

Regular Pickens County Council Meeting

January 8, 2024

6:30 PM

County Council met in regular session, in the Auditorium of the County Administration Facility, with Chairman Chris Bowers presiding. Final agendas, bearing date, time, and location of meeting were mailed to members of council and local news media on January 5, 2024.

Council Members in Attendance:

Chris Bowers, Chairman
Roy Costner, Vice Chairman
Alex Saitta, Vice Chairman Pro-Tem
Chris Lollis
Henry Wilson
C. Claiborne Linvill

Staff in Attendance:

Ken Roper, County Administrator
Les Hendricks, Contract Attorney
Meagan Nations, Clerk to Council

WELCOME AND CALL TO ORDER:

Chairman Chris Bowers called the meeting of January 8, 2024, to order and welcome those in attendance. Chairman Chris Bowers led the Invocation and the Pledge of Allegiance.

PUBLIC FORUM:

Chairman Chris Bowers opened the Public Forum and requested the Clerk to call upon the citizens signed up to speak.

1. Mayor Robert Halfacre: Mayor Halfacre addressed Council regarding the UDSO.
2. Pam Winters: Ms. Winters addressed Council regarding the UDSO.
3. Dan Bracken: Mr. Bracken addressed Council regarding the UDSO.
4. Jessica Massey: Ms. Massey addressed Council regarding the UDSO.

Seeing no other public forum speakers, the Chairman closed the floor.

APPROVAL OF MINUTES:

Chairman Chris Bowers called for a motion to approve the following minutes as presented:

- o December 4, 2023 Committee of the Whole Meeting
- o December 4, 2023 Council Meeting
- o December 11, 2023 Special-Called Meeting
- o December 18, 2023 Special-Called Meeting
- o December 18, 2023 Committee of the Whole Meeting

Minutes for January 8, 2024, Pickens County Council Meeting

- Motion was made by Vice Chairman Roy Costner and seconded by Councilman Chris Lollis. The motion carried unanimously (6-0).

ADMINISTRATOR'S REPORT:

Mr. Roper addressed Council on the following:

- Highway 183 Safety Enhancements Progress Update
- NACo High Performance Leadership Academy Graduates
- Recent ATAX Funding Update on new signs throughout the County

Council asked Mr. Roper questions that included, but was not limited to:

- Question regarding the Planning Commission impact study
- Question regarding Traffic Study

COMMITTEE REPORTS:

Committee of the Whole Report for 12/4/23 and 12/18/23:

COMMITTEE OF THE WHOLE REPORT FOR 12/4/23:

UDSO – Log No. 141

- Council and staff had a very detailed discussion that included, but was not limited to:
 - Councilman Chris Lollis made a motion to remove Gateway area around District 2 area near Clemson and change to Natural Heritage Area. Vice Chairman Roy Costner seconded motion.
 - Councilman Alex Saitta made a substitute motion to remove Gateway area and Community Area around District 3 Pickens area and change to Natural Heritage Area. Councilman Chris Lollis seconded the motion.
 - Councilwoman Claiborne Linvill made a substitute motion to change the area north of the city of Clemson and east of Highway 123, up to 18-mile road, and change to Gateway Area. Motion was seconded by Councilman Alex Saitta.
 - Chairman Chris Bowers made a substitute motion to adopt the first, second, and third motion, and change everything between Hwy 8 and Hwy 123 from Gateway Area to Community Center Area. Motion was seconded by Councilman Henry Wilson.
 - Councilman Henry Wilson made a motion to adopt the first four motions and change east of Hwy 135 and North of Hwy 93 from Community Center Area to Natural Heritage area. Motion was seconded by Chairman Chris Bowers.
 - Vice Chairman Roy Costner made a substitute motion to adopt the first five motions, and to change northern Highway 8 from Community Center Area to Natural Heritage Area. Motion was seconded by Chairman Chris Bowers.
 - Seeing no other discussion, the motion carried unanimously (6-0).
- Councilman Henry Wilson made a discussion to adopt the proposed language for Section 303 – Outdoor Motorsports Facilities, Racing and Testing Tracks. Motion was seconded by Chairman Chris Bowers. The motion carried unanimously (6-0).
- Vice Chairman Roy Costner made a motion to move this out of committee for third reading. Motion was seconded by Chairman Chris Bowers.
 - Councilman Henry Wilson amended the motion to natural heritage area a minimum of ½ acre let. Motion was seconded by Chairman Chris Bowers. Motion carried unanimously (6-0).

Council Action on Log No. 141: These actions were discussed/taken at the previous Council Meeting 12/4/23. Please refer to those minutes.

ADJOURN:

Hearing no further Committee business, Chairman Chris Bowers called for a motion to adjourn. Motion was made by Councilman Henry Wilson, seconded by Vice Chairman Roy Costner, and carried unanimously (6-0). The meeting was adjourned at 6:36 p.m.

12/18/24 Report:

COMMITTEE OF THE WHOLE:

Library Renovations/Construction Methods – Log No. 224

- Council and staff had a very detailed discussion that included, but was not limited to:
 - Library Staff and Library Board Members presented a design-build RFQ for the Pickens County Hampton Memorial Library in Easley, SC
 - Discussion in timeline length, cost, etc. for the County completing the project and the architect completing the project.
- After much discussion between Council/Staff, Councilman Alex Saitta made a motion to go bid build design and the project be managed by the Administration. Councilman Henry Wilson seconded the motion. The motion was carried (5-1), with Councilwoman Claiborne Linvill opposed.

Council Action on Log No. 224: Councilman Alex Saitta made a motion to go bid build design and the project be managed by the Administration. Councilman Henry Wilson seconded the motion. The motion was carried (5-1), with Councilwoman Claiborne Linvill opposed.

Chairman Bowers stated no second is required as this comes as a recommendation from the Committee. He asked if there was any discussion. Seeing no discussion, the motion carried (5-1), with Councilwoman Claiborne Linvill opposed.

UDSO – Log No. 141

- Council and staff had a very detailed discussion that included, but was not limited to:
 - Vice Chairman Roy Costner made the following motions:
 - Motion to change the area in District 4, south of Hwy. 135 and west of Hwy. 8, beyond the area one mile in either direction of Hwy. 8, from Natural Heritage to Agricultural Heritage.
 - Motion to change the areas in District 4, on the western boundary of the City of Easley, southeast of Highway 8, from Gateway to Community Center.
 - Motion to change the area in District 4 northwest of Highway 8 from Natural Heritage to Community Center.
 - Chairman Chris Bowers seconded the motions.
 - Chairman Chris Bowers made a substitute motion to adopt the motions above, including the one mile east of Hwy 8 to Agricultural Area and removing the Community Center area to make it Natural Heritage, between Hwy 8 and Hwy 153. Councilman Henry Wilson seconded the substitute motion.
 - The motions were carried unanimously (6-0).
- Discussion on Traffic Study Policy
- Discussion RV Parks

- Councilman Alex Saitta made a motion to add 4 inches of gravel on interior roads in RV parks, with recommendations from Administration before the third reading. Councilman Chris Lollis seconded motion.
 - Chairman Chris Bowers made a substitute motion to remove the 4-inch measurement of gravel and have staff bring back recommendations before the third reading. The motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).
- Discussion on Trees in Open Subdivisions
- Discussion on RVs as a permanent residence (private dwelling)
- Discussion on roads
- Councilman Roy Costner made a motion to add language to create an RV permitting, without cost, to complete an annual application online or through mail, to people wanting to live in an RV as private dwelling, and penalty if application is not complete. Motion was seconded by Councilman Henry Wilson and carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.
- Vice Chairman Roy Costner made a motion to move this Log Item out of the Committee for third reading at the next council meeting. The motion was seconded by Councilman Henry Wilson.
 - Councilman Alex Saitta made a substitute motion to vote on each item at a time at third reading. The motion was seconded by Councilman Henry Wilson. After more discussion, the motion died (3-3), with Chairman Chris Bowers, Councilman Chris Lollis and Councilwoman Claiborne Linvill opposed.
- The motion carried (5-1), with Councilman Alex Saitta opposed.
- **Council Action on Log No. 141:**
 Vice Chairman Roy Costner made the following motions:
 - Motion to change the area in District 4, south of Hwy. 135 and west of Hwy. 8, beyond the area one mile in either direction of Hwy. 8, from Natural Heritage to Agricultural Heritage.
 - Motion to change the areas in District 4, on the western boundary of the City of Easley, southeast of Highway 8, from Gateway to Community Center.
 - Motion to change the area in District 4 northwest of Highway 8 from Natural Heritage to Community Center.
 - Chairman Chris Bowers seconded the motions.
 - Chairman Chris Bowers made a substitute motion to adopt the motions above, including the one mile east of Hwy 8 to Agricultural Area and removing the Community Center area to make it Natural Heritage, between Hwy 8 and Hwy 153. Councilman Henry Wilson seconded the substitute motion. The motion carried unanimously (6-0).
 - Councilman Alex Saitta made a motion to add 4 inches of gravel on interior roads in RV parks, with recommendations from Administration before the third reading. Councilman Chris Lollis seconded motion.
 - Chairman Chris Bowers made a substitute motion to remove the 4-inch measurement of gravel and have staff bring back recommendations before the third reading. The motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).
 - Councilman Roy Costner made a motion to add language to create an RV permitting, without cost, to complete an annual application online or through mail, to people wanting to live in an RV as private dwelling, and penalty if application is not complete.

Motion was seconded by Councilman Henry Wilson and carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.

- Vice Chairman Roy Costner made a motion to move this Log Item out of the Committee for third reading at the next council meeting. The motion was seconded by Councilman Henry Wilson.
 - Councilman Alex Saitta made a substitute motion to vote on each item at a time at third reading. The motion was seconded by Councilman Henry Wilson. After more discussion, the motion died (3-3), with Chairman Chris Bowers, Councilman Chris Lollis and Councilwoman Claiborne Linvill opposed.
 - The motion carried (5-1), with Councilman Alex Saitta opposed.

Chairman Bowers stated third reading for the amended UDSO Ordinance is on the agenda for this evening and will be discussed soon.

ADJOURN:

Hearing no further Committee business, Chairman Chris Bowers called for a motion to adjourn. Motion was made by Councilman Henry Wilson, seconded by Vice Chairman Roy Costner, and carried unanimously (6-0). The meeting was adjourned at 9:04 p.m.

COUNCIL CORRESPONDENCE:

Chairman Chris Bowers announced the following:

- The Committee of the Whole meeting will take place on Monday, January 22, 2024, at 6:00 p.m. in the Main Conference Room of the Administration Building.
- The next Council meeting will be held on Monday, February 5, 2024, at 6:30 p.m. in Council Chambers of the Administration Building.

Chairman Bowers called for other council correspondence.

Seeing no other correspondence, Chairman Bowers announced moving to Motion Period and New Business.

MOTION PERIOD AND NEW BUSINESS:

Chairman Chris Bowers opened the floor for motion period and new business.

- Vice Chairman Roy Costner stated he would like for the Council to receive a true accounting of how much money has been given to 501-C3s, not only during the initial startup phase but also any ATAX, Recreation Funding, etc. He would also like to see where they spent their money and where they are now. The motion carried unanimously (6-0).
- Councilwoman Claiborne Linvill made a motion to add Tree Protections, and Attainable Housing to the Consent Agenda under UDSO to be discussed at the next Committee meeting. Motion was seconded by Councilman Henry Wilson and carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.

Seeing no discussion, Chairman Bowers closed the floor.

ORDINANCES FOR FIRST READING AND/OR RESOLUTIONS:

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- FIRST READING IN TITLE ONLY OF AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH OCONEE COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN OCONEE COUNTY AND ESTABLISHED PURSUANT TO SECTION 4- 1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH OCONEE COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXATION; AND OTHER MATTERS RELATED THERETO (PROJECT GALT).
 - Chairman Bowers asked for a motion to constitute first reading in title only. A motion was made by Councilman Roy Costner, seconded by Councilman Henry Wilson, and carried unanimously (6-0).
- CONSIDERATION OF A RESOLUTION 2024-01 APPROVING FISCAL YEAR 2024 BUDGET CALENDAR.
 - Motion was made by Councilman Henry Wilson and seconded by Vice Chairman Roy Costner. Discussion included:
 - Councilman Saitta went into discussion on how he would like to modify the budget calendar schedule. He went into discussion of the changes he would like to see.
 - After much more discussion, Vice Chairman Roy Costner made an amended motion to the calendar to where Council meets to discuss budgetary items before our first reading meeting. Motion was seconded by Councilwoman Claiborne Linvill. The amended motion carried (6-0).
 - The original motion carried (6-0)
- CONSIDERATION OF A RESOLUTION 2024-02 RECOGNIZING JANUARY 2024 AS BLOOD DONOR MONTH IN PICKENS COUNTY.
 - Motion was made by Councilman Chris Lollis, seconded by Councilwoman Claiborne Linvill, and carried unanimously (6-0).

ORDINANCES FOR SECOND READING

- PUBLIC HEARING AND SECOND READING OF AN ORDINANCE No. 631 CONVEYING CERTAIN REAL PROPERTY ADJACENT TO THE OLD CENTRAL ROLLER MILL TO ISSAQUEENA MILLS, LLC AND MATTERS RELATED THERETO.
 - Chairman Chris Bowers opened the floor for public comment. Seeing no speakers, he closed the floor.
 - Chairman Chris Bowers asked for a motion to constitute second reading of this ordinance. Motion was made by Councilman Chris Lollis, seconded by Councilman Alex Saitta, and carried unanimously (6-0).
- SECOND READING OF AN ORDINANCE NO. 630, ADOPTING AN ADDITIONAL TIME PERIOD FOR THE MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR RESIDENTIAL LAND USE, DEVELOPMENT, OR SUBDIVISION CONCEPT PLANS, TO PROVIDE FOR AN IMMEDIATE EFFECTIVE DATE, AND TO PROVIDE FOR TIME TO CONSIDER INPUT AT AN ADDITIONAL PUBLIC HEARING OF A PROPOSED AMENDMENT TO THE PICKENS COUNTY UNIFIED DEVELOPMENT ORDINANCE.

- Chairman Chris Bowers asked for a motion to constitute second reading of this ordinance. Motion was made by Councilman Henry Wilson and seconded by Vice Chairman Roy Costner. Discussion included:
 - Councilwoman Claiborne Linvill made an amendment to the Ordinance, stating that Pickens County shall not accept applications for subdivisions, subject to the UDSO, for a period of 30 days from the date of passage. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).
- The original motion was carried unanimously (6-0).

ORDINANCES FOR THIRD READING

- PUBLIC HEARING AND THIRD READING OF AN ORDINANCE No. 629 ADDRESSING GROWTH ISSUES IN PICKENS COUNTY BY AMENDING THE UNIFIED DEVELOPMENT STANDARDS ORDINANCE SO AS TO PROVIDE FOR LIMITATIONS ON SUBDIVISIONS, MINIMIZE PRESSURE ON EXISTING ROADWAYS, INCREASE OPEN SPACES, REGULATE SUBSTANDARD HOUSING, AS WELL AS INCREASE PROTECTION OF TREE CANOPIES, NATURAL SPACES, AND WATERWAYS.
 - Chairman Chris Bowers gavelled into Public Hearing.
 - Craig Roy addressed the Council.
 - Seeing no other speakers, Chairman Bowers closed the floor.
 - Chairman Chris Bowers asked for a motion to constitute third reading of this Ordinance. The motion was made by Councilwoman Claiborne Linvill and seconded by Chairman Chris Bowers.
 - After much discussion between Council and the Attorney, Vice Chairman Roy Costner made a motion to recommit to Committee for further discussion. Motion was seconded by Councilman Alex Saitta. The motion carried 5-1, with Councilwoman Claiborne Linvill opposed.

OTHER REQUEST AGENDA ITEMS:

- STAFF UPDATE ON 2024 FISCAL YEAR CAPITAL PURCHASES
 - Mr. Roper gave an update on 2024 Fiscal Year Capital Purchases to Council. He stated the news for capital purchases this year have been good. He went into detail on the different departments that have received capital equipment. Mr. Roper stated Meredith Teske, the EMS Director, discovered something a little concerning that he wanted to bring to the council's attention and that is they have ten stretchers that are beyond their warranty date and need replacing as soon as possible. He stated he would recommend this funding come from fund balance. Ms. Teske stated that EMS signed purchase agreements with Southeastern Specialty Vehicles to purchase two units with an approximate 18-week lead time on the chassis, and 120 days build time for ambulance. After following up with the sales manager, he stated the build time that was originally provided was incorrect and the actual time is approximately 24-36 months. She said the sales order was cancelled due to the extended lead times. She stated they were able to obtain two 2023 Demir's ambulances through spartan fire but this was only due to the cancellation of order from another order. This order exceeded our allotted budget amount by \$129,671.88. Ms. Teske stated the stretchers will cost approximately \$239,057.91.
 - After more discussion, Chairman Chris Bowers made a motion to approve the amount to cover these purchases out of Fund Balance, which is approximately \$364,729.29. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).

- **STAFF UPDATE ON MUNICIPAL RESPONSES TO RESOLUTION 2023-33**
 - Mr. Roper gave an update on the municipal responses regarding Resolution 2023-33. He stated Meagan Nations, Clerk to Council, sent a copy of this resolution to all municipal Clerk's and Mayors in the county. He stated we have not had a huge response yet but are waiting to hear back formally from the other municipalities.

CONSENT AGENDA

- a) Review of County Holidays – Committee of the Whole
- b) County 501-C3's – Committee of the Whole
- c) Tree Protection and Attainable Housing (UDSO) – Committee of the Whole

Chairman Chris Bowers asked for a motion to approve the consent agenda. A motion was made by Councilwoman Claiborne Linvill, seconded by Vice Chairman Roy Costner, and carried unanimously (6-0).

EXECUTIVE SESSION: S.C. Code of Laws, Section 30-4-70 (a):

Chairman Chris Bowers called for a motion to convene into Executive Session as defined by S.C. Code of Laws, Section 30-4-70 (a). Chairman Bowers further stated that each issue would be discussed as the Law provides.

Boards and Commissions – Section 30-4-70 (a) (1)

- Boards and Commissions Applications

Contractual – Section 30-4-70 (a) (2)

- UDSO Legal Update

Economic Development – Section 30-4-70 (a) (5)

- Project Mobile

Personnel – Section 30-4-70 (a) (1)

- Citizenship Award

Security Measures– Section 30-4-70 (a) (3)

- Information Systems Update

- Motion was made by Councilman Alex Saitta, seconded by Councilman Chris Lollis, and carried unanimously (6-0), to convene in executive session for the stated purposes after a five-minute recess.

ACTION AS NEEDED VIA EXECUTIVE SESSION ITEMS:

Chairman Chris Bowers called the Public Session back to Order and advised the following:

Boards and Commissions – Section 30-4-70 (a) (1)

- Boards and Commissions Applications – **Councilwoman Claiborne Linvill made a motion to appoint Andy Sevic to the Economic Development Board, Darrell Cook to the Water Authority and Bob Fedder to the Board of Appeals. Motion was seconded by Councilman Chris Lollis and carried unanimously (6-0).**

Contractual – Section 30-4-70 (a) (2)

- UDSO Legal Update – **No Action Taken**

Economic Development – Section 30-4-70 (a) (5)

- Project Mobile – **No Action Taken**

Personnel – Section 30-4-70 (a) (1)

- Citizenship Award – **No Action Taken**

Security Measures– Section 30-4-70 (a) (3)

- Information Systems Update – **Chairman Chris Bowers made a motion to move forward with proposal from Information Systems Department as presented, approximately \$89,702.78. Motion was seconded by Councilman Chris Lollis and carried unanimously (6-0).**

ADJOURN:

Hearing no further Council business, Councilman Henry Wilson made a motion to adjourn. The motion was seconded by Councilman Henry Wilson, seconded by Councilwoman Claiborne Linvill, and carried unanimously (6-0). Pickens County Council stood adjourned at 9:58 p.m.

Respectively Submitted:

Approved:

Meagan Nations, Clerk to Council

Chris Bowers, Chairman of County Council