



ADMINISTRATOR'S REPORT
Kevin Bronson
OFFICE OF THE CITY ADMINISTRATOR
WESTMINSTER, SOUTH CAROLINA

October 18, 2024

GENERAL INFORMATION

Recreation Planning Committee

The Recreation Planning Committee met October 15, 2024. Mammoth Sports Construction provided the committee with an updated site layout, design and budget of the Hall Street Recreation Complex (also referred to as the Westminster Recreation Complex). The agenda, minutes, briefing memo and PowerPoint presentation from the meeting are attached. The committee decided to take a week to review the new information before deciding the next steps. The Committee will meet again October 22, 2024, at 4:00 pm at Westminster City Hall.

WP Anderson Park Renovation Project

This week city staff, an Appalachian Council of Governments official and Foothills Contracting Services held a pre-construction meeting for the project. Construction documents were executed. Foothills Contracting is scheduled to mobilize equipment and start construction the week of November 18, 2024. Work is expected to be completed by the end of February 2025.

There will be a groundbreaking ceremony for the project on Saturday, October 26, 2024 at 11:30 am. A hot dog lunch will be provided for those who attend.

This Week in Rec: An Update from Recreation Director Herb Poole

- Yousef Field Restrooms and Concessions are operational and served large crowds this past week for multiple soccer tournaments. Westminster will host several County Championship Games this weekend.
- The Mini-Split has been installed at the Yousef Concession stand,
- Westminster will host the 10-U Soccer Western District All Star Tournament from November 7 to 14.
- Basketball registration is open until November 1.
- FoodShare Pickup was last Wednesday. Orders for the next pickup on November 6 are due on October 31.

Riley Street Property sale – completed

The sale of the Riley Street property (115 Riley Street) to Josh Thomas (*dba* Apple Project 1, LLC) is complete. The final proceeds after closing costs total \$7,615.40.

SCIIP Sewer Project

McClam and Associates continue to clear and stake the project site (portions of Mimosa, Spring, Bryson Streets and surrounding areas).

Heirloom Farms

Contractors continue to install sewer lines for the Heirloom Farms subdivision. Water lines are scheduled to be installed after the sewer lines are installed.

Long Creek Highway Chauga River Bridge Water Lines (*report from Public Works Director Kevin Harbin*)

On Thursday, staff was contacted by Mark Attaway, senior project manager with SCDOT on the 76/Chauga bridge replacement. He reiterated that this project was being fast-tracked by the SCDOT. They still plan to complete within the 270-day time frame that federal funding mandates. Also, during the call, he agreed to design the new bridge to accommodate a 10" water line instead of the 8" that was installed during the USDA project that just wrapped up. This 8" was all that was allowed on the existing bridge due to the weight of it plus the old 6" line that was still in place. Once made aware, he commended The City of Westminster for being so proactive in putting the by-pass in place once it was obvious the bridge was in danger of collapse. He noted that this significantly sped up the process of them getting started on the project. The best information to come out of the call was that ACT 36 does indeed apply and the city should be eligible for complete reimbursement of the cost of replacement of the 8" line. The city may need to pay the difference to go to the 10" line. Another Teams meeting is scheduled for late next week to discuss further updates.

Westminster Planning Commission

The Westminster Planning Commission will meet on Monday, October 21 at 6:00pm at City Hall. The agenda is attached.

OJRSA

The OJRSA Operations & Planning Committee met October 16, at 8:30 am. The agenda is attached.

PMPA

The PMPA Board will have a multi-day Planning Meeting October 23-25, 2024 in Flat Rock, NC. The tentative agenda is attached.

PLEASE MARK YOUR CALENDARS

October 21 at 6:00 pm Westminster Planning Commission Meeting at City Hall
October 22, 2024 at 9:00 am Finance & Administration Committee at OJRSA
October 22, 2025 at 5:30 pm Recreation Planning Committee Meeting at City Hall
October 23-25, 2024 at PMPA Board Retreat in Flat Rock, NC – in lieu of a Board Meeting

November 4, 2024 at 4:00 pm OJRSA Board Meeting at OJRSA

November 11, 2024 – City Offices closed to observe Veterans Day

November 12, 2024 at 6:00 pm Westminster City Council Meeting at the Westminster Fire Department

November 20, 2024 at 8:30 am Operations & Planning Committee at OJRSA

City Council Meeting Schedule

November 12, 2024	6:00 PM	December 10, 2024	6:00 PM
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Special Events Calendar

October 26, 2024 Music on Main- Downtown Westminster

(3-5pm car show; 5-9pm free concert on Main Street)

October 31, 2024 Boo on Main - Downtown Westminster

(5-7pm on Main Street, The City Police Department will provide candy and deliver with downtown businesses.)

December 6, 2024 at 12:00 pm Arbor Day Celebration

(more details to come)

December 6, 2024 – Westminster Christmas Parade and Tree Lighting

(more details to come, rain makeup scheduled for December 13)



CITY OF WESTMINSTER RECREATION PLANNING COMMITTEE MEETING

AGENDA

October 15, 2024 @ 5:30 PM

Westminster City Hall

100 E Windsor Street, Westminster, SC

1. Call to Order
2. Consideration of April 10, 2024 Meeting Minutes
3. Discussion regarding layout and design of Westminster Recreation Complex (Hall Road Recreation Complex)
 - a. Recap from the last meeting
 - b. Land and Water Conservation Fund (LWCF) Grant update - \$967,870
 - c. Design contract
 - d. Design considerations
 - i. Topography
 - ii. Budgetary
 - e. Potential construction schedule
 - f. Ground breaking ceremony
4. Committee Member Discussion
5. Adjourn



CITY OF WESTMINSTER RECREATION PLANNING COMMITTEE MEETING
DRAFT MINUTES
April 10, 2024 @ 4:00 PM
Westminster City Hall
100 E Windsor Street, Westminster, SC

Attendance:

Present: Mayor Brian Ramey, Councilman Adam Dunn, Recreation Director Herb Poole, Steve Grogan, Suzette Snedigar, Chester Lee (Late)

Absent: Kelley Boone

Staff: Kevin Bronson, Reagan Osbon

Other: Councilman Dale Glymph, Councilman Jimmy Powell, Andrea Kelley (The Seneca Journal)

1. Call to Order- 4:00pm by Brian Ramey
2. Consideration of October 11, 2023 Meeting Minutes
 - a. Motion by Adam Dunn, Seconded by Steve Grogan. Approved 6-0.
3. Update and Discussion about Hall Road and Sports Facility Company (SFC).
 - a. Kevin Bronson led the group in a discussion and summarized the SFC Pro-Forma Review and Market Opportunity Report.
 - b. Ramey asked if we needed 4 400' fields. It would be good tournament play and opening additional fields for soccer and football as needed.
 - c. Bronson highlighted that we expect an operating loss on the outdoor recreation facility and to make money on the indoor recreation in the long run, which is typical for these complexes of any size.
 - d. Mammoth's capital cost estimates are little higher on the outdoor recreation and lower on the indoor recreation.
 - e. Dunn: Can we phase to where it is slightly and usable? Bronson: We could make that a priority later on.
 - f. Ramey: Success will be important to get state and county buy-in.
 - g. Bronson will send a link to join in on the SFC call on Tuesday at 11:00.
 - h. Ramey: Ask locals to support the project by offering services pro-bono or at cost. This will not supersede the timeline.
 - i. Bronson: We will go after additional funding for the project from local private industries.

RECESS CALLED BY RAMEY at 5:07, RECONVENE AT 5:15

4. Presentation from Mammoth Construction (Virtual Meeting to begin at 5:15pm)
 - a. Present from Mammoth: Erica Schilling, Charlie Ochs, Matt Hohns, David Devore, and Greg Wisecarver (SFC).

5. Consideration and Discussion of Next Steps- Hall Road
 - a. Ramey: They love what they do, meaning they will do it well.
 - b. Dunn: Mammoth can help break down pricing and help advise on levels that will prove beneficial financially and in product.
 - i. Grogan: At Lander, we were bound to the low bidder (state procurement), leading to below expectations in certain parts of capital investments due to a break down of many layers of subcontractors. Mammoth is all in house, saving cost and communication breakdown.
 - c. Ramey directed Bronson to explore their willingness and cost to assist with the capital fundraising campaign.

COMMITTEE CONSENSUS: Bronson to check on our own procurement to make sure that we can engage in negotiations with Mammoth. If so, Kevin should request a proposal to bring before City Council. The Recreation Committee should not need to reconvene unless they are unable to proceed with mammoth. In which case, we would reissue the RFP.

6. Additional Discussion by the Committee
7. Adjourn



**Recreation Planning Committee (RPC)
October 15, 2024**

Truncated timeline of events for Hall Street Recreation Complex

September 6, 2023

- RPC discussed Request for Proposals (RFP's) to construct the Complex. RFP's due from interested contractors by September 28, 2023.

October 11, 2023

- RPC approved engagement with Sports Facilities Companies (SFC) for Pro-Forma Review and Market Opportunity Report
- RPC tabled four proposals for design and construction
 - o The RPC cited engagement with SFC to develop more information to inform design and construction.
- RPC formalized support for Land & Water Conservation Fund (LWCF) grant submittal for picnic shelter and amenities

November 14, 2023

- RPC actions reported to the City Council

December 12, 2023

- City Council approved a Resolution in support of LWCF grant application

April 10, 2024

- RPC accepted SFC Pro-Forma Review and Market Opportunity Report presented to the RPC
- RPC recommended Mammoth Sports Construction, LLC (Mammoth) to City Council to design and construct the Complex

April 30, 2024

- City Council approved an ordinance to hire Mammoth "*with one caveat - the pre-construction and construction activities need to be contracted in individual parts - one for design and pre-construction services and the second for construction services.*"

May 5, 2024

- City Council approved *Agreement for Design, Development & Pre-Construction Services* (referred to as Phase 1 of the contract) for \$65,000

May 16, 2024

- Kick off meeting with Mammoth, SFC and city staff

June 18, 2024 through present

- Mammoth, SFC, and city staff met bi-weekly to develop the ideas into a constructable project

(more information on the other side of the page)

October 8, 2024

- City Council approved the second part of a two-part design contract with Mammoth (referred to as Phase 2 of the contract) for \$322,408

October 15, 2024 (Today)

- RPC discussion of the design of the facility with Mammoth and SFC

Note:

Once design is approved – a Construction Contract must be approved by City Council.

Project Funds – Sources and Uses

<u>Line #</u>	<u>Amount</u>	<u>Description</u>
1	\$ 5,000,000.00	FY2023 State Budget
2	\$ 950,000.00	FY2024 State Budget
3	\$ 5,950,000.00	Total Funds
4	\$ 483,935.00	LWCF Match (\$967,870 total)
5	\$ 5,466,065.00	Available for project
6	\$ 65,000.00	Mammoth Phase I
7	\$ 322,408.00	Mammoth Phase II
8	\$ 387,408.00	Total Mammoth
9	\$ 5,078,657.00	available for construction

Options for Next Steps:

- A) RPC recommend to City Council approval of construction contract with Mammoth
 - a. A Special Called City Council Meeting October 28, 2024, for City Council to consider the construction contract

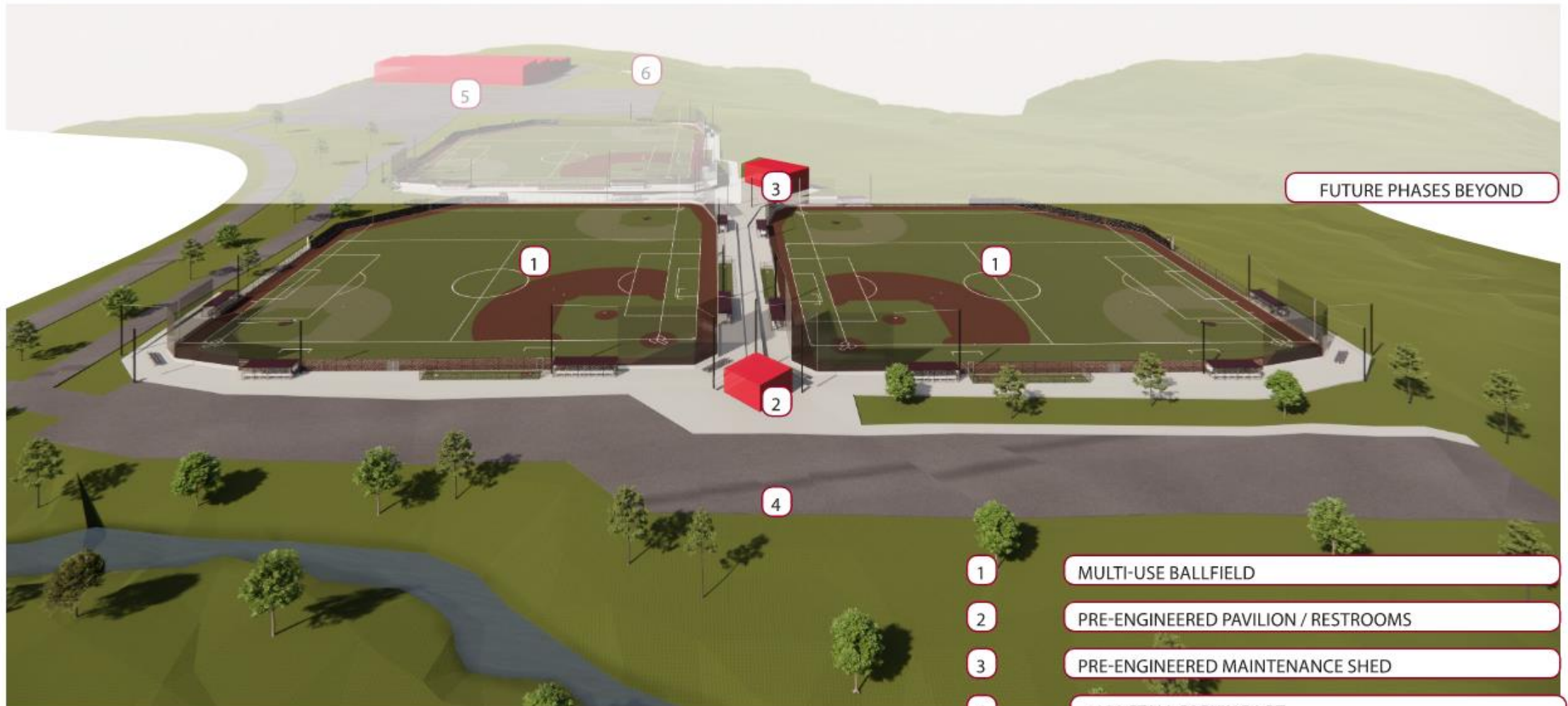
- B) RPC schedule a follow up meeting October 22, 2024, to review Complex design
 - a. A Special Called City Council Meeting October 28, 2024, for City Council to consider the construction contract

- C) Other

Westminster Sports Complex

PHASE 01 – COMMITTEE REVIEW

01 – Overall Site Review



- 1 MULTI-USE BALLFIELD
- 2 PRE-ENGINEERED PAVILION / RESTROOMS
- 3 PRE-ENGINEERED MAINTENANCE SHED
- 4 ~120 STALL PARKING LOT
- 5 FUTURE INDOOR SPORT FACILITY (PHASE 02)
- 6 OUTDOOR REC | PICKLEBALL / VOLLEYBALL

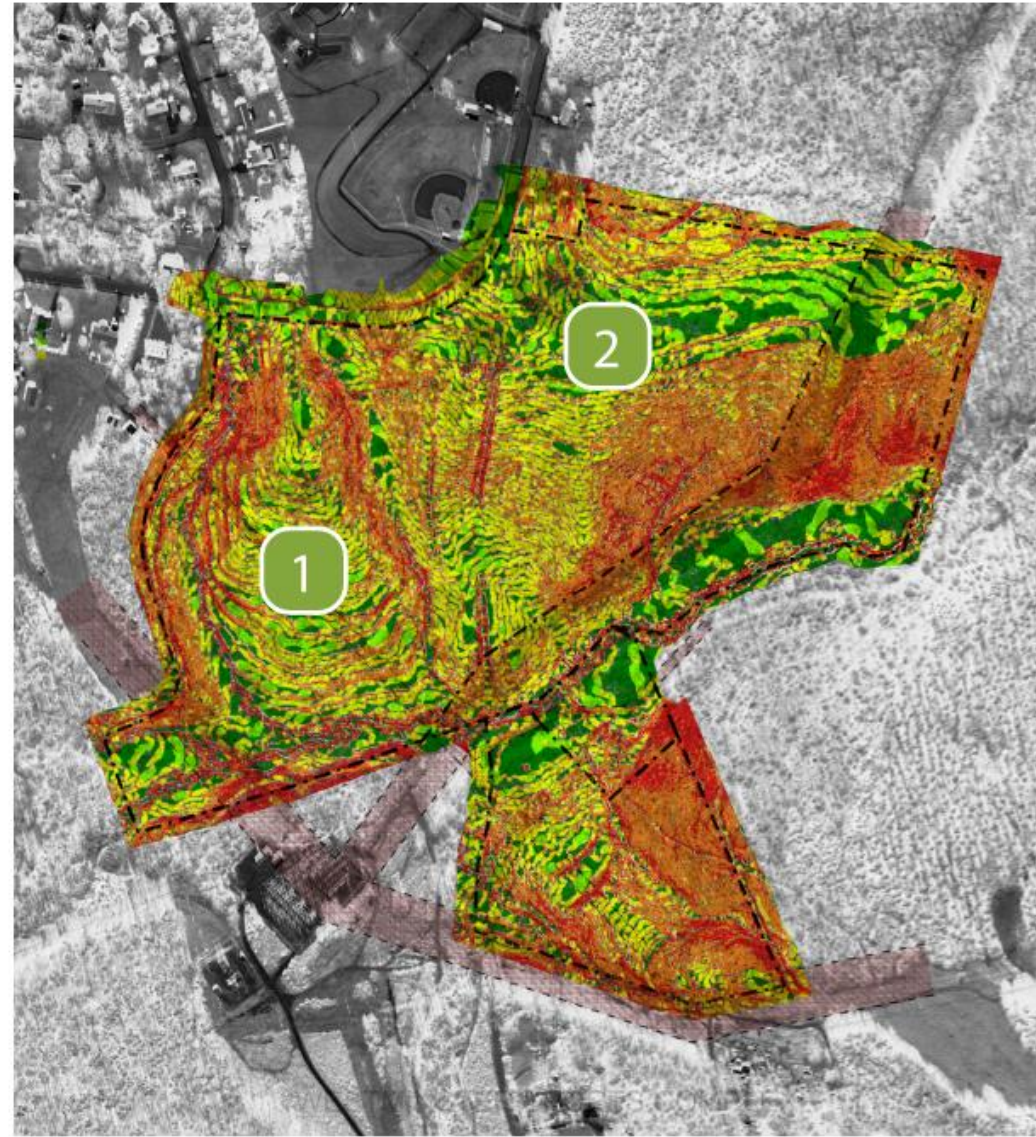


SITE ANALYSIS



EASEMENTS

WESTMINSTER SPORTS COMPLEX



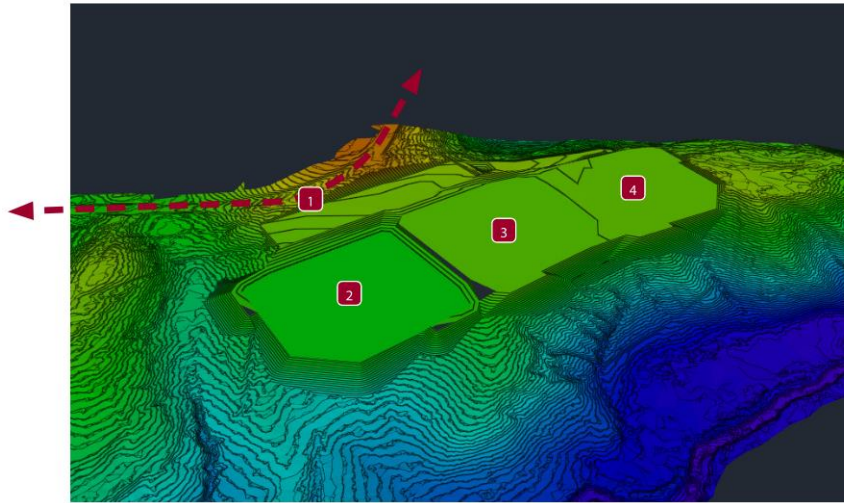
GRADE



OPTION 02

INITIAL GRADING LAYOUT - PHASE 01

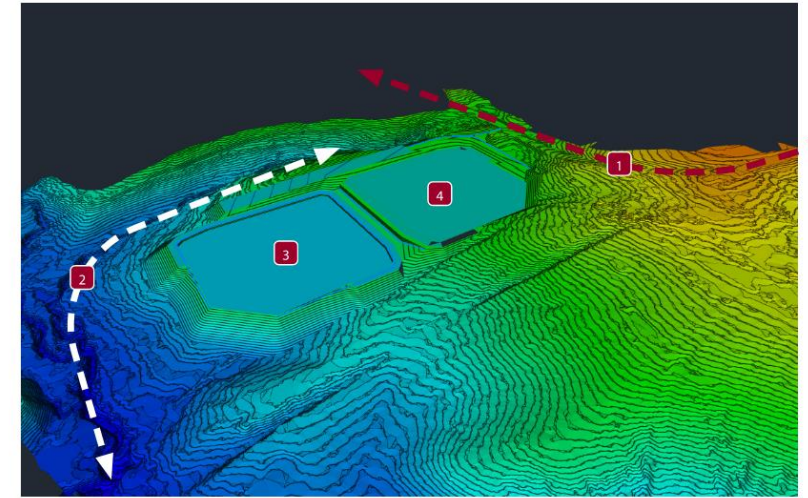
- 1 HALL ROAD
- 2 LOWER FIELD
- 3 UPPER FIELD
- 4 PHASE 03



OPTION 01

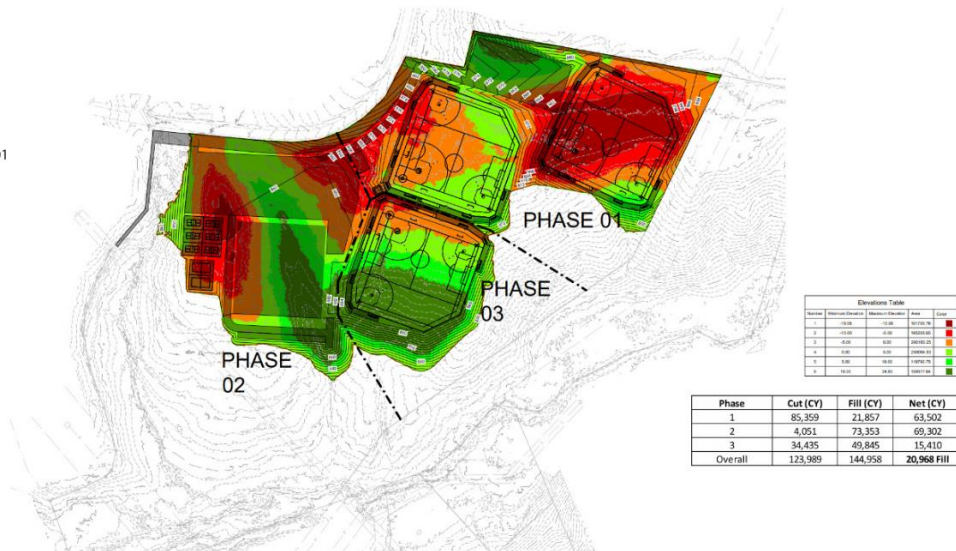
INITIAL GRADING LAYOUT - PHASE 01

- 1 HALL ROAD
- 2 EXISTING STREAM TO BUFFER
- 3 LOWER FIELD
- 4 UPPER FIELD



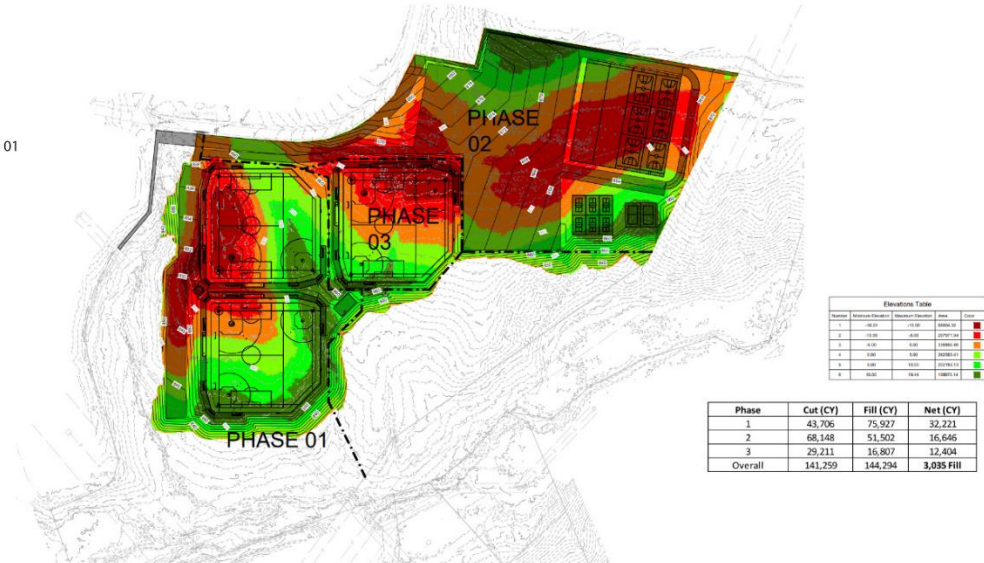
OPTION 02

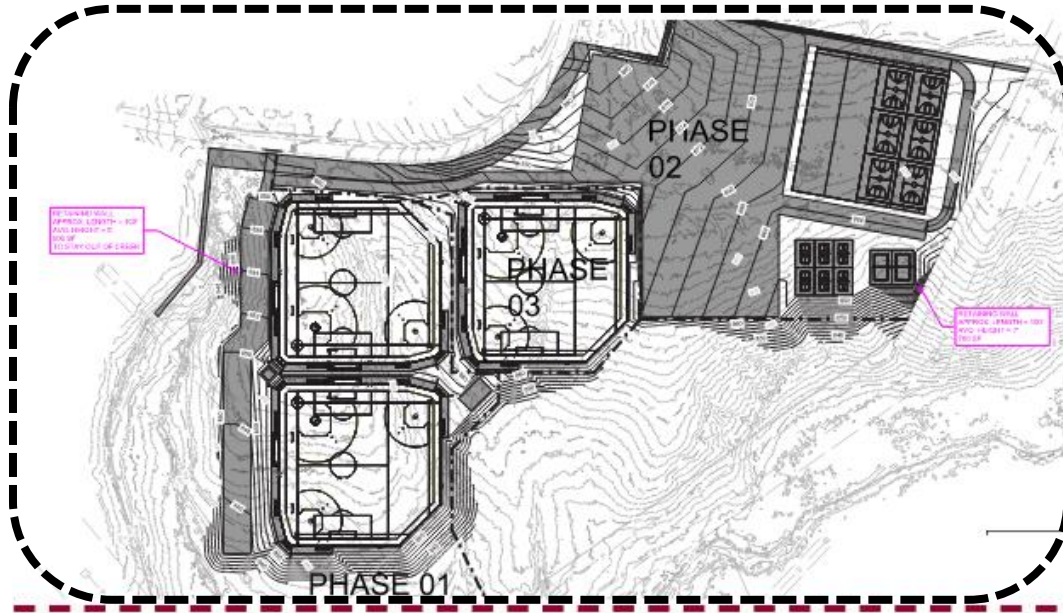
INITIAL GRADING LAYOUT - PHASE 01



OPTION 01

INITIAL GRADING LAYOUT - PHASE 01





OPTION 01 - WEST FIELDS			
PHASE	CUT (CY)	FILL (CY)	NET (CY)
1	43,706	75,927	32,221 (IMPORT)
2	68,148	51,502	16,646 (EXPORT)
OVERALL	111,854	127,429	15,575 (IMPORT)

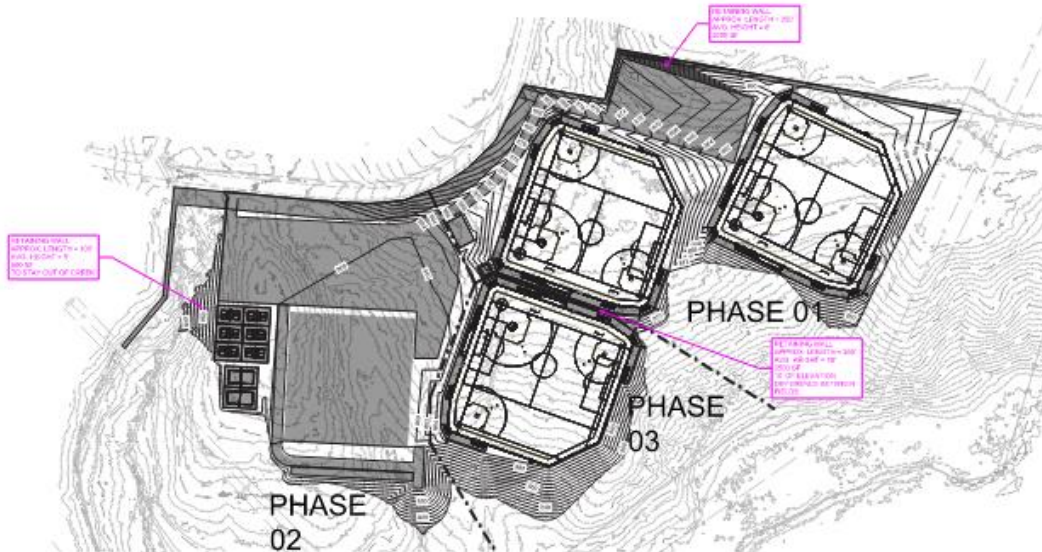
TOTAL: 119,633 (+11.2%)

POSITIVES

- Cut occurs before fill; can be reused effectively in phase 02
- Some cut can be reused on site

NEGATIVES

- More total dirt to be moved; higher labor cost
- Phase 02 less efficient; requires some excavation of phase 2 upfront for fill



POSITIVES

- Cut occurs before fill; can be reused effectively in phase 02
- Efficiency of layout gained in phase 02; spare soil from phase 01 stored on site

NEGATIVES

- Higher potential to hit rock with more cut
- Cut cost dependent on geotech and rocks on site

OPTION 02 - EAST FIELDS			
PHASE	CUT (CY)	FILL (CY)	NET (CY)
1	85,359	21,857	63,502 (EXPORT)
2	4,051	73,353	69,302 (IMPORT)
OVERALL	89,410	98,210	5,800 (IMPORT)

TOTAL: 107,216

02 – Programming Review



Facility Program



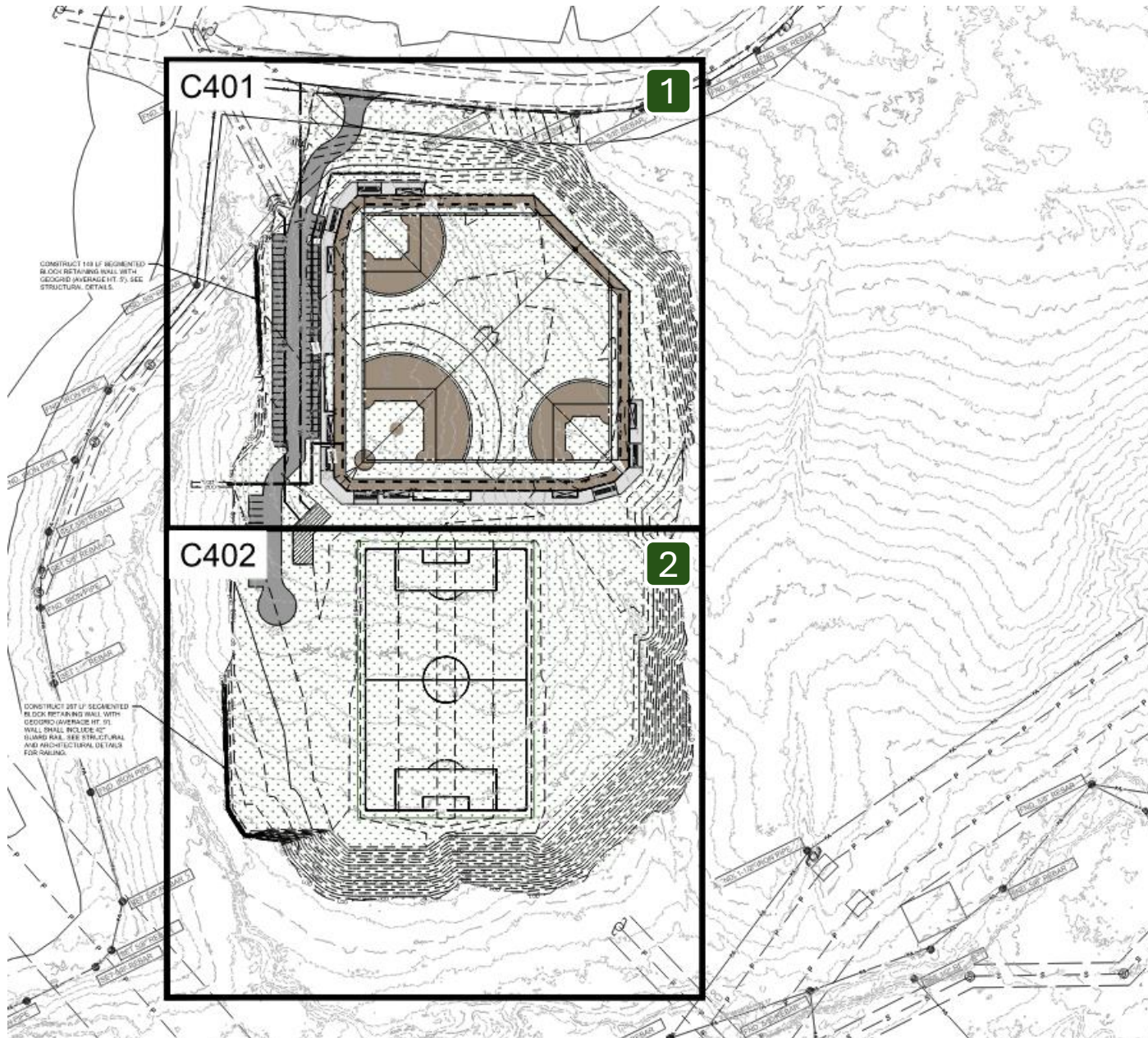
Outdoor Athletic Facilities

Space	Outdoor Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
390' BB/SB Fields	Regulation Turf Field (with dugouts, warm-up, viewing area)	2	390' Fence		142,296	284,592	99.3%
	Youth Baseball/Softball Fields	4	225' Fence		Over 390' Fields		0.0%
	<i>Total 390' Baseball/Softball Fields Sq. Ft.</i>					284,592	99.3%
Support Buildings	Secondary Support Buildings	1	35	35	1,225	1,225	0.4%
	Press Box (2nd Level of Secondary Support Building)	0	35	35	1,225	0	0.0%
	<i>Total Support Buildings Sq. Ft.</i>					1,225	0.4%
Maint.	Maintenance Buildings	1	30	30	900	900	0.3%
	<i>Total Maintenance Sq. Ft.</i>					900	0.3%
Total Estimated Outdoor Athletic Facilities SF						286,717	100%
Total Outdoor Athletic Facility Acreage						6.58	

Future

Site Development

		Quantity	Dimensions L (') W (')		Approx. SF each	Total SF	% of Total
Parking Spaces Total	Parking Spaces Total (10'x18') (20' x 20' Inc. aisles)	130	20	20	400	52,000	38.0%
	Setbacks, Green Space, Trails, etc.		25% Indoor SF, 25% Outdoor			84,679	62.0%
Total Estimated Site Development SF						136,679	100%
Total Site Development Acreage						3.14	
Total Complex Acreage						9.72	

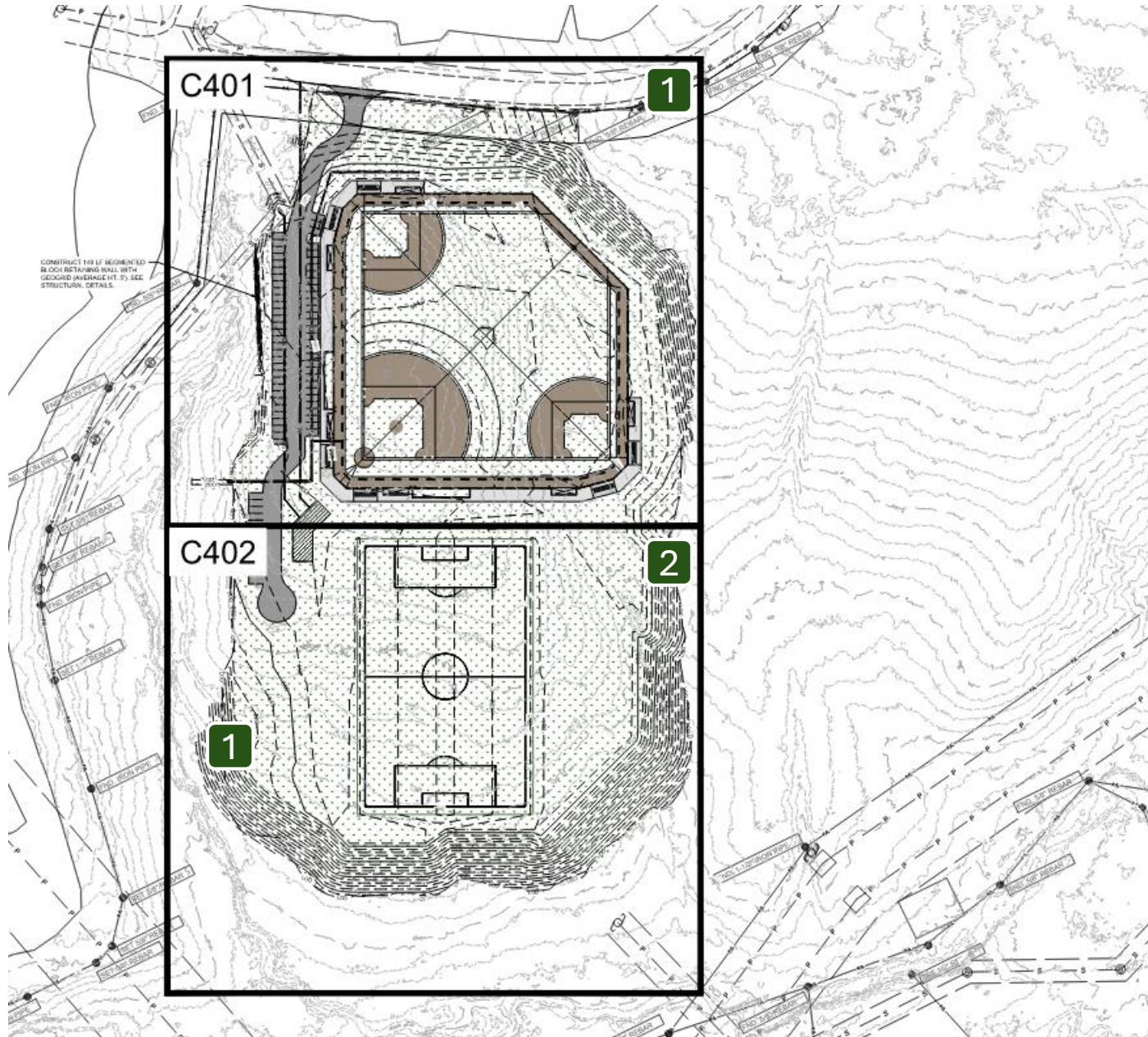


1 NATURAL GRASS BALLFIELD

- (2) LITTLE LEAGUE FIELDS
- (1) FULL SIZE FIELD (OUTFIELDERS RUNNING THROUGH DIRT NOT IDEAL)
- GRAVEL PARKING LOT
- CUT GRADE
- RECOMMEND FUTURE ARTIFICIAL TURF FOR FULL MULTIUSE CAPABILITY

2 GRASS PRACTICE PITCH

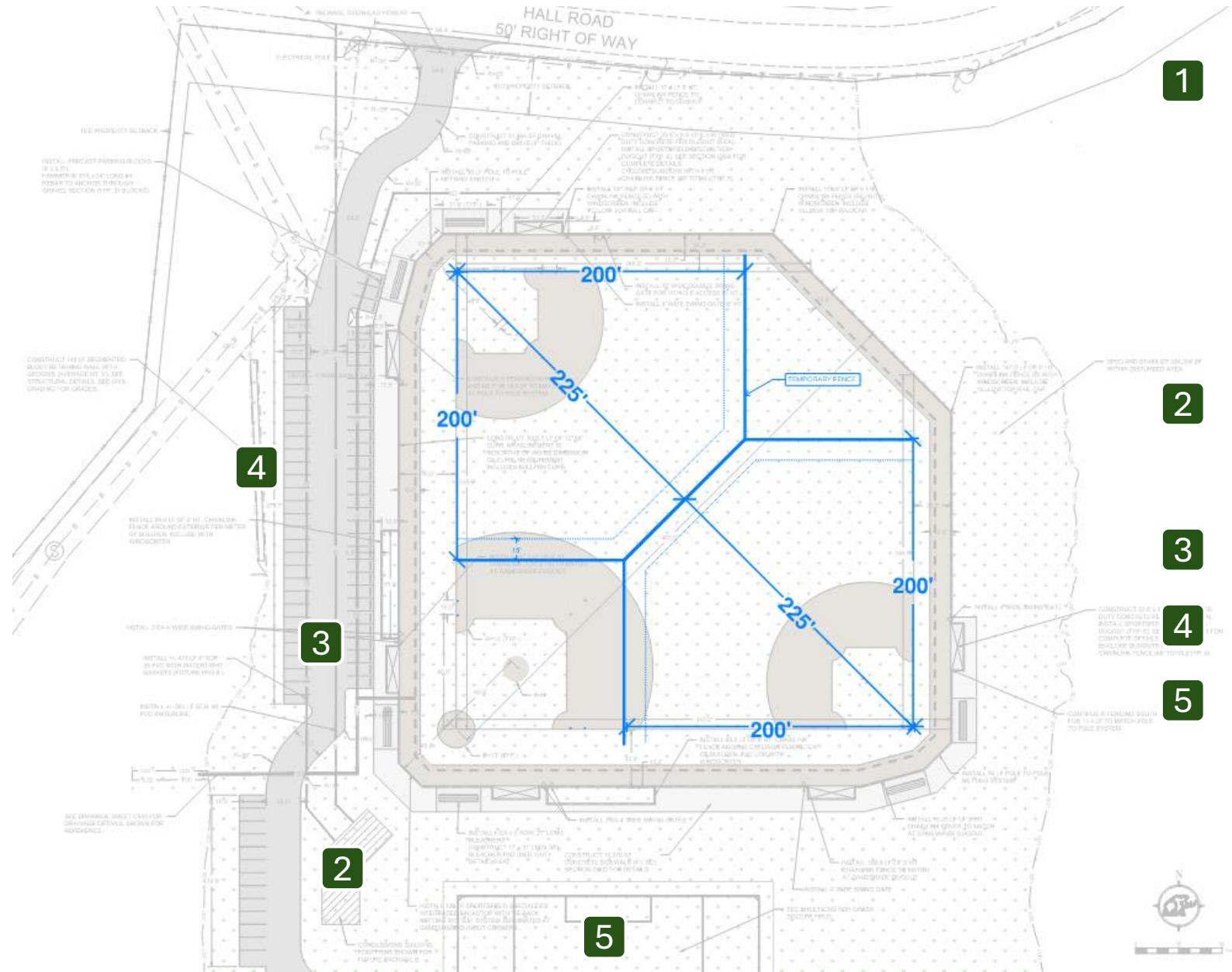
- FILL GRADE
- PROVIDE OPPORTUNITY FOR SOCCER PRACTICE / OPEN FIELD RECREATION
- FUTURE BALLFIELDS (OR TURF MULTIUSE FIELD)
- FUTURE EXPANSION OF PARKING



SUMMARY OF QUANTITIES (FILL FACTOR=1.00)	
CUT	66,541
FILL	63,390
NET	3,151 CUT

- 1** REMOVED RETAINING WALL
- PARKING LOT REDUCED
 - RETAINING WALL REMOVED SINCE PARKING NO LONGER REQUIRED





1

NATURAL GRASS BALLFIELD

- (2) LITTLE LEAGUE FIELDS
- (1) FULL SIZE FIELD (OUTFIELDERS RUNNING THROUGH DIRT NOT IDEAL)
- GRAVEL PARKING LOT
- CUT GRADE
- RECOMMEND FUTURE ARTIFICIAL TURF FOR FULL MULTIUSE CAPABILITY

2

FUTURE CONCESSION / PAVILION

- GRADED FOR FUTURE CONCESSION BUILDING

3

GRAVEL PARKING LOT

4

RETAINING WALL

5

PRACTICE PITCH / WARMUP AREA

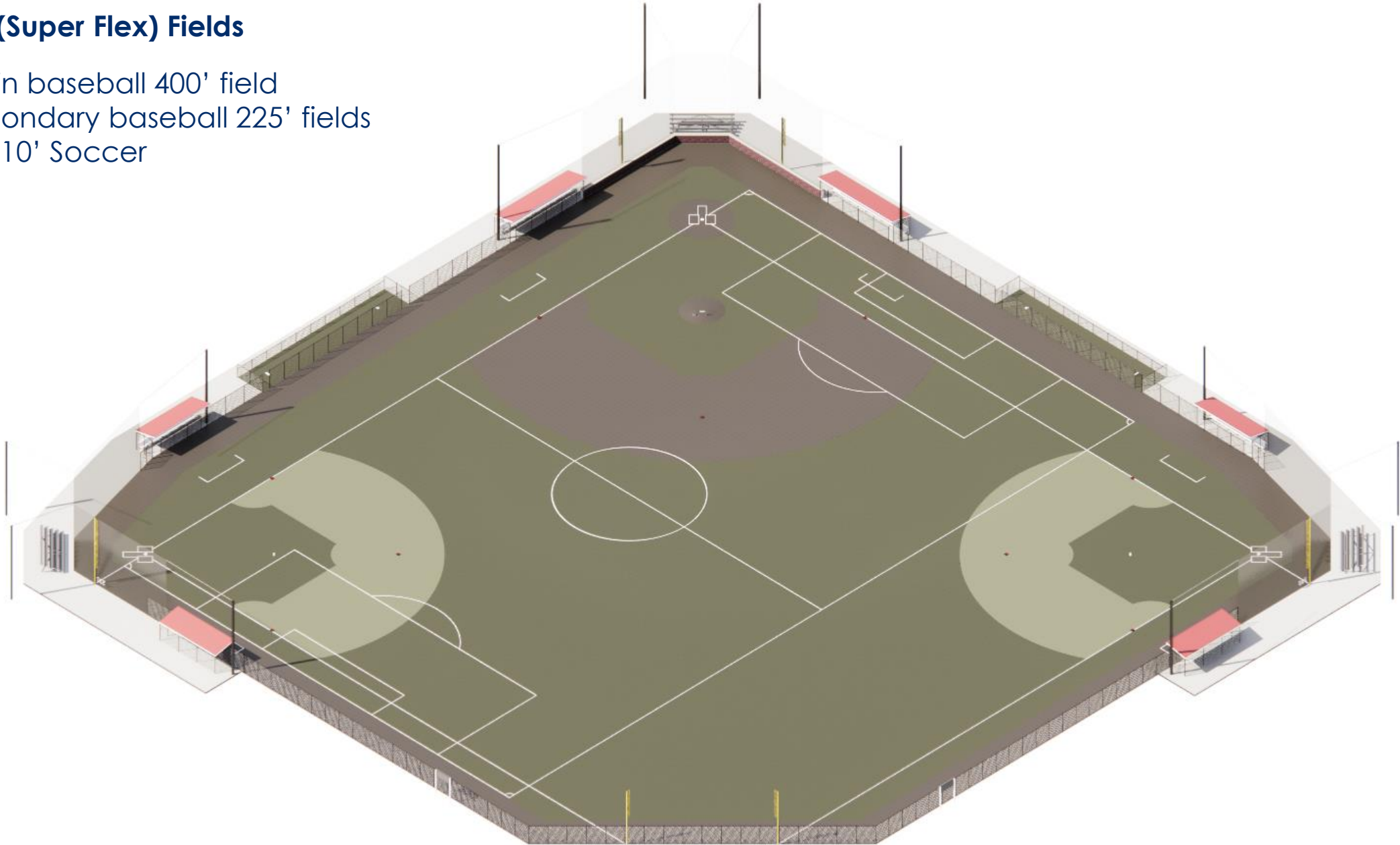


03 - Field Equipment Review



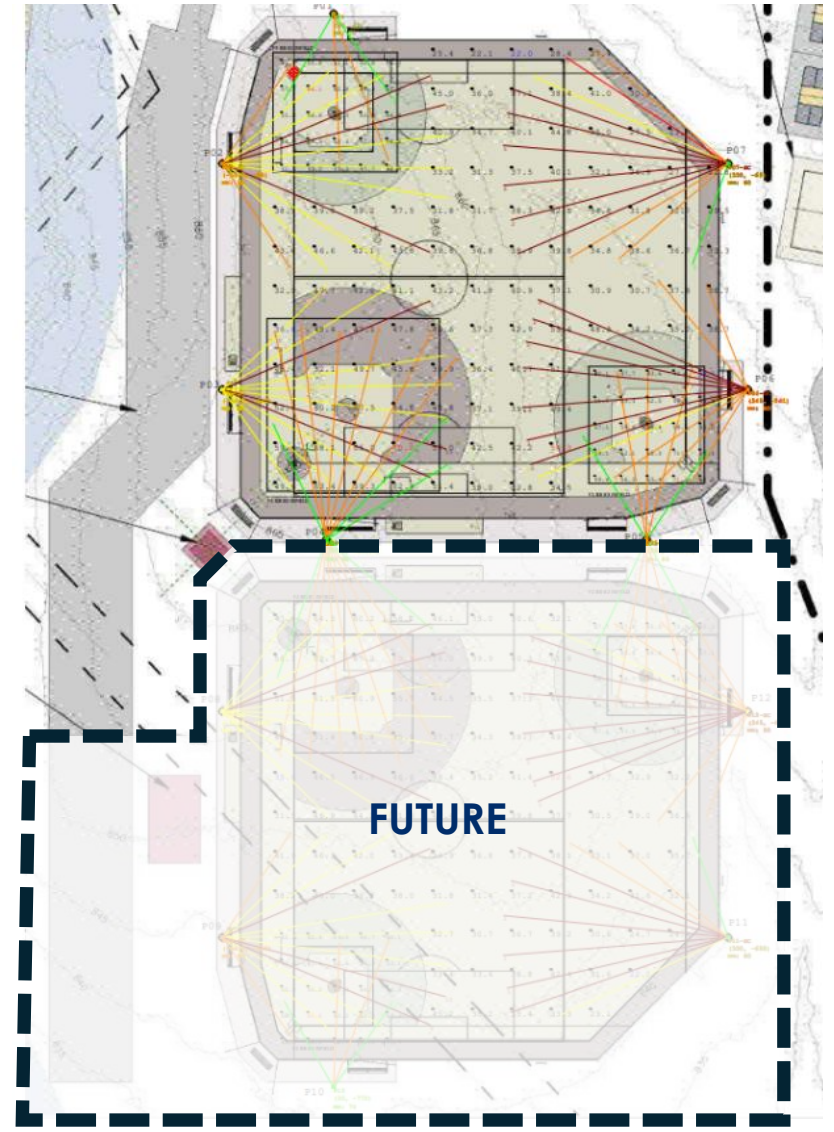
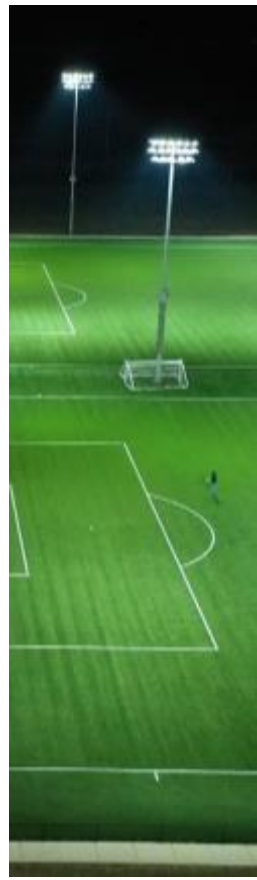
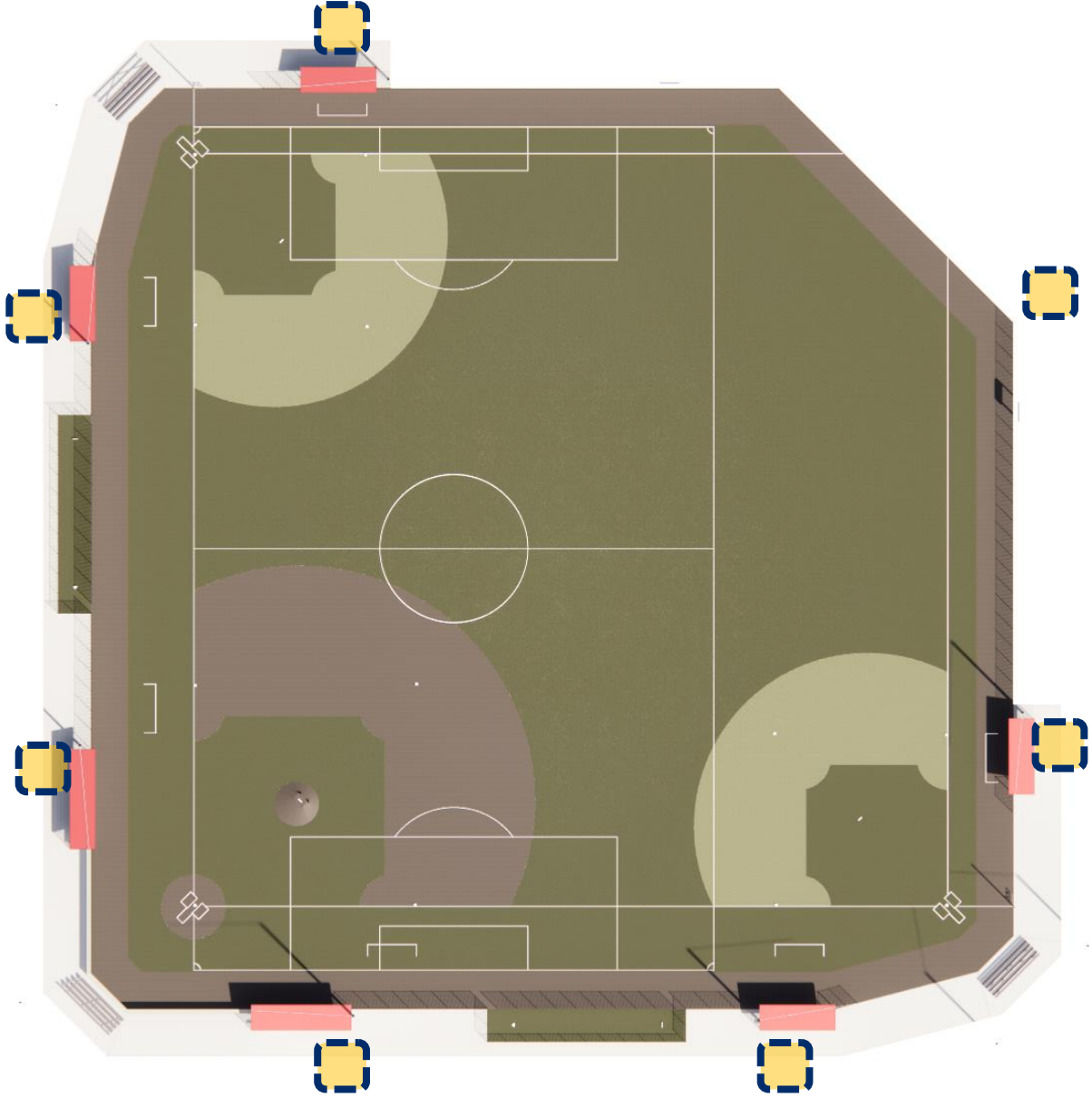
Multi Use (Super Flex) Fields

- (1) Main baseball 400' field
- (2) Secondary baseball 225' fields
- 340'x 210' Soccer



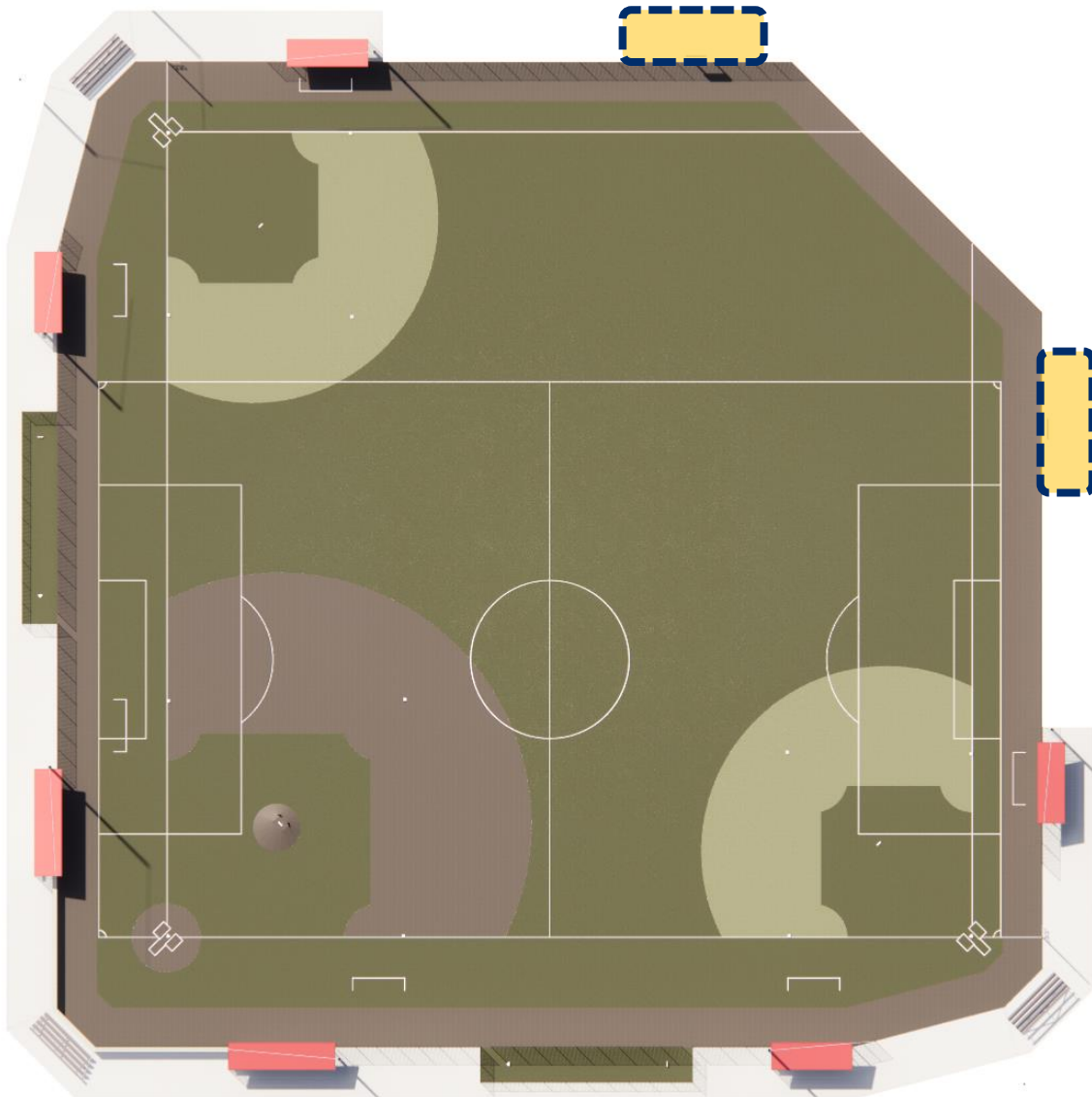


Sports Lighting

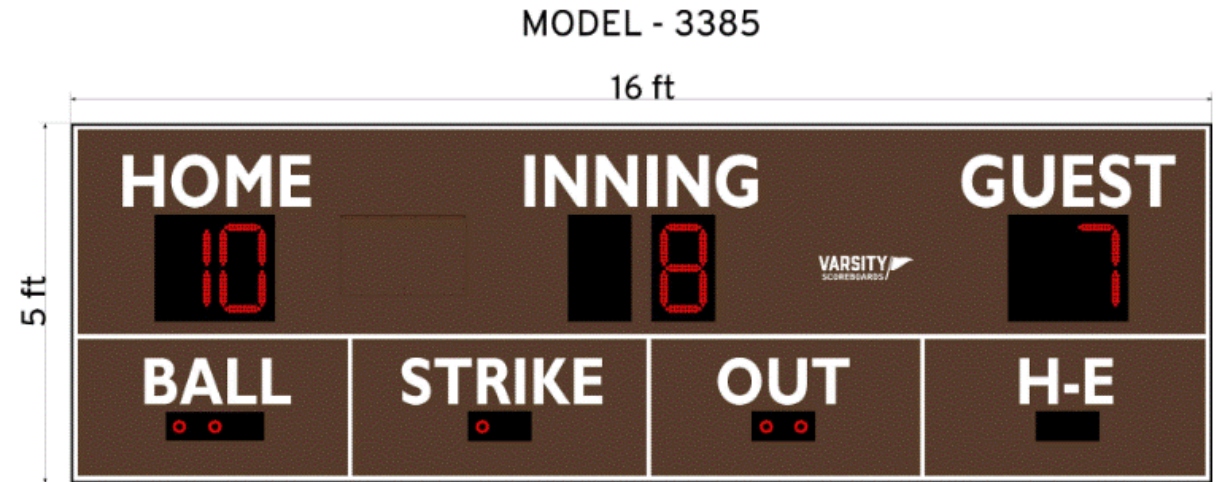




Multi Use (Super Flex)



Scoreboard (2 per field)



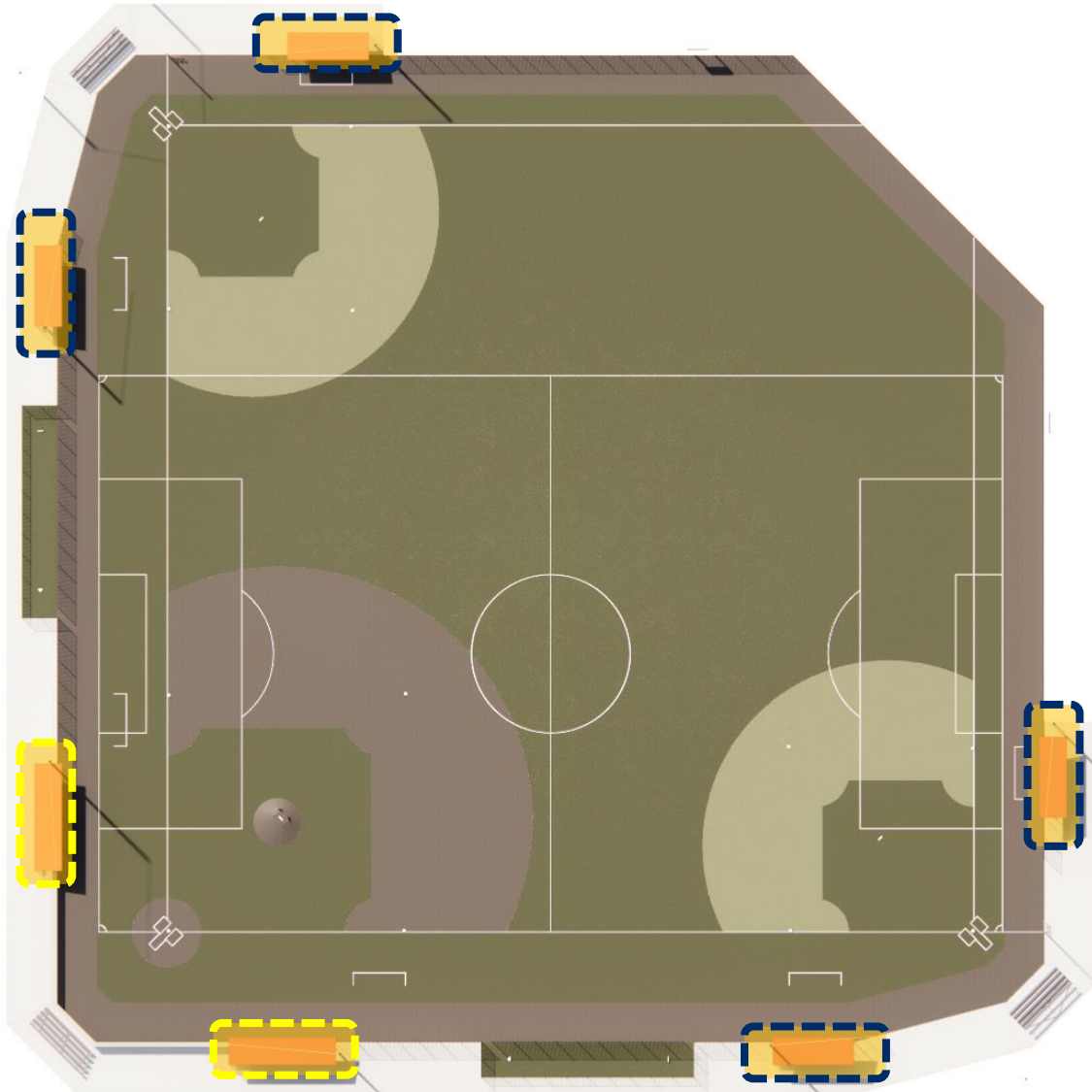
Standard Colors:



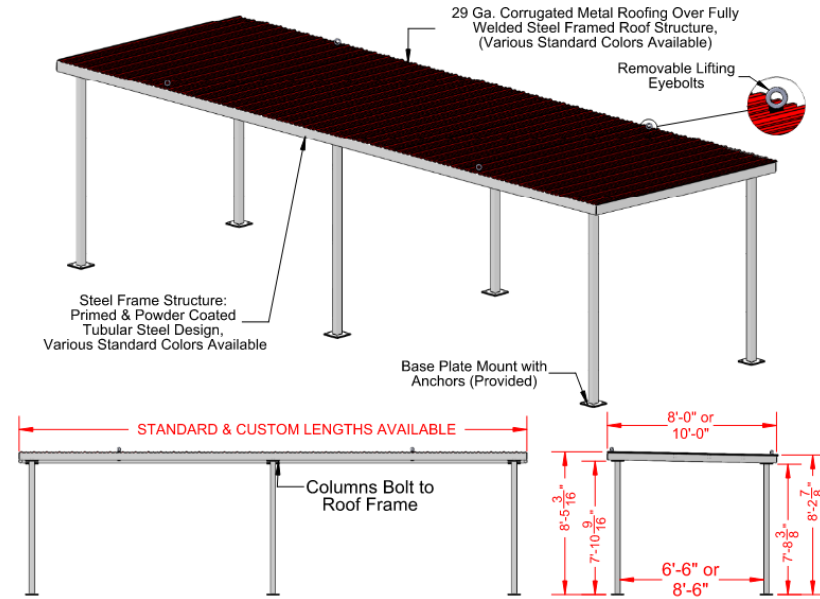
Baseball/Softball Scoreboard



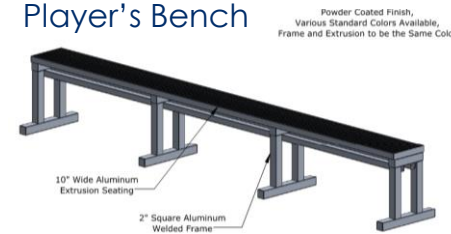
Multi Use (Super Flex)



Dugouts (6 per field) - Gameshade



Player's Bench

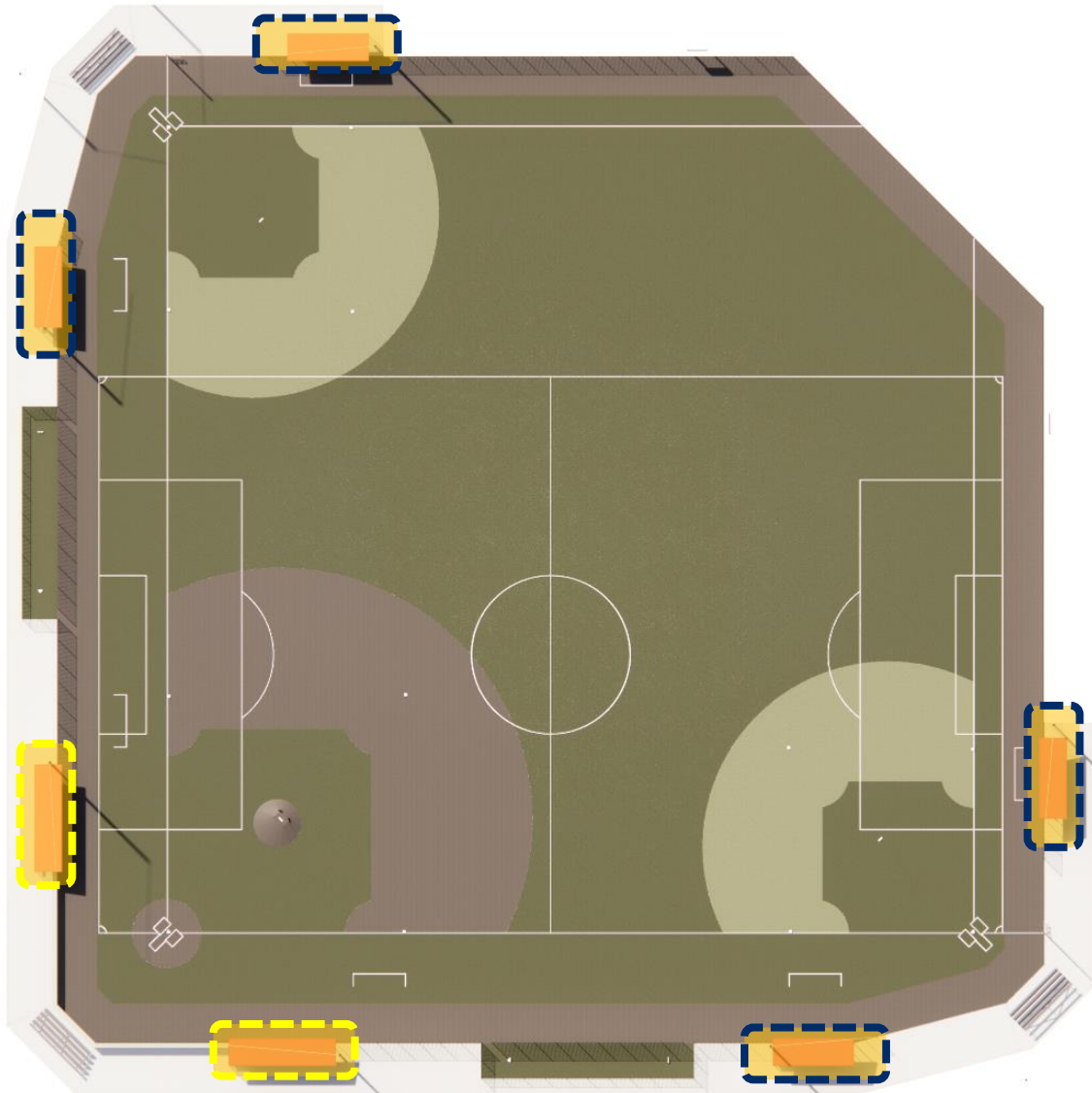


- (2) 40' dugouts with 30' bench – Main Field
- (4) 32' dugouts with 20' bench – Secondary Fields
- 6' fencing in front

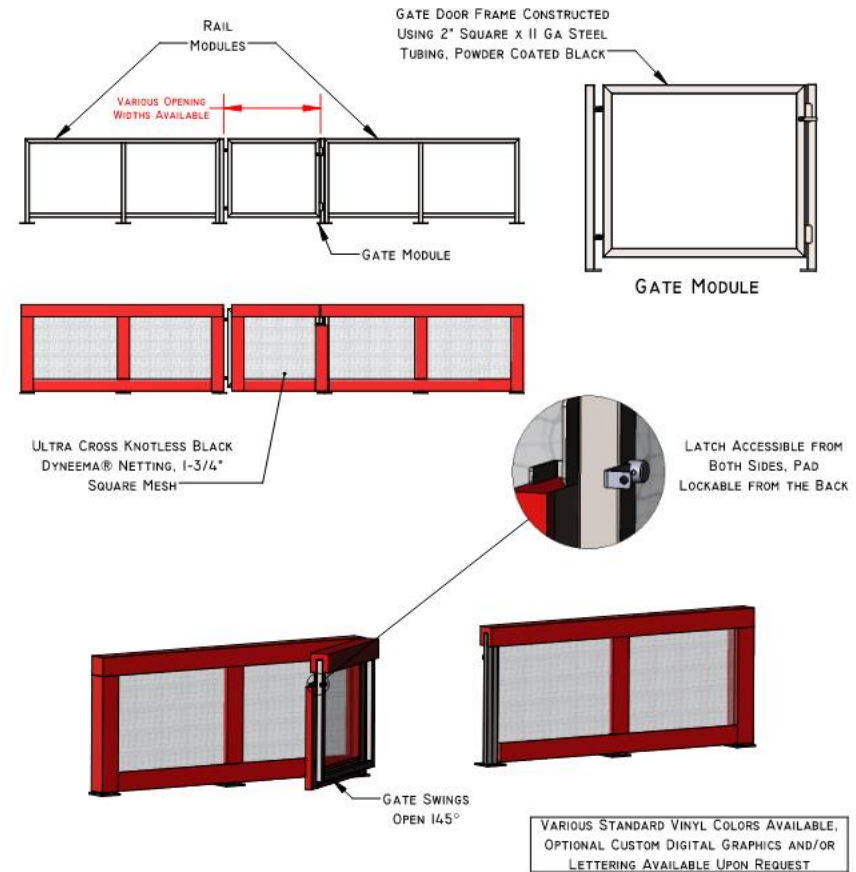
Power – Double gang box on home plate side
 Water – Allow for cooler cage
 Bat/Helmet/Storage Rack



Multi Use (Super Flex)



Guard Rail (6 per field)



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SWING GATE FOR 3'H - 4'H GUARD RAIL SYSTEMS



Multi Use (Super Flex)



Bleachers (3 per field)

BLDP-321AL
21' PREFERRED ALUMINUM BLEACHER

ALUMINUM UNDER STRUCTURE PROVIDE A LIGHTWEIGHT, STABLE BLEACHER.

FEATURES:

- * 21' SEAT PLANKS ARE 10" WIDE NON-SKID ALUMINUM
- * PLANKS ARE SUPPORTED BY A STRONG, ALUMINUM UNDERSTRUCTURE
- * ADDITION OF DOUBLE FOOT PLANKS

OPTIONS:

- * CUSTOM POWDER COATED COLORS

REV	DESCRIPTION	DATE	BY
1	REWORK RELEASE	03	MT

BLDP-321AL

21' PREFERRED ALUMINUM BLEACHER

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21' PREFERRED ALUMINUM BLEACHER

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7/7/2010

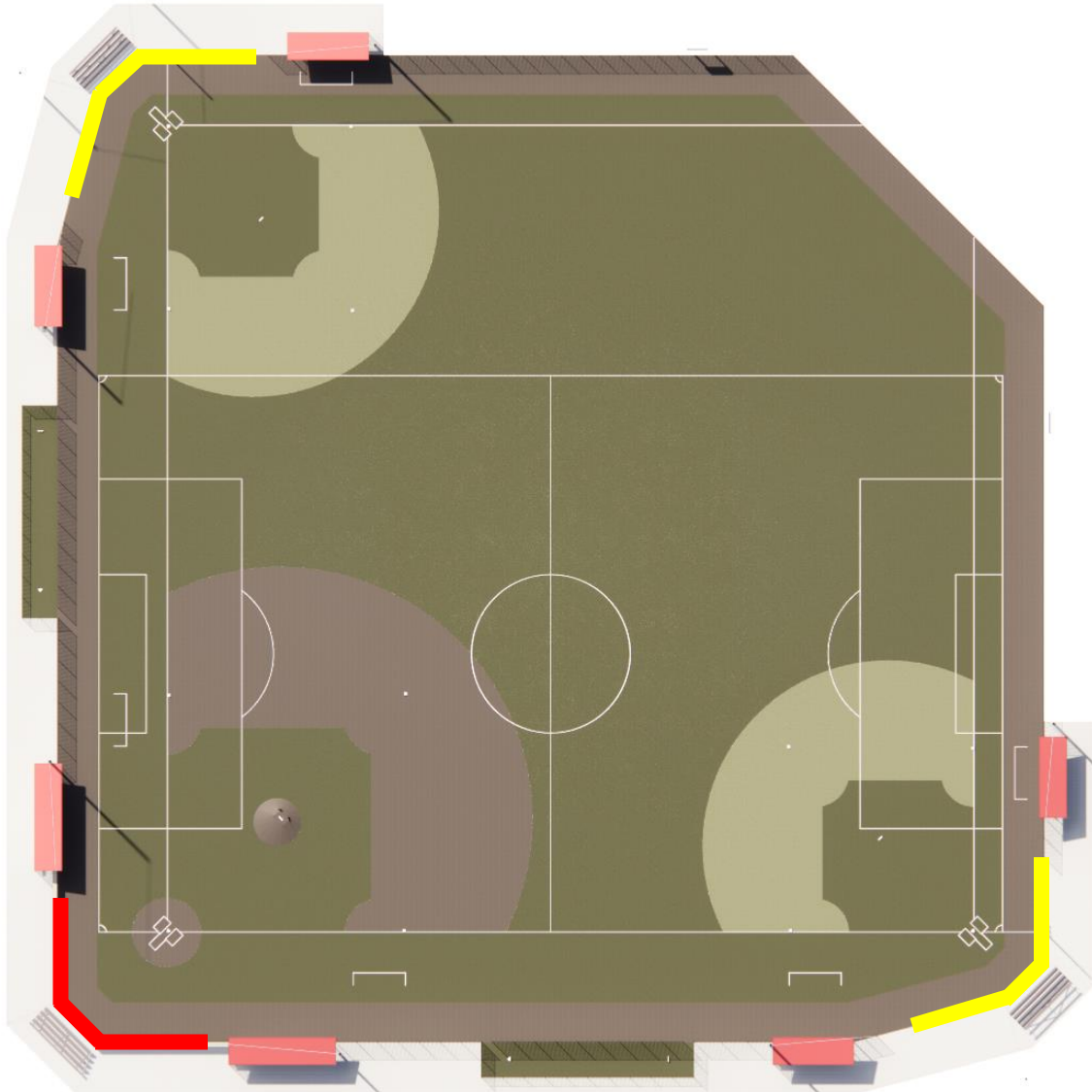
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ISSUE DATE:
7/7/2010

SHEET:
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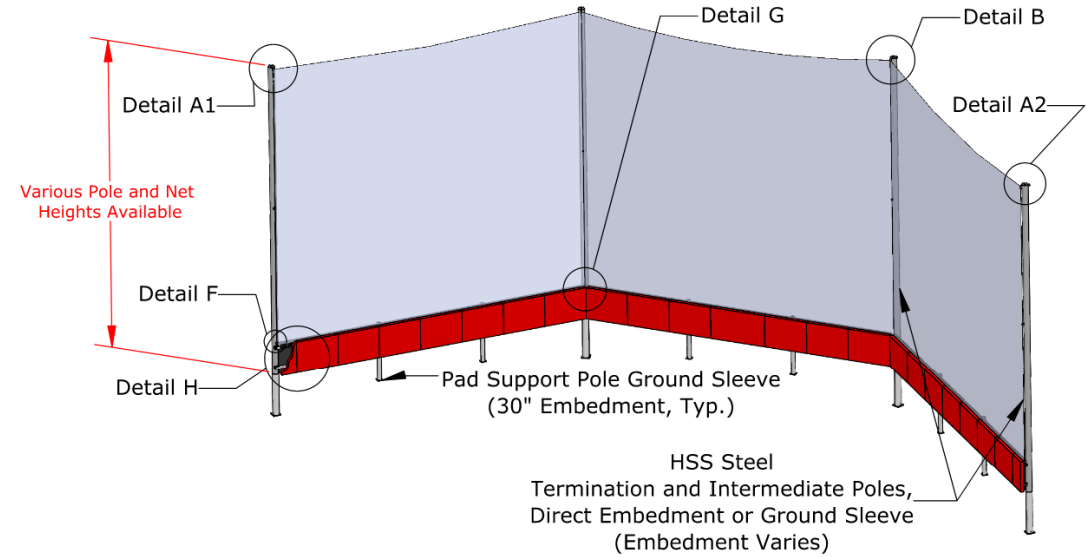


Multi Use (Super Flex)



Pole to Pole Tension Backstop netting System with Integrated Wall Pad (3 per field)

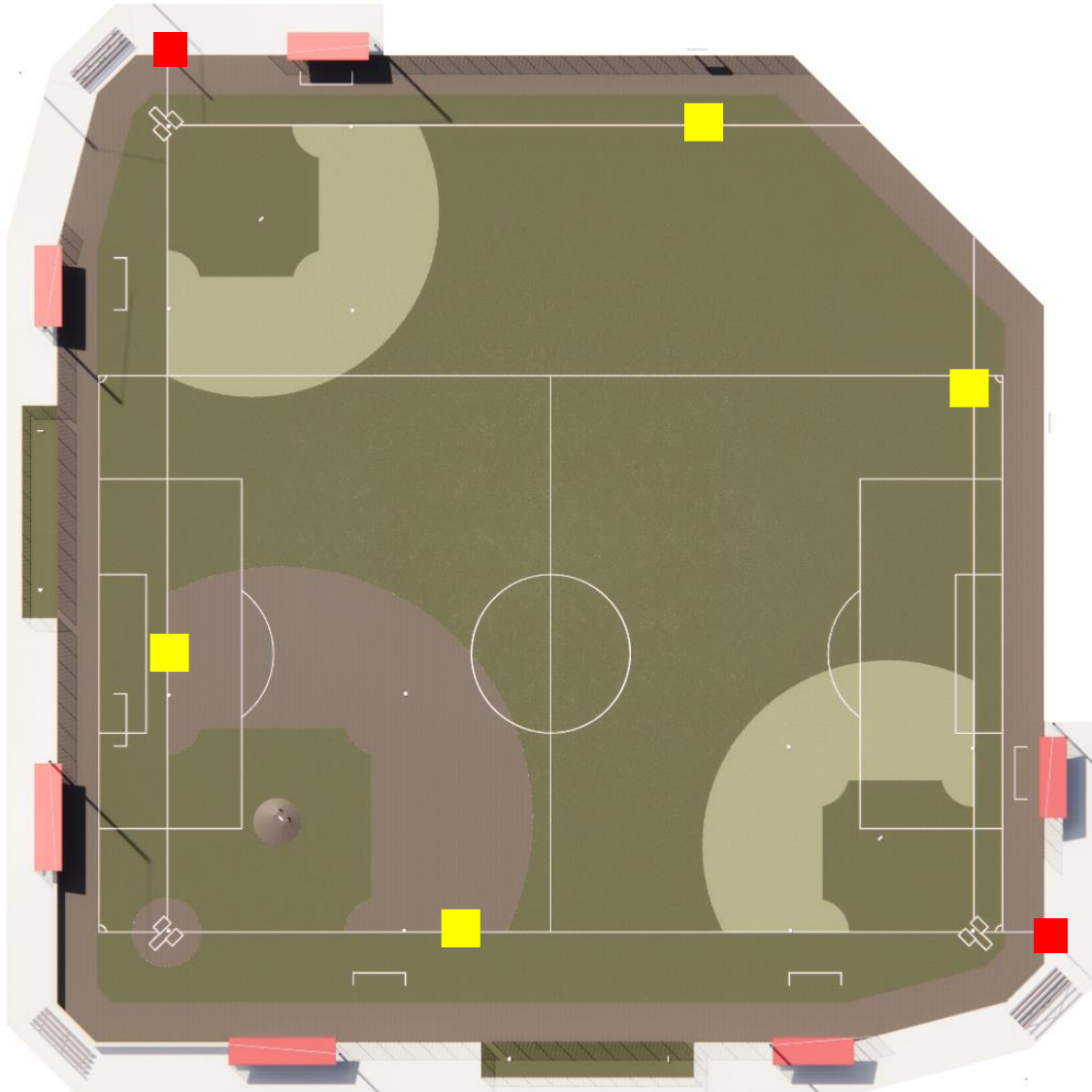
Standard Black Powder Coated Finish



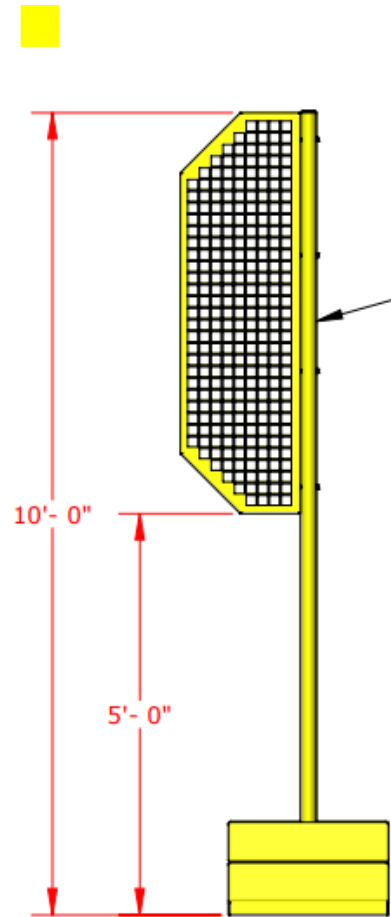
- (1) Main Field – 120'L x 40'H
- (2) Secondary Fields – 120'L x 30'H



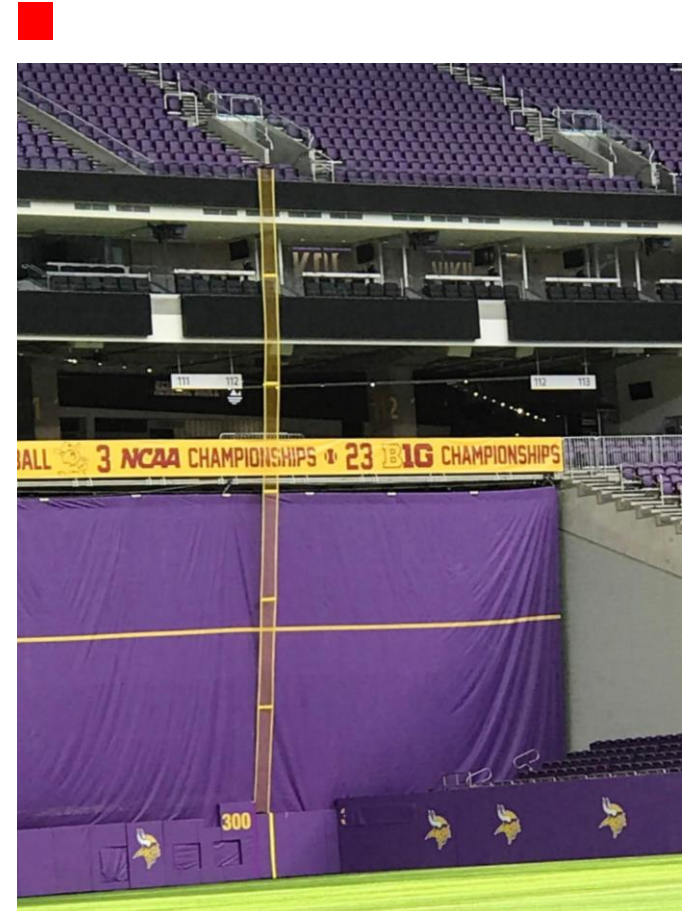
Multi Use (Super Flex)



Foul Poles



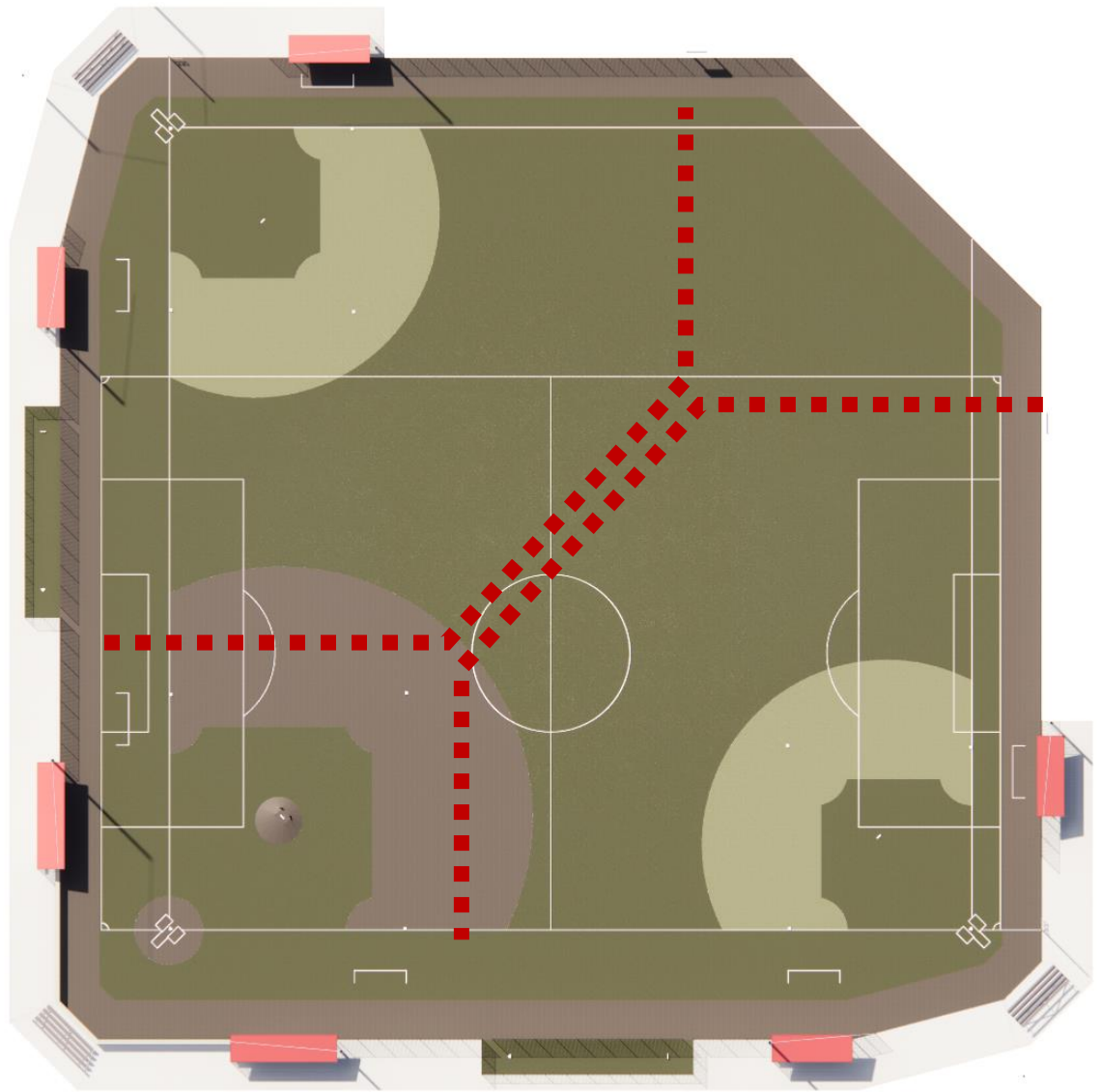
10' Portable foul poles for secondary (by owner/operator)



Vinyl foul pole integrated into backstop netting



Multi Use (Super Flex)



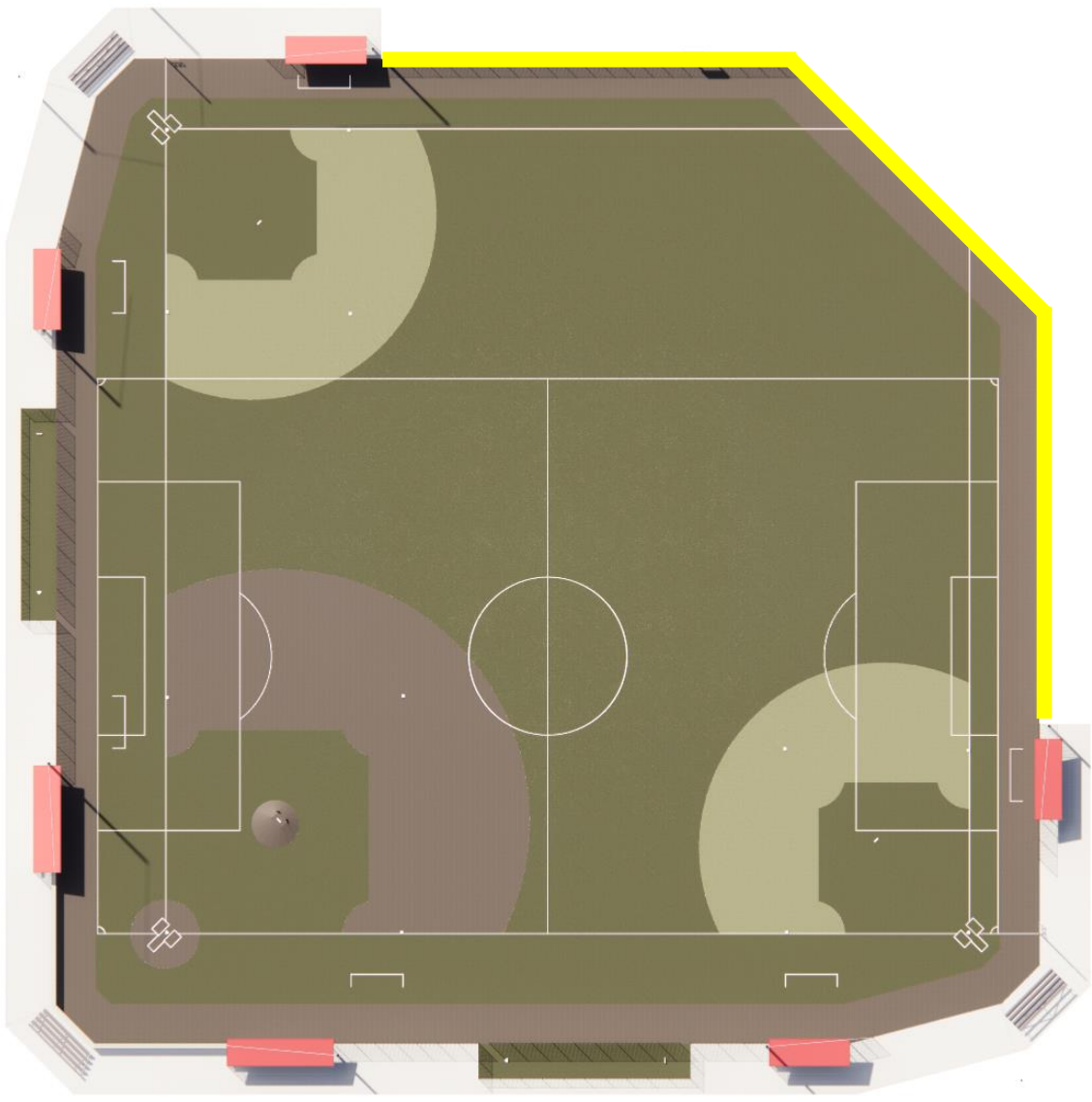
4' Temporary Fence (mesh)



4' Temporary Fence (chainlink)

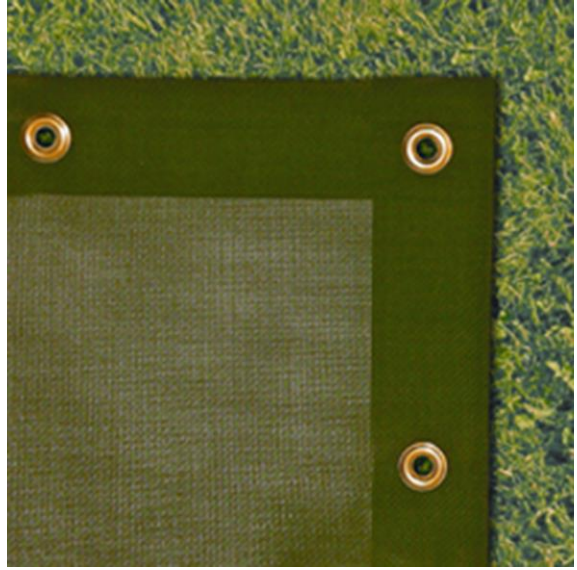


Multi Use (Super Flex)



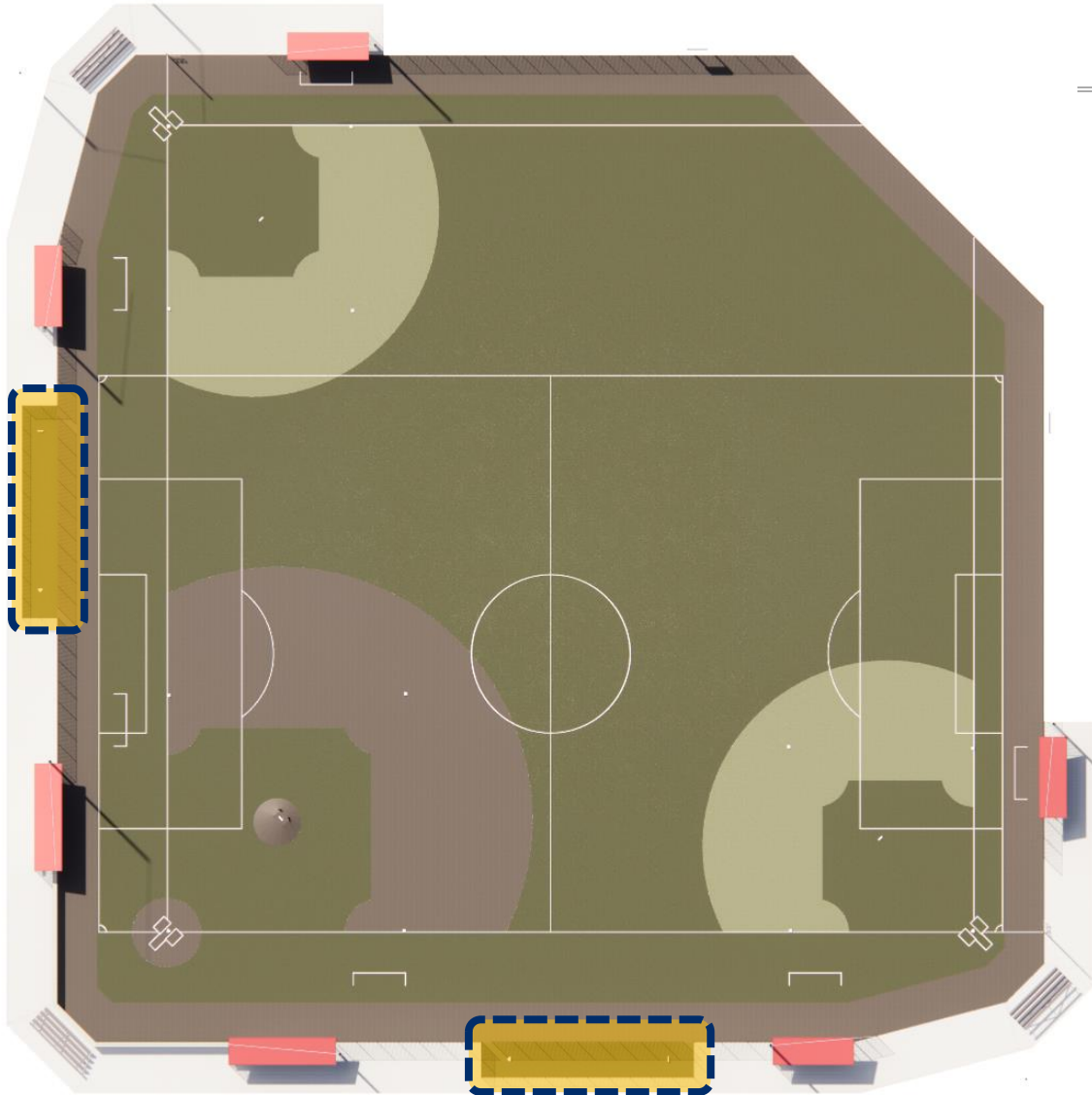
Wind Screen

500lf of Wind Screen per fields

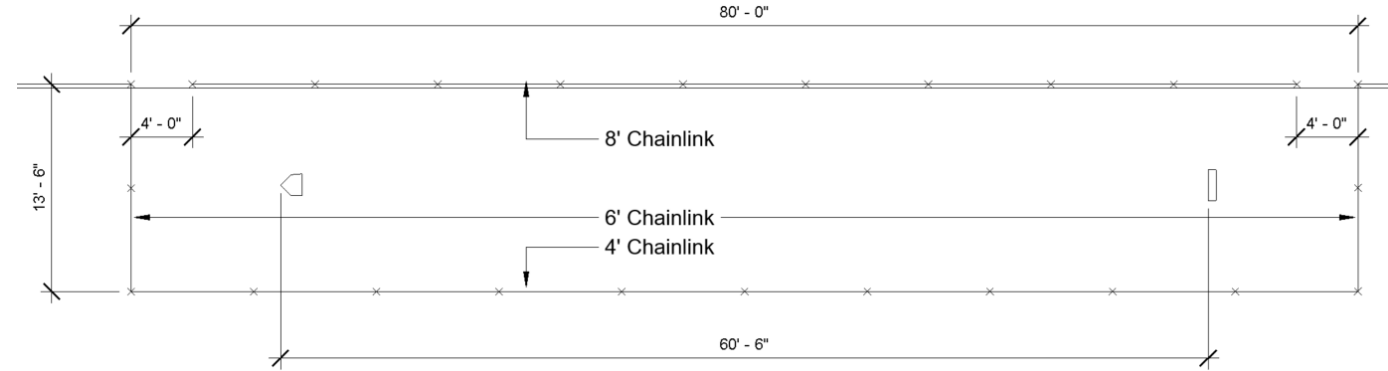




Multi Use (Super Flex)



Bullpens (2 per field)





Multi Use (Super Flex) – Portable Mounds

Main Fields Mound



Youth Fields Mound



04 – ESTIMATE



GENERAL REQUIREMENTS

TEMPORARY FENCING	35,432
SURVEY & GEOTECHINCAL REPORT	34,671
SFC FF&E	190,348
CONCRETE	
RETAINING WALL	141,915
STRUCTURAL CONCRETE	67,875
SPECIALTIES	
CANOPIES	102,416
FURNISHINGS	
STADIUM BENCH SEATING	28,383
SPECIAL CONSTRUCTION	
ATHLETIC EQUIPMENT	849,218
ELECTRICAL	
FIELD LIGHTING	484,802

EARTHWORK

CLEARING, MASS EX., GRAVEL INFIELDS	2,034,852
OUTFIELD TOPSOIL	33,630
CLEARING & GRUBBING	234,214
EROSION CONTROL	20,698

EXTERIOR IMPROVEMENTS

FIELD CONCRETE	274,003
FIELD FENCING	165,724
REBAR	270
CHAIN LINK FENCE & GATES	6,251
PLANTING IRRIGATION	97,948
TURF & GRASSES	190,509

UTILITIES

STORM DRAINAGE PIPING	49,537
-----------------------	--------

Description	Amount	Totals
Construction Contingency	133,596	
General Liability	16,054	
Builders Risk (Only applies to Vertical)	2,762	
P & P Bond	126,654	
Construction Manager Fee	189,291	
Permits By Project Cost	22,266	
Excise Tax / Gross Receipt Tax		
	490,622	4,943,819
Total		5,042,695

***05 – Future Phases (very brief
summary)***



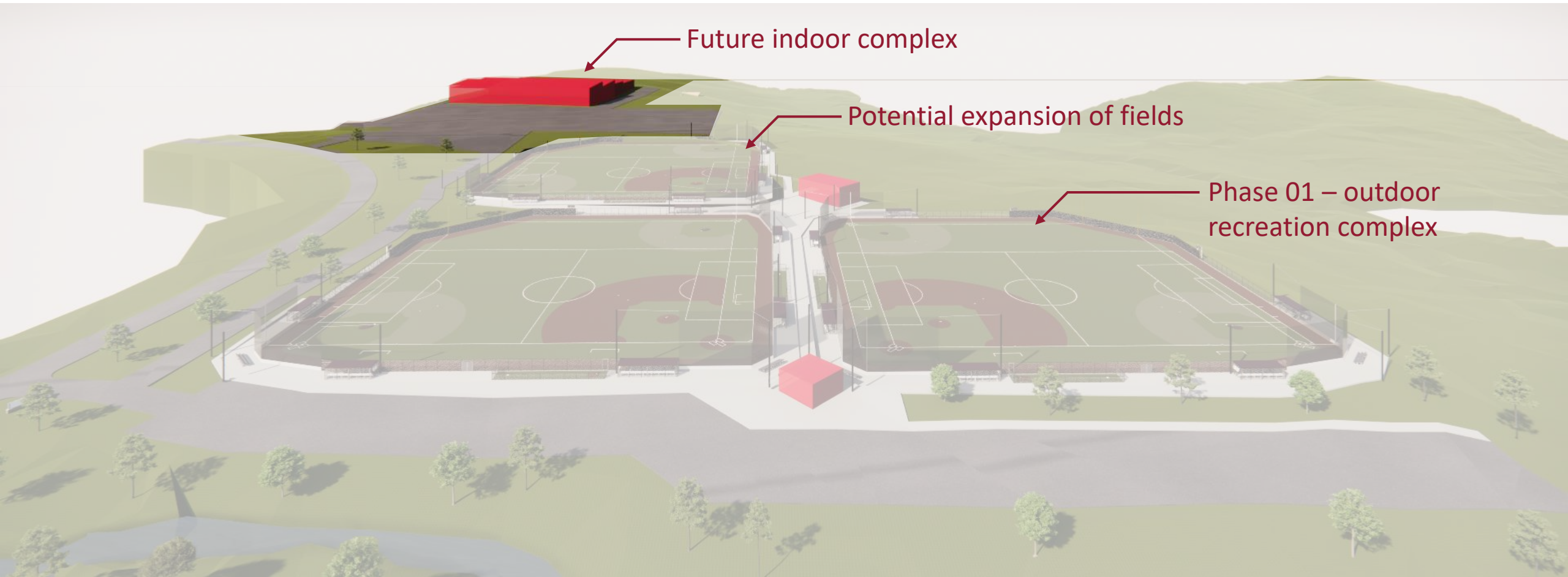
Example Project – beginning of budgeted design





Phase 02

Phase 02 is the new local hub for indoor recreation. Hosting (6) basketball courts, (12) volleyball courts, gym, pickleball courts and office spaces this facility will serve the entire community.





Facility Program



Indoor Athletic Facility

Space	Indoor Programming Product/Service	Count	Dimensions		Approx. SF each	Total SF	% of Footprint
			L (')	W (')			
Courts	Basketball Courts (actual courts 84' x 50')	6	104	80	8,320	49,920	52.2%
	Volleyball Courts	12	60	30	Over Basketball Courts		0.0%
	<i>Total Courts Sq. Ft.</i>						49,920
Fitness Center	Fitness Center	1	-	-	5,522	5,522	5.8%
	Small Group Exercise Room	1	-	-	850	850	0.9%
	Locker Rooms	2	30	30	900	1,800	1.9%
	<i>Total Fitness Center Sq. Ft.</i>						8,172
Flex Space	Lobby/Welcome Area	1	-	-	1,200	1,200	1.3%
	Rec Department Office Area	1	-	-	1,500	1,500	1.6%
	Secondary Concessions	1	30	20	600	600	0.6%
	Flex/Team Rooms	3	60	25	1,500	4,500	4.7%
	Ref Rooms	1	15	10	150	150	0.2%
	Training Room	1	20	15	300	300	0.3%
	Restrooms	2	35	25	875	1,750	1.8%
	Leased Space - Medical	1	-	-	2,000	2,000	2.1%
	Elevated Running Track	1	-	-	6,873	6,873	7.2%
<i>Total Flex Space Sq. Ft.</i>						18,873	19.7%
Required SF for Products and Services						76,965	80.4%
Mechanical, Electrical, Storage, etc. 10% of P&S SF (Excl. Leased Space)						7,497	7.8%
Common Area, Stairs, Circulation, etc. 15% of P&S SF (Excl. Leased Space)						11,245	11.7%
Total Estimated Indoor Athletic Facility SF						95,707	100%
Estimated Building Footprint						88,833	
Total Building Acreage						2.04	



Concept (option 2)

The qualities of historic rail depots, like the one in Westminster, ought to be reflected to maintain the character of the community. The project also feeds off the character of 1930's era Civilian Conservation Corps projects. In the spirit of CCC projects, the character and quality of the environment will be reflected and preserved in this project.



Historic Rail Depots



Civilian Conservation Corps Projects



Test Fits – Live Update

We are currently at the beginning of the test fit part of the five-step process where we have identified a guiding theme. Now, it's time to make this facility sing, and we want input from all invested parties to ensure we are hearing and serving this community fully.



Other Communities Served

A few examples below illustrate work Mammoth has done for other municipalities and recreation complexes. We're just beginning in Westminster. Let's do something BIG!

Community Projects



Jones Youth Park | Lebo, KS

Youth Indoor Athletics



World Equestrian Center | Ocala, FL

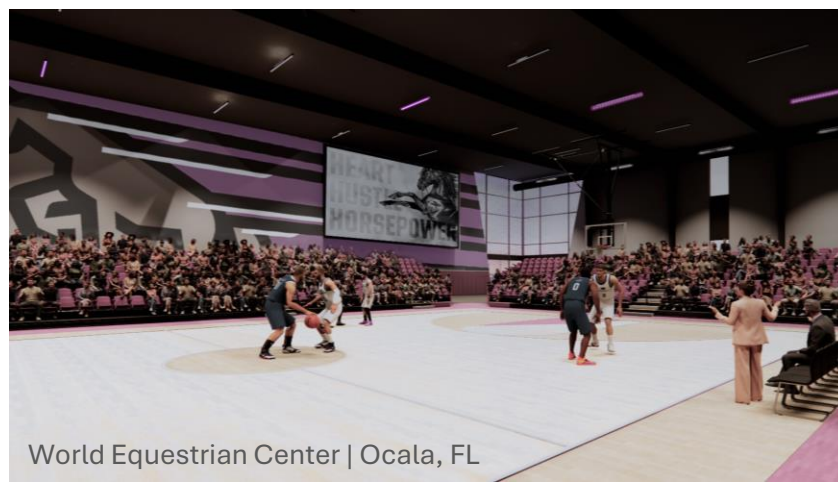
Youth Outdoor Athletics



Oasis Sports Complex | Marion, IL



Solon Community Park | Solon, OH



World Equestrian Center | Ocala, FL



Cyclone Ballparks | Pecos, TX

AGENDA
PLANNING COMMISSION
City of Westminster

Monday, October 21, 2024

6:00PM

Regular Meeting

Westminster City Hall
100 E. Windsor St,
Westminster, SC 29693

Westminster Planning Commission

October 21, 2024 Meeting

6:00pm- City Hall

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Certification of Quorum
4. Comments from Staff
 - 1) Next scheduled meeting on November 18, 2024.
 - 2) Remains possible to special called meeting for SCAPA CPAP in October/November.

Routine Business

5. **Consideration of Minutes from August 19, 2024 Meeting.**

Old Business

Consideration of Rezoning of Recently Annexed Property:

City Code directs the Planning Commission to make recommendations to City Council in assigning the zoning designation of annexed property. Below are summaries of the what staff has identified as the best description of the current use, what the Future Land Use Map designates it as, and Staff recommendation. A zoning map and FLUM are attached for reference.

6. Zoning Amendment 2024-004 (Public Hearing): 100 Dunlop Drive (TMS # 530-19-04-001)
 - Current Use: Light Industrial
 - Future Land Use: Light Industrial
 - Staff Recommendation: Light Industrial
7. Zoning Amendment 2024-005 (Public Hearing): 143 Oakmont Road (TMS #530-09-01-013)
 - Current Use: R-25
 - Future Land Use Map: Low Density Residential
 - Staff Recommendation: R-25
8. Zoning Amendment 2024-006 (Public Hearing): 1405 Clearmont Road (TMS # 530-09-01-014)
 - Current Use: R-25
 - Future Land Use Map: General Commercial
 - Staff Recommendation: R-25

9. Zoning Amendment 2024-007 (Public Hearing): 650 Marcengill Road (TMS # 530-15-02-015)
 - Current Use: R-15
 - Future Land Use Map: Medium Density Residential
 - Staff Recommendation: R-15

10. Zoning Amendment 2024-011 (Public Hearing): Lot A (Cornelia Avenue; TMS # 530-31-03-010)

(recommendation for all following parcels being considered on Cornelia Ave and Nina Circle):

 - Current Use: GR
 - Future Land Use Map: Medium Density
 - Staff Recommendation: GR

11. Zoning Amendment 2024-008 (Public Hearing): 311 Cornelia Avenue / Lot B (TMS # 530-31-03-011)
12. Zoning Amendment 2024-009 (Public Hearing): 198 Nina Circle / Lot C (TMS # 530-31-03-012)
13. Zoning Amendment 2024-010 (Public Hearing): 199 Nina Circle / Lot D (TMS # 530-31-03-013)
14. Zoning Amendment 2024-012 (Public Hearing): Lot E (Cornelia Avenue; TMS # 530-31-03-014)
15. Zoning Amendment 2024-013 (Public Hearing): Lot F (Nina Circle; TMS # 530-31-03-015)
16. Zoning Amendment 2024-014 (Public Hearing): Lot G (Nina Circle; TMS # 530-31-03-016)

New Business

17. Consideration of Zoning Amendment Application 2024-017 (Public Hearing): 115 Riley Street from R-15 (Single Family Residential) to R-6 (Single Family Residential).

The City recently sold property located at 115 Riley Street (TMS# 530-21-06-015). The applicant has proposed developing four approximately 1000 sf lots, which would require subdivision of the parcel. A proposed layout is attached with house plans.

The increased density is consistent with the Zoning designation of MFR and the apartment complex across the street.

City Staff recommends approval.

18. Consideration of an ordinance to streamline the City of Westminster Annexation Process.

When the city of Westminster annexes parcels, the property gets directed back to the planning commission to recommend the zoning designation to be reconsidered by City Council. Parcels are automatically designated as R-25 until they are rezoned.

The proposed amendment to the Zoning Ordinance would require that the Planning Commission make a conditional recommendation of a zoning district for any parcel being considered for annexation before consideration by City Council. When the Commission considers an annexation, they would now make two recommendations at the same time:

- 1) Does the Planning Commission recommend annexation?
- 2) What zoning district does the Planning Commission recommend for the parcel? This recommendation is conditional, meaning that it would only be utilized by City Council if they decide to annex the property in question.

Council would then consider an ordinance to annex and assign zoning classification to the parcel in one action. This process means that the Planning Commission would have to meet again to consider the rezoning items and City Council would not have to consider two additional readings of second ordinance to rezone a property.

Staff recommends approval.

19. Discussion of Solar Farms within the City of Westminster

Staff was asked if Solar Farms were allowed within the City of Westminster under the Light Industrial District. Our Zoning Ordinance does not currently address Solar Farms, and staff generally errs towards the request of the property owner in these situations.

Due to the perceived disruptive nature of solar farms, we wanted to seek guidance and feedback from the planning commission. No official action is needed if there is a clear consensus.

20. Adjourn

City of Westminster
MINUTES OF THE PLANNING COMMISSION
August 19, 2024, 6:00 pm
Westminster City Hall

The meeting was called to order at 6:00pm. In attendance were Sandra Powell, Lacey Moore, Jarrod Brucke and Truman Holbrooks.

Staff:

Assistant City Administrator, Regan Osbon
City Clerk, Rebecca Overton

Certification of Quorum

Rebecca Overton certified a quorum.

Comments from Staff

Mr. Osbon informed the Board that there would not be a meeting in September. He also informed the Board that City Council approved all previous annexations upon first reading of the Ordinances and those properties would eventually come back before the Board for zoning classifications. Mr. Osbon also informed the Board that staff is still working on the Community Planning Assistance Program which will provide grant assistance for the corridor from downtown to the highway 24 intersection.

Approval of Minutes

Upon a motion by Mr. Holbrooks and seconded by Mrs. Moore, the motion to approve the July 15, 2024, meeting minutes passed unanimously.

New Business

Consideration of Zoning Amendment Application 2024-003 (Public Hearing)

Mr. Osbon informed the Board that the applicant requests the property located at 610 S. Piedmont Street (TMS # 530-29-02-002) be rezoned from R-15 to R-6.

PUBLIC HEARING - Mrs. Powell opened the Public Hearing. There were no comments from the public and the hearing was closed.

Upon a motion by Mrs. Moore and seconded by Mr. Holbrooks, the motion to approve the rezoning application of property located 610 S. Piedmont Street, TMS # 350-29-02-002, passed unanimously.

Adjourn

Upon a motion by Mr. Holbrooks and seconded by Mr. Brucke, the motion to adjourn the meeting passed unanimously.

(Minutes prepared by Rebecca Overton)

Sandra Powell, Chairperson

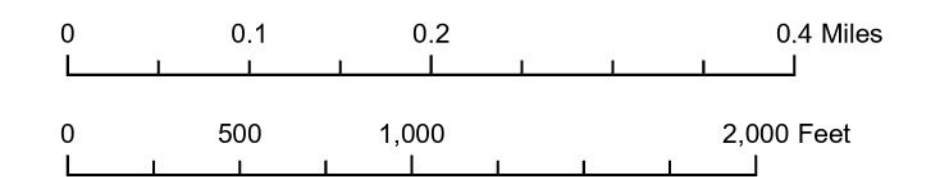
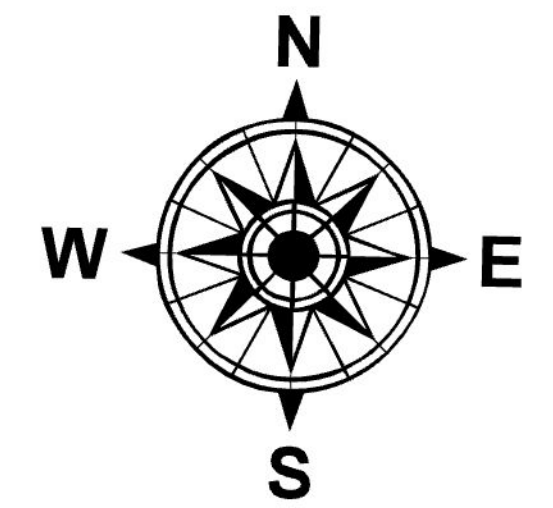
City of Westminster



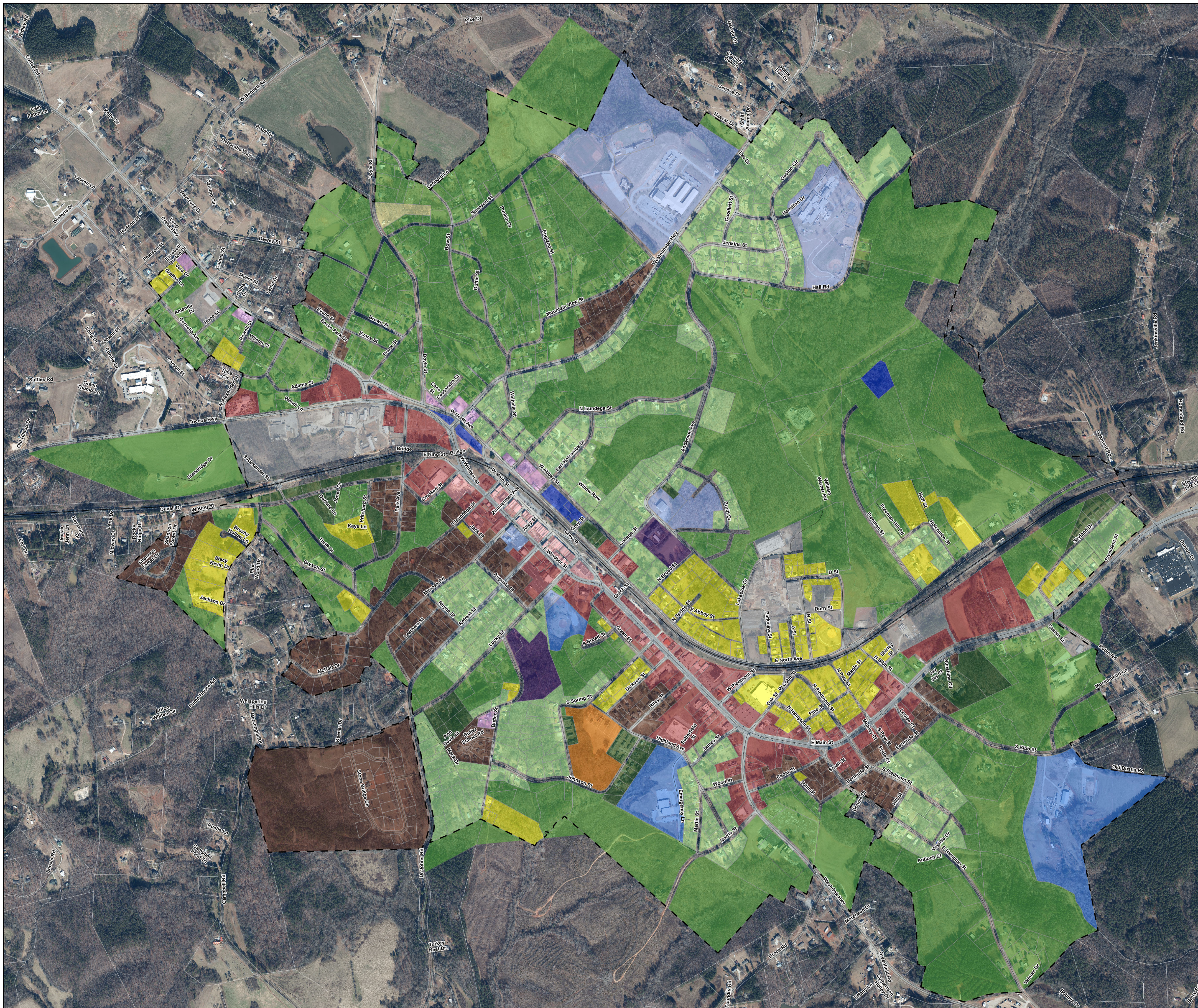
ZONING

 CC	 MFR
 G1	 NC
 G2	 PUD
 G3	 R15
 G1	 R20
 GR	 R25
 HC	 RMF
 LI	

OCSCGIS Orthoimagery: 1Q2023 05 July 2024



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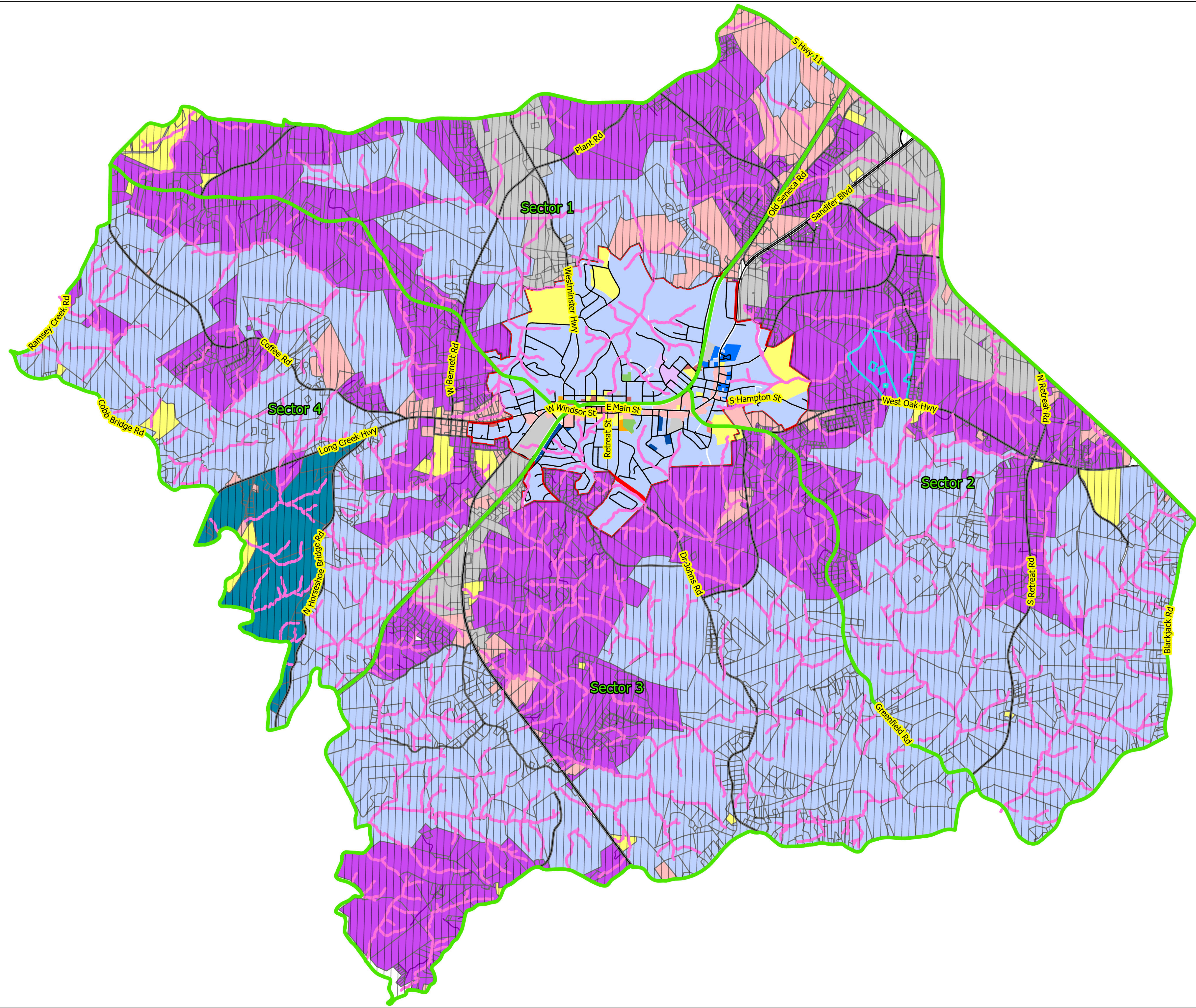
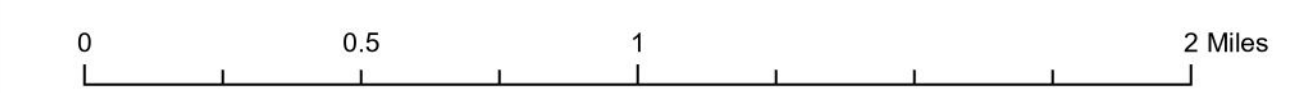


City of Westminster Future Land Use and Planning Sectors

Future Land Use

- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- CORE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- GENERAL RESIDENTIAL
- MULTI-FAMILY HOUSING
- INSTITUTIONAL
- LIGHT INDUSTRIAL
- MIXED USE
- OFFICE
- RECREATION
- OUTSIDE OF WESTMINSTER CITY LIMITS
- LOW DENSITY RESIDENTIAL / PROTECTED
- MEDIUM DENSITY

- FUTURE LAND USE
- PLANNING SECTOR
- LAKES and WETLANDS
- STREAMS



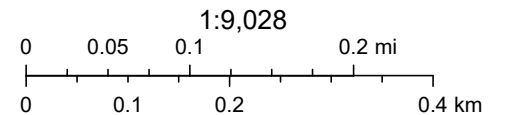
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100 Dunlop Drive



7/11/2024, 11:00:21 AM



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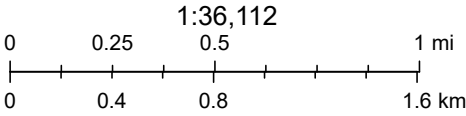
OCSCGIS

100 Dunlop Drive Out



7/11/2024, 11:03:22 AM

Major Roads	Municipalities	 Walhalla	 Westminister
 I-85	 Salem	 West Union	
 Major Roads	 Seneca		



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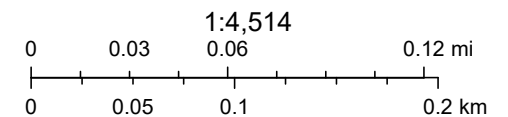
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143 Oakmont Road



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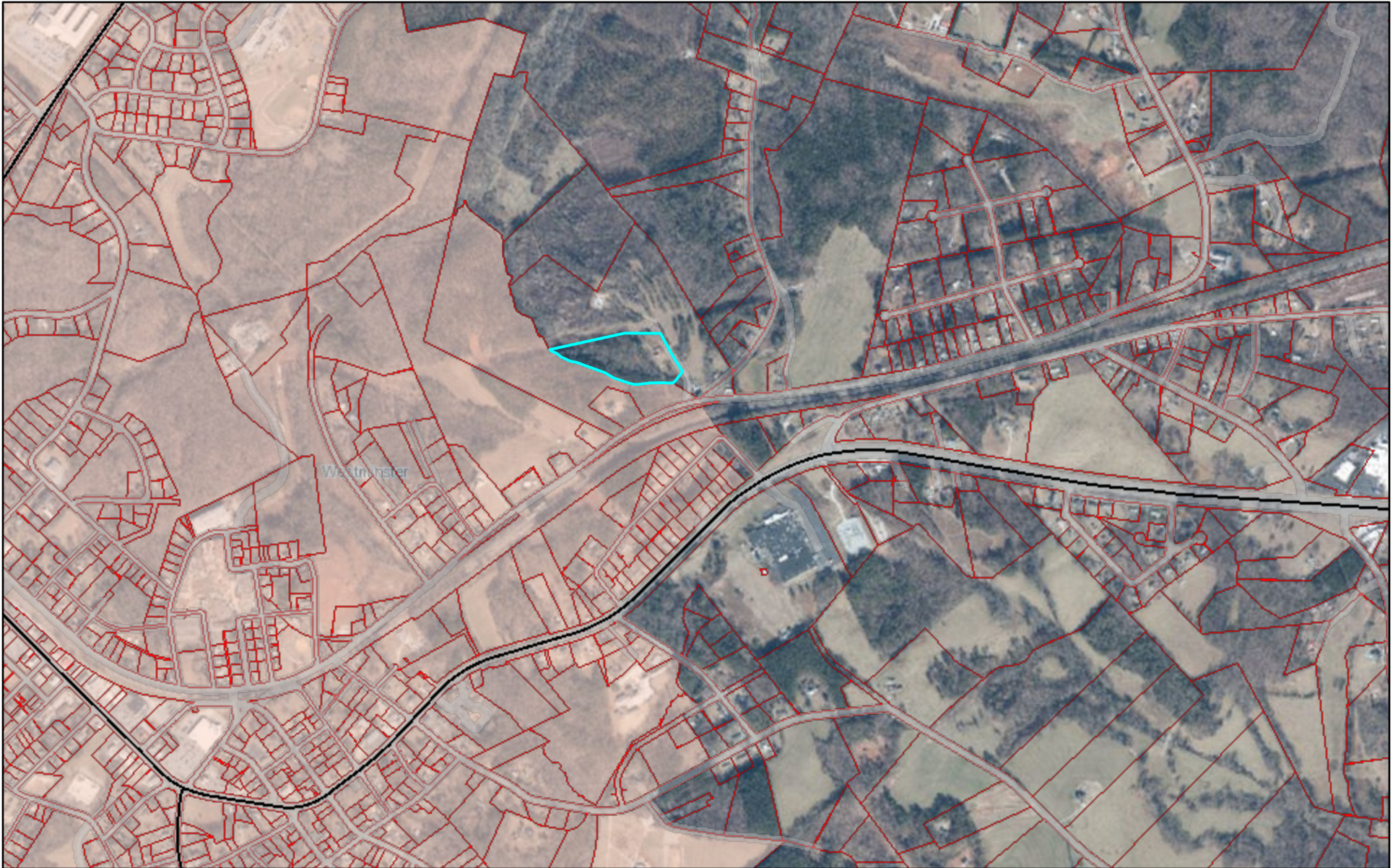
- Addresses
- Buildings_2020
- Roads
- Land Hooks
- Parcels
- Municipalities
 - Seneca
 - West Union
 - Westminster
 - Walhalla
 - Salem



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OCSCGIS

143 Oakmont Road Out



7/11/2024, 11:23:54 AM

Major Roads

I-85

Major Roads

Roads

Land Hooks

Parcels

Municipalities

Salem

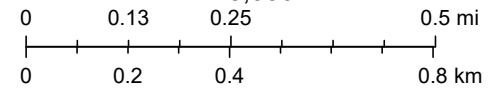
Seneca

Walhalla

West Union

Westminster

1:18,056



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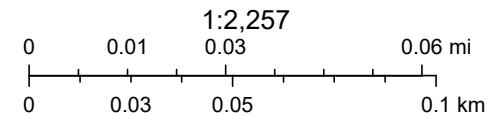
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1405 Clearmont Road



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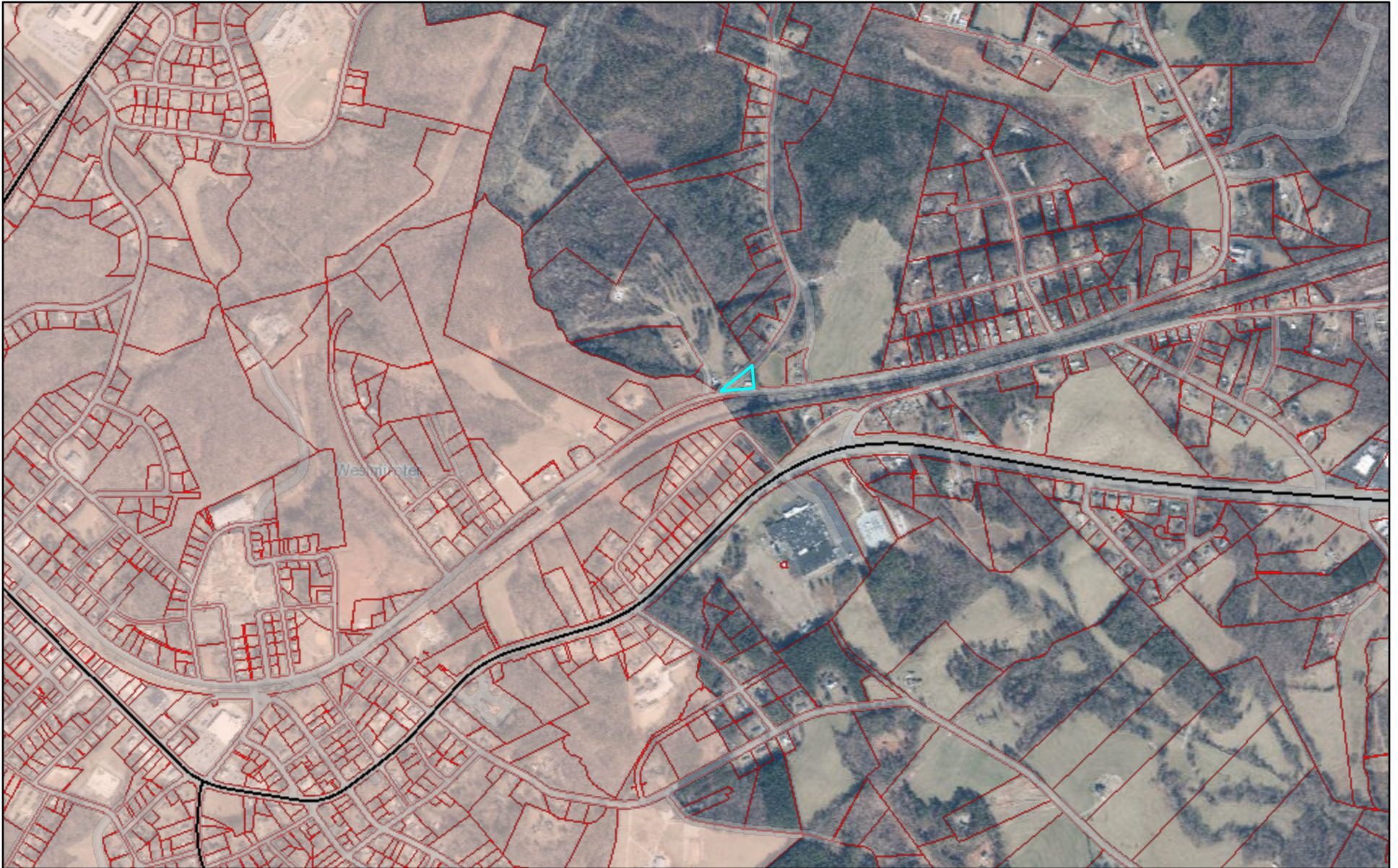
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- Buildings_2020
- Roads
- Land Hooks
- Parcels
- Municipalities
 - Seneca
 - West Union
 - Walhalla
 - Westminster
 - Salem



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OCSCGIS

1405 Clearmont Road Out



7/11/2024, 12:38:01 PM

Major Roads

I-85

Major Roads

Roads

Land Hooks

Parcels

Municipalities

Salem

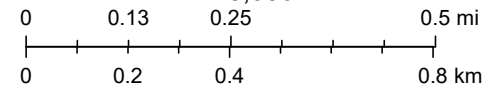
Seneca

Walhalla

West Union

Westminster

1:18,056



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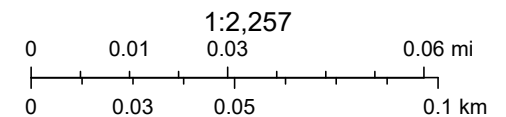
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650 Marcengill Road



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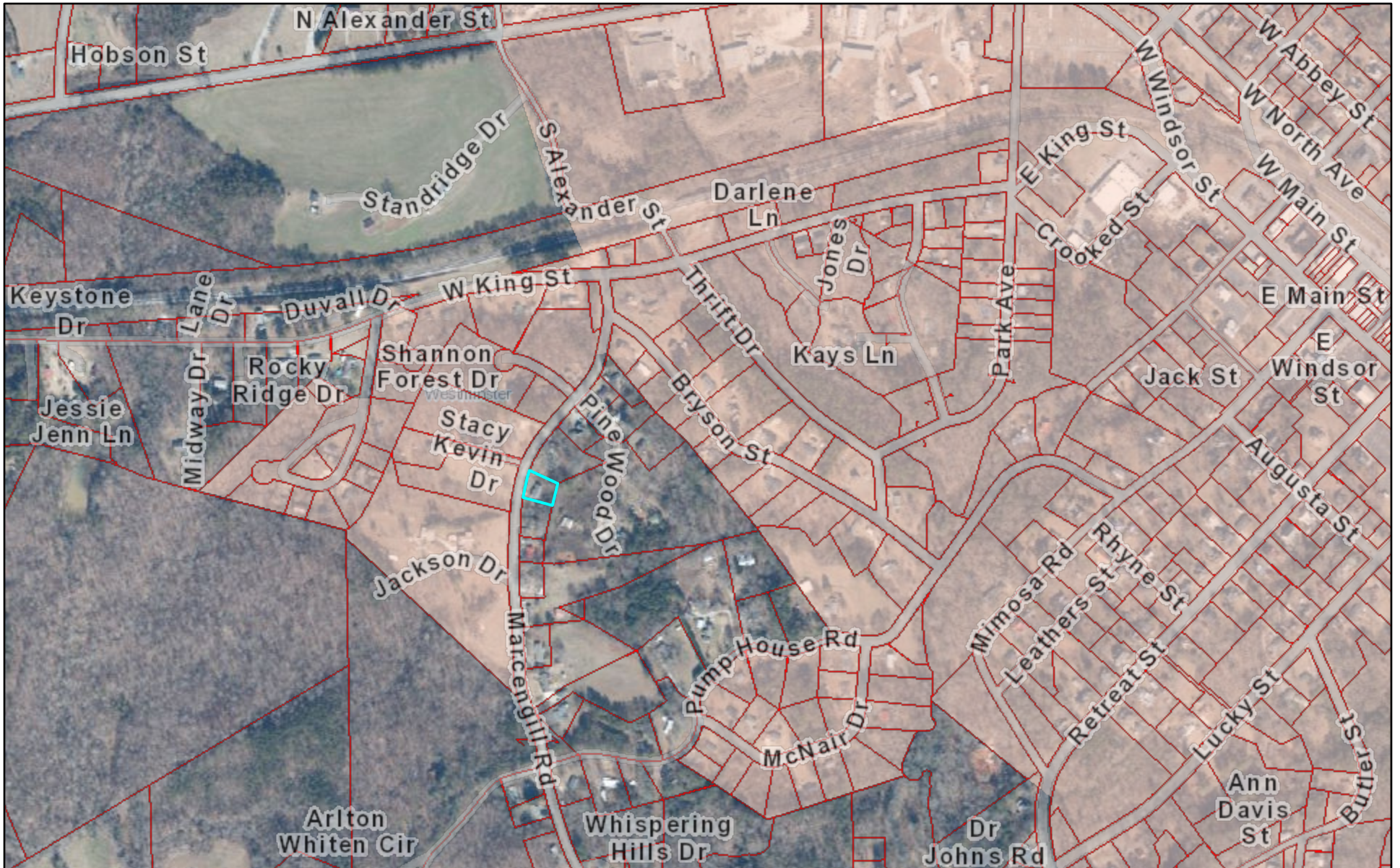
- Addresses
- ▬ Roads
- ▭ Parcels
- ▭ Seneca
- ▭ West Union
- ▭ Buildings_2020
- ▬ Land Hooks
- Municipalities
- ▭ Walhalla
- ▭ Westminster
- ▭ Salem



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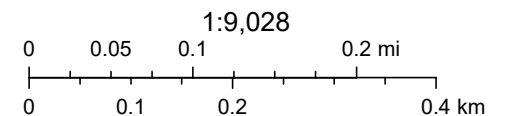
OCSCGIS

650 Marcengill Road Out



7/11/2024, 12:41:32 PM

- Roads
- Land Hooks
- ▭ Parcels
- Municipalities
- ▭ Seneca
- ▭ Walhalla
- ▭ West Union
- ▭ Westminster
- ▭ Salem



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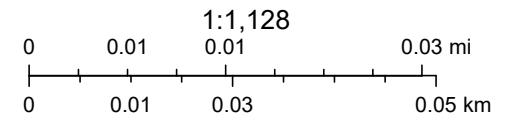
OCSCGIS

Nina Circle and Cornelia Avenue



7/11/2024, 1:35:09 PM

- Addresses
- ▭ Buildings_2020
- ▬ Roads
- ▬ Land Hooks
- ▭ Parcels
- ▭ Municipalities
- ▭ Seneca
- ▭ Walhalla
- ▭ Salem
- ▭ West Union
- ▭ Westminster



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OCSCGIS



Notes and Instructions:

Zoning amendments should be consistent with the comprehensive plan. A pre-application meeting prior to submission of a zoning amendment application is recommended. The form below must be fully executed and signed by the property owner(s) and submission of the required information and application fee paid before the scheduling of a public hearing.

APPLICATION & PUBLIC NOTICE INFORMATION			
APPLICATION DATE:	_____	ZA	- - -
PUBLIC HEARING DATE:	_____	RECEIVED BY:	_____
PROPERTY POSTED DATE:	_____	FEE:	_____
PUBLICATION DATE:	_____	RECEIPT #:	_____
SUBJECT PROPERTY INFORMATION			
STREET ADDRESS:	115 Riley Street	TMS/PIN #:	530-21-06-015
DEED BOOK/PAGE #:	_____	PLAT BOOK/PAGE#:	_____
SUBDIVISION NAME:	_____	BLOCK:	6
		LOT:	15
		AREA SQ. FT.:	_____
CURRENT ZONING:	R-15		
PROPOSED ZONING:	_____		
OWNER(S) OF RECORD			
OWNER(S) NAME:	Apple project 1 llc		
MAILING ADDRESS:	203 N Townville St Seneca SC 29678	PHYSICAL ADDRESS:	203 N Townville St Seneca SC 29678
HOME PHONE:	864-710-9998	WORK PHONE:	864-723-6696
		CELL PHONE:	864-710-9998
EMAIL:	amber@thomasandcrain.com		
<p>I (We) certify that the information submitted is true and accurate; there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested.</p> <p><input checked="" type="checkbox"/> I (We) appoint the below named person as my (our) agent to represent me (us) in this request for zoning amendment.</p>			
DATE:	Sept 26, 2024	OWNER(S) SIGNATURE:	<div style="border: 1px solid black; padding: 2px;"> <i>Amber Crain</i> <small>dotloop verified 09/26/24 2:39 PM EDT V7FY-TSPB-KLUR-IPAU</small> </div>
			<div style="border: 1px solid black; padding: 2px;"> <i>Josh Thomas</i> <small>dotloop verified 09/26/24 2:37 PM EDT GANP-RTP0-B98T-SPK0</small> </div>
OWNER(S) AGENT/DESIGNEE			
AGENT NAME:	Josh Thomas		
MAILING ADDRESS:	203 N Townville St Seneca SC 29678	PHYSICAL ADDRESS:	203 N Townville ST Seneca SC 29678
HOME PHONE:	_____	WORK PHONE:	_____
		CELL PHONE:	864-710-9998
EMAIL:	_____		
DATE:	Sept 26, 2024	AGENT/DESIGNEE SIGNATURE:	<div style="border: 1px solid black; padding: 2px;"> <i>Josh Thomas</i> <small>dotloop verified 09/26/24 2:37 PM EDT MLEP-JBKQ-4UYZ-PTU5</small> </div>

DESCRIPTION OF REQUEST (Answer all questions under this section)

A. Describe the existing uses of the subject property and the existing site improvements, buildings, and activities:

Raw land

B. Describe the proposed uses of the subject property and the proposed site improvements, buildings, and activities:

Build residential homes

C. Describe the existing land use and zoning district classification of all abutting properties:

3 residential homes are permitted

D. Describe how the existing conditions have changed making the request valid :

the intent is to build singel family residences

E. Describe how the proposed amendment will answer the changes of conditions:

Will allow for up to 6 homes to be built on the property. Each to be sold seperately (owner will have an updated survey do divide the 1.34 acres into appropraitely sized parcels so that each home will have its own tax map #)

F. Describe how the proposed amendment furthers the objectives of the comprehensive plan:

Allowing for more homes to be built will also allow for more revenue, and more residences to come into the city

SUBMITTAL CHECKLIST

<input type="checkbox"/> PRE-APPLICATION CONFERENCE Date: <input type="text"/>	<input type="checkbox"/> SITE PLAN – (1"=20' Scale or larger) showing boundaries, buildings, site-improvements with setbacks for each.	<input type="checkbox"/> ELEVATIONS if new construction or addition.
<input type="checkbox"/> TRANSPORTATION ANALYSIS, if requested.	<input type="checkbox"/> CONCEPTUAL MASTER PLAN, if request.	<input type="checkbox"/> ADDITIONAL INFORMATION, if requested.
<input type="checkbox"/> OTHER: <input type="text"/>		

To: Reagan Osbon, Assistant City Administrator

From: Kevin Bronson, City Administrator

Date: 09/30/2024

Re: 115 Riley Street Zoning Application

Reagan,

The City grants permission to Amber Crain and Josh Thomas of Thomas and Crain Real Estate to apply for rezoning of 115 Riley Street (TMS # 530-21-06-015) pending the sale of property from the City to Thomas and Crain.

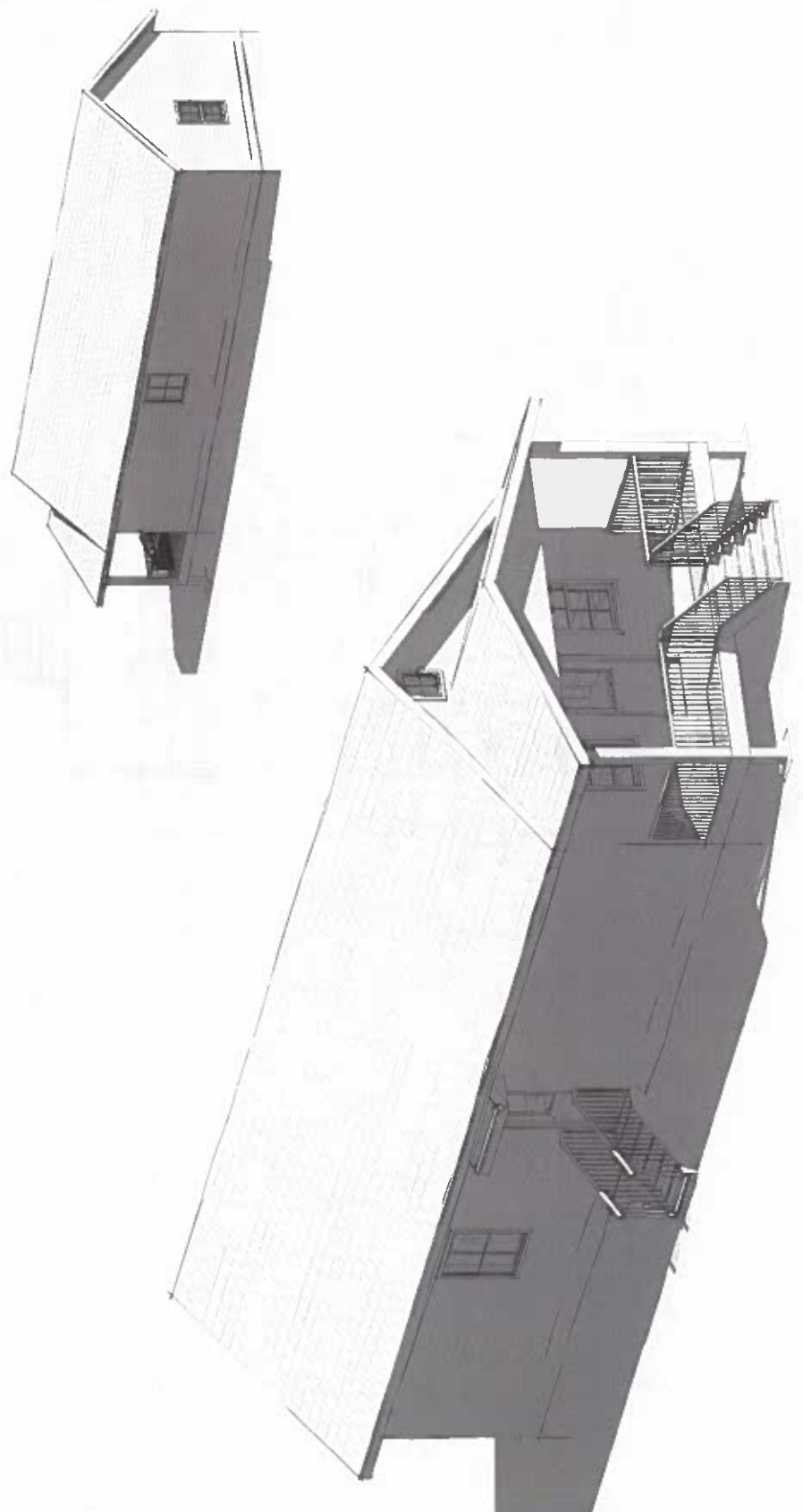
Thank you,



Kevin Bronson,
City Administrator

HOUSE PLANS

2404



PROJECT TEAM
ARCHITECT
NEXT ARCHITECT
2024-09-24

LOC INFO
PROPERTY # 12345
12345 Main St
City, State, ZIP

SCALE OF WORK
1/4" = 1'-0"

SHEET INFO
SHEET NO. 1
SHEET NAME
DATE

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PROJECT
HOUSE PLANS

PROJECT # 20240912

No	Description	Date

PROJECT STATUS
NEW CONSTRUCTION

SHEET DATE
09.24.2024

SHEET NAME
COVER SHEET

SHEET NUMBER
CS

PROJECT
HOUSE PLANS

PROJECT # 20240813

REVISIONS
No. Description Date

PROJECT STATUS
NEW CONSTRUCTION

ISSUE DATE
09.24.2024

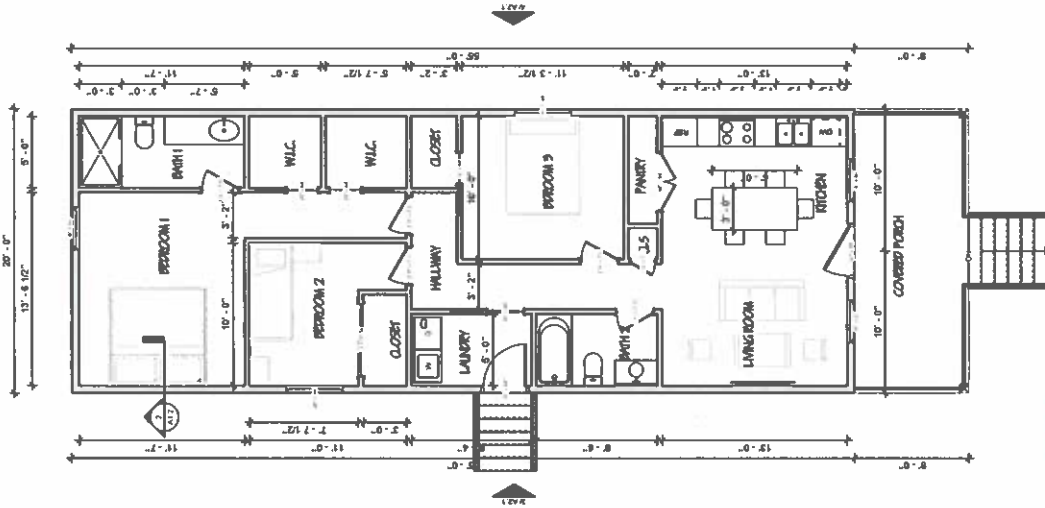
SHEET NAME
FLOOR PLAN

SHEET NUMBER
A1.1

- FLOOR PLAN NOTES**
1. EXTERIOR WALLS ARE 2x4 WOOD STUD @ 16" O.C
 2. INTERIOR WALLS ARE 2x4 WOOD STUD @ 16" O.C
 3. BASEMENT WALLS ARE 8" CONCRETE WITH 1/2" BRIGHTWALL INSULATION
 4. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 5. ALL INTERIOR FINISHES INCLUDED BUT NOT LIMITED TO FLOORING, PAINT, WALL COVERING, LIGHT FIXTURES, SINKS, TUBS, TOILETS, AND CLOSET RODS AND HANGERS AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES
 6. GENERAL CONTRACTOR SHALL VERIFY SITE AND RECORD DRAWINGS WITH SITE CONDITIONS
 7. NOTIFY CONTRACTOR IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DELINEATED ON THESE DRAWINGS
 8. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 9. FLOOR FINISHES SHALL BE 1/2" GYP BOARD OVER 1/2" GYP BOARD OVER 1/2" GYP BOARD AND SHALL BE FINISHED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES
 10. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 11. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 12. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 13. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 14. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 15. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 16. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 17. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 18. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 19. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
 20. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE

WALL ASSEMBLIES

ITEM	DESCRIPTION
1	EXTERIOR WALLS 2x4 @ 16" O.C
2	INTERIOR WALLS 2x4 @ 16" O.C



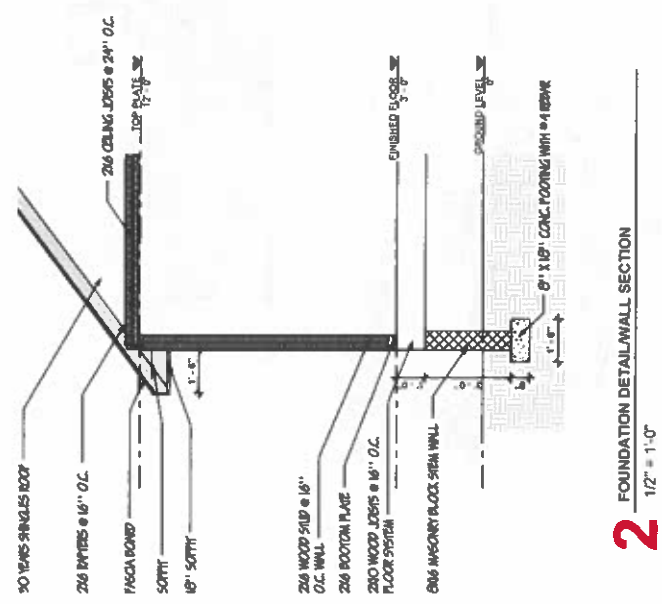
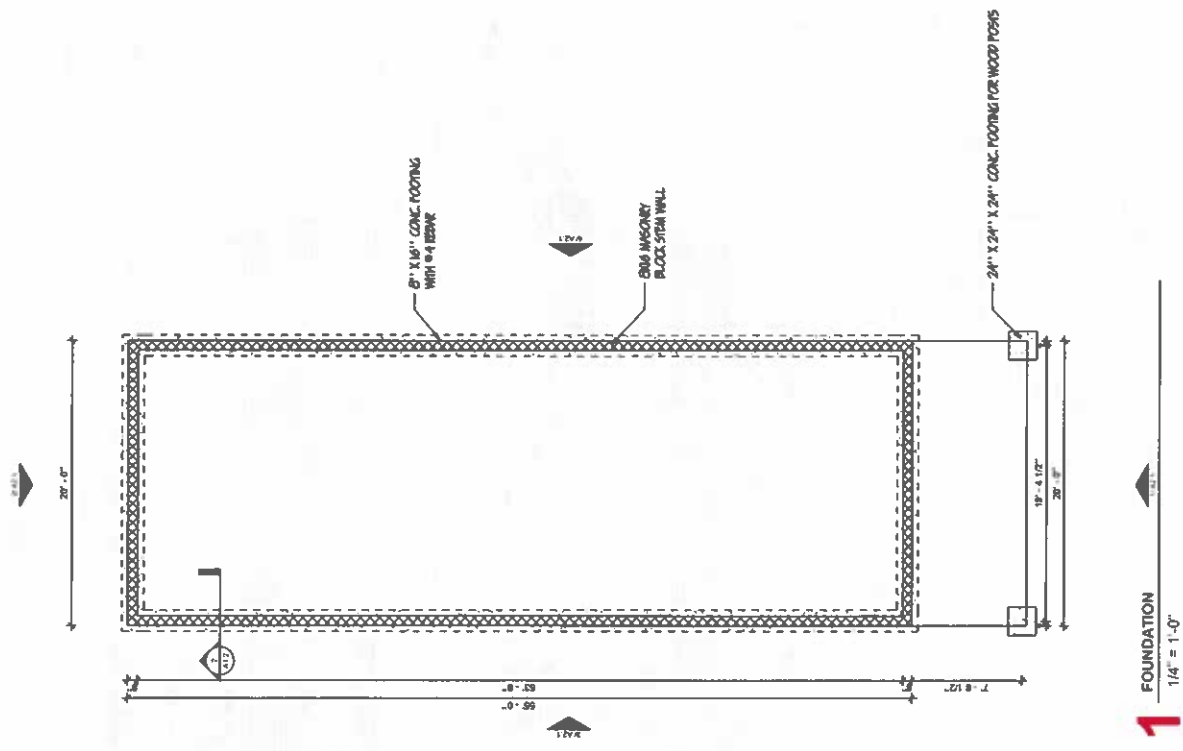
1 FLOOR PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
2. DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE CONNECTIONS, DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SHOWN. THE ARCHITECT/ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF DETAILS AND ENCOUNTERED. NOTIFY THE ARCHITECT/ENGINEER FOR CLARIFICATION IN A TIMELY MANNER PRIOR TO BID OPENING.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS UNLESS OTHERWISE SPECIFIED WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.
4. SUBGRADE REQUIREMENTS, UNDERSLAB VAPOR BARRIER AND PERIMETER FOUNDATION DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.
5. ANCHOR BOLTS AND PLATE WASHERS AT SHEAR WALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS.
6. PLACE REINFORCING BARS AT CORNERS AND INTERSECTIONS FOR FOUNDATIONS. BARS AT CORNERS AND INTERSECTIONS SHALL BE EQUAL IN SIZE, NUMBER AND SPACING TO HORIZONTAL REINFORCING.



PROJECT	HOUSE PLANS	
PROJECT #	20240012	
REVISIONS		
No	Description	Date
PROJECT STATUS		
NEW CONSTRUCTION		
ISSUE DATE		
09.24.2024		
SHEET NAME		
FOUNDATION PLAN		
SHEET NUMBER		
A1.2		





NEXT ARCHITECT
DREAM TO REALITY

CONSULTANT

HOUSE PLANS

PROJECT # 20240812

NO	DESCRIPTION	DATE

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

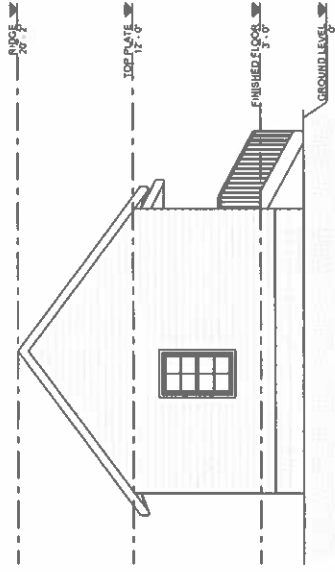
09.24.2024

SHEET NAME

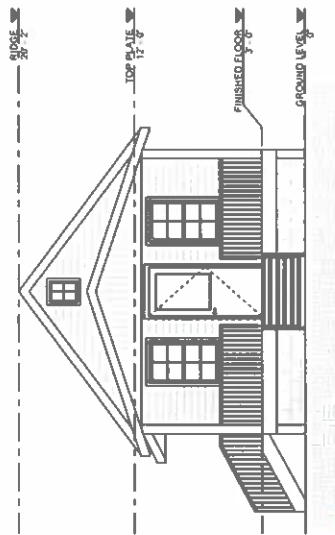
EXTERIOR ELEVATIONS

SHEET NUMBER

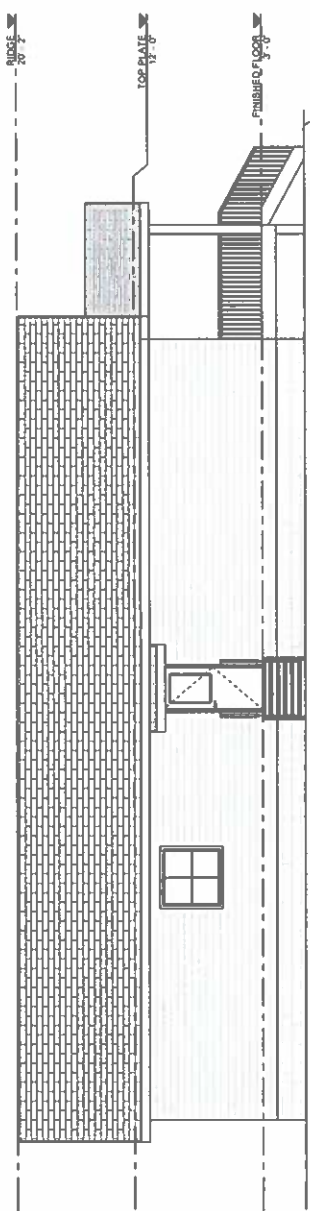
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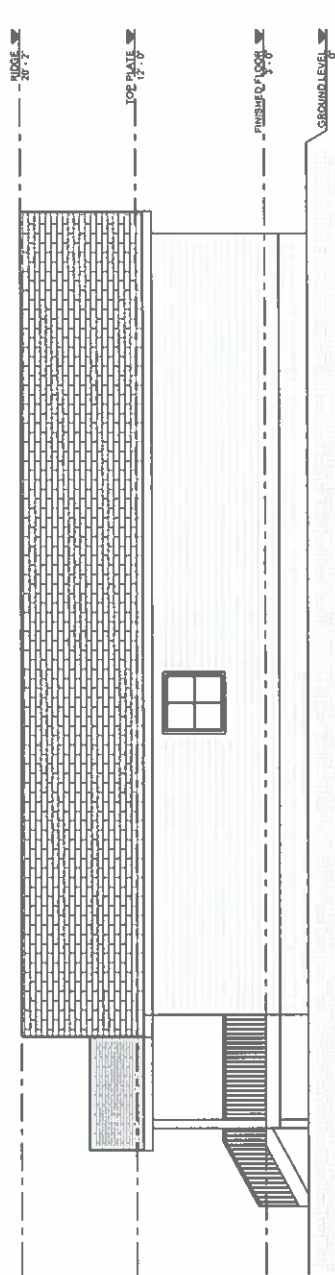
1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

PROJECT
HOUSE PLANS

PROJECT # 20240812

No. Description Date
REVISED

PROJECT STATUS
NEW CONSTRUCTION

ISSUE DATE
09.24.2024

SHEET NAME
ROOF PLAN

SHEET NUMBER
A3.1

3.22.1






3.22.1

GENERAL NOTES

- 1. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER RMBA SEC 2018
- 2. IF RAISE ON ALL SIDES

LEGEND

-  30 YEAR SHINGLE ROOF
-  STANDING SEAM METAL ROOF
-  EXTERIOR WALL STUD BELOW ROOF

1 ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

1. OWNER TO PICK OUT LIGHT FIXTURES
2. LIGHT FIXTURE LAYOUT BY OWNER
3. LIGHT FIXTURE LAYOUT FOR ROUGH-IN/LOCATIONS ONLY
4. ALL LIGHT FIXTURES TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE

RESPECTED COUNCIL PLAN

ELECTRICAL LEGEND All may not be used

	Single Pole Switch		GFCI Outlet
	Two Way Switch		Weather Proof Outlet
	Fire Alarm		Carbon Mono-Oxide Smoke Detector
	Power Outlet		Recessed Light
	2-F Fluorescent Light		Electrical Box 200A
	Motion Sense Light		Floor Outlet
	Floor Light		Ceiling Fan with Light
	Chandelier Light		Telephone Outlet
	Counter Outlet		220 V Plug
	Pendant Light		Weather Proof Switch
	CAT 5 Data Outlet		Manifold System
	Exhaust Fan		



2 FIRST FLOOR ELECTRIC
1/4" = 1'-0"



HOUSE PLANS

PROJECT # 20240812

No	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

PROJECT DATE

09.24.2024

SHEET NAME

ELECTRICAL PLANS

SHEET NUMBER

E1.1

HOUSE PLANS

PROJECT # 20240812

No	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

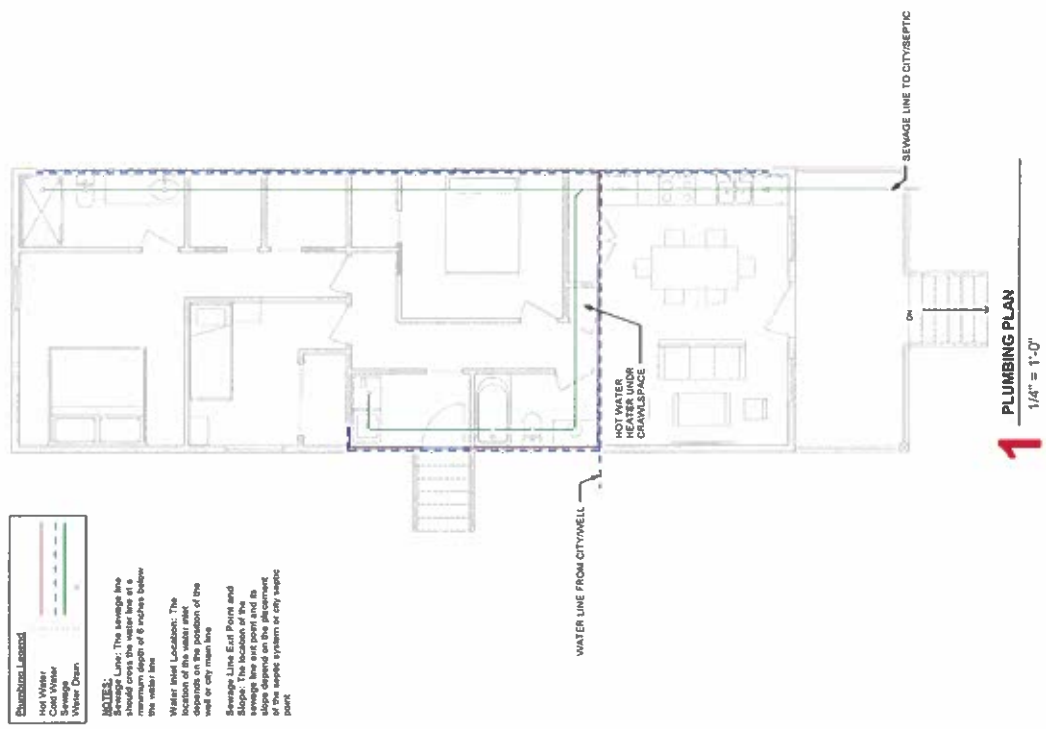
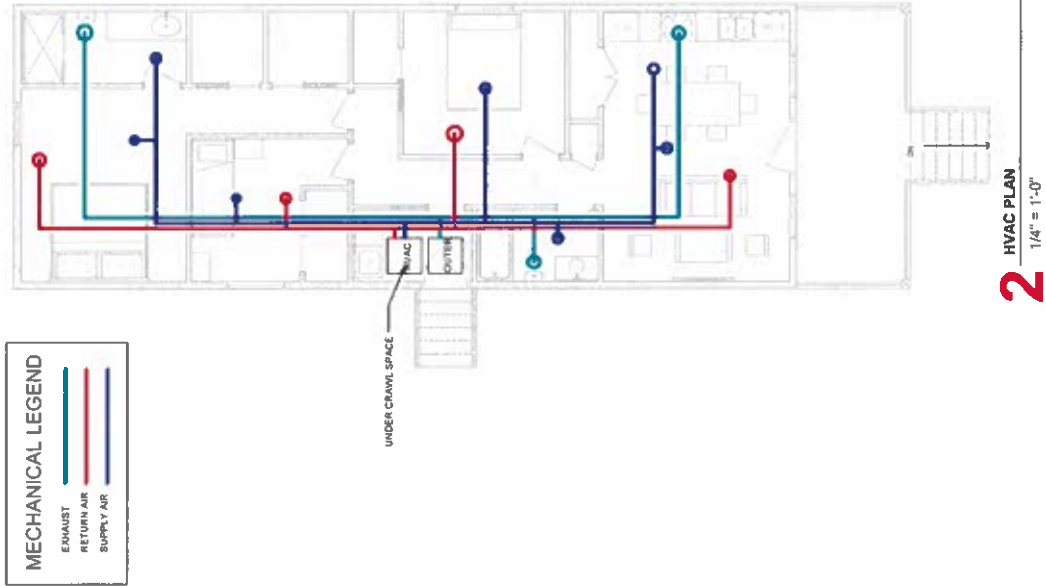
09.24.2024

SHEET NUMBER

PLUMBING/HVAC PLANS

SHEET NUMBER

P1.1



Plumbing Legend
Hot Water
Cold Water
Sewer
Water Drain

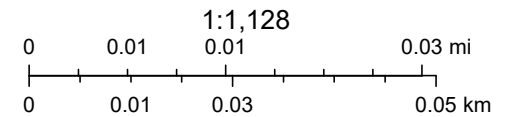
NOTES:
1. Sewer Lines: The sewer line shall be installed at a minimum depth of 6 inches below the water line.
2. Water Line Location: The location of the water meter shall be indicated on the plan.
3. Sewer Line Exit Point and Slope: The sewer line exit point and its slope shall be indicated on the plan.
4. Septic System: If a septic system is required, the location of the septic tank and pump-out station shall be indicated on the plan.

115 Riley Street



10/16/2024, 5:01:31 PM

- Addresses
- ▬ Roads
- ▭ Parcels
- ▭ Seneca
- ▭ West Union
- ▭ Buildings_2020
- ▬ Land Hooks
- Municipalities
- ▭ Walhalla
- ▭ Westminster
- ▭ Salem



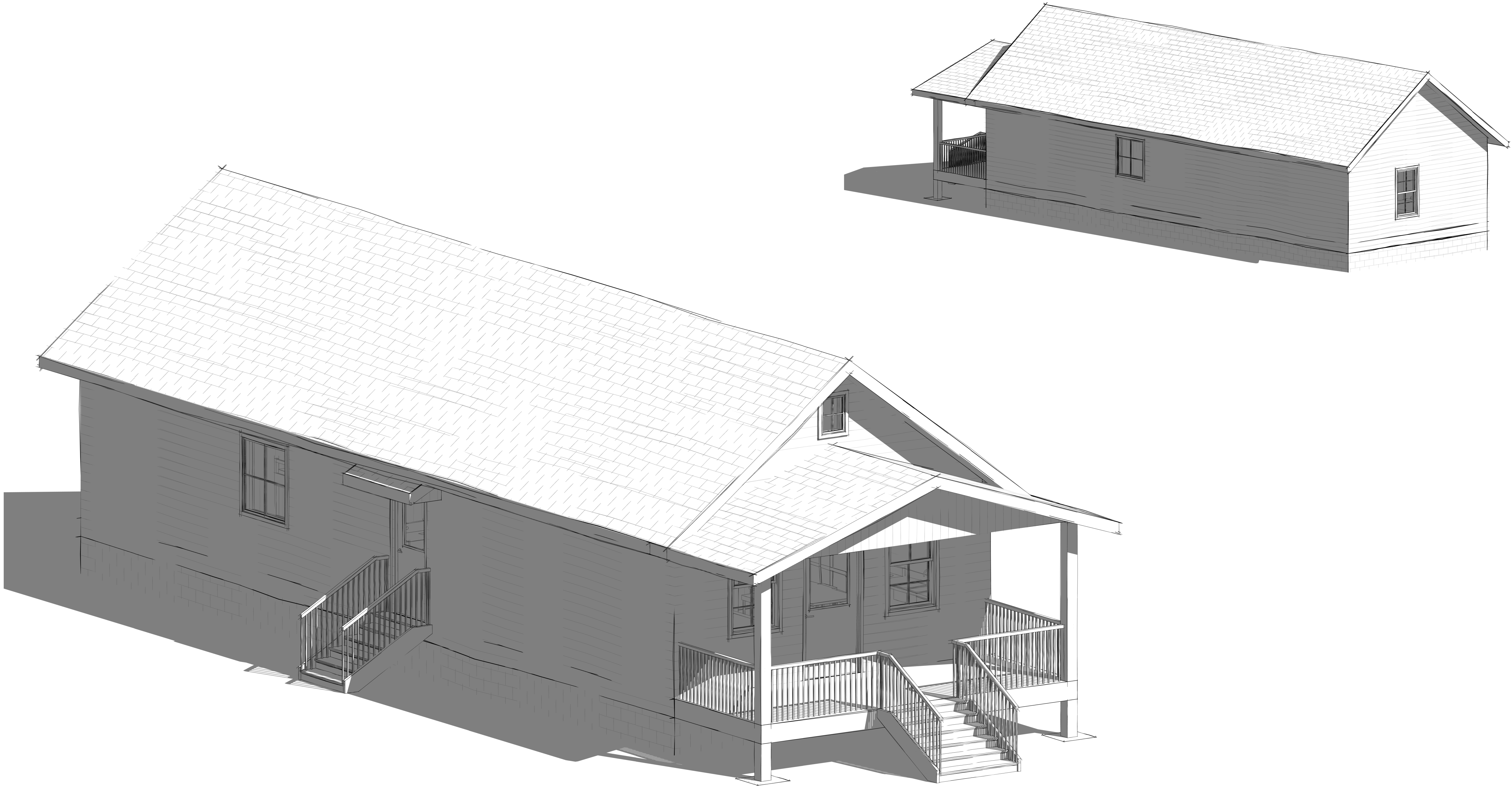
Imagery collected in 2023 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by Esri.,

OCSCGIS

HOUSE PLANS



CONSULTANT



PROJECT

HOUSE PLANS

PROJECT # 20240912

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

09.24.2024

SHEET NAME

COVER SHEET

SHEET NUMBER

CS

PROJECT TEAM

DESIGN:
GRC DESIGNS, LLC
M. OMER FAROOQ

LOT INFO

PROPERTY INFO:

SCOPE OF WORK

NEW HOUSE CONSTRUCTION

SHEET INDEX

CS	COVER SHEET
A1.1	FLOOR PLAN
A1.2	FOUNDATION PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	ROOF PLAN
E1.1	ELECTRICAL PLANS
P1.1	PLUMBING/HVAC PLANS

FLOOR PLAN NOTES

FLOOR PLAN

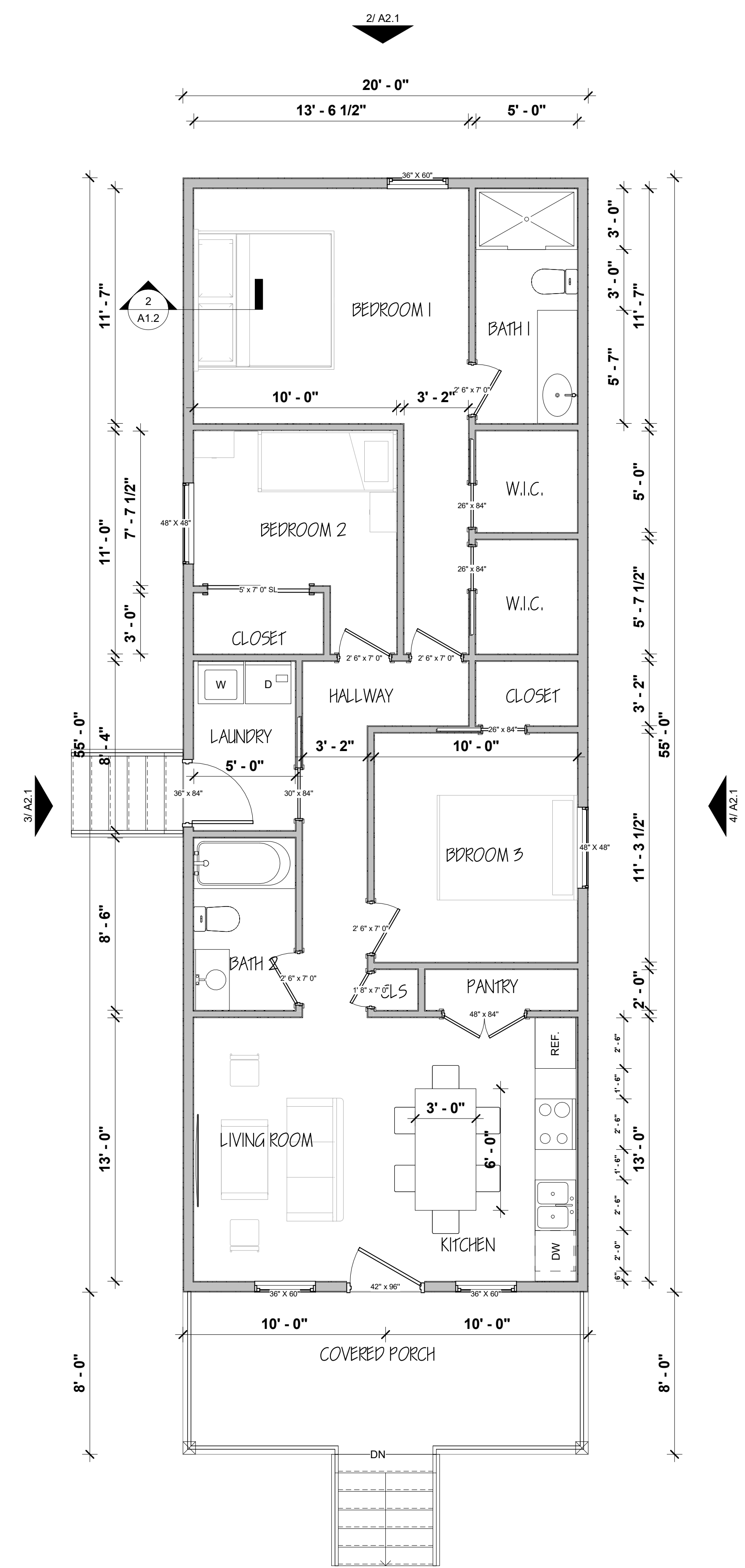
- EXTERIOR WALLS ARE 2X6 WOOD STUD @ 16" O.C.
- INTERIOR WALLS ARE 2X4 WOOD STUD @ 16" O.C.
- BASEMENT WALLS ARE 6" CONC WITH 5/8" SHEATHING INSIDE.
- ALL DIMENSIONS ARE TO FACE OF WALL U.N.O.
- ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
- NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/ BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.

WALL ASSEMBLIES

ITEM	DESCRIPTION
1	EXTERIOR WALLS 2X6 @ 16" O.C.
2	INTERIOR WALLS 2X4 @ 16" O.C.



CONSULTANT



1 FLOOR PLAN
1/4" = 1'-0"

PROJECT

HOUSE PLANS

PROJECT # 20240912

REVISIONS

No.	Description	Date
-----	-------------	------

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

09.24.2024

SHEET NAME

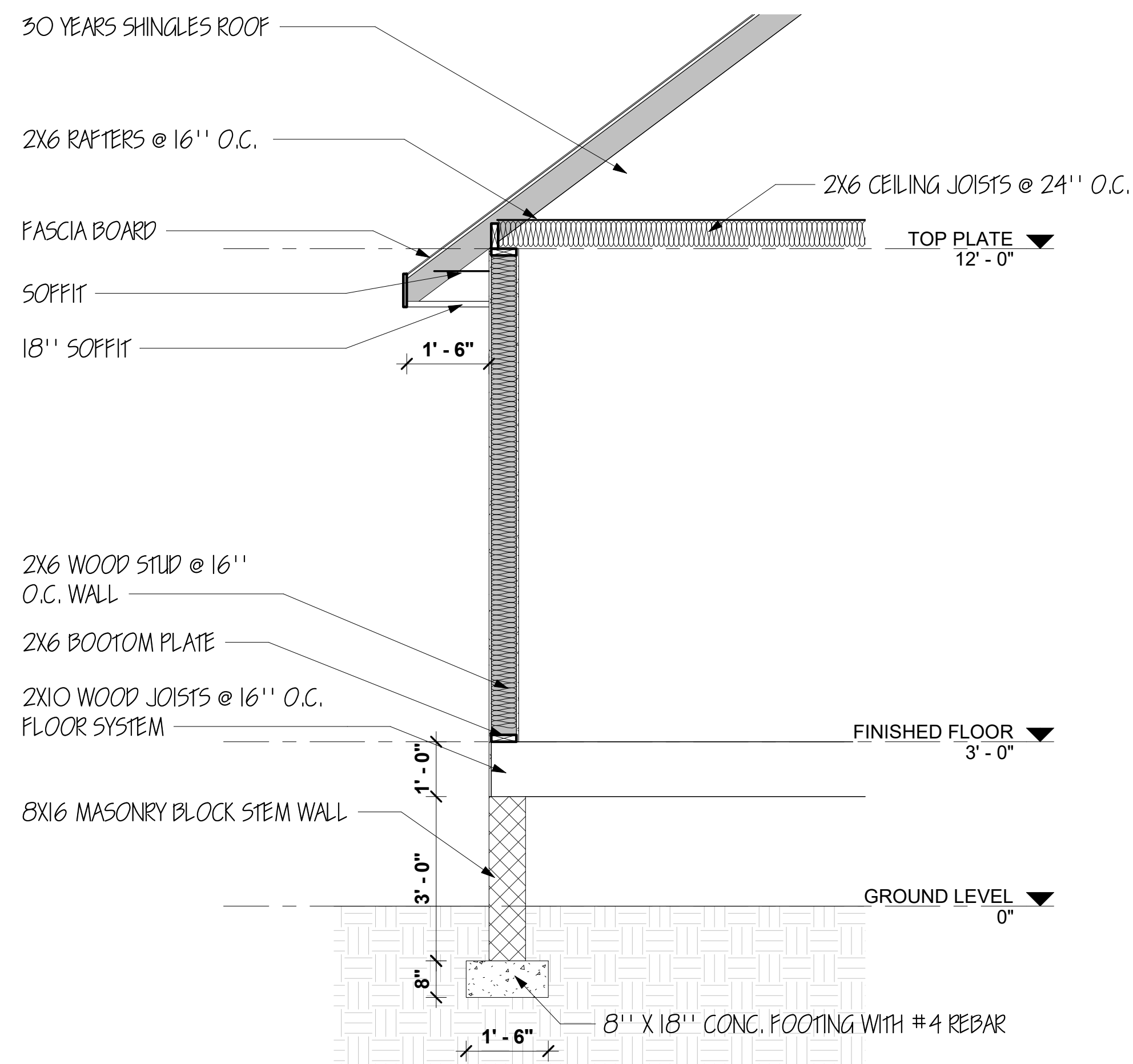
FLOOR PLAN

SHEET NUMBER

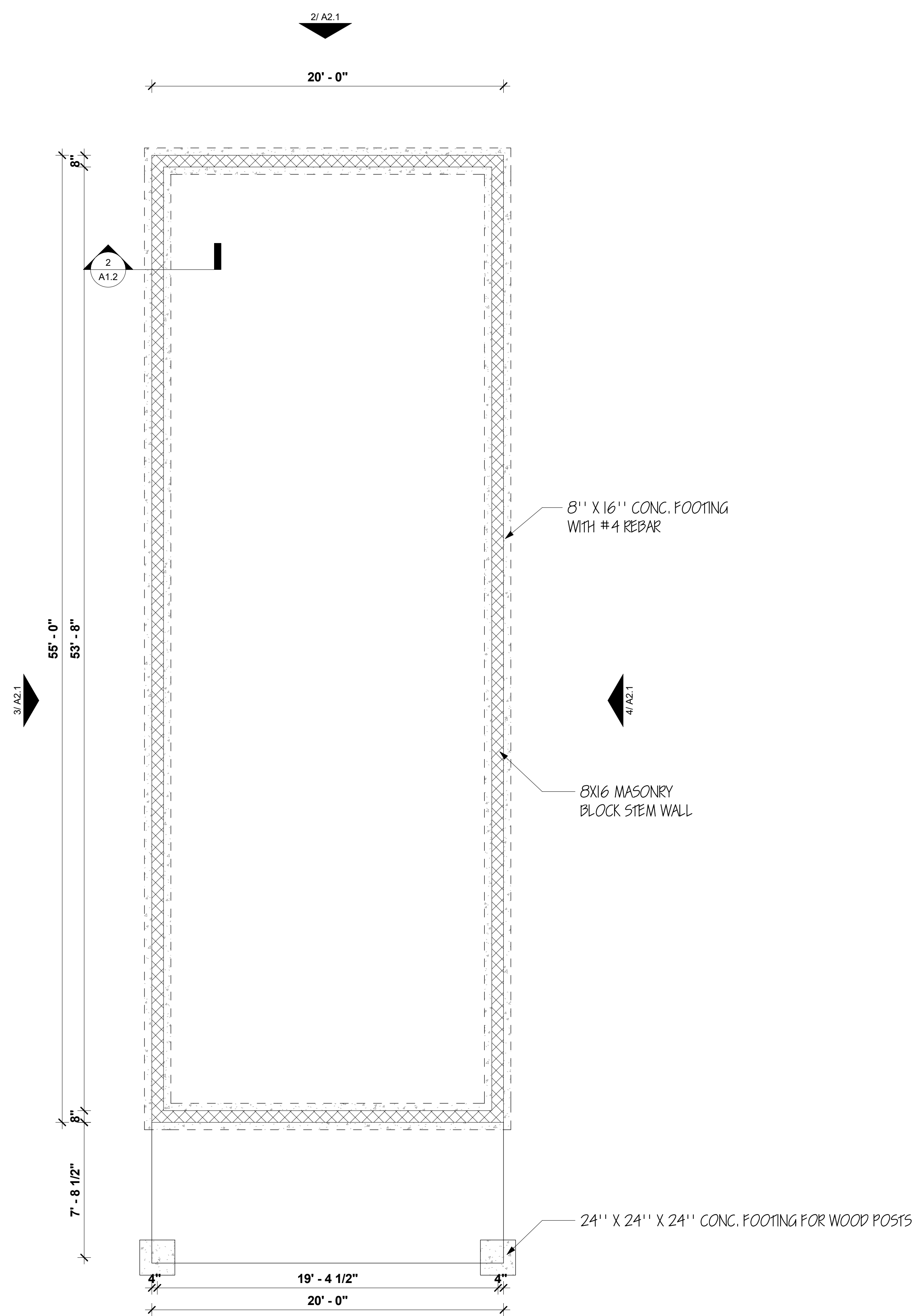
A1.1

FOUNDATION PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
2. DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION METHODS FOR THIS STRUCTURE. CONNECTIONS, DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGARDING THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ARCHITECT / ENGINEER FOR CLARIFICATION IN A TIMELY MANNER PRIOR TO BID OPENING.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR ENGINEERED FILL PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.
4. SUBGRADE REQUIREMENTS, UNDERSLAB VAPOR BARRIER AND PERIMETER FOUNDATION DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.
5. ANCHOR BOLTS AND PLATE WASHERS AT SHEAR WALLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS.
6. PLACE REINFORCING BARS AT CORNERS AND INTERSECTIONS FOR FOUNDATIONS. BARS AT CORNERS AND INTERSECTIONS SHALL BE EQUAL IN SIZE, NUMBER AND SPACING TO HORIZONTAL REINFORCING.



2 FOUNDATION DETAIL/WALL SECTION
 1/2" = 1'-0"



1 FOUNDATION
 1/4" = 1'-0"



CONSULTANT

PROJECT

HOUSE PLANS

PROJECT # 20240912

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

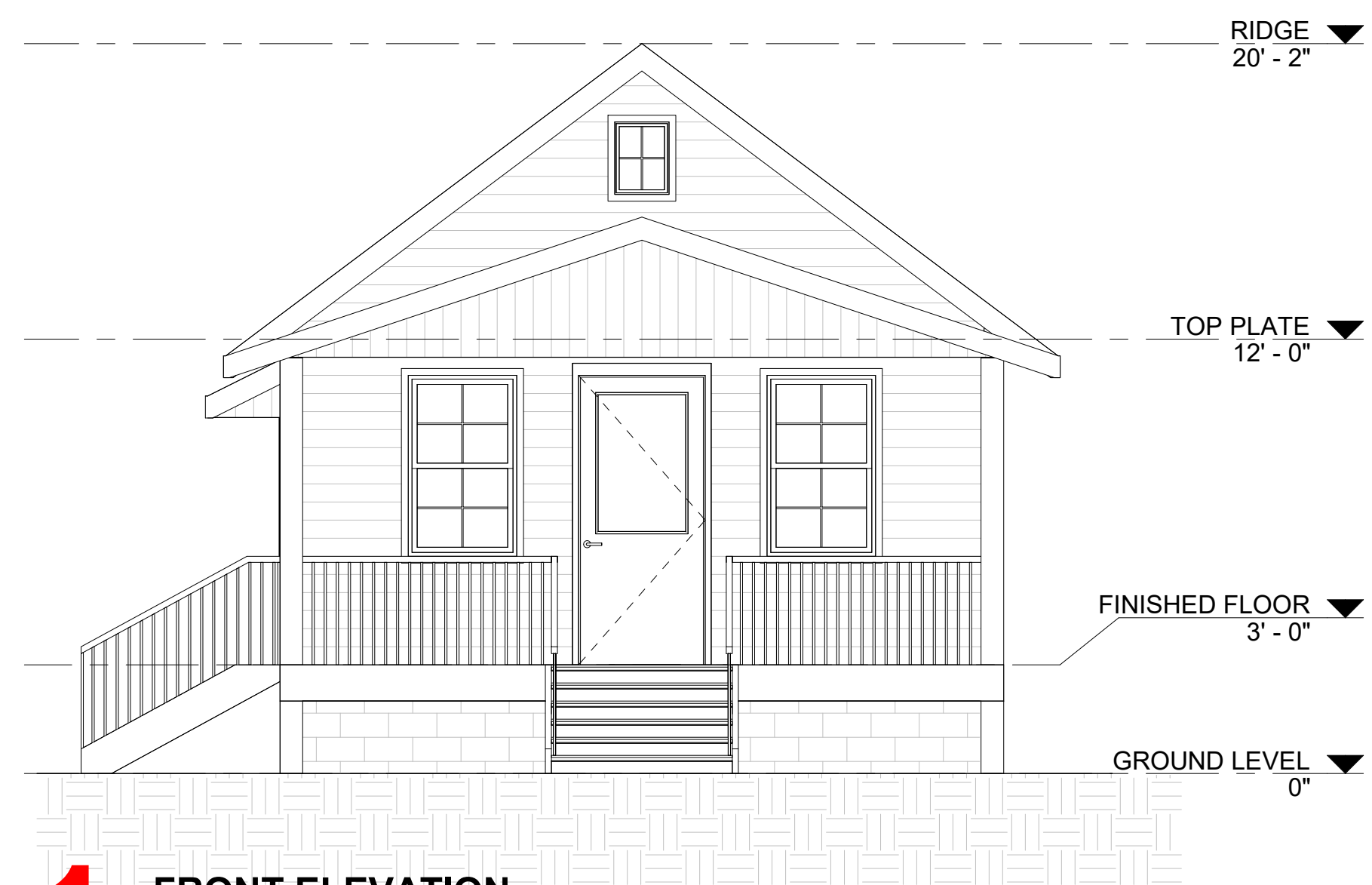
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SHEET NAME

FOUNDATION PLAN

SHEET NUMBER

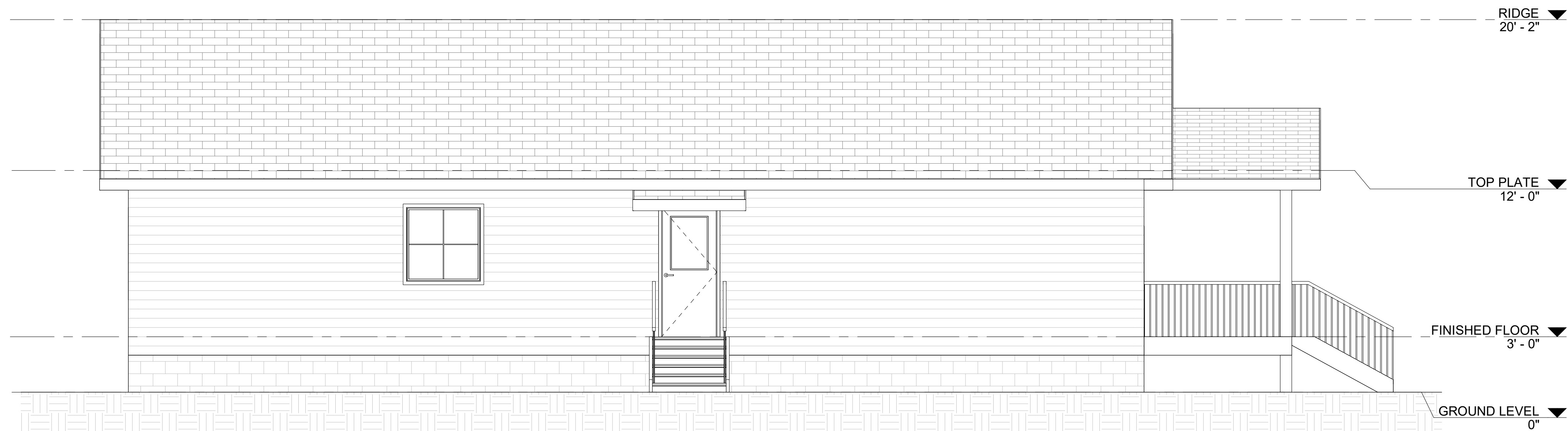
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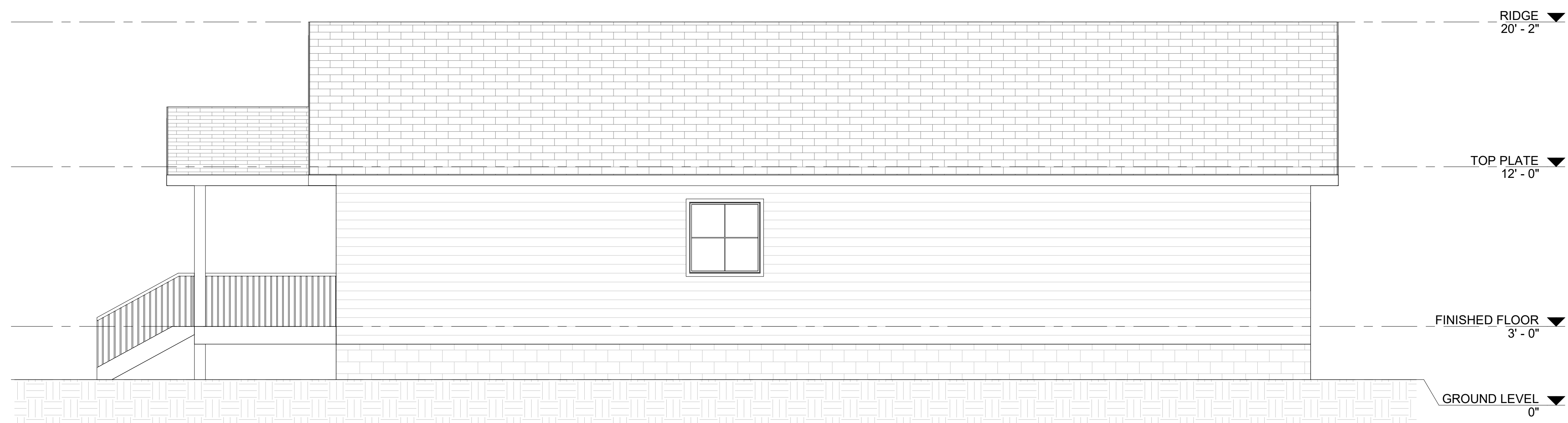
1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"



CONSULTANT

PROJECT

HOUSE PLANS

PROJECT # 20240912

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

09.24.2024

SHEET NAME

EXTERIOR ELEVATIONS

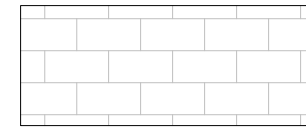
SHEET NUMBER

A2.1

GENERAL NOTES ROOF PLAN

- 1. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER R806, IRC 2018.
- 2. 18" EAVE ON ALL SIDES.

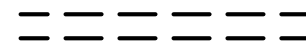
LEGEND ROOF PLAN



30 YEAR SHINGLE ROOF



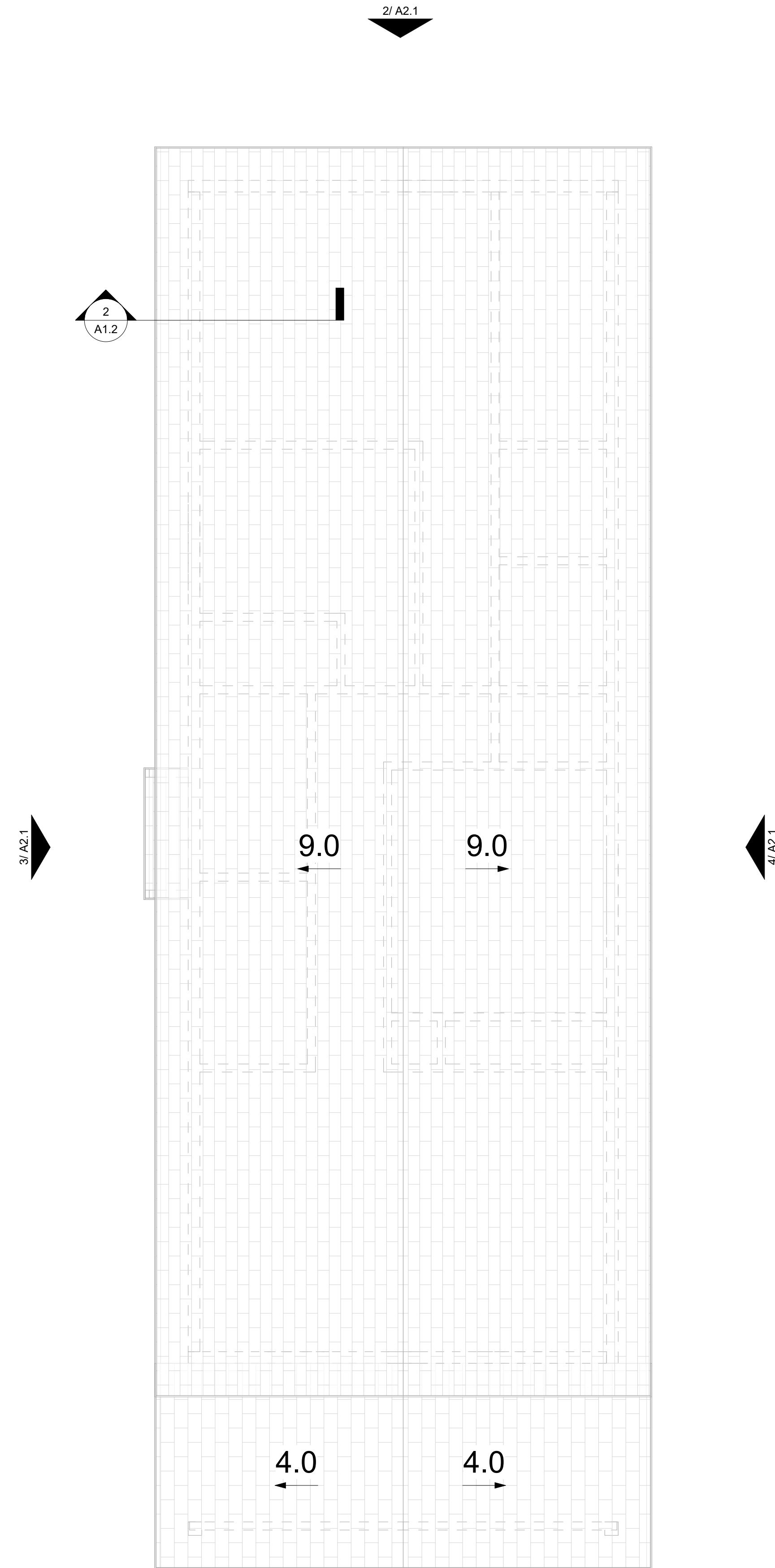
STANDING SEAM METAL ROOF



EXTERIOR WALL STUD BELOW ROOF



CONSULTANT



1 ROOF PLAN
1/4" = 1'-0"

PROJECT
HOUSE PLANS
PROJECT # 20240912

REVISIONS

No.	Description	Date

PROJECT STATUS
NEW CONSTRUCTION
ISSUE DATE
09.24.2024

SHEET NAME
ROOF PLAN
SHEET NUMBER
A3.1




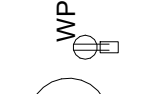



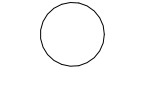
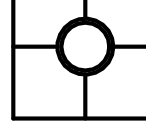
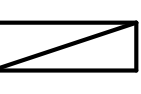













GENERAL NOTES

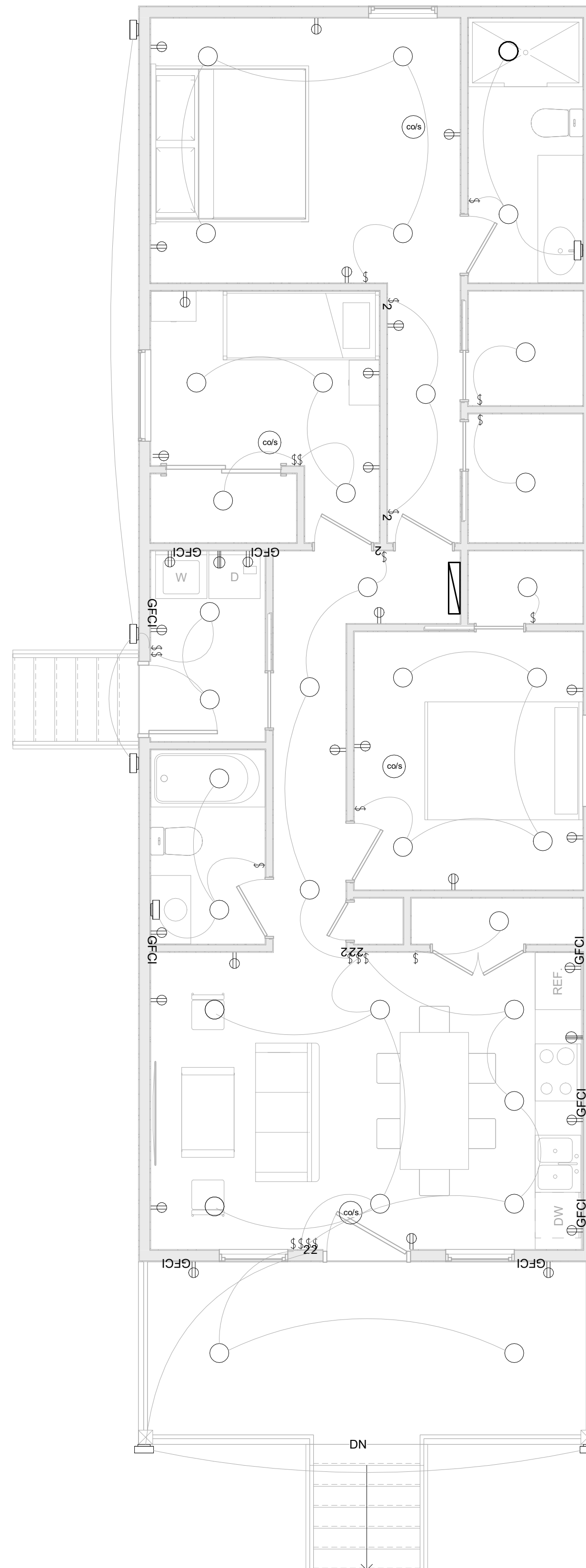
REFLECTED CEILING PLAN

1. OWNER TO PICK OUT LIGHT FIXTURES.
2. LIGHT FIXTURE LAYOUT BY OWNER.
3. LIGHT FIXTURE LAYOUT FOR SCHEMATIC DESIGN PURPOSES ONLY.
4. ALL LIGHT FIXTURES TO BE CENTERED IN ROOM U.N.O.

ELECTRICAL LEGEND

All may not be used

	Single Pole Switch		GFCI Outlet
	Two Way Switch		Weather Proof Outlet
	Fire Alarm		Carbon Mono-Oxide Smoke Detector
	Power Outlet		Recessed Light
	24" Fluoricient Light		Electrical Box 200A
	Motion Sense Light		Floor Outlet
	Floor Light		Ceiling Fan with Light
	Chandelier Light		Telephone Outlet
	Counter Outlet		220 V Plug
	Pendant Light		Weather Proof Switch
	CAT 5 Data Outlet		Minispit System
	Exhaust Fan		



CONSULTANT

PROJECT

HOUSE PLANS

PROJECT # 20240912

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

09.24.2024

SHEET NAME

ELECTRICAL PLANS

SHEET NUMBER

E1.1

2 FIRST FLOOR ELECTRIC
1/4" = 1'-0"



CONSULTANT

PROJECT

HOUSE PLANS

PROJECT # 20240912

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

09.24.2024

SHEET NAME

PLUMBING/HVAC PLANS

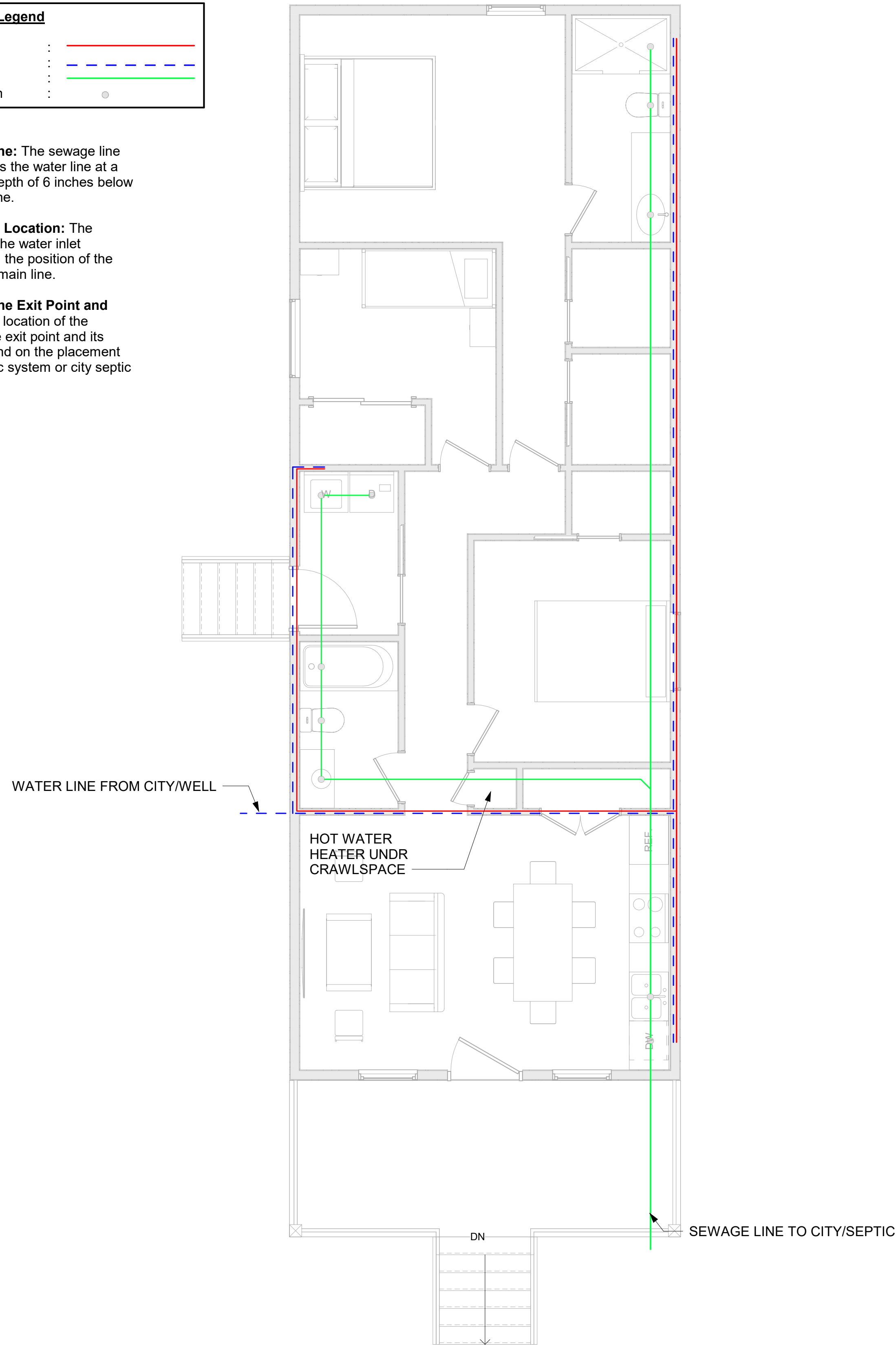
SHEET NUMBER

P1.1

Plumbing Legend

Hot Water	: ————
Cold Water	: - - - - -
Sewage	: ————
Water Drain	: ●

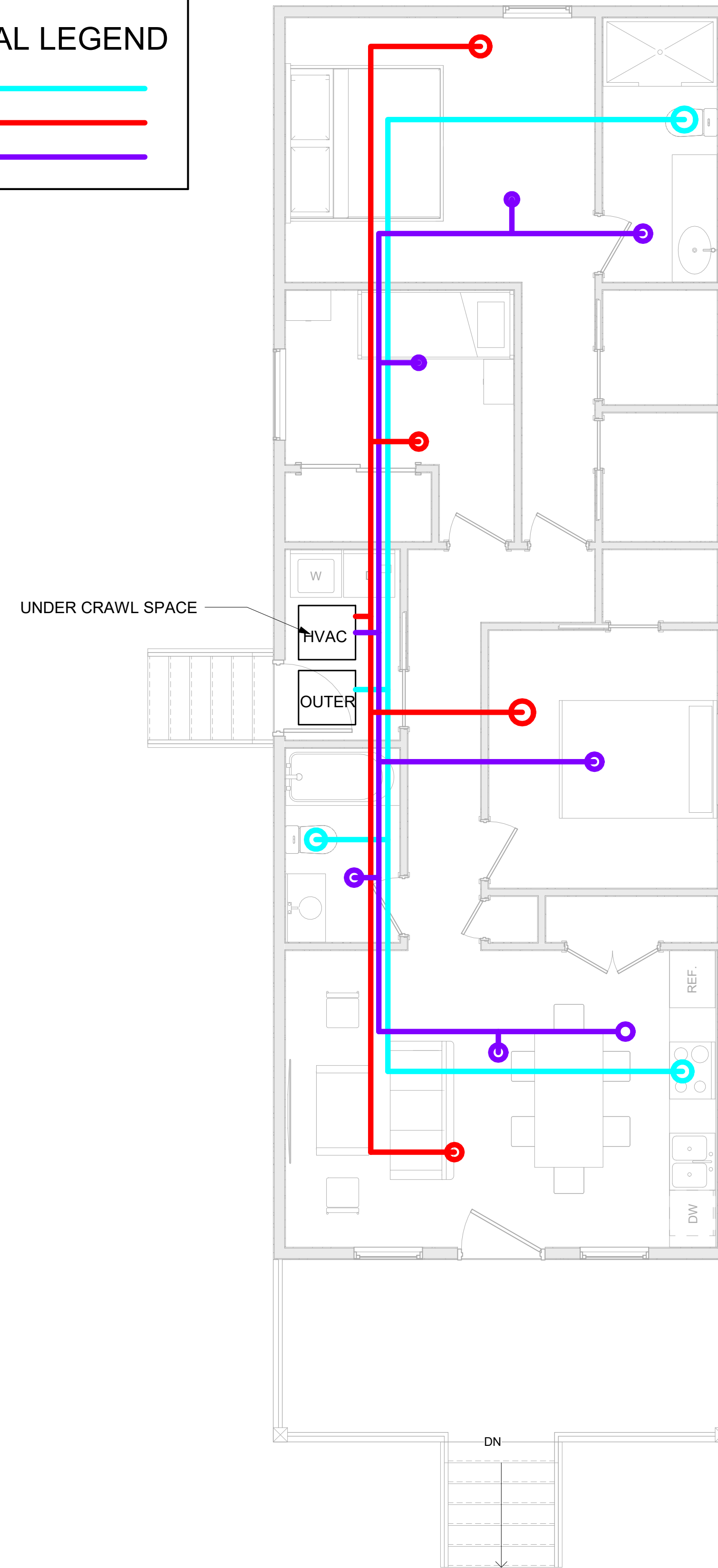
NOTES:
Sewage Line: The sewage line should cross the water line at a minimum depth of 6 inches below the water line.
Water Inlet Location: The location of the water inlet depends on the position of the well or city main line.
Sewage Line Exit Point and Slope: The location of the sewage line exit point and its slope depend on the placement of the septic system or city septic point.



1 PLUMBING PLAN
 1/4" = 1'-0"

MECHANICAL LEGEND

EXHAUST	—————
RETURN AIR	—————
SUPPLY AIR	—————



2 HVAC PLAN
 1/4" = 1'-0"

ORDINANCE NO. ____

AN ORDINANCE AMENDING SECTION 151.018 OF THE CITY OF WESTMINSTER ZONING ORDINANCE REGARDING THE PROCEDURES FOR ZONING PROPERTY THAT IS ANNEXED INTO THE CITY

NOW THEREFORE, be it ordained by the City Council of the City of Westminster (the “*City Council*”), the governing body of the City of Westminster, South Carolina (the “*City*”), in a meeting duly assembled as follows:

Section 1 Findings. The City Council makes the following findings of fact in connection with the enactment of this ordinance (this “*Ordinance*”):

(a) The City is authorized to exercise those powers given to municipalities of the State of South Carolina pursuant to Title 5, Chapter 3 of the Code of Laws of South Carolina 1976, as amended, to extend the corporate limits of the City by annexation.

(b) Pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, codified at Title 6, Chapter 29 of the Code of Laws of South Carolina 1976, as amended (the “*Planning and Zoning Act*”), the City Council has previously enacted the Zoning Ordinance of the City of Westminster, South Carolina, codified at Chapter 151 of the City’s Code of Ordinances (the “*Zoning Ordinance*”). Section 151.018 of the Zoning Ordinance (“*Section 151.018*”) provides certain procedures for zoning property that is annexed into the corporate limits of the City.

(c) The City Council desires to amend Section 151.018 to change the procedures for zoning property that is annexed into the corporate limits of the City.

(d) In accordance with the provisions of the Planning and Zoning Act regarding amendments to the text of any zoning ordinance, at a meeting held on October 21, 2024, the Planning Commission for the City of Westminster (the “*Planning Commission*”) considered the proposed amendments to the Zoning Ordinance set forth in this Ordinance. Upon due consideration, the Planning Commission has recommended that the City Council approve the amendments to the text of the Zoning Ordinance set forth in Section 2. In accordance with the Planning and Zoning Act, on ____, 2024, the City Council conducted a public hearing regarding the proposed amendments to the text of the Zoning Ordinance.

Section 2 Amendments to Zoning Ordinance. Section 151.018 of the Zoning Ordinance is hereby amended to read, in its entirety, as follows:

§ 151.018 – Annexation and Other Adjustments to City Limits.

Any petition or request to annex real property into the corporate limits of the City shall include a requested zoning designation. When the City receives a completed and properly executed petition to annex real property into the City, or where the City

determines to annex real property into the City pursuant to any other procedure provided for under South Carolina law, the following procedures shall apply to the application of a zoning designation to the subject property:

(1) Upon receipt of such annexation petition or other proper request to annex real property into the City, City staff shall publish a notice of public hearing for the zoning of the subject property to the requested zoning designation for the next available meeting of the Planning Commission.

(2) The Planning Commission shall conduct a public hearing and consider the requested zoning designation for the subject property in the same manner as the Planning Commission considers property rezonings and shall make a recommendation for the appropriate zoning designation for the subject property to the City Council. Notwithstanding the foregoing, the City Council may elect to conduct the public hearing in lieu of the Planning Commission. The public hearing conducted regarding the zoning of the subject property is in addition to any public hearing that may be required pursuant to Title 5, Chapter 3 of the South Carolina Code, including the public hearing required with respect to any annexation pursuant to Section 5-3-150(1) of the South Carolina Code, commonly referred to as the “75% method” of annexation.

(3) The Planning Commission’s recommendation for the appropriate zoning designation of the subject property shall be forwarded to the City Council, which shall consider the annexation and zoning of the subject property through a single ordinance.

Section 3 Codification. The City Clerk and City staff are hereby authorized and directed to codify the amendments enacted hereby into the Zoning Ordinance and are further authorized and directed to make such changes to the enumeration of the various sections and subsections of such amendments as may be necessary to effect such codification. The Zoning Ordinance, as previously enacted by various prior actions of the City Council, is hereby amended accordingly.

Section 4 General Repealer. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency.

Section 5 Severability. If any section, subsection, sentence, clause or phrase of this Ordinance, or the amendments to the Zoning Ordinance enacted hereby, are for any reason held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or such amendments, as applicable.

Section 6 Effective Date. The provisions of this Ordinance shall take effect upon the due enactment of this Ordinance following a public hearing.

[Remainder of Page Left Blank]

DONE AND ENACTED in a meeting duly assembled this ____ day of ____, 2024.

**CITY OF WESTMINSTER, SOUTH
CAROLINA**

[SEAL]

Brian F. Ramey, Mayor

[ATTEST]

Rebecca Overton, Clerk/Treasurer

Planning Commission	[October 21, 2024]
First Reading	[_____, 2024]
Public Hearing	[_____, 2024]
Second Reading	[_____, 2024]



Operations & Planning Committee Meeting

OJRSA Operations & Administration Building

Lamar Bailes Board Room

October 16, 2024 at 8:30 a.m.

Agenda

- A. **Call to Order** – Bob Faires, Committee Chair
- B. **Public Session** – Receive comments relating to topics on this agenda. Session is limited to a maximum of 30 minutes with no more than 5 minutes per speaker.
- C. **Presentation and Discussion Items** *[May include Vote and/or Action on matters brought up for discussion]*
 - Update on current projects (Exhibit A) – Chris Eleazer, Director
- D. **Action Items to Recommend to the Board for Consideration**
 - None
- E. **Executive Director's Discussion and Compliance Concerns** – Chris Eleazer, Director
 1. Environmental and regulatory compliance
 2. Satellite Sewer System Corrective Action Plans
 3. Wexford/Davis Creek Road odor and hydrogen sulfide issues
 4. Sewer Use Regulation revision status update
 5. Miscellaneous *(if any)*
- F. **Committee Members' Discussion** – Bob Faires, Committee Chair
Discussion can be related to matters addressed in this meeting or for future consideration by this or another Committee. Voting is not permitted during this session.
- G. **Upcoming Meetings** *All meetings to be held in the Lamar Bailes Board Room unless noted otherwise.*
 - Finance & Administration Committee – October 22, 2024 at 9:00 a.m.
 - Board of Commissioners – November 4, 2024 at 4:00 p.m.
 - Operations & Planning Committee – November 20, 2024 at 8:30 a.m.
 - Sewer Feasibility Implementation Ad Hoc Committee – *Meeting date, time, and location to be determined at November Board of Commissioners meeting*
- H. **Adjourn**

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

10/14/2024 15:55

Row #	FY 2025 O&M Project (Project # (if applicable); PM) <u>CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL</u>	Approx % Complete	Anticipated Completion	Budget/PO/ Contract Amount (\$)	O&M PROJECT MILESTONES				Obligated/ Spent (\$)	Budget Remaining (\$)	GL Code (XXXXX = get from Office Mgr)
					Bids/RFQ/etc. Issue/Advertised	Req/Contract Signed	Started Work	Completed			
1	Consent Order 21-025-W Project: Biannual Compliance Report (CE)	15%	11/9/2024	N/A	N/A	N/A	N/A	N/A	0	0	N/A
2	GIS Update and Upgrade (CE)	35%	11/10/2024	32,000	N/A	7/30/2024	8/1/2024		0	32,000	Con Sys: Prof Svcs 601-02430
3	For Feasibility Study: Establish Sewer Feasibility Implementation Ad Hoc Committee (CE)	0%	11/13/2024	0	N/A	N/A	9/9/2024		0	0	N/A
4	For Feasibility Study: Legal counsel prepare new governance and consolidation evaluations (CE)	0%	12/6/2024	0	N/A	N/A	9/10/2024		0	0	Admin Services 501-02420
5	For Feasibility Study: Financial/Rate Cost of Service Study (CE)	0%	3/10/2025	TBD	N/A	N/A			0	0	Admin Services 501-02420
6	For Feasibility Study: Ad Hoc Committee to Report to Board and County its Recommendations (CE)	0%	5/13/2025	0	N/A	N/A			0	0	N/A
7	ISS PS Generator Installation (MD)	0%	3/31/2025						0	0	Conv Sys R&M: PS 601-05090
8	Coneross Creek PS Pump Control Upgrade (MD)	0%							0	0	Con Sys R&M: PS 601-05030
9	Martin Creek PS Pump Restraint System (MD)	100%	3/31/2025	35,000	In-kind replacement	2/9/2024	7/30/2024	7/30/2024	32,017	2,983	Con Sys R&M: PS 601-05100
10	Martin Creek Storage Aerator Motor Replacement (MD)	0%							0	0	Con Sys R&M: PS 601-05100
11	Pelham Creek PS Manual Transfer Switch Installation (MD)	0%							0	0	Con Sys R&M: PS 601-05120
12	Perkins Creek PS Wet Well Cleanout (KL, MD)	0%	12/15/2024	N/A	N/A	N/A	N/A	N/A	0	0	Con Sys R&M: PS 601-05130
13	Richland Flow Meter Station Electrical Rewiring (MD)	0%							0	0	Con Sys R&M: FMS 601-04030
14	Paint Flow Meter Stations (MD)	0%							0	0	Con Sys Bldgs & Grnds 601-02550
15	Martin Creek PS/FM H2S Control ENGINEERING AND PERMITTING (KL)	0%							0	0	Con Sys R&M: PS 601-05100
16	Martin Creek PS Basin and Southern Westminster Trunk Sewer CCTV/Clean (KL, CE)	100%	12/20/2024	211,503	6/6/2024	8/6/2024	8/6/2024	9/19/2024	203,488	8,015	Con Sys: Prof Svcs 601-02430
17	Seneca Creek FM Replacement Constr Administration/Inspect (#2023-05; CE, KL)	0%	TBD	140,000	N/A	4/29/2024			0	140,000	O&M CIP: Con Sys 1401-06071
18	WRF Replace Disinfection System Lightning Mixer (JM)	0%							0	0	WRF R&M 701-03000
19	WRF Utility Water Pump and Valve Replacement (one unit only) (JM)	0%							0	0	WRF R&M 701-03000
20	WRF Waterproofing Admin Building Roof/Walls and Chloring Building Roof (KL)	0%	2/28/2025						0	0	Admin Contingency 501-02440
21	WRF Paving Around Biosolids Storage Pad and Solids Processing Building (KL)	0%							0	0	WRF Bldgs & Grnds 701-02550

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

10/14/2024 15:55

22	WRF Primary Splitter Box and Digester #1 Cleanouts (JM)	0%	12/15/2024						0	0	WRF R&M 701-03000	
23	WRF Replace/Paint Walkway Handrails (continued from FY 2024) (JM)	100%	11/30/2024	N/A	N/A	N/A	As time allows	As time allows	N/A	N/A	WRF R&M 701-03000	
24	WRF Digesters/Solids Handling Tanks Grinder Rebuild (MD)	0%	10/31/2024	17,000	8/26/2024	8/26/2024	9/30/2024	10/4/2024	16,999	1	WRF R&M 701-03000	
25	WRF Replace WAS Pump (JM)	0%							0	0	WRF R&M 701-03000	
26	WRF Mag Meter Installation (JM)	0%							0	0	WRF R&M 701-03000	
27	WRF Biological Reactor Basin Oxidation Zone Motor Replacement (JM)	0%							0	0	WRF R&M 701-03000	
28	WRF Replace RAS Pump and Check Valve (JM)	0%							0	0	WRF R&M 701-03000	
29	WRF Replace RAS Check Valve (JM)	0%							0	0	WRF R&M 701-03000	
30	WRF Equalization Tank Flow Control Valve Replacement (JM)	0%							0	0	WRF R&M 701-03000	
TOTAL AWARDED				435,503	TOTAL FUNDS OBLIGATED/ACTUAL TO DATE:					252,503	-182,999	TOTAL AWARDED BUDGET REMAINING

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

10/14/2024 15:55

Row #	FY 2025 O&M Project (Project # (if applicable); PM) <u>CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL</u>	Comp. Performing (and Project Mgr)	Notes
1	Consent Order 21-025-W Project: Biannual Compliance Report (CE)	OJRSA Chris Eleazer	DUE TO SCDES EVERY SIX MONTHS. Reports submitted: 11/14/2021, 5/9/2022, 11/10/2022, 5/9/2023, 11/9/2023, 5/10/2024. Next due 11/10/2024.
2	GIS Update and Upgrade (CE)	Weston & Sampson Danny Gant	Project to begin updating OJRSA, Satellite Sewer System, and other User assets and information for asset management and compliance purposes. 8/30: Received responses from cities. 9/18: Met with D Gant to review easement progress.
3	For Feasibility Study: Establish Sewer Feasibility Implementation Ad Hoc Committee (CE)	OJRSA Chris Eleazer	9/10: Amanda Brock asked to provide nominees to CE by 9/25. 9/16: Received Seneca's nominees. 9/25: Received all nominees and forwarded to A Mettlen. 10/7: Discussed at board meeting. Will consider committee at next meeting.
4	For Feasibility Study: Legal counsel prepare new governance and consolidation evaluations (CE)	OJRSA Chris Eleazer	9/10: Authorized Pope Flynn (L Flynn and Gary Pope) to begin development of new governance agreement as well as consolidation with another multi-county organization.
5	For Feasibility Study: Financial/Rate Cost of Service Study (CE)	OJRSA Chris Eleazer	10/8: Following board meeting I contacted DP requesting an updated scope based on discussion at previous night's meeting. It was decided that we likely will not do the piggybacking that was talked about previously.
6	For Feasibility Study: Ad Hoc Committee to Report to Board and County its Recommendations (CE)	OJRSA Chris Eleazer	
7	ISS PS Generator Installation (MD)	TBD	OJRSA staff will perform the moving. Will need to determine what project will require for installation.
8	Coneross Creek PS Pump Control Upgrade (MD)	TBD	8/6: Will need to bid. 9/3: Install evaluated several weeks ago, waiting on quote. 9/17: Expect quote later today. 10/8: Border States came out to look at site.
9	Martin Creek PS Pump Restraint System (MD)	TBD	Ordered during FY 2024 but did not receive until FY 2025. 7/15/2024: Ordered as in-kind unit with new pump head assembly. 7/30: COMPLETE
10	Martin Creek Storage Aerator Motor Replacement (MD)	TBD	9/3: Motor ordered, not sure when it will arrive. OJRSA staff to perform all work. 9/17: Waiting on 1 more quote.
11	Pelham Creek PS Manual Transfer Switch Installation (MD)	TBD	9/3: Staff met with electrician last week to get quote. 9/17: Waiting on 1 more quote and availability.
12	Perkins Creek PS Wet Well Cleanout (KL, MD)	TBD	8/6: Will need to bid. Will do with splitter box and digeter #1. 9/3: KL nearly complete with RFB. 9/17: After further evaluation, do not need to perform and money will be better spent on Coneross PS. REMOVED.
13	Richland Flow Meter Station Electrical Rewiring (MD)	TBD	9/3: Staff met with electrician last week to get quote. 9/17: Waiting on 1 more quote.
14	Paint Flow Meter Stations (MD)	TBD	9/3: Waiting on quotes. 9/17: Need 2 more quotes.
15	Martin Creek PS/FM H2S Control <u>ENGINEERING AND PERMITTING</u> (KL)	Garver Will Nading	9/3: KL to reach out to Garver for next steps. 9/17: Need to determine permanent fix to this and where it goes in overall OJRSA priority list. 10/10: Spoke with W Nading and he is putting together scope.
16	Martin Creek PS Basin and Southern Westminster Trunk Sewer CCTV/Clean (KL, CE)	Secure Sewer & Svc Michael Bevelle	9/19: Received all information. Will review internally to confirm all deliverables received. 10/1: All contracted work is complete. OJRSA staff have to finish inspecting manholes and smoketest.
17	Seneca Creek FM Replacement Constr Administration/Inspect (#2023-05; CE, KL)	GMC Michael Knapp	Reimbursible by Fountain Residential Properties LLC per agreement. 7/19: B Little said they anticipate a September start date for force main project. 8/23: B Little said it's now looking like October.
18	WRF Replace Disinfection System Lightning Mixer (JM)	TBD	9/17: Need updated quote for this and WRF BRB Oxid Zone Motor Replacement. 10/14: Receive updated quote but it did not include upper bearing cost.
19	WRF Utility Water Pump and Valve Replacement (one unit only) (JM)	TBD	9/3: To be included in large bid packet.
20	WRF Waterproofing Admin Building Roof/Walls and Chloring Building Roof (KL)	BEE Group Rick Cook	To be funded with O&M Contingency. 10/9: Codee Goff (BEE) took asbestos sample of chlorine building roof. 10/14: Need to get front end docs to BEE.
21	WRF Paving Around Biosolids Storage Pad and Solids Processing Building (KL)	TBD	9/3: Waiting to hear back with quote. 9/17: May need this money for dewatering project concrete. 10/14: KL cannot get anyone to return calls or come see site. Will need to begin again.

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

10/14/2024 15:55

22	WRF Primary Splitter Box and Digester #1 Cleanouts (JM)	TBD	8/6: Will need to bid. Will do with Perkins Creek PS. 9/3: KL nearly complete with RFB. 9/17: It is no longer necessary to clean out splitter box. 9/20: Waiting on legal review of contract language (Bryan Kelley) before bidding. 10/10: Need to change to RFP.
23	WRF Replace/Paint Walkway Handrails (continued from FY 2024) (JM)	TBD	8/6: Purchased more paint. 10/14: Front end of plant complete. Now painting some items on back end of plant.
24	WRF Digesters/Solids Handling Tanks Grinder Rebuild (MD)	TBD	8/6: Getting updated quotes. 9/3: Has been ordered. 9/17: Rebuild kit arrived last week. 10/4: COMPLETE.
25	WRF Replace WAS Pump (JM)	TBD	9/3: To be included in large bid packet.
26	WRF Mag Meter Installation (JM)	TBD	9/3: To be included in large bid packet.
27	WRF Biological Reactor Basin Oxidation Zone Motor Replacement (JM)	TBD	9/17: Need updated quote for this and WRF Disinfection System Lightning Mixer. 10/14: KL to review.
28	WRF Replace RAS Pump and Check Valve (JM)	TBD	9/3: To be included in large bid packet.
29	WRF Replace RAS Check Valve (JM)	TBD	9/3: To be included in large bid packet.
30	WRF Equalization Tank Flow Control Valve Replacement (JM)	TBD	9/3: To be included in large bid packet.

FY2025 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

10/14/2024 16:04

Row #	Restricted Fund Projects (Project Manager)	OJRSA Project #	Approx % Complete	Anticipated Completion	OJRSA Funding Amount (\$)	Max Funding by Others (\$)	PO/Contract Amount (\$)	RESTRICTED FUND PROJECT MILESTONES				Obligated/ Spent Curr + Prev Years (\$)	Budget Remaining (\$)	GL Code (XXXXX = get from Office Mgr)	Comp. Performing (and Project Mgr)
								Bids/RFQ/etc. Issue/Advertised	PO/Contract Signed	Started Work	Completed				
A	Consent Order SSES/Rehab 2022 CONSTRUCTION SCIIP MATCH (CE, KL)	2024-02	100%	4/30/2024	351,291	0	351,291	7/28/2023	10/17/2023	12/4/2023	7/15/2024	316,577	34,714	PROJ & CONT 1501-09008	Tugalo Pipeline Ed Hare
B	Consent Order SSES/Rehab 2023 ENGINEERING SCIIP MATCH (CE, KL)	2024-08	75%	8/31/2025	398,000	0	398,000	N/A	9/15/2023	10/3/2023		163,743	234,257	PROJ & CONT 1501-09009	WK Dickson Joe Swaim
C	Consent Order SSES/Rehab 2023 CONSTRUCTION SCIIP GRANT (CE, KL)		0%	8/31/2025	0	5,478,319	4,076,461	8/14/2024				0	4,076,461	PROJ & CONT 1501-TBD	TBD
D	Dewatering Equipment Replacement ENGINEERING SCIIP MATCH (KL)	2024-06	50%	PHASE II 6/30/2026	440,300	0	440,300	9/15/2023	12/19/2023	1/11/2024		80,150	360,150	PROJ & CONT 1501-09011	KCI Technologies Tom Vollmar
E	Dewatering Equipment Replacement CONSTRUCTION SCIIP GRANT (KL)		5%	PHASE II 6/30/2026	0	2,800,000	30,000	3/22/2024	7/30/2024	7/26/2024		0	30,000	PROJ & CONT 1501-09011	Harper GC Justin Jones
F	Exit 4/Oconee Manufacturing Park ("Sewer South Phase III") PS/Sewer ENGINEERING (CE)	TBD	98%	11/1/2024	0	0	N/A OCONEE CO PROJ	N/A OCONEE CO PROJ	N/A OCONEE CO PROJ	Sometime in 2022		0	0	TBD	Thomas & Hutton Lee Brackett
G	Flat Rock PS Replacement ENGINEERING/CONST SVCS SCIIP MATCH (CE)	2022-03	100%	10/23/2024	177,800	0	177,800	2/14/2022	7/5/2055	7/1/2022	10/10/2024	151,548	26,252	PROJ & CONT 1501-09005	KCI Technologies Tom Vollmar
H	Flat Rock PS Replacement CONSTRUCTION SCIIP GRANT (CE)	2024-03	100%	9/30/2024	0	1,321,656	1,321,656	6/7/2023	8/29/2023	3/25/2024	8/27/2024	1,321,656	0	PROJ & CONT 1501-09005	Cove Utilities Jeff Caffery
I	Oconee County & Western Andeson County Sewer Master Plan (CE)	2022-01	100%	6/3/2024	217,800	100,000	317,800	N/A	8/9/2023	9/12/2023	7/1/2024	317,476	324	PROJ & CONT 1501-09007	Weston & Sampson Kip Gearhart
J	Regional Sewer Feasibility Study RIA GRANT (CE)	2024-01	100%	11/29/2024	0	100,000	100,000	5/26/2023	10/10/2023	11/8/2023	9/9/2024	100,000	0	PROJ & CONT 1501-09010	WK Dickson Angie Mettlen
K	Sewer South Phase II ENG/INSPECT SVCS COUNTY FUNDED (CE)	2019-XX	98%	6/30/2024	0	480,850	480,850	Inherited from Oconee Co	5/4/2023	5/4/2023		371,356	109,494	SSF: CIP 1401-06050	Davis & Floyd John Reynolds
L	Sewer South Phase II CONSTRUCTION EDA/RIA/COUNTY FUNDED (CE)	2023-06	98%	6/30/2024	0	12,311,447	11,687,329	9/27/2022	3/23/2023	6/1/2023		11,003,413	683,916	SSF: CIP 1401-06050	Kevin Moorhead Moorhead Construct
M	Martin Creek PS Basin Trunk Sewer CCTV Engineer Review (KL, CE)	2025-03	0%	3/31/2025	96,000	0	96,000	Consent Order Prof Svcs	9/30/2024			0	96,000	PROJ & CONT 1501-09012	Joe Swaim WK Dickson
N	Southern Westminster Basin Trunk Sewer CCTV Engineer Review (KL, CE)	2025-04	0%	3/31/2025	76,000	0	76,000	Consent Order Prof Svcs	9/30/2024			0	76,000	PROJ & CONT 1501-09012	Joe Swaim WK Dickson
O	Martin Crk PS Basin Flow Study and Compare to Perkins Crk PS Basin to Quantify I/I (CE)	2025-05	0%	3/31/2025	45,000	0	45,000	Consent Order Prof Svcs	9/30/2024			0	45,000	PROJ & CONT 1501-09013	Joe Swaim WK Dickson
P	Speeds Creek PS Force Main Replacement ENGINEERING (CE, KL)	TBD	0%	TBD								0	0	PROJ & CONT 1501-TBD	TBD
Q	Speeds Creek PS Force Main Replacement CONSTRUCTION (CE, KL)		0%	TBD									0	0	PROJ & CONT 1501-TBD
			0%									0	0		
					1,802,191	22,592,272	19,598,487	TOTAL RESTRICTED FUNDS OBLIGATED/ACTUAL TO DATE:				13,825,919	-5,772,568	TOTAL AWARDED BUDGET REMAINING	

FY2025 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

10/14/2024 16:04

Row #	Restricted Fund Projects (Project Manager)	Notes
A	Consent Order SSES/Rehab 2022 CONSTRUCTION SCIIP MATCH (CE, KL)	Carryover from FY 2023 OJRSA CONG: \$40,000 . 5/20: COMPLETE . Used \$6,785.98 of budgeted/approved Owner Contingency for additional concrete work on final repair.
B	Consent Order SSES/Rehab 2023 ENGINEERING SCIIP MATCH (CE, KL)	PO/Contract Amount includes \$700,000 owner contingency 7/29: PF cannot do review because too complex due to construction aspect of document. They will forward to another atty that specializes in this. 8/2: Waiting for construction contract review by attorney before project can go to bid.
C	Consent Order SSES/Rehab 2023 CONSTRUCTION SCIIP GRANT (CE, KL)	8/14: Advertised on SCBO with approx base bid of \$4.0 million. Bids to be opened 9/24. 10/7: Board approved award and pre-approved \$700,000 owner contingency for change orders. <u>All is pending RIA approval.</u>
D	Dewatering Equipment Replacement ENGINEERING SCIIP MATCH (KL)	8/6: Can make a formal request to RIA once we have some costs in hand for the project. We can do early procurement per T Vollmar with conditions. Hopefully Harper will have costs back on some of the VE options discussed last week. 9/17: Waiting on CIPP bid project to determine amount of funds available. 10/1: Project down to ~\$3.6M after VE. Waiting to determine how much is remaining on Project 2024-08 to verify that we will be able to fund this project.
E	Dewatering Equipment Replacement CONSTRUCTION SCIIP GRANT (KL)	
F	Exit 4/Oconee Manufacturing Park ("Sewer South Phase III") PS/Sewer ENGINEERING (CE)	8/19: Received revised plans for route and will review soon. 8/29: Provided comments. 9/23: Received revision. Need to begin working on an agreement. 10/8: Approved all plans. Need info from T&H. Sent Lee Brackett email for info.
G	Flat Rock PS Replacement ENGINEERING/CONST SVCS SCIIP MATCH (CE)	9/3: Rain over weekend caused washing. Contractor to better stabilize area. 9/17: Cove/KCI have identified some solutions for stabilization. 9/18: Received SCDES Permit to Operate. Need record drawings, electronic files, site stabilization completion, etc. 10/10: Received final engineering invoice. 10/14: Received GIS information. COMPLETE. Retained approx. \$26,252 for PM and inspection funds not used, making OJRSA funding amount \$151,548.
H	Flat Rock PS Replacement CONSTRUCTION SCIIP GRANT (CE)	
I	Oconee County & Western Andeson County Sewer Master Plan (CE)	To continue under #2022-01 (Fair Play and Townville Area Sewer Basin Plan). 6/26: Provided W&S comments on draft. Have received 1/2 of "grant" for study. 7/1: Presentated to Board and report finalized and put on website. 8/5: Board adopted. COMPLETE .
J	Regional Sewer Feasibility Study RIA GRANT (CE)	8/5: Presented to Board as draft. Needs to be finalized. Will be considered 9/9. 9/9: Board approved. Next phase is implementation. This will be tracked in FY2025 O&M Projects. COMPLETE .
K	Sewer South Phase II ENG/INSPECT SVCS COUNTY FUNDED (CE)	6/5: Ready for drawdown testing at pump stations. 6/27: Change Order #3 for \$18,720.35 (mandrel testing) 7/25: Change Order #4 signed deduct of \$129,009 (materials). 8/20: Both pump stations passed drawdown testing with DES present. 9/25: Change Order #5 signed deduct of \$12,997.78 (materials). 10/14: To perform walkthrough with D&F tomorrow.
L	Sewer South Phase II CONSTRUCTION EDA/RIA/COUNTY FUNDED (CE)	
M	Martin Creek PS Basin Trunk Sewer CCTV Engineer Review (KL, CE)	7/17: Installed 2 flow meters in MC system. Will install 3 more soon. 8/6: All meters installed. Took out Flodar and put in A/V meter. 10/14: All that is remaining is smoke testing by OJRSA staff.
N	Southern Westminster Basin Trunk Sewer CCTV Engineer Review (KL, CE)	10/14: OJRSA has finished all Level 1 manhole inspections and will begin smoke testing soon.
O	Martin Crk PS Basin Flow Study and Compare to Perkins Crk PS Basin to Quantify I/I (CE)	
P	Speeds Creek PS Force Main Replacement ENGINEERING (CE, KL)	CONSENT ORDER ITEM 7/15/2024: As identified in the 20 Year Master Plan, this force main should be replaced with similar sized pipe.
Q	Speeds Creek PS Force Main Replacement CONSTRUCTION (CE, KL)	

**PMPA Planning Meeting
Highland Lake Inn
Flat Rock NC**

Wednesday 23-Oct-24

<u>Begin</u>	<u>End</u>	<u>Description - Open Session</u>	
3:30 PM	5:00 PM	Session 1	Participant discussion of Hurricane Helene restoration efforts and lessons learned.
5:00 PM	6:30 PM	Fellowship	
6:30 PM		Dinner	

Thursday 24-Oct-24 Description - Executive Session

<u>Begin</u>	<u>End</u>		
7:30 AM	8:30 AM	Breakfast	
8:30 AM	10:00 AM	Session 2	Catawba Nuclear Station - Dennis Cameron
10:00 AM	10:30 AM	Break	
10:30 AM	11:30 AM	Session 3	Finance - JulieAnne London
11:30 AM	1:00 PM	Lunch	
1:00 PM	2:00 PM	Session 4	Existing Supplemental Power Supply - Mike Frazier
2:00 PM	3:00 PM	Session 5	Future Supplemental Power Cost - Gary Brunault
3:00 PM	3:30 PM	Break	
3:30 PM	4:30 PM	Session 6	CPPSA Extension - Joel Ledbetter
5:00 PM	6:30 PM	Fellowship	
6:30 PM		Dinner	

Friday 25-Oct-24

<u>Begin</u>	<u>End</u>	<u>Description - Open Session</u>	
7:30 AM	8:30 AM	Breakfast	
8:30 AM	9:30 AM	Session 7	PMPA Cost Model and Projections - JulieAnne London
9:30 AM	10:30 AM	Session 8	Meeting between Board and General Manager only (if needed)