x		
12a-12a	1x	2x	2x	2x	2x		
6a - 8p						2x	3x

Flight Dates: July 25<sup>th</sup> – July 30<sup>th</sup>

Weekly Commercials: 31

In the Metro market, 49,200 people will hear about the Seneca Bike Rally, at a 2.5 frequency during this week.



# Schedule

## August 1<sup>st</sup> – August 6<sup>th</sup>

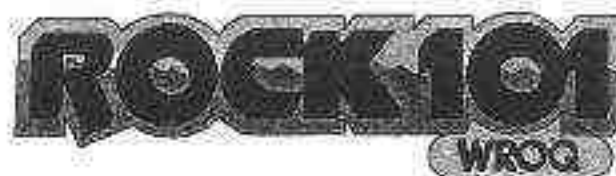
	Mon	Tues	Wed	Thurs	Fri	Sat
10a - 3p	1x	1x	1x	1x		
3p - 8p	1x	1x	1x			
8p-12a	2x	2x	2x	2x	2x	
12a-12a	2x	2x	2x	2x	2x	
6a - 8p						remote

Flight Dates: August 1<sup>st</sup> – August 6<sup>th</sup>

Weekly Commercials: 31

Plus four live commercials during remote

In the Metro market, 50,200 people will hear about the Seneca Bike Rally, at a 2.6 frequency during this week.





MOTOWN, SOUL, AND GREAT ROCK N ROLL

## Schedule

July 25<sup>th</sup> – August 6<sup>th</sup>

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	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
6a – 10a	1x	1x	1x	1x			
10a - 3p	1x	1x	1x	1x			
3p - 7p	1x	1x	1x				
6a-12a							3x

---

### **TWO WEEK FLIGHT**

Flight Dates: July 25<sup>th</sup> – August 6<sup>th</sup>

Weekly Commercials: 36

In the Metro market, 27,000 people will hear about the Seneca Bike Rally, at a 2.5 frequency during each week.



# Remote

WROQ will hold a live remote during the 4<sup>th</sup> Annual Charity Bike Run. WROQ can broadcast live at the last stop of the Seneca Bike Rally. A remote is typically held for two hours with two live commercials per hour.

At this time, Rock 101 is available on August 6<sup>th</sup> for a remote, please schedule early to reserve this day.

Remote includes:

- Fifteen promotional announcements week prior to remote
- Four live breaks
- On-air personality appearance
- Games
- Prizes
- Music



# Commitment

- Yes! The Seneca Chamber would like to have Rock 101 as the presenting radio station for the 4<sup>th</sup> Annual Seneca Bike Rally.

**Total Commercials: 70**

Plus remote and 4 live breaks

\*Talent fee for remote, **MUST** be paid on day of remote directly to on-air talent.

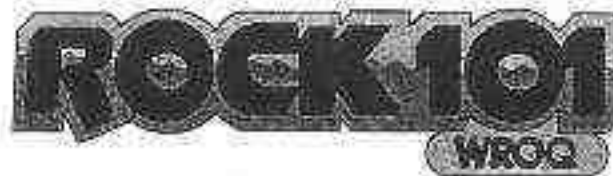
**Total Investment: \$5,000**

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Signature

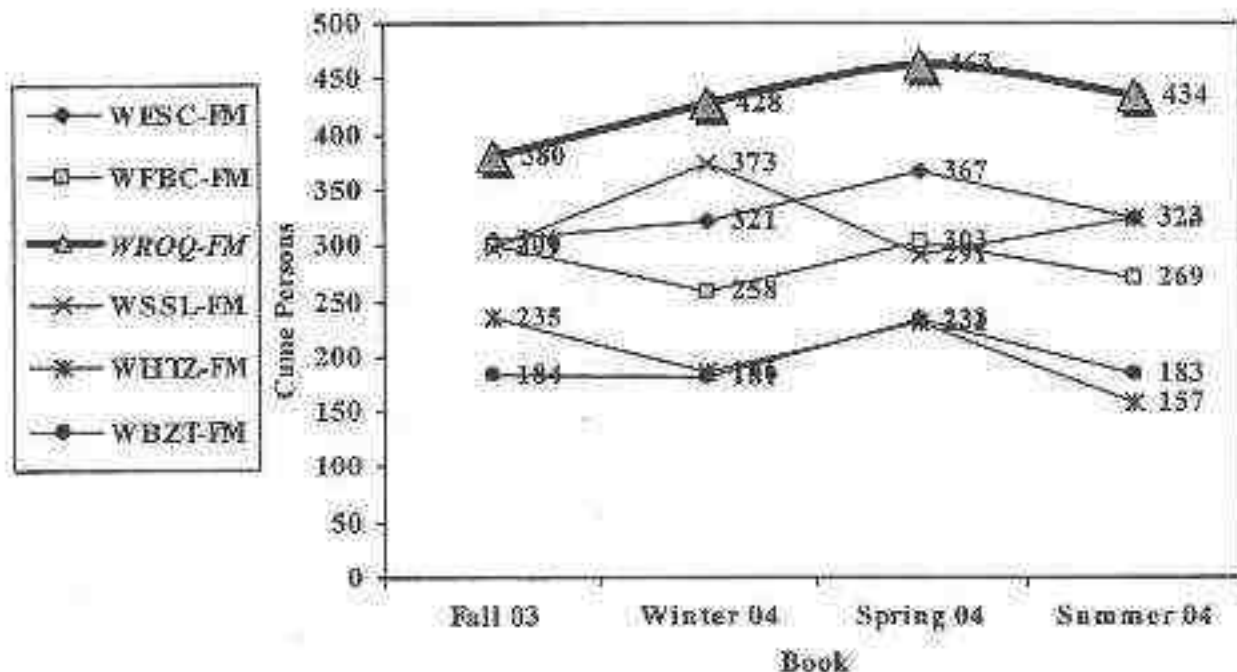
Date

\*Credit pending on credit application approval



# Radio Station Trends PROVE that WROQ is THE station for Men 25-54!

Stations in the Market for Men 25-54



- WESC-FM has stayed about even over the year, but with a -12% in the last book
- WFBC-FM sits really low on the totem pole and had a decrease of -11% in the last book
- WSSL-FM is up for in the last book, but the overall skew is women
- WHTZ-FM has really dropped in the last book with a significant -32%
- WBZT-FM continues to stay low in the Male 25-54 profile
- *WROQ-FM leads the way in Men 25-54! With a steady increase and only a minimal decline in the last book it's very obvious WROQ is THE station for Men 25-54!*

AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC

COUNCIL MEETING DATE: 7/19/05  
COUNCIL MEETING TIME: 3:00 p.m.

**ITEM TITLE OR DESCRIPTION:**

Oconee County ATAX Grant for Oconee Community Theatre for \$8,400.00 for painting.

**BACKGROUND OR HISTORY:**

During the State's Fiscal Year allocation and spending of Accommodations Tax funds received by the County are allocated as follows: 1) the first \$25,000 to the General Fund; 2) 5% of balance to General Fund, 3) 30% of balance to special fund for advertising and promotion of tourism and 4) 65% of balance, plus interest, to special fund for tourism-related expenditures. Section 6-4-10 (1), (2), (3) and (4). This 65% plus interest is the source of funding for Accommodation Tax Grants. The Accommodations Tax Advisory Committee is comprised of seven members and makes recommendations on the expenditure of revenue generated from the accommodation tax.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Members of the committee have met and reviewed this grant application and have determined that it meets prescribed guidelines.

**STAFF RECOMMENDATION:**

Upon a motion, seconded and unanimously carried, the Oconee County Accommodations Tax Advisory Committee approved the motion to recommend to County Council a grant to Oconee Community Theatre for \$8,400.00.

**FINANCIAL IMPACT:**

\$8,400.00 to be taken from Accommodations Tax 65 % fund.

**ATTACHMENTS:**

Copy of grant application.

**Submitted or Prepared By:**

  
Department Head/Elected Official

**Approved for Submittal to Council:**

  
Ron H. Rabun, County Administrator

**Reviewed By/ Initials:**

\_\_\_\_\_ County Attorney

\_\_\_\_\_ Finance

\_\_\_\_\_ Other

## For Tourism Related Projects

### I Applicant

Oconee Community Theatre  
PO Box 291  
Seneca, SC 29679

### II Funds Requested

A. ATAX Fund Requested \$16,441.13

B. How will ATAX funds be used?

To upgrade our present theatre facility. The funds will be used to beautify the frontage area of our building with landscaping designed to give the theatre more curb appeal. We also intend to paint the lobby, box office, concession and theatre areas of our complex. We have been in our present location for 16 years and have not addressed these needs. We are long overdue to make our theatre an attractive place to visit.

C. Provide itemized budget. Three estimates for work to be done. Attached

D. Funds furnished by your organization \$5000.00

### III Narrative Project Description

A. Project Title: Building Enhancement Project

B. Description of Project

To undertake long overdue enhancements to the theatre. Specifically, to landscape the front of the theatre (never been done before) and paint the interior public access areas. OCT is a major tourist attraction in Oconee County. The completion of this project will make our theatre more attractive and draw patrons from all over our region.

C. Who will benefit from this project?

Of course our patrons, performers and youth participants will benefit from a better facility. Additionally, our patrons also travel from NE Georgia, Western NC and the entire Upstate of SC. These folks stay at our hotels, eat at our restaurants, shop our stores and buy gas at our service stations. For every dollar they spend at the theatre they spend at least five times that at other Oconee County businesses.

### IV Dates of Project

Beginning: July 4, 2005

Ending: August 25, 2005

We plan to have this work completed by the start of our new season that opens September 2, 2005.

### V Applicant Category

Non-profit Organization: Incorporated date: October 1971

VI Demographic Data

How will project influence tourism in Oconee County?

OCT is presently a major tourism draw in the county. This project will enable us to provide a better facility for our patrons and we will be able to attract more folks to our shows that will increase the dollars spent at the restaurants, shops and gas stations our patrons will frequent as a result of their theater activities.

How many visitors/participants attended events this year and anticipated next year?

We drew over 8000 attendees this season (Sept '04 through May '05). This was a 20% increase over last year. We expect to draw over 9000 attendees to our show next season

How many overnight stays were created by this event last year and are anticipated next year?

Last year (season) 26 thus far

Next Year - 40

We intend to offer our Weekend Theater package for four shows next year (we did three this year).

How do you plan to advertise this event beyond a 50-mile radius of Oconee County?

We advertise our events heavily throughout NE GA, Western NC and the entire Upstate of SC. We use radio, cable TV, magazine and newspaper advertising all year long.

What other documentation can you provide demonstrating this event promotes Tourism in OC?

We keep records of attendees for all our shows. Previously, our audiences were 85% from Oconee County. Through our more extensive regional advertising we have increased the outside OC attendance from 15% to 20%. We achieved this through our Weekend Theatre Package promotion. We have sold 12 packages so far with one more show to go. We have noticed an increase in out of town attendees in the areas we advertise even though they do not use the Weekend Package offer.

What records will be kept during this event to obtain the above demographic data?

We keep detailed records of all attendees for all our shows throughout the season.

VII Audit

Does your organization perform an independent audit? Yes

Name of Auditor: Reneta Owens, CPA

VIII

Will your project be using any funds from another group that received ATAX funds?

No

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project and that all information required for final reporting MUST be detailed when project is complete.

A. Contact Name Bill Chiusano Title Executive Director  
Signature [Signature] Date 6/2/05  
Address PO Box 291, Seneca, SC 29679  
E-mail Uconnect@unwa.net Fax No. 864-882-1910  
Phone Number (s) 864-882-1910

B. Alternate Contact John Dyak Title Board President  
Address 654 Bolt Rd, Westminster, SC 29693  
E-mail John.Dyak@BellSouth.net Fax No. \_\_\_\_\_  
Signature [Signature] Date 6/2/05  
Phone Number (s) 864-647-1876

Page 4

Oconee County ATAC Grant Application (Rev. 4/04)

Applicant:

### Leslie's Quality Painting

Leslie Eppenstein  
411 Chetola Rd.  
Seneca, SC 29672  
864-882-9252 or 864-303-1111 (cell)

May 31, 2005

Bill Clauson  
Oconee Community Theatre  
P.O. Box 291  
Seneca, SC 29679  
Ph/Fax 864-882-1910

Estimate to prep and paint the following areas with one coat, your choice of color and sheen; all natural wood to remain that way.

- Lobby and entry: ceiling will be repaired and repainted, all walls above and below the natural wood will be prepped and painted..... \$2,350.00
- Theatre: all beaded board ceiling sections to be prepped and painted, includes all scraping and sanding, caulking, etc. All walls below the wainscoting prepped and painted..... \$4,500.00
- Concession: all ceiling beaded board prepped and painted. All walls, trim, bulletin board and bar area included ..... \$1,250.00
- Office: ceiling repaired and stain areas primed, then repainted. Walls prepped and painted..... \$ 350.00

Bill sorry this took me a while to get back to you, busy time of year for us!

Thank you,  
Leslie Eppenstein



Total  
\$8350



# Sampson's Painting

(864) 882-7472

BID (Service Only)

Date: 6/4/05  
 Job Number:

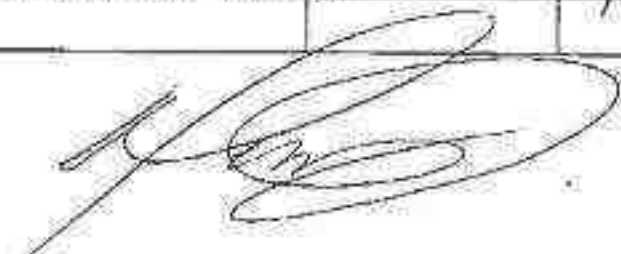
TO: Olcese Community Theatre

We are pleased to submit the following bid:

**Job Description**

**SERVICE**

HOURS	DESCRIPTION	CHARGES	TOTAL
	Painting of Auditorium		
	Lobby and Box Office AREA		
	Doing All Minor repairs necessary, Scraping Patching Caulking etc.		
	Prime Coat and Finish Coat on Ceilings & Coats on Wall		
	Beneath Wainscote in Theatre Auditorium		
	Full walls in lobby Concession Stand A+B Box Office AREA.		7,650. <sup>00</sup> / <sub>100</sub>





**Proposal**  
**SOUTHERN PAINTING &**  
**MAINTENANCE SPECIALISTS, INC.**

Date: May 24, 2005

P.O. Box 8974 • Greenville, SC 29604 • 864-232-4911 • 1-800-571-4846 • Fax 864-233-6867

PROPOSAL SUBMITTED TO: <b>Oconee Community Theatre</b>	PHONE: <b>710-5539 882-1910</b>	FAX: <b>882-1910</b>
PROJECT: <b>P. O. Box 291</b>	JOB NAME:	
CITY, STATE AND ZIP CODE: <b>Seneca, SC 29677</b>	JOB LOCATION:	
ATTN: <b>Bill Chassette</b>	JOB #:	

Maximum submitter liability is \$100,000.00.

**SCOPE OF WORK:**

Painting walls and ceilings in the following areas:

- Entrance.
- Corridor.
- Small room at right side of corridor.
- Carless area.
- Auditorium ceiling and walls below chairrail.

Above work for the sum of:      \$6,200.00

Our price includes labor, materials, supplies, tools, equipment, insurances, taxes, and licenses.

**We Propose:** hereby to furnish material and labor and provide in accordance with above specifications, for the sum of **SIX THOUSAND TWO HUNDRED & NO/100** dollars | \$ 6,200.00

**Net 10 Days.**

BY THE SIGNATURE OF THE CONTRACTOR, IT IS HEREBY CERTIFIED THAT THE CONTRACTOR IS A QUALIFIED FIRM AND IS CAPABLE OF COMPLETING THE WORK SPECIFIED HEREIN IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. THE CONTRACTOR IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE WORK SPECIFIED HEREIN. THE CONTRACTOR IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE WORK SPECIFIED HEREIN. THE CONTRACTOR IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE WORK SPECIFIED HEREIN.

Signature:   
 Name: **A. H. (Ricky) FIELDS**  
 Title: **ARTIST**  
 Address: **1000 1st St SW**

**Acceptance of Proposal** - The above work specifications and conditions of the contract are hereby accepted and agreed to by the contractor. Payment to be made as follows:

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_

Contract Number: \_\_\_\_\_

Signature: \_\_\_\_\_

ZONE	QUAN	CODE	PLANT/MATERIALS	SIZE	COST EA	TOTAL	LABOR	NOTES
A	1	RP	SED PREPARATION		\$0.00	\$0.00	\$200.00	GRASS/ROCK/WEED REMOVAL, BED PREPARATION
A	34	14	NORON HARTSTROME	3G	\$12.99	\$441.86	\$700.00	EVERGREEN, 3' T & W, PINK/WHITE F. COLOR, 5% IN SPRING
A	35	ROR	KNOCKOUT ROSE RADPAZ2	2G	\$18.99	\$654.85	\$350.00	DECIDUOUS, 3' T & W, CHEERY/RED FLOWERS APRIL TO FROST
						\$1,096.71	\$550.00	

ZONE	QUAN	CODE	PLANT/MATERIALS	SIZE	COST EA	TOTAL	LABOR	NOTES
B	1	SP	6-0 PREPARATION		\$0.00	\$0.00	\$725.00	GRASS/ROCK/WEED REMOVAL, BED PREPARATION
B	6	ABM	AUTUMN BLAZE MAPLE	3G	\$24.99	\$149.94	\$75.00	DECIDUOUS, 12' T 12' W, EXCELLENT FALL COLOR
B	26	SH	SOFT TOUCH HOLLY	2S	\$12.99	\$337.74	\$275.00	EVERGREEN, 3' T 3' W, COMPACT FORM
						\$487.68	\$475.00	

ZONE	QUAN	CODE	PLANT/MATERIALS	SIZE	COST EA	TOTAL	LABOR	NOTES
C	1	BP	BED PREPARATION		\$0.00	\$0.00	\$300.00	GRASS/ROCK/WEED/CONCRETE REMOVAL, BED PREPARATION
C	8	DEA	DIERODON'S SPARKLE ARBORVITAE	2G	\$24.99	\$199.92	\$85.00	EVERGREEN, 8' T 3' W
C	6	DMH	DWARF BLUE OBD HOLLY	3G	\$14.99	\$89.94	\$55.00	EVERGREEN, 8' T 4' W
C	16	DWA	DWARF WHITE CONIFETALUM	3G	\$16.99	\$271.84	\$125.00	EVERGREEN, 5' T 3' W, WHITE FLOWERS IN SPRING
C	10	SPH	SKY PENCIL HOLLY	3G	\$15.99	\$159.90	\$105.00	EVERGREEN, 10' T 2' W, UPRIGHT GROWTH HABIT
C	6	NAN	NANDINA COMPACTA FINEFLOWER	3G	\$14.99	\$89.94	\$65.00	EVERGREEN, 2' T 2' W, VERSANT FALL COLOR
C	9	FLH	FINE LINE HOLLY	3G	\$16.99	\$152.91	\$95.00	EVERGREEN, 12' T 5' W
						\$868.45	\$590.00	

ZONE	QUAN	CODE	PLANT/MATERIALS	SIZE	COST EA	TOTAL	LABOR	NOTES
A-C	55	SA	LIVING SOIL AMENDER	40G	\$7.99	\$439.45	\$75.00	ORGANICS, ROOT STIM, FERT, LIQ, GYPSUM, SOIL MOIST, LAVOCOR
A-C	3	TS	TOPSOIL	LOAD	\$167.00	\$483.00	\$850.00	TOPSOIL TO F&K GRADE WHERE NECESSARY
A-C	2	OGMA	MULCH	LOAD	\$235.00	\$470.00	\$200.00	TRIPLE GROUND HARDWOOD MULCH
A-C	1	LAK	LANDSCAPE MAINTENANCE KIT		\$130.00	\$130.00	\$750.00	MOIST METER, SPRAYER, DISBURG CONT, GROWD KILL FERTILIZER
						\$1,522.45	\$1,800.00	

PLANTS AND MATERIALS	\$4,124.89
TAX	\$209.24
TOTAL PLANTS AND MATERIALS	\$4,334.13
LABOR	\$3,760.00
TURNKEY TOTAL	\$8,094.13

DESIGNED BY BRADY CALLOWAY AND ZONE 7 NURSERY  
 "YOUR FRONT YARD IS IN ZONE 7"<sup>SM</sup>  
 PREPARED FOR BILL CHUSANO AND THE OCKEE COMMUNITY CENTER

Barclay Landscape Management Inc.

d.b.a. Shades of Shiloh Nursery  
 2060 Sandifer Blvd (HWY 123)  
 Seneca, SC 29672  
 864-888-1810 Landscape Division  
 864-886-9008 Nursery Division

## Design Estimate/contract

REP	DATE	ESTIMATE NO.
L.R.	5/18/2005	200831

CLIENT NAME / ADDRESS
Oakes Community Theater PO Box 391 Seneca, SC 29672

Description	QTY	Total
dogwood princess white	2	279.98T
cherry blossom	8	799.92T
# 3 orange muscades	6	151.94T
#1 butterfly carnation	20	99.80T
# 3 weigelia wine & roses	8	141.92T
# 3 weigelia nikaua	10	179.90T
#5 baby sky peoni	4	79.96T
#1 butterfly bush charming purple	6	35.94T
#3 hydrangea nikko blue	6	119.94T
# 3 laeopalms ruby	2	39.98T
# 1 anemone fragrant	6	101.94T
#1 madame juliet's rose	10	49.99T
# 1 OPENING NIGHT ROSE	6	119.94T
#1 day lily riding toy	16	39.96T
#1 day lily stella de oro	20	119.80T
#1 nolly beckeri	6	29.94T
#1 hana also marghera	22	111.79T
Gr. rock composite *	7	30.03T
2 cu. ft. soil conditioner *	30	249.90T
3ds double pine bark	60	670.60T
CUBIT YARDliner	24	134.00
deliver & install above materials by 3rd party		1,610.00
SC SALES TAX		175.00
Down Payment Required		
Balance Due On Completion		
BLM Signature _____	<b>Total</b>	<b>\$5,670.01</b>

By signing this contract and returning it with the required down payment, this forms an agreement upon the product, prices, terms and conditions shown herein. BLM shall not be held responsible for delays due to acts of God (rain, flood, tornado, etc.). This offer is good for thirty days from the date of this contract. Overdue accounts are subject to a 2% per month service charge on all un-paid balances. Client will be responsible for any legal or attorney fees incurred by BLM for the collection of any un-paid balances.

Client Acceptance: \_\_\_\_\_

Due: \_\_\_\_\_



P.O. Box 291  
Seneca, S.C. 29679

**We requested a bid for our landscaping  
from Head-Lee Nursery in Oconee  
County. We have yet to hear back from  
them as of June 8, 2005.**

**Ocoee Community Theatre, Inc.**  
**Balance Sheet**  
 As of June 1, 2005

	Jun 1, 05
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1010.01 - Ocoee Federal Savings & Loan	132,281.58
1010.07 - Community First Bank	45,156.15
<b>Total Checking/Savings</b>	177,437.73
Accounts Receivable	
1200 - Accounts Receivable	2,271.00
<b>Total Accounts Receivable</b>	2,271.00
<b>Other Current Assets</b>	
1300.07 - Donor Pledges, Current	15,305.50
1901 - Prepaid Scripts and Royalties	3,514.50
1902 - Prepaid Insurance	1,585.00
<b>Total Other Current Assets</b>	20,405.00
<b>Total Current Assets</b>	202,516.73
<b>Fixed Assets</b>	
1040.02 - Utica Fixtures & Equipment	120,806.77
1041.02 - Utica Land Property	21,804.95
1042.02 - Utica Building Improvements	44,229.27
1043.02 - Utica Roof Improvements	59,310.00
1045.07 - Townville Design/Construction	8,185.89
1046.07 - Townville Street Land	20,500.00
1048.02 - Accumulated Depreciation- Utica	-161,380.78
<b>Total Fixed Assets</b>	114,276.09
<b>Other Assets</b>	
1070 - Investments	
1070.01 - Ocoee Federal S&L Savings Acct	3,183.75
1076.07 - Community First Savings	14,416.23
1081.07 - Perpetual Bank CD	45,702.15
<b>Total 1070 - Investments</b>	63,302.13
1092.07 - Merrill Lynch Investment Account	1,104,877.89
1093.01 - Unrealized gain/loss marketable	-22,602.19
1900.07 - Donor Pledges Long Term	8,710.50
9000 - FISCAL YEAR AHEAD	1,795.80
<b>Total Other Assets</b>	1,156,165.21
<b>TOTAL ASSETS</b>	1,472,958.03
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
2000.01 - Accounts Payable	34,150.00
2001 - Deferred Contributions	3,400.00
<b>Total Other Current Liabilities</b>	37,550.00
<b>Total Current Liabilities</b>	37,550.00
<b>Total Liabilities</b>	37,550.00
<b>Equity</b>	
1110 - Retained Earnings	135,304.14
3901 - Unrestricted Net assets	99,107.00
3902.01 - Temp. Restricted Net Assets	1,156,694.42
8000 - Opening Bal Equity	-10.34
Net Income	4,322.61
<b>Total Equity</b>	1,435,408.03
<b>TOTAL LIABILITIES &amp; EQUITY</b>	1,472,958.03

Oceana Community Theatre  
Board of Directors

John Dyer - President  
654 Bok Road  
Westminster, SC 29693  
Phone: 864 647-1836  
Cell: 864 238-3578  
[jdnyer2@bellsouth.net](mailto:jdnyer2@bellsouth.net)

Warren Sampson - vice-president  
1141 Briarwood Drive  
Seneca, SC 29672  
Phone: 864 882-7472  
Cell: 864 710-8379  
[Sampsonw@bellsouth.com](mailto:Sampsonw@bellsouth.com)

Jean King - Secretary  
207 S Towawille Street  
Seneca SC 29678  
Phone: 864 882-2187 or 864 882-6029  
[The3kings@bellsouth.net](mailto:The3kings@bellsouth.net)

Nancy Duffly  
37 Nicklins Rd  
Westminster, SC 29693  
Phone: 864 972-3815  
[Nid629@bellsouth.net](mailto:Nid629@bellsouth.net)

Ronald Osburn  
114 Blackston Court  
Fair Play, SC 29643  
Phone: 864 972-2734  
Cell: 864 376-0948  
[ROsburn@bellsouth.net](mailto:ROsburn@bellsouth.net)

Jonathan Houston  
205 Mandalay Drive  
Salcm, SC 29676  
Cell: 864 710-5822  
Phone: 864 944-8845  
[jhouston@ocoonline.com](mailto:jhouston@ocoonline.com)

Delene Crafton  
110 S Fair Play Street  
Seneca, SC 29678  
Phone: 864 324-1217  
[Delene33@hotmail.com](mailto:Delene33@hotmail.com)

DJ Chisano - Executive Director  
358 Dutch Fork Rd  
West Union, SC 29696  
Phone: 864 718-7685  
Cell: 864 710-5519  
Office: 864 882-1910  
[DJchisano@opera.net](mailto:DJchisano@opera.net)

4:22 PM  
08/01/05  
Accrual Basis

Oconee Community Theatre, Inc.  
Profit & Loss  
July 1, 2004 through June 30, 2005

Jul 1, '04 - Jun 30, '05

Ordinary Income/Expense	
Income	
4009 - Week End Theatre Package Promo	1,449.00
4010 - Box Office Receipts	27,653.80
4011 - Advance Box Office Schools	3,507.00
4012 - Youth Wing Workshop Receipts	1,407.00
4013 - Playbill Advertising Sales	11,768.87
4014 - Season Ticket Sales	27,074.69
4015 - Student Season Ticket Sales	484.00
4016 - Concession Receipts	1,282.45
4018 - Misc. Theatre Events Receipts	857.00
4019 - Grants	
4019.01 - Recurring	7,093.00
4019.02 - New	2,000.00
4019.03 - Government Funding	17,710.05
Total 4019 - Grants	26,803.05
4020 - GM's Fundraising/Sponsorships	
4020.01 - Sponsorship	17,950.00
4020.03 - Misc Fundraising Events	2,370.10
Total 4020 - GM's Fundraising/Sponsorships	20,320.10
4021 - Interest Income	4,240.69
4022 - Donations Undesignated	4,130.00
4023 - Bldg. Fund Donations	1,740.00
4024 - Dividend Income	11,458.04
Total Income	143,255.79
Expense	
5010 - Utilities	
5010.01 - Water & Electric	9,341.02
5010.02 - Gas	4,355.25
5010.03 - Telephone	
5010.04 - Telephone Answering Service	1,338.25
5010.05 - Telephone - Other	961.66
Total 5010.03 - Telephone	2,321.11
Total 5010 - Utilities	15,312.30
5020 - Insurance	
5020.01 - Building Insurance	4,686.25
5020.02 - Liability Insurance	3,215.00
Total 5020 - Insurance	7,901.25
5030 - Maintenance	
5030.01 - Bldg. Maintenance	6,099.31
5030.02 - Bldg. Supplies	606.34
5030.06 - Alarm Maintenance	144.00
5030.07 - Lawn Maintenance	290.00
Total 5030 - Maintenance	7,139.65
5040 - Printing and Publications	
5040.01 - Print Membership Brochures	
Brochure Return Postage	130.57
Season Brochure Postage	784.13
5040.01 - Print Membership Brochures - Other	963.53
Total 5040.01 - Print Membership Brochures	1,878.23
5040.02 - Print Newsletter	
Newsletter Postage	1,523.57
5040.02 - Print Newsletter - Other	2,851.63
Total 5040.02 - Print Newsletter	4,375.20
5040.03 - Toner Printing	1,401.75
5040.04 - Graphic Art/Art	484.00



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06/01/05

Accrual Basis

Oconee Community Theatre, Inc.  
**Profit & Loss**  
 July 1, 2004 through June 1, 2005

	Jul 1, '04 - Jun 1, '05
5040.05 - Playbill Print Expense	
Show Playbill Expense	1,844.71
5040.05 - Playbill Print Expense - Other	3,777.66
<b>Total 5040.05 - Playbill Print Expense</b>	<b>5,622.37</b>
<b>Total 5040 - Printing and Publications</b>	<b>13,758.67</b>
5050 - Operational Expenses	
5050.01 - Postage, General	507.83
5050.02 - Bulk Mail Permit	150.00
5050.03 - Post Office Box Rental	36.00
5050.04 - Office Supplies	900.20
5050.05 - Computer Expense	51.00
5050.06 - Concession Supply Expense	1,044.86
5050.07 - Youth Workshop Expense	279.57
5050.09 - Box Office Start Up Cash	500.00
5050.10 - Professional Expense	18,512.35
5050.11 - Fundraising Expense	4,155.88
5050.12 - Bank Service Charges	597.38
5050.13 - Janitorial Services	600.00
5050.14 - Janitorial Supplies	370.22
<b>Total 5050 - Operational Expenses</b>	<b>27,703.67</b>
5050.15 - Weekend Theatre Package Promo E	1,140.00
5060 - Production Expense	
5060.01 - Set Material Expense	2,218.77
5060.02 - Play Selection Committee	110.73
5060.03 - Properties Expense	1,014.14
5060.04 - Costume Expense	6,329.77
5060.05 - Scripts/Purchases/Freight	442.44
5060.06 - Royalties & Licenses	4,545.00
5060.07 - Stage Equipment/Supplies	1,294.26
5060.08 - Production Reception Expense	227.10
5060.09 - Artists Director Stipends	2,000.00
5060.10 - Musical Directors Stipends	1,300.00
5060.12 - Tech Director Stipends	1,800.00
5060.14 - Design/Painter Stipends	475.61
5060.15 - Photographer Expense	503.88
<b>Total 5060 - Production Expense</b>	<b>22,231.82</b>
5070 - Publicity	
5070.01 - Fliers/Brochures/Posters	797.22
5070.02 - Mass Media Advertising	7,312.66
<b>Total 5070 - Publicity</b>	<b>8,110.18</b>
5080 - Dues and Subscriptions	
5080.01 - SC Theatre Association	45.00
5080.02 - Amer. Assoc. Comm. Theatre	60.00
5080.03 - Chamber of Commerce	125.00
5080.04 - SC Charitable Org. Fee	25.00
5080.05 - Misc Organizational Dues	305.00
5080 - Dues and Subscriptions - Other	230.00
<b>Total 5080 - Dues and Subscriptions</b>	<b>790.00</b>
5090 - Business Managers Salary	
5100 - Commissions	11,261.70
5090 - Business Managers Salary - Other	23,883.66
<b>Total 5090 - Business Managers Salary</b>	<b>35,145.36</b>

4:22 PM

06/01/05

Accrual Basis

Oconee Community Theatre, Inc.  
Profit & Loss  
July 1, 2004 through June 1, 2005

	Jul 1, '04 - Jun 1, '05
6000.00 - Unbudgeted Expenses	0.00
8500.00 - Roof	0.00
<b>Total Expense</b>	<b>138,832.88</b>
<b>Net Ordinary Income</b>	<b>4,322.81</b>
<b>Net Income</b>	<b>4,322.81</b>

**AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: July 19, 2005  
COUNCIL MEETING TIME: 3:00 p.m.**

**ITEM TITLE OR DESCRIPTION:**

**RFP 04-18, Financial Auditing Services for Finance.** This Request for Proposal was issued to select a firm of Independent Certified Public Accountants to provide auditing and consulting services to Oconee County for the Fiscal Year Ending June 30, 2006 (next year).

**BACKGROUND OR HISTORY:**

Proposals for these accounting and consulting services are generally solicited every three to four years. The Independent Accounting Firm performing the current year audit has been engaged for the past seven (7) years.

Pursuant to our request for proposals, extending a direct invitation to most upstate firms, we received two (2) responses. After review of the proposals and team interviews with principals representing the two firms submitting proposals, the Evaluation Committee ranked Elliott Davis as number 1. The number 1 ranking is based on experience, proposal details, cost, and ability to meet standards for financial audits.

Elliott Davis, LLC is one of the largest regional CPA firms in the Southeast with locations in Greenville and Anderson, South Carolina and is among the top 50 CPA firms in the nation. With a total of 250 employees, Elliott Davis has a sufficient number of employees to service Oconee County, and the firm was highly recommended by current local government audit clients.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

The audit will be performed in accordance with generally accepted auditing standards, the standards set forth for financial audits in the General Accounting Office's (GAO) Government Auditing Standards (1994), the provisions of the Federal Single Audit Act of 1984 and U.S. Office of Management and Budget (OMB) Circular A-133, Audits of State and Local Governments.

The term of the bid is for one-year with the option of three additional one-year renewals based on performance. Base price is guaranteed.

**STAFF RECOMMENDATION FOR COUNCIL ACTION:**

Staff recommends that County Council approve award of the contract to Elliott Davis, LLC for a base amount of \$35,000 for Fiscal Year 2005-2006 (additional work outside the base contract will be \$25-\$150/hour), and that the County Administrator be authorized to sign appropriate contract documents.

Additionally, staff recommends that Council authorize the County Administrator to renew the contract for up to three (3) succeeding years in accordance with Elliott Davis' proposal (see attached Bid Tabulation sheet), provided their work is satisfactory.

**FINANCIAL IMPACT:**

Sufficient funds have been provided in the FY 2005-2006 budget to cover the engagement costs.

**ATTACHMENTS:**

1. Bid Tabulation

Submitted or Prepared By:

  
MariAnne A. Dillard, Procurement Director

Approved for Submittal to Council:

  
Ron H. Rahm, County Administrator

Reviewed By/ Initials:

\_\_\_\_\_ County Attorney

 \_\_\_\_\_ OMB

\_\_\_\_\_ Other

\_\_\_\_\_ Department

C: Clerk to Council



AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC

COUNCIL MEETING DATE: July 19, 2005  
COUNCIL MEETING TIME: 3:00 p.m.

**ITEM TITLE OR DESCRIPTION:**

**Bid 04-22, Tires for Heavy Equipment:** For the purchase and installation of new tires and services and to repair and recap tire carcasses for Oconee County heavy equipment rolling stock.

**BACKGROUND OR HISTORY:**

On June 28, 2005 competitive bids were solicited for the installation and repair of heavy equipment tires for Oconee County. This service is necessary because of the specialized equipment needed to mount and dismount the heavy duty tires for large off-road equipment (i.e., rubber tire front loaders and back dump trucks at Quarry, front bucket loaders at Solid Waste, Clark loader for Road Depr.).

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Prompt and dependable tire service is essential to keep the County's heavy stock rolling.

**STAFF RECOMMENDATION FOR COUNCIL ACTION:**

County Council to award a bid and authorize a contract with to Miller Bros. Giant Tire Service Inc., Irmo, SC for a one-year term with the possibility of four additional one-year renewals based on satisfactory performance and price.

Miller Bros. was the only responsible bidder that met the requirements of this solicitation.

Miller Bros. has been awarded prior bids in 1999 and 2002. County users have reported that during the past six years, the quality of materials, workmanship and service from Miller Bros. has been excellent.

**FINANCIAL IMPACT:**

The annual estimated cost of this contract is \$179,375. These funds are budgeted and available in account numbers 017-721-80719, 010-721-80601, 016-721-80718, Vehicle Maintenance and will be charged back to each user department.

**ATTACHMENTS:**

1. Bid Tabulation

Submitted or Prepared By:

  
Marianne A. Dillard, Procurement Director

Approved for Submittal to Council:

  
Ron H. Rabun, County Administrator

Reviewed By/ Initials:

n/a County Attorney

 Finance

n/a Other

n/a Department

C: Clerk to Council

Oconee County  
Tires for Heavy Equipment  
for Vehicle Maintenance

June 28, 2005  
2:00 p.m.

Approved Budget Ordinance amount for this item - Vehicle Maintenance Accts.  
Budget Code 017-721-50719, 010-721-80621, 010-721-80716

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

*Therese M. Stewart*  
Procurement Director

Bidders						Miller Bros Giant Tire Serv		Reslity Investors Inc.			
Address		Description				Inns, SC		Chester, SC 29706			
Item #	Qty.	Size	Ply	Tread	Type	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
A	4	1600 x 25	24	E-4	New	1,485.00	5,940.00	non-responsive			
B	8	1600 x 25	24	E-4	Recap	885.00	7,160.00				
C	4	17.5 x 35	16	E-4	Recap	780.00	3,160.00				
D	4	1800R25	22	L-3	New	2,800.00	11,200.00				
E	3	1800R25	22	L-3	Recap	1,488.00	4,464.00				
F	4	1800R33	22	L-3	New	3,660.00	14,600.00				
G	8	1800R33	22	L-3	Recap	1,725.00	13,800.00				
H	4	28.5 x 25	25	L-4	New	2,780.00	11,120.00				
I	4	28.5R25	25	L-3	New	2,585.00	10,340.00				
J	4	28.5R25	25	L-3	Recap	1,695.00	6,780.00				
K	2	28.5 x 25	25	L-4	Recap	1,975.00	3,950.00				
L	4	28.5 x 25	27	L-4	New	3,440.00	13,760.00				
M	4	28.5 x 25	28	L-4	New	3,325.00	13,300.00				
N	4	29.6 x 25	27	L-4	Recap	2,360.00	9,440.00				
O	4	29.5 x 25	25	L-4	Recap	2,380.00	9,520.00				
P	4	55 x 35 x 33	28	E-4	New	4,745.00	18,980.00				
Q	4	55 x 35 x 33	26	E-4	Recap	3,340.00	13,360.00				
R		Road service call during business hours				85.00	-				
S		Road service call other than regular hours				85.00	-				
		Repairs				Priced on Bid Form by tire size					
T		Section Repair				306.00	1045.00				
U		Spool Repair				118.00	450.00				
V		Reinforcement				163.00	520.00				
W		Other									
X		Other									
Y		Larger tire available for the following sizes:									

Coconee County  
Tires for Heavy Equipment  
for Vehicle Maintenance

June 28, 2005  
2:00 p.m.

Bidders		Miller Bros Giant Tire Serv					Realty Investors Inc.					
Address		Irmo, SC					Chester, SC 29708					
Item #	Qty.	Size	Ply	Tread	Type	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	
Z		Charge for labor for tire (incl mount & dismount)					no charge if available	-		-		-
AA		Charge for dismount & mount					25.00	-		-		-
		Warranty						-		-		-
BB		New					Mfg standard warranty					
CC		Resap					1 year					
DD		Repaired					1 year					
		Subtotal						170,834.00		-		-
		S. C. Sales Tax (5%)						8,541.70		-		-
		Grand Total						179,375.70		-		-