

Regular Pickens County Council Meeting

February 5, 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 31, 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 February 5, 2024, to order and welcome those in attendance. Chairman Chris Bowers led the Invocation and the Pledge of Allegiance.

Vice Chairman Roy Costner made a motion to move Agenda Items 8e, 8f, and 8g first on the agenda, to recognize the High School Teams who are present this evening. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).

ORDINANCES FOR FIRST READING AND/OR RESOLUTIONS:

- *CONSIDERATION OF A RESOLUTION NO. 2024-04 CONGRATULATING D. W. DANIEL HIGH SCHOOL'S MARCHING BAND AS THE WINNERS OF THE CLASS AAA SOUTH CAROLINA BAND DIRECTOR'S ASSOCIATION MARCHING CHAMPIONSHIP.*
 - *Chairman Bowers asked for a motion to consider this Resolution. Motion was made by Councilman Chris Lollis, seconded by Councilwomen Claiborne Linvill and carried unanimously (5-0), with Councilman Henry Wilson absent from voting. Chairman Bowers recognized the Daniel High School Marching Band.*
- *CONSIDERATION OF A RESOLUTION NO. 2024-05 CONGRATULATING D. W. DANIEL HIGH SCHOOL SENIOR PEYTON O'BRIEN AS THE INDIVIDUAL 3A GIRLS GOLF STATE CHAMP*
 - *Chairman Bowers asked for a motion to consider this Resolution. Motion was made by Councilman Chris Lollis, seconded by Councilwoman Claiborne Linvill and carried unanimously (5-0), with Councilman Henry Wilson absent from voting. Chairman Bowers recognized Peyton O'Brien, Daniel High School 3A Girls Golf State Champion.*

- *CONSIDERATION OF A RESOLUTION 2024-06 CONGRATULATING D. W. DANIEL HIGH SCHOOL'S FOOTBALL TEAM AS THE WINNERS OF THE AAA SC STATE FOOTBALL CHAMPIONSHIP*
 - *Chairman Bowers asked for a motion to consider this Resolution. Motion was made by Councilman Chris Lollis, seconded by Councilwoman Claiborne Linvill, and carried unanimously (6-0). Chairman Bowers recognized the Daniel High School Football Team.*

PUBLIC FORUM:

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

1. Ruth Stein: Ms. Stein addressed Council regarding the Animal Control Budget.
2. Kathleen Campbell: Ms. Campbell addressed Council regarding the Library.
3. Johnnelle Raines: Ms. Raines addressed Council regarding the Library.
4. Judy Brunson: Ms. Brunson addressed Council regarding the Library.
5. Mark Kilburn: Mr. Kilburn addressed Council regarding the Library.
6. Cathy Travers: Ms. Travers addressed Council regarding the Library.
7. Gigi Greenberger: Ms. Greenberger addressed Council regarding the Library.
8. Polly Keller: Ms. Keller addressed Council regarding the Library.
9. Debbie Sole: Ms. Sole addressed Council regarding the Library.
10. Pam Winters: Ms. Winters addressed Council regarding the UDSO.

Vice Chairman Roy Costner made a motion to extend Public Forum to let all speakers speak this evening. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).

11. Beverly Hawkins: Ms. Hawkins addressed Council regarding the Library.
12. Deborah Smith: Ms. Smith addressed Council regarding the Library.
13. Bill McKinney: Mr. McKinney addressed Council regarding Housing Development.

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:

- January 8, 2024 Council Meeting
- January 22, 2024 Committee of the Whole Meeting

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- Motion was made by Councilman Alex Saitta 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
- Budget Meetings with Department Heads
- Class of 2024 Leadership Enhancement Academy for Public Servants
- Collaborative Clean-Up: Environmental Enforcement, PC Sheriff’s Office, Planning, Public Works and Solid Waste
- Update from Information Systems Department re: December 14, 2023 Ransomware Attack
- Request for Council to add to agenda in Executive Session an update on proposed contractual matter with Duke Energy

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

- Question regarding centralizing 911 Dispatch in County
- Question regarding an update on equipment purchased at Landfill
- Question regarding Boards and Commissions
- Question regarding Library Board or Library Director reviewing books bought for Library

- Vice Chairman Roy Costner made a motion to add to the consent agenda, “Review of Library Programming and Materials Policy.” Motion was seconded by Councilman Alex Saitta. After some discussion, the motion carried (5-1), with Councilwoman Claiborne Linvill opposed.

COMMITTEE REPORTS:

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

The Committee of the Whole met in the Main Conference Room, at the Pickens County Administration Facility, on Monday, January 22, 2024. All members of the committee were in attendance with Chairman Chris Bowers presiding at the beginning of the meeting. Chairman Chris Bowers led the Invocation and Pledge of Allegiance.

WELCOME AND CALL TO ORDER:

Chairman Chris Bowers called the Committee of the Whole meeting to order.

COMMITTEE OF THE WHOLE:

County Radio System – Log No. 80

- Mr. Roper stated Emergency Services staff would like to give an update on the County Radio System. Billy Gibson, Emergency Services Director, and Matthew Littleton, with Fleetwork by Rock Communications.
 - Council and staff had detailed discussion that included, but was not limited to:
 - Contract Execution - August 21, 2023
 - Mr. Littleton gave a brief overview of what the company has done since August 2023 and what is left to do on the project.
 - Discussion on the nine total tower sites in Pickens County
 - All county entities, including municipal fire and police departments, PRISMA, will be able to receive the radio calls
 - Discussion on long-term needs

❖ **No Action taken by the Committee.**

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Council Action on Log No. 80: No Action Taken by the Committee.

Emergency Services – Log No. 220

- Mr. Roper gave a brief overview on Medic One in Pickens. Due to the excessive rain, sewage has been backing up into the building and is not suitable for employees to work in.
 - Council and staff had detailed discussion that included, but was not limited to:
 - Meredith Teske, EMS Director, gave an update on where ambulances are in Pickens for the time being.
 - Review of “Satisfaction” House, which cost \$104,555, will be located by the amphitheater.
 - Timeline and probability of getting this building.
- Councilman Alex Saitta made a motion to approve this recommendation. The motion was seconded by Vice-Chairman Roy Costner. Discussion included:
 - Chairman Chris Bowers asked where the money will be allocated from.
 - Mr. Roper stated the fund balance, but there is also \$8 million in ARPA that must be spent by 2024.
 - Discussion between Council on using ARPA funding.
 - Discussion on what happened to the flooded medic station.
- Vice Chairman Roy Costner amended the original motion, stating he would like to allocate funding through ARPA funding. Councilman Alex Saitta seconded the motion. The motion carried unanimously (6-0).
- ❖ **Councilman Alex Saitta made a motion to approve this recommendation. Vice-Chairman Roy Costner seconded the motion.**
 - **Vice Chairman Roy Costner amended the original motion, stating he would like to allocate funding through ARPA funding. Councilman Alex Saitta seconded the motion. The motion carried unanimously (6-0).**

Council Action on Log No. 220: Councilman Alex Saitta made a motion to approve this recommendation. Vice-Chairman Roy Costner seconded the motion. Vice Chairman Roy Costner amended the original motion, stating he would like to allocate funding through ARPA funding. Councilman Alex Saitta seconded the motion. The motion carried unanimously (6-0).

Chairman Bowers stated no second is required as this comes as a recommendation from the Committee. He asked if Council had any discussion.

Seeing none, the motion carried (6-0).

Employee Handbook – Log No. 208 and Review of County Holidays – Log No. 225

- Samantha Greer, HR Manager, and Ralph Guarino, Finance Director, gave a brief overview of Pickens County Holiday Policy and a review of the Paid Holidays Observed by Counties in the FY 2022 Wage and Salary Report from the SC Association of Counties.
 - Council and staff had detailed discussion that included, but was not limited to:
 - Discussion on the Council’s Goal, “Attract & Support Passionate People”
 - Question for the Finance Director regarding the cost of a “floating holiday”
 - Discussion on floating holiday
 - The council would like the staff to research and bring back more information.

❖ **No Action taken by the Committee.**

Council Action on Log No. 208 and 225: No Action Taken by the Committee.

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UDSO – Log No. 141

- Council and staff had detailed discussion that included, but was not limited to:
 - Discussion on Tree Protection
 - Parking Lot Canopy Standards
 - Open Space Subdivisions
 - Riparian Setbacks (Stormwater ordinance)
 - Discussion on Townhomes
 - Density
 - Discussion on the Development Areas Map
 - Discussion on Open Space
 - Discussion of Roberts Rules #27 and #28

❖ **No Action taken by the Committee.**

Council Action on Log No. 141: No Action Taken by the Committee.

ADJOURN:

Hearing no further Committee business, Chairman Chris Bowers called for a motion to adjourn. The motion was made by Councilman Chris Lollis, seconded by Councilman Henry Wilson, and carried unanimously (6-0). The meeting was adjourned at 8:32 p.m.

COUNCIL CORRESPONDENCE:

Chairman Chris Bowers announced the following:

- Non-Essential County Offices will be closed on Monday, February 19th for the President's Day Holiday.
- The Committee of the Whole meeting will take place on Monday, February 26, 2024, at 6:00 p.m. in the Main Conference Room of the Administration Building.
- The next Council meeting will be held on Monday, March 4, 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.

- Chairman Chris Bowers made a motion to add an executive session item to this evening's agenda regarding an update to a contractual matter with Duke Energy. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).

Seeing no discussion, Chairman Bowers closed the floor.

ORDINANCES FOR FIRST READING AND/OR RESOLUTIONS:

- FIRST READING IN TITLE ONLY OF AN ORDINANCE OF CERTAIN AMENDMENTS TO PICKENS COUNTY CODE OF ORDINANCES RELATED TO UNSAFE DILAPIDATED OR

OTHERWISE SUBSTANDARD PROPERTY CONDITIONS AND MATTERS RELATED THERETO.

- Chairman Bowers asked for a motion to constitute first reading in title only. A motion was made by Councilman Henry Wilson, seconded by Councilman Alex Saitta, and carried unanimously (6-0).
- FIRST READING IN TITLE ONLY OF AN ORDINANCE OF AMENDMENTS TO PICKENS COUNTY CODE OF ORDINANCES RELATED TO THE EFFICIENT, SAFE OPERATION AND MAINTENANCE OF THE COUNTY ROAD SYSTEM AND MATTERS RELATED THERETO.
 - Chairman Chris Bowers asked for a motion to constitute first reading in title only. A motion was made by Councilman Henry Wilson, seconded by Councilwoman Claiborne Linvill, and carried unanimously (6-0).
- FIRST READING IN TITLE ONLY OF AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT BY AND BETWEEN PICKENS COUNTY, SOUTH CAROLINA AND ONE OR MORE COMPANIES KNOWN TO THE COUNTY AT THIS TIME, COLLECTIVELY, AS PROJECT EFFICIENCY, ACTING FOR ITSELF OR THEMSELVES, ONE OR MORE SUBSIDIARIES, AFFILIATES, SUCCESSORS, ASSIGNS, LESSORS OR OTHER PROJECT SPONSORS, PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED PAYMENTS IN LIEU OF AD VALOREM TAXES WITH RESPECT TO CERTAIN FACILITIES IN THE COUNTY (THE “PROJECT”); (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; AND (3) OTHER MATTERS RELATING THERETO.
 - Chairman Chris Bowers asked for a motion to constitute first reading in title only. A motion was made by Vice Chairman Roy Costner, seconded by Councilman Henry Wilson, and carried unanimously (6-0).
- CONSIDERATION OF A RESOLUTION 2024-03 RECOGNIZING FEBRUARY 2024 AS AMERICAN HEART MONTH
 - Chairman Chris Bowers made a motion to consider this resolution. The motion was seconded by Councilman Chris Lollis and carried unanimously (6-0).

ORDINANCES FOR SECOND READING

- PUBLIC HEARING AND SECOND READING 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 gaveled into Public Hearing on this Ordinance.

Seeing no speakers, Chairman Bowers closed the floor for Public Hearing.

Chairman Bowers asked for a motion to constitute second reading of this Ordinance.

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

ORDINANCES FOR THIRD READING

- THIRD 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 asked for a motion to constitute third reading. Motion was made by Councilwoman Claiborne Linvill, seconded by Councilman Chris Lollis, and carried unanimously (6-0).
- THIRD 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 third reading. Motion was made by Councilman Chris Lollis and seconded by Councilman Henry Wilson. Discussion included:
 - Vice Chairman Roy Costner made an amended motion to amend the Moratorium end date to April 1, 2024. Motion was seconded by Councilman Alex Saitta. The amended motion passed unanimously (6-0).
 - The original motion carried (6-0).

OTHER REQUEST AGENDA ITEMS:

- CONSIDERATION OF RECOMMENDATION FROM STAFF ON ADMINISTRATION ROOF REPAIRS
 - Mr. Roper gave an update on the Administration Roof Repairs. He presented the proposal from Building Envelope Consultants LLC to Council. He stated the total amount in the list is around \$365,000.
 - After more discussion, Chairman Chris Bowers made a motion to approve up to \$365,000 out-of-general refund for this roof repair. Motion was seconded by Councilwoman Claiborne Linvill and carried unanimously (6-0).
- CONSIDERATION OF RECOMMENDATION OF GATEWAY SIGNAGE AND REQUEST FOR FUNDING
 - Mr. Roper presented the Council with an example of the proposed updated gateway signage and funding request. He stated PRT is requesting funding to install nine (9) new gateway signs around Pickens County. These funds would come from the Local Accommodations Fee fund collections, 50% of which are eligible to be used for tourism-related activities in the following year. Discussion included:
 - Cost of each sign
 - Amount of money currently in ATAX Funding Account
 - Direct staff to work with local volunteer/non-profit groups to help create signage.
 - After much more discussion, Councilman Chris Lollis made a motion to add this item to the Committee of the Whole Log. Motion was seconded

by Councilman Henry Wilson and carried (5-1), with Councilwoman Claiborne Linvill opposed.

CONSENT AGENDA

- a) Library Programing and Media Policy – Committee of the Whole (*added during Administrator's Report*)

Chairman Chris Bowers asked for a motion to approve the consent agenda. A motion was made by Councilman Alex Saitta, seconded by Vice-Chairman Roy Costner, and carried (5-1), with Councilwoman Claiborne Linvill opposed.

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)

- Update from Duke Energy

Personnel – Section 30-4-70 (a) (1)

- Citizenship Award

- Motion was made by Councilman Chris Lollis, and seconded by Vice Chairman Roy Costner. Councilman Henry Wilson asked the Attorney to please explain the purpose for Executive Session. Mr. Hendricks addressed the purpose for Executive Session. After more discussion, the motion 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 - **Chairman Chris Bowers made a motion to appoint Danny Garrett to the Planning Commission District 3 seat. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).**

Contractual – Section 30-4-70 (a) (2)

- Update from Duke Energy – **No Action Taken**

Personnel – Section 30-4-70 (a) (1)

- Citizenship Award – **Chairman Chris Bowers made a motion to recognize Carl Hudson, Randy Williams, Tom Turner, and Ronnie Hall with the Citizenship Award. Motion was seconded by Councilman Henry Wilson 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 Councilman Chris Lollis, and carried unanimously (6-0). Pickens County Council stood adjourned at 9:09 p.m.

Respectively Submitted:

Approved:

Meagan Nations, Clerk to Council

Chris Bowers, Chairman of County Council