



Oconee County, South Carolina
Capital Project Advisory Committee
Project Criteria Questionnaire

Project Name/Description: AIRPORT HANGAR CONSTRUCTION

Proposal to construct 14 new hangars at the Oconee County Airport.

The purpose of this document is to assist the Capital Project Advisory Committee (CPAC) in understanding and scoring proposed capital projects. The questions are based on issues evaluated by CPAC, and attempt to establish an overview of the scope of the project.

Instructions: Answer each of the major questions (*in bold italics*) listed in the 7 criteria categories below. All major questions must be answered with either 'yes', 'no', or 'n/a' if not applicable. For any major question answered 'yes', provide the supporting information requested in a complete and easy to understand narrative that addresses each of the related detailed questions. Use as much space as is needed. Copies of any available documentation (engineering estimates, quotes, plan summaries, etc.) should be submitted as necessary.

Criteria 1: Public Health, Safety and Mandates

1. *Does the proposed project directly address a health and/or safety need?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the need most directly addressed by the proposed project, and how will it address the issue?
- b. Are there other possible alternatives to proposed project?
- c. Have other solutions been proposed/attempted?
- d. What secondary benefits to health and safety will result from the proposed project?

Click on gray area to insert response - box will expand as needed:

2. *Does the proposed project address a federal/state mandate?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What agency is mandating the project (note specific section of law/regulation)?
- b. Has the County Attorney reviewed the issue?
- c. Are there other possible alternatives to the proposed project?
- d. Is there a deadline to meet the mandate, and is this a recurring requirement? If so, what is the anticipated length of time the proposed project will remain in compliance?

Click on gray area to insert response - box will expand as needed:

Criteria 2: Goals Established in Adopted Plans

3. *Does the proposed project help to implement goals established in the Comprehensive Plan?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What goal/objective/strategy(s) will be addressed by the proposed project?
- b. What timeline was adopted for implementation?
- c. Who was the agency listed as the responsible party in the plan?

Click on gray area to insert response - box will expand as needed:

The project is part of planned hangar development per the Federal Aviation Administration (FAA) approved Airport Layout Plan (last updated in 2005). The Airport Department is working in compliance with the FAA guidelines and regulations to service a demand for covered aircraft storage in the form of this proposed T-hangar building. The project proposes to occur within County fiscal year 2017.

4. *Is the proposed project consistent with adopted strategic plans?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What strategic plans reference the proposed project (note any timelines, responsible parties, etc.)?
- b. What agency sponsored the strategic plan?
- c. How was the plan developed?
- d. Has the plan been adopted/endorsed by County Council?

Click on gray area to insert response - box will expand as needed:

No formal plan has been adopted. Conforms to the FAA plan and is in line with the vision of the Airport Director as well the Aeronautics Commission to keep up with Airport growth and hangar demand.

5. Does the proposed project implement the recommendations of a previous study?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What agency sponsored the study (note the source of any funding)?
- What was the purpose of the study, and when was it performed?
- What factors considered in the study have changed since the work was done?
- Have the results of the study been presented to County Council?

Click on gray area to insert response -box will expand as needed:

A study and costs analyst was compiled in 2014 by Trehel Corporation and Wk Dickson. Due to the cost and location of the 2014 hangar project, we were requested to delay the project for further study. We have since completed a new study and relocated the new hangar units to a more favorable location which in turn significantly lowered the overall cost of the project.

**2014 cost estimate was \$1.5 million*

**2016 cost estimate is \$975,000*

6. Has the proposed project been consistently included in previous Capital Improvement Plans?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- When was the project first proposed?
- What was the original proposed date of construction/acquisition/implementation?
- Has any other agency also included the proposed project (or significant portion of) on their capital improvement plan?

Click on gray area to insert response -box will expand as needed:

Demand for hangars has occurred in the past and the County has been able to service that demand. This need represents the most recent strong demand for hangars.

**Waiting List/Demand is currently at 60-*

Criteria 3: Economic Development

7. *Will the proposed project result in the creation of (or retention of) jobs?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. How many jobs will be created?
- b. How many jobs will be retained that would otherwise be lost without the proposed project?
- c. What types of jobs?
- d. What is that anticipated pay range of the jobs?
- e. Are there other known job-related benefits associated with the proposed project?

Click on gray area to insert response - box will expand as needed:

8. *Will the proposed project facilitate development that directly enhances revenues through taxes or fees?*

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What sources of increased revenues (taxes, fees, etc.) are anticipated to stem from the proposed project?
- b. What is the anticipated annual impact on each revenue source?
- c. Are there other possible enhancements to revenues that may be associated with the proposed project?

Click on gray area to insert response - box will expand as needed:

The T-hangar building will generate revenue through lease agreements with the building tenants. Additionally, new tenants will provide additional aircraft property taxes to the County and generate more fuel sales. Furthermore, if aircraft currently located at the Airport do not relocate to another airport in order to be hangared, this building could retain those aircraft and ensure those aircraft property taxes remain in the County.

**The current estimated contribution margin to the Airport ranges from \$50,000 to \$75,000 per annum.*

9. Will the proposed project enhance the County's image, thereby attracting potential investors?
Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- How will the proposed project be viewed by the 'average' citizen?
- How 'visible' will the proposed project (or its benefits) be?
- What type(s) of, and how much, private investment is the proposed project anticipated to attract?
- What level and type of promoting will be necessary to achieve the proposed project's maximum potential in attracting investment?

Click on gray area to insert response -box will expand as needed:

The viability of the Airport and its ability to provide well sought after covered aircraft storage for is crucial for attracting more aircraft and potential businesses to Oconee County. Average citizens in the community will hear and see a bolstered general aviation facility in their community and take pride in its presence and benefits. A current waiting list of 60+ potential tenants will maximize the potential of the investment.

10. Will the proposed project help prevent the loss of jobs and/or revenue (other than any discussed above in this section) from Oconee County?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What types of jobs/revenue are subject to loss without the proposed project?
- Has a project similar to the one proposed been completed in the county/jurisdiction to which the jobs/revenue will potentially be lost? If so, describe.
- Are there known alternatives to the proposed project that may effectively save the jobs/revenue?

The loss of revenue could occur due to aircraft that are currently based at Oconee County in tie-down area relocating to available hangar space at nearby Airports.

Criteria 4: Capital Fiscal Impact

11. Will proposed project have a positive impact on the General Fund budget?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- How will the proposed project enhance revenues?
- What is the anticipated annual impact to the General Fund budget?
- What is the anticipated cost of delaying construction/acquisition of the proposed project?

Click on gray area to insert response -box will expand as needed:

The T-hangar building will generate revenue through lease agreements with the building tenants. New hangars will provide new tenants which in turn will add to the aircraft property tax rolls and additional fuel sales to the County. Delaying the project will likely increase construction cost in the future and delay additional revenue opportunities.

12. Will the proposed project facilitate acquisition of grants and/or other outside funding?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What types of grants and/or other outside funding sources are expected to be made available by construction/acquisition of the proposed project?
- Have other jurisdictions successfully leveraged such funds with similar projects? If so, provide a brief overview.

Click on gray area to insert response -box will expand as needed:

This project may not facilitate grants directly but it will enhance the FAA funded projects by demonstrating that Oconee County is invested in their Airport and expanding for future growth.

13. Will the project be economically sustainable?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What resources (staffing, maintenance, upgrades, etc.) are anticipated to be required to operate and maintain the proposed project?
- b. How will the proposed project offset the cost of operation and maintenance?
- c. Are there additional potential sources of economic benefit available?

Click on gray area to insert response -box will expand as needed:

The project can be facilitated by existing Airport Staff and will generate revenue through lease agreements and fuel sales with the building tenants. Design life of these additional hangars will provide approximately 45 years of revenue.

14. Is the proposed project supported by available or previously designated funding?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What funding sources are designated for the proposed project?
- b. If the construction/acquisition of the proposed project is to be phased or otherwise completed over a period of 2 or more fiscal years, are the designated funds available for each fiscal year?

Click on gray area to insert response -box will expand as needed:

15. Will construction/acquisition of the proposed project now result in significant savings or economies of scale?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What are the anticipated costs to delaying the project?
- b. Are there factors other than inflation that may result in additional costs?

Click on gray area to insert response -box will expand as needed:

By accomplishing the project now, this will eliminate lost revenues from potential hangar tenants as well as insuring current tenants not seeking out other Airports that can provide storage.

Criteria 5: Operation and Maintenance Fiscal Impact

16. Will the proposed project have a positive impact on operation and maintenance budgets?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the anticipated annual cost to operate and maintain the proposed project?
- b. What existing asset is to be replaced or modified by the proposed capital project?
Include annual cost to operate and maintain, and note expected savings.

Click on gray area to insert response -box will expand as needed:

17. Will the proposed project improve the efficiency of existing operations?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What existing services will be impacted by the proposed project?
- b. In what way will the proposed project improve existing services?
- c. Are there options to the proposed project to gain similar improvements in efficiency?

Click on gray area to insert response -box will expand as needed:

Aircraft will be fully protected while in storage by this building project. This will enable less liability of exposed aircraft parked on the County's public ramp parking spaces.

18. Is the proposed project considered 'low-maintenance'?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. If the proposed project is the construction/acquisition of a replacement or improvement of an existing asset, how will it compare to current requirements?
- b. What are the key features related to ensuring the proposed project will require little maintenance?
- c. Are there warranties or guarantees associated with the proposed project?

Click on gray area to insert response -box will expand as needed:

This aircraft storage building will be low maintenance cost other than occasional light bulb replacement. No major maintenance will be necessary. Evident by the low maintenance cost history of the existing 48 County hangars at the Airport.

**First set of hangar units were built in the late 1960's and are still in good condition and producing revenue.*

19. Will the proposed project require additional resources (staff, funding, etc.) to support its operation?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What additional resources will be required?
- Can some resources be 'shared' with other assets?
- Are there options available that will limit need for additional resources?

Click on gray area to insert response -box will expand as needed:

20. Are there any existing assets which will be rendered obsolete/surplus or otherwise unneeded by the proposed project?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What assets will be rendered obsolete/surplus or otherwise unneeded by the proposed project?
- How functional are the assets in their current condition?
- What are the potential uses for the assets?
- What is the estimated costs to recondition/upgrade the assets for these identified potential uses? How much to demolish?

Click on gray area to insert response -box will expand as needed:

Criteria 6: Impact on Service Levels

21. Will proposed project bring service up to desired level?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the desired level of service?
- b. Was the target service level determined through a formal study? If not, what is determination based on?

Click on gray area to insert response -box will expand as needed:

This is a positive step to meet the long term demand for hangars at Oconee County Airport. To meet our service demand of 62 aircraft on the current waiting list, approval of this project is a positive step forward to reducing the hangar waiting list. Additional hangar requests will be proposed as we implement our Airport Capital Improvement Plan (ACIP).

22. Will the proposed project improve levels of service provided by more than one asset or function?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What other asset or function will be enhanced by the proposed project?
- b. How will levels of service be enhanced?

Click on gray area to insert response -box will expand as needed:

Criteria 7: Relationship to Other Projects/Coordination

23. Does the proposed project coordinate well with other ongoing or planned projects?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What other projects may be impacted by the decision to construct/acquire the proposed project at this time?
- Are there any special concerns that need to be addressed to ensure the development of the proposed project does not negatively impact other projects?

Click on gray area to insert response - box will expand as needed:

The project will fit into the larger Airport Capital Improvement Plan (ACIP) and Airport Layout Plan (ALP) in that the County is working with the FAA to expand the existing ramp space with an upcoming project that project will enable this T-hangar building to utilize some of the existing ramp space footprint.

24. Can the project be effectively coordinated with other projects in the same area?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- What other capital projects are being constructed/acquired in the same area?
- What are the steps necessary to ensure the proposed project does not negatively impact (or are negatively impacted by) other projects?

Click on gray area to insert response - box will expand as needed:

The project will fit into the larger Airport Capital Improvement Plan (ACIP) and Airport Layout Plan (ALP) in that the County is working with the FAA to expand the existing ramp space with an upcoming project that project will enable this T-hangar building to utilize some of the existing ramp space footprint.

25. Does the proposed project address needs or otherwise benefit other jurisdictions?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What jurisdiction(s) will benefit from the proposed project?
- b. What are the potential benefits?
- c. Is there a potential for partnership with the jurisdiction?

Click on gray area to insert response -box will expand as needed:

Western Pickens County and the City of Clemson utilize the Oconee County Airport daily for corporate and business aircraft due to its location. In addition, Clemson University utilizes, houses, and operates two full time aircraft on the field. Although we cannot define the benefits we are positive that these transit passengers arriving in these aircraft benefit positively and economically to both Pickens County and the City of Clemson. A good example is the 30-40 additional aircraft utilizing the runways and ramp area during Clemson football games.

26. Is the project timely or subject to a window of opportunity?

Yes No N/A

If the answer is No or N/A, move on to the next question; If the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the timeframe for constructing/acquiring the proposed project?
- b. What are the potential negative impacts of delaying the project?
- c. Can construction/acquisition of the proposed project be phased or otherwise accomplished over multiple years?

Click on gray area to insert response -box will expand as needed:

The existing demand for hangars is currently high. If the project is delayed, the waiting list of aircraft seeking this hangar facility may decrease due to the aircraft relocating to another airport or community where hangars are available. Surrounding Airports do have availability however; the 60+ tenant's await and prefer a hangar in Oconee County due to Clemson University, Keowee Key, Cahiers/Highlands NC, and the Cliff Communities.

27. Will the project create any disruption or inconvenience to the public?

Yes No N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What are the potential sources of disruption or inconvenience to the public?
- b. What steps can be taken to mitigate the problems?

Click on gray area to insert response -box will expand as needed:

28. Is the proposed project the best use of the funding available for its category of project?

Yes No N/A

If the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. Are there other similar projects proposed (or expected to be proposed in the near future)?
- b. Why is the proposed project the best use of the funds?

Click on gray area to insert response -box will expand as needed:

Through extensive study over the last two years this proposal is a good first step to fill some demand and is the lowest construction cost of all prior proposals studied.

An aerial photograph of the Oconee County Regional Airport hangar construction site. The image shows a large, rectangular concrete foundation for a hangar, with a runway and taxiway visible to the left. The surrounding area is a mix of green grass and brown earth, indicating ongoing construction. In the background, there are trees and a road.

OCONEE COUNTY REGIONAL AIRPORT HANGAR CONSTRUCTION

JEFF GARRISON
AIRPORT DIRECTOR

SOME FACTS ABOUT OUR AIRPORT

- **ONE OF THE MOST POPULAR AIRPORTS IN SOUTH CAROLINA**
- **3 LARGE LAKES, CLOSE TO HIGHLANDS, CASHIERS AND KEOWEE KEY**
- **THE AIRPORT THAT SERVICES CLEMSON UNIVERSITY**
- **OUR AIRPORT REPRESENTS OCONEE COUNTY**
- **60 PLUS BASED AIRCRAFT**
- **OVER 2000 TRANSIENT AIRCRAFT A YEAR**
- **SURROUNDING INDUSTRIES**
 - 1. Borg Warner, Duke Energy, US Engine Valve
- **WE ARE A BIG DEAL!!!!**

How our Airport Generates Revenue

- **FUEL SALES**

- 1. SERVICE SMALL, MEDIUM AND LARGE AIRCRAFT

- 2. Jet-A \$468,000/YR AVGAS -\$214,000/YR

- **RENT / LEASE STORAGE FOR CORPORATE/ PRIVATE AIRCRAFT**

- 1. 48 T-HANGARS – CURRENTLY \$117,120/YR

- 2. 3 BAY CORPORATE STORAGE AND LEASE -\$1,900/YR

- **PRIVATE COMPANY HANGAR LEASE FOR MAINTENANCE - \$6,300/YR**

- 1. THIS SERVICE DRAWS TRANSIENT CUSTOMERS TO OUR AIRPORT

- **AIRCRAFT PROPERTY TAXES**

- 1. 2015 TOTAL- \$13,469.33

PURPOSE: TO IMPROVE OUR AIRPORT BY CONSTRUCTING 14 NEW HANGARS

DEMAND:

- We have 60 Plus Customers on a Hangar Waiting list
- The Demand IS For Hangar Storage Not Tie Down

BENEFITS:

- 1) Investment Payback starts Immediately
- 2) Increase of Aircraft Operations
- 3) Increase in Fuel Sales
- 4) Increase in Aircraft Property Tax

14 T-Hangars BLDG 315' X 51'

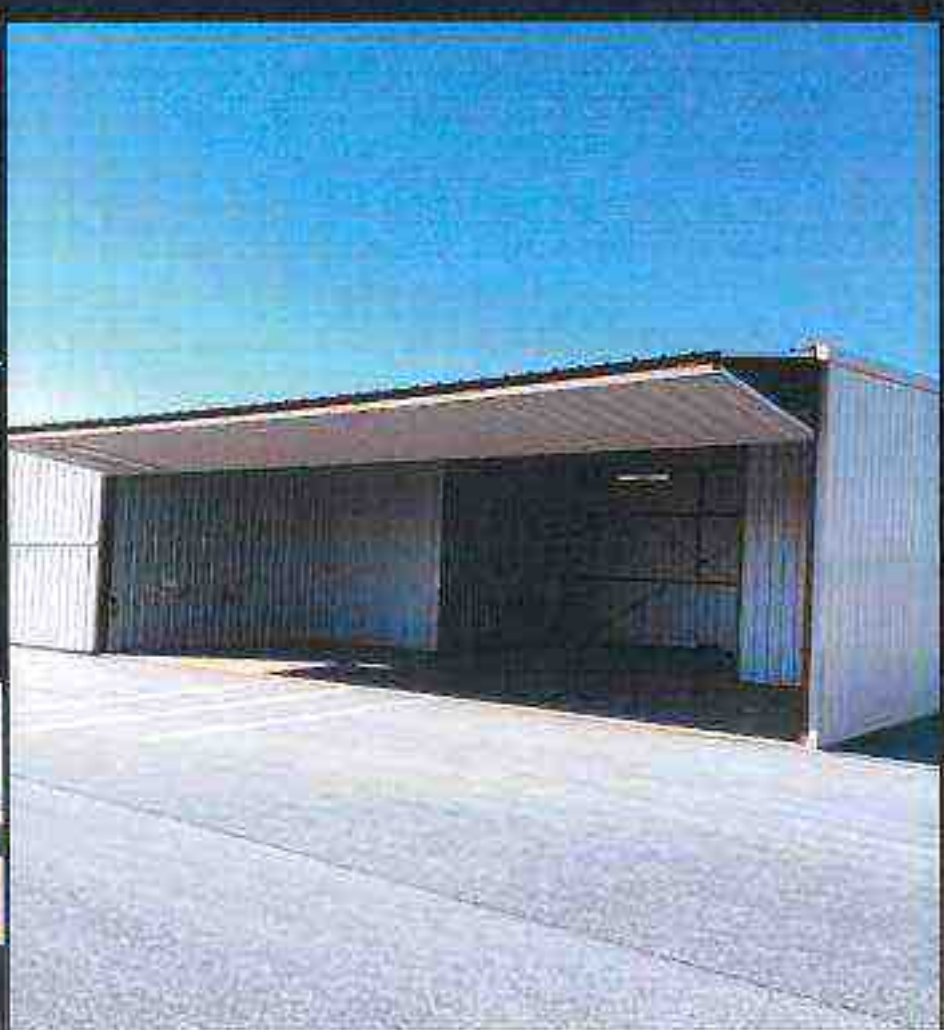
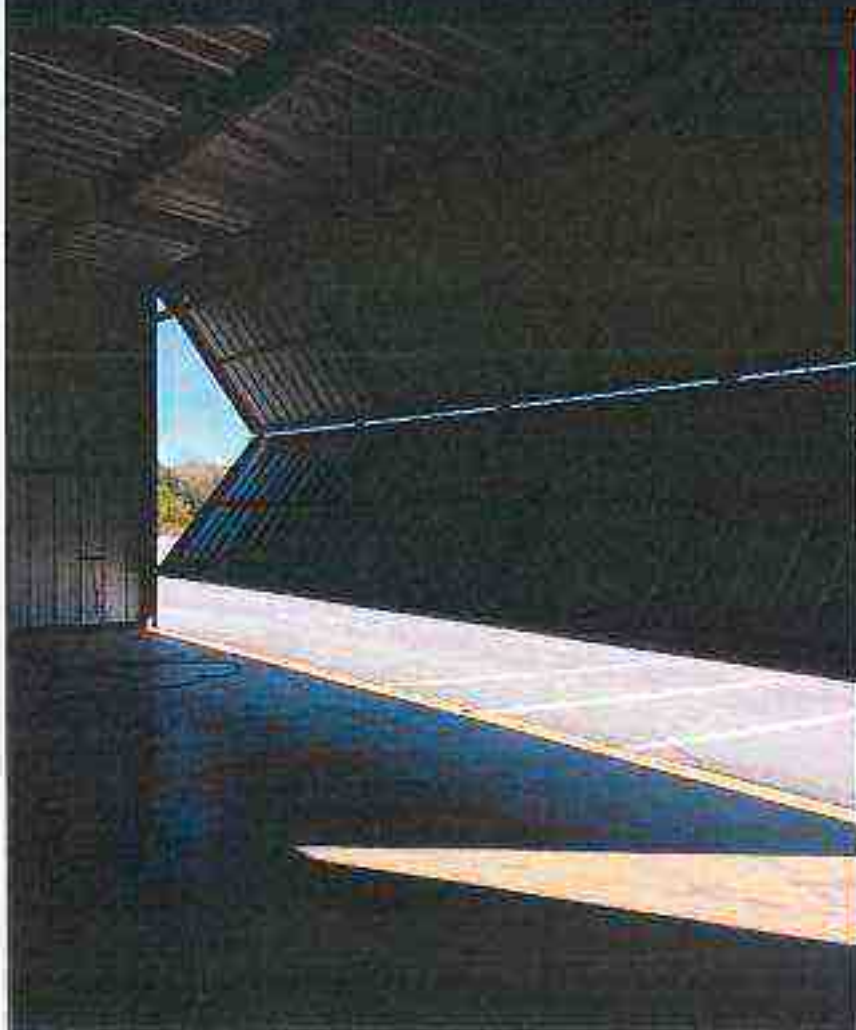
EST. Construction Cost

Mobilization	\$45,000
Demolition	\$25,000
Hangar and Building, Installed	\$610,000
Grading and Drainage	\$50,000
Apron Expansion	\$75,000
Erosion Control	\$25,000
Pavement Markings	\$5,000
Design Services and Contingency	\$140,000
Total approx.	\$975,000

THE HANGAR



HANGAR DOOR Bi-Fold TYPE

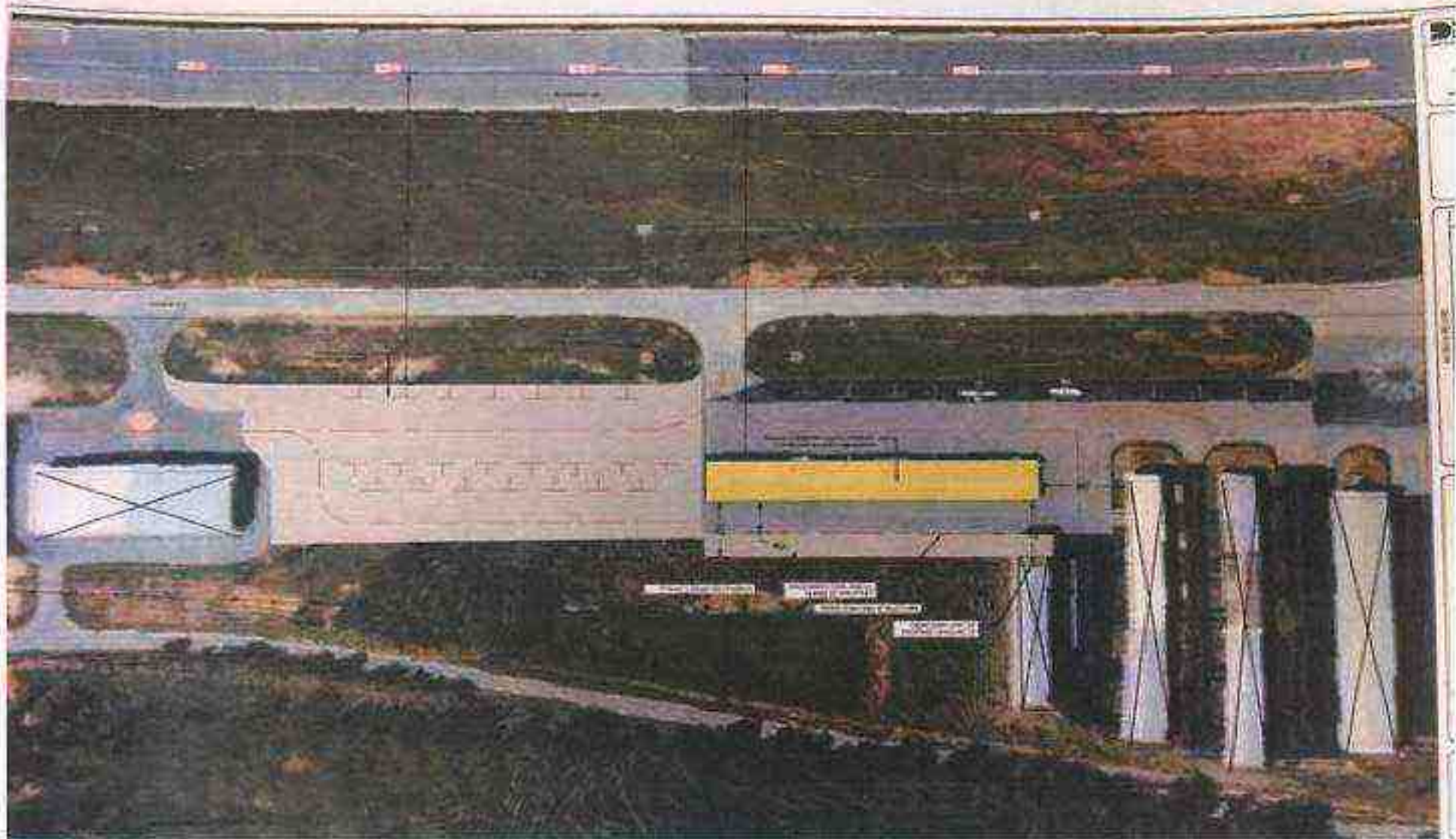


SITE:





OVERVIEW OF HANGAR LOCATION



THIS PROJECT HAS NO IMPACT
ON EXISTING TIE DOWN
OWNERS



New Revenue To Our Airport

▪ Hangar Rental @ \$300 per month	\$50,400
▪ Fuel Sales Estimated	\$9,500
▪ Property Tax Estimated	\$6,500
▪ ESTIMATED TOTAL	\$66,400

- ** IMMEDIATE CASH FLOW ON INVESTMENT
- ** REVENUE GENERATOR FOR 45 YEARS

SUMMARY

- AIRPORT HAS CURRENT DEMAND AND REVENUE POTENTIAL WAITING FOR HANGAR DEVELOPMENT

- BENEFITS
 1. STARTS TO MEET DEMAND OF THE 60+ REQUESTS
 2. MORE STORAGE = MORE ONSITE AIRCRAFT = MORE REVENUE (LEASE, FUEL SALES, AND TAXES)
 3. MORE FEDERAL GRANT DOLLARS GO TO AIRPORTS WITH MORE AIRCRAFT OPERATIONS



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community infrastructure consultants

Goal #4

Manage our community facilities, infrastructure, and public resources in a manner that ensures both the existing population and future generations may enjoy the benefits and economic opportunities that make Oconee County an attractive and affordable place to live.

Objective 1: Seek local, state, and federal funding support in efforts to expand and enhance educational opportunities for Oconee County residents.

Applicable Elements: Community Facilities; Economic Development

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Expand coordination of planning efforts with School District of Oconee County to ensure decisions related to school projects are made with the most complete information available, to include all issues related to infrastructure, accessibility, and traffic planning.	Planning Commission; County Council	2013
2. Continue to look for opportunities to support and enhance job training, education, and adult back-to-school programs by fostering ties with area universities and vocational/technical colleges; this may include promoting the development of satellite programs for better access by local residents.	Economic Development Commission; Planning Commission; County Council	Ongoing
3. Provide the School District of Oconee County appropriate assistance in efforts to enhance and upgrade education.	County Council	Ongoing
4. Prioritize expansion and upgrades of libraries through the capital improvements plan and coordinate their location with available infrastructure and the location of schools.	Library Board; Planning Commission; County Council	Ongoing

Objective 10: Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but will establish the facility as one of the premier small airports in the nation.

Applicable Elements: Community Facilities; Economic Development; Transportation; Priority Investment

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Complete ongoing expansion of runway length and upgrade of instrument landing system.	Aeronautics Commission; County Council	2014
2. Construct planned future upgrades, to include relocation of roads, strengthening of runway, as well as any other necessary components as funding becomes available.	Aeronautics Commission; County Council	2014
3. Construct additional hangar space as needed to accommodate anticipated demand.	Aeronautics Commission; County Council	Ongoing
4. Develop ongoing capital improvements program aimed at upgrading facility to attract additional employers and potential occupants of business parks within the county.	Aeronautics Commission; County Council	2014
5. Seek and establish ways to utilize airport to foster partnerships with Clemson University	Aeronautics Commission; County Council	Ongoing

Objective 11: Establish programs to review all existing community facilities to determine needed changes resulting from both the aging of the facilities and the rapid population growth of Oconee County.

Applicable Elements: Population; Community Facilities; Priority Investment

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Review and update Community Facilities Plan, amending to reflect impact of recent growth and development and needs of aging population.	Planning Commission; County Council	2013
2. Utilize Capital Improvements Plan to systematically construct and upgrade facilities identified in Community Facilities Plan.	Planning Commission; County Council	Ongoing
3. Look for alternative to tax payer financing of projects such as private partnerships, user based fees, etc.	County Council	Ongoing

Oconee County Council Retreat

February 5, 2016

Oconee County Council Chambers

415 S. Pine Street, Walhalla, SC

Background

Since 2011, the Oconee County Council and Administrative Staff have annually held a planning retreat to review past operations and discuss short and long term priorities. This session serves an important role in starting the annual budget allocation process for the county as well as setting direction for the administrator and staff.

The 2016 retreat was held on Friday, February 5th. In attendance were the five council members along with the county administrator, members of the county staff, interested citizens and members of the local media.

Workshop Format

The morning session included a financial analysis, 2015 strategic plan progress & accomplishments update and capital projects discussion all led by County Administrator Scott Moulder. Josh Stephens, Deputy Director & Zoning Administrator, led an overview of the Oconee County Corridor Plan.

The afternoon session was facilitated by Dean Hybl, Executive Director of Ten at the Top. The session included an opportunity for the council members to discuss and prioritize short (1-3 year) and long-term (3-5 year) goals and objectives for Oconee County.

Council first reviewed the 2015 short-term goals list and identified which of those items had been completed and which still needed to be considered as priorities for 2016. They then discussed other issues of interest to add to the initial list as either short or long term goals.

For the prioritization exercise, council members each received a total of 12 dots for short-term goals and 12 dots for long-term goals. They could put no more than four dots on a specific issue. It was determined that goals to include on the priority list for 2016 would be anything that received a total of five or more dots.

Several of the issues in which goals were identified had both short and long term components. Through the prioritization process, the council provided some clarity on whether the issue/goal should be a focus within the short-term strategy or as part of the long-term plan.

The following summaries include the items that received enough support to be included in the 2016 priority list as either a short-term or long-term priority. The complete list of all items mentioned by council members is included as an appendix to this report.

Short-Term Goals

Council members identified 13 short-term goals for the county. During the prioritization session the list was trimmed to eight for 2016.

Of the eight top priorities, five are carry-overs from the 2015 priority list as some elements of those efforts have yet to be completed. However, the goals that received the highest and third highest amount of support from council members were new items.

2016 Short Term Goals *(in order of council support with the number of "dots" listed)*

1. Fund Oconee County Sheriff's Office Salary Structure (10)
2. Sewer South – phase II to I-85 (8) (also on 2015 list)
3. Adopt Oconee County Corridor Plan with strategic plan (7)
4. Tri-County Technical College (TCTC) Oconee County Campus – workforce development (6) (also on 2015 list)
5. Boating Safety – increase law enforcement on lakes (5) (also on 2015 list)
6. Library – continue maintenance and updates (5) (also on 2015 list)
7. Increasing recycling rate focusing on the following tactics (5) (also on 2015 list)
 - a. Increase education
 - b. Attract private investments
 - c. Target high-producers of recycling commodities – partnership possibilities
 - d. Regulatory matters
 - e. Environmental impact/education
8. Fund/review/implement public transportation (5)
to Walhalla/Westminster

Long-Term Goals

Council members identified 16 long-term goals for the county. As indicated previously, several also had components that were part of the short-term priorities discussion. During the prioritization session the list was trimmed to six for future focus.

2016 Long-Term Goals *(in order of council support with the number of "dots" listed)*

1. Broadband – management/handoff (7) (also on 2015 list)
2. Increasing Recycling Rate (7) (also on 2015 list)
3. Recreation/ (Duke) Fall Creek safety plan (7)
4. Explore Airport as enterprise fund explore the capture of alternative revenue sources and diverse revenue options (6)
5. Consider new industrial park development (6)
 - a. Public/Private Partnerships
 - b. Infrastructure- rail site, I-85 access, etc.
6. New library construction (6)

Appendix 1

The following is the complete list of items discussed by council members during their brainstorming session. The number order for this list is the order in which they were discussed and captured during the discussion and not related to how they were prioritized by council. The number of "dots" each item received during the preference exercise is captured next to the item.

Short-Term Goals

(Continued from the 2015 list)

1. TCYC Campus OC – workforce development (6 dots)
2. Boating safety – increase law enforcement on lakes (5)
3. Library – continue maintenance and updates (5)
4. Sewer South – phase II to I-85 (8)
5. Increasing recycling rate (5)
 - a. Increase education
 - b. Attract private investments
 - c. Target high-producers of recycling commodities – partnership possibilities
 - d. Regulatory matters
 - e. Environmental Impact/education

(New in 2016)

6. Fund Oconee County Sheriff's Office Salary Structure (10)
7. Fund/review/implement public transportation to Walhalla/Westminster (5)
8. Explore alternative revenue sources enterprise/RD and possibly CEV/airport (hangers, etc.) to capture additional resources in funding (2)
9. Adopt Oconee County Corridor Plan with strategic plan (7)
10. Increase square feet of industrial opportunity (1)
 - a. SPEC building
 - b. Seek public/private partnerships
11. Support municipalities in redevelopment (2)
12. YMCA partnership – continue (4)
13. Continue to monitor/improve roadways – maintain investment (0)

Long Term Goals

(Continued from the 2015 list)

1. Broadband –management/hand-off (7 dots)
2. Increasing Recycling Rate (7)

(New in 2016)

3. Increase financial resources to Sheriff's office to continue staff growth (4)
4. Work with cities to upgrade/expand water sewer service capacity (2)
5. Continue public transportation commitment to Salem, Fair Play, Long Creek, etc. (2)
6. Explore Airport as enterprise fund explore the capture of alternative revenue sources and diverse revenue options (6)
7. Recreation/ (Duke) Fall Creek safety plan (7)
8. Continue corridor plan to entire county (2)
9. Consider new Industrial park development (6)
 - a. Public/Private Partnerships
 - b. Infrastructure- rail site, I-85 access, etc.
10. Support municipalities in redevelopment (2)
11. Connectivity of regional/state trails (2)
12. YMCA partnership (4)
13. Continue to monitor/improve roadways, maintain investment (1)
14. Assist rural trail/exercise developments (1)
15. New library construction (6)
16. Continue to monitor growth patterns/upgrade plans as needed (guided growth) (1)



Oconee County, South Carolina
 Capital Project Advisory Committee
 Project Scoring Sheet
PRELIMINARY SUMMARY SHEET

Project: OCONEE COUNTY AIRPORT HANGERS

Sponsor: AIRPORT

Date Submitted: 3/10/2016 Date Scored Validated: _____

Reviewer:	Public Health, Safety, and Mandates 30%	Goals Established in Adopted Plans 20%	Economic Development 10%	Budgetary Impact 20%	Impact on Service Levels and Relationship to Other Projects 20%
County Council Rep.					
County Administrator					
Infrastructure Adv. Rep.					
At-Large 1 (JR)					
At-Large 2 (DM)					
Total Score					
Average Score					

Group Score Calculation		
Criteria	Number of Considerations	Weighted Score
Public Health, Safety, and Mandates	2	
Goals Established in Adopted Plans	4	
Economic Development	4	
Budgetary Impact	9	
Impact on Service Levels and Relationship to Other Projects	8	
Total Project Score (Out of Possible 100)		



Oconee County, South Carolina

Capital Project Advisory Committee
 Reviewer's PRELIMINARY Scoring Sheet
 Health/Safety/Public Need Priority Project

Project Description / Name: AIRPORT HANGERS

CPAC Name: Joel Thrift Date Scored: 3-10-2016 Project Score: _____

Instructions: Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely false, and 10 indicating the stated consideration is definitely true. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or false, with 5 indicating there is an equal chance the statement is either true or false.

Criteria	Question #	Considerations	Score (0-10)	Total Criteria Score
Public Health, Safety and Mandates 30% of Score	1	Project directly addresses a health and/or safety need		
	2	Project directly addresses a regulatory mandate		
Goals Established in Adopted Plans 20% of Score	3	Project helps implement goals established in the Comprehensive Plan		
	4	Project is consistent with adopted strategic plans		
	5	Project implements some or all recommendations of a previous study		
	6	Project has been consistently included in previous Capital Improvement Programs (CIP's)		
Economic Development 10% of Score	7	Project will facilitate production of jobs		
	8	Project will facilitate development that directly enhances revenues through taxes and/or fees		
	9	Project will enhance County's image, thereby attracting potential investors		
	10	Project will help prevent jobs/revenue leakage from the county		

Criteria	Question #	Considerations	Score (0-10)	Total Criteria Score
Budgetary Impact 20% of Score	11	Project will have positive impact on General Fund budget		
	12	Project will facilitate acquisition of grants and other outside funding		
	13	Project will be economically sustainable		
	14	Project is supported by available or previously designated funding		
	15	Project construction/acquisition now will result in significant savings or economies of scale		
	16	Project will have a positive impact on operation and maintenance budgets		
	17	Project will improve efficiency of existing operations		
	18	Project will be low-maintenance		
	19	Project can be supported by existing resources (staff, funding, etc.)		
	20	Existing assets which will be rendered obsolete/surplus or otherwise unneeded by the proposed project		
Impact on Service Levels and Relationship to Other Projects 20% of Score	21	Project will bring service up to desired level		
	22	Project will improve service levels of other assets or functions		
	23	Project coordinates well with other projects either ongoing or approved		
	24	Project can be effectively coordinated with other projects in same area		
	25	Project will benefit other jurisdictions		
	26	Project is timely or is subject to a window of opportunity		
	27	Project is planned to create minimal disruption & inconvenience to public		
	28	Project is ranked as best use of funding for category of project		



Oconee County, South Carolina

Capital Project Advisory Committee Reviewer's PRELIMINARY Scoring Sheet Health/Safety/Public Need Priority Project

Project Description / Name: AIRPORT HANGERS

CPAC Name: Scott
Moulder

Date Scored: 3-10-2016

Project Score:

Instructions: Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely false, and 10 indicating the stated consideration is definitely true. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or

Criteria	Question #	Considerations	Score (0-10)	Total Criteria Score
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Oconee County, South Carolina

Capital Project Advisory Committee Reviewer's PRELIMINARY Scoring Sheet Health/Safety/Public Need Priority Project

Project Description / Name: AIRPORT HANGERS

CPAC Name: Frankie Pearson

Date Scored: 3-10-2016

Project Score:

Instructions: Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely false, and 10 indicating the stated consideration is definitely true. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or

Criteria	Question #	Considerations	Score (0-10)	Total Criteria Score
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	28	Project is ranked as best use of funding for category of project.		



Oconee County, South Carolina

Capital Project Advisory Committee Reviewer's PRELIMINARY Scoring Sheet Health/Safety/Public Need Priority Project

Project Description / Name: AIRPORT HANGERS

CPAC Name: Julian
Abbott

Date Scored: 3-10-2016

Project Score:

Instructions: Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely false, and 10 indicating the stated consideration is definitely true. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or

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PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

IN RE: CPAC 2016-2017 MEETING

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County and the Pendleton area of Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 12/18/2015 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
12/18/2015



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024

JENNIFER A. WHITE
NOTARY PUBLIC
State of South Carolina
My Commission Expires July 1, 2024

LEGAL NOTICES

LEGALS

the bid. Interest on the balance of the bid at 3.250% shall be paid to the day of compliance. In case of noncompliance within 90 days after the sale, the deposit of 5% is to be forfeited and applied to Plaintiff's judgment debt and the property re-advertised for sale upon the same terms at the risk of the former highest bidder. Purchaser to pay for deed recording fees and deed stamps. Defendant's judgment being satisfied, the bidding will remain open forty (40) days after the sale. The Plaintiff may withdraw its demand for a competency judgment anytime prior to sale. Plaintiff reserves the right to waive its request for a competency judgment by written notice to the Court at any time prior to the sale of the Real Property, in which case bidding shall be concluded and the sale closed on the regular scheduled date of sale. Should Plaintiff, Plaintiff's attorney, or Plaintiff's agent fail to appear on the day of sale, the property shall not be sold, but shall be re-advertised and sold at some convenient sales day thereafter when Plaintiff, Plaintiff's attorney, or Plaintiff's agent, is present. The sale shall be subject to taxes and assessments, existing easements and encumbrances and restrictions of record. Plaintiff does not warrant as to the search to purchasers at foreclosure sale or other third parties, who

LEGAL NOTICES

LEGALS

The Capital Project Advisory Committee will meet on March 10 (11:00 a.m.), March 24, June 16, June 23, September 15, September 22, October 15, and December 22, in 2015 at 9:00 a.m. in Council Chambers, Oceanic Administrative Offices, 415 S. Pine Street, Walhalla, SC unless otherwise advertised. Additionally, the Committee will meet on March 16, 2017 at 9:00 a.m. in Council Chambers, Oceanic Administrative Offices, 415 S. Pine Street, Walhalla, SC.

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Herz Cold, Seneca	2BR/2BA Condo, Full chet.	\$1,200
Old Central Rd, Clemson	3BR/1BA Inc. Water	\$625
Kings Grove (Six Nbrs Avail)	1BR/1BA	\$425
Reynolds Court, Seneca	3BR/2BA Basement, 2nd, 3rd	\$1,400
Heritage Rd, Pendleton	2BR/1 1/2 BA + 1/2 Bath	\$750
Redeemer Hwy, Seneca	1BR/1BA, New/Updated Inc.	\$300
Wilson Wood, Central	2BR/2BA Duplex, Available to Rent	\$575
Standing Oaks, Pendleton	2BR/1BA Wood, 1st	\$400
Mtn Laurel Dr, Clemson	3BR/2 1/2 Bath House	\$625
Georgetown Rd.	3BR/2 1/2 BA Townhouse	\$700

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Walhalla, SC 29691

Phone: 864-364-5136
Fax: 864-718-1826

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bhaulse@oconee.sc.gov

Edda Carmick
District I

Wayne McCall
District II
Chairman

Paul Cain
District III

Joel Thrift
District IV

Reginald T. Dexter
District V



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The Capital Project Advisory Committee will meet on March 10 [10:00 a.m.], March 24, June 16, June 23, September 15, September 22, December 15, and December 22 in 2016 at 9:00 a.m. in Council Chambers, Oconee Administrative Offices, 415 S. Pine Street, Walhalla, SC [unless otherwise advertised].

Additionally, the Committee will meet on March 16, 2017 at 9:00 a.m. in Council Chambers, Oconee Administrative Offices, 415 S. Pine Street, Walhalla, SC.

Beth Hulse

From: Beth Hulse
Sent: Thursday, December 17, 2015 9:51 AM
To: Beth Hulse; classadmgr@upstatetoday.com
Subject: 2016-2017 CPAC Schedule
Attachments: 121715 - CPAC 2016-2017 meeting schedule.docx

Please run at your earliest convenience.
Thanks.

Elizabeth G. Hulse, CCC

Clerk to Council

Oconee County Administrative Offices

415 South Pine Street

Walhalla, SC 29691

864-718-1023

864-718-1024 [fax]

bhulse@oconeesc.com

www.oconeesc.com/council

Beth Hulse

From: Beth Hulse
Sent: Thursday, December 17, 2015 9:52 AM
To: Beth Hulse; Carlos Galarza; Chad Dorsett; DJM News Editor; Fox News, Greenville News (localnews@greenvillenews.com); Kevin; Ray Chandler; Steven Bradley (sbradley@upstatetoday.com); Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com); WYFF 4 News
Subject: 2016-2017 Capital Project Advisory Committee Meeting Schedule

The Capital Project Advisory Committee will meet on March 10 [10:00 a.m.], March 24, June 16, June 23, September 15, September 22, December 15, and December 22 in 2016 at 9:00 a.m. in Council Chambers, Oconee Administrative Offices, 415 S. Pine Street, Walhalla, SC [unless otherwise advertised].

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Elizabeth G. Hulse, CCC

Clerk to Council

Oconee County Administrative Offices

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