

Regular Pickens County Council Meeting

March 4, 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 February 28, 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 March 4, 2024, to order and welcome those in attendance. Councilman Alex Saitta 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. Rachel Cox: Ms. Cox addressed Council regarding the Library.
2. Sheila Crawford: Ms. Crawford addressed Council regarding the Library.
3. Brittany Fowler: Ms. Fowler addressed Council regarding the Library.
4. Reba Kruz: Ms. Kruz addressed Council regarding the Library.
5. Alexander Currin: Mr. Currin addressed Council regarding the Library.
6. Juliet Penna: Ms. Penna addressed Council regarding the Library.
7. Teresa Effant: Ms. Effant addressed Council regarding the Library.

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:

- February 5, 2024 Council Meeting
- February 26, 2024 Committee of the Whole Meeting
- Motion was made by Councilman Alex Saitta and seconded by Councilwoman Claiborne Linvill. The motion carried unanimously (6-0).

ADMINISTRATOR'S REPORT:

Mr. Roper addressed Council on the following:

- Munis/Tyler Technologies Human Resources Online Applications now available on the County website
- Highway 183 Safety Enhancements Progress Update
- Highway 183 Safety Project New Logo
- Update on Emergency Services Unified Communications Building study
- Update on Storm Pond Repairs at the Liberty/Roper Wastewater Treatment Plant
- Request for Agenda Item 9B & 9C to be committed to the Committee of the Whole Log

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

- Question regarding Highway 183 Funding
 - Question regarding Sheriff Office flock cameras
 - Question regarding FY 22-23 Audit
 - Question regarding an update on Medic 1 EMS Station
- 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 2/26/2024:

The Committee of the Whole met in the Main Conference Room, at the Pickens County Administration Facility, on Monday, February 26, 2024. All members of the committee were in attendance with Chairman Chris Bowers presiding. Councilman Chris Lollis 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:

UDSO – Log No. 141

- The Planning Commission met with County Council to discuss the UDSO. Council, the Planning Commission, and staff had detailed discussion that included, but was not limited to:
 - Discussion on Traffic Study
 - Discussion on Impact Fees
 - Councilman Henry Wilson made a motion to move the impact fee study back to Planning Commission to research further on why the Sheriff's Office/Law Enforcement is not in the impact fee chart. Motion was seconded by Vice Chairman Roy Costner. After more discussion, the motion carried (5-1), with Councilman Alex Saitta opposed.

- Discussion on Setbacks
 - Councilman Henry Wilson made a motion to send the setbacks language back to Planning Commission to research and create a matrix for setbacks for all forms of housing in the community for safety and access purposes. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).
 - Chairman Chris Bowers made a motion to ask for staff to work with the County Engineer on site requirements of roads, curb cuts, and feeder roads. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).
- Discussion on the Development Areas Map in Detail
 - Councilman Henry Wilson made a motion to change north of Saluda Dam Road to Hwy 183, and east of Hwy 135 to the county line into Agricultural Heritage Area. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).
 - Councilwoman Claiborne Linvill made a motion to ask planning staff to report back on the financial impact of varying density decisions in the county. Motion was seconded by Councilman Henry Wilson. After more discussion, the motion carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.
- Councilman Henry Wilson made a motion to amend the agenda to move Log No. 226, Library Programming and Media Policy, to the next Committee of the Whole meeting. Motion was seconded by Chairman Chris Bowers and carried unanimously (6-0).
- Discussion on Townhomes

Council Action on Log No. 141:

Chairman Chris Bowers repeated the motions made at the Committee meeting, which were:

- Councilman Henry Wilson made a motion to move the impact fee study back to Planning Commission to research further on why the Sheriff's Office/Law Enforcement is not in the impact fee chart. Motion was seconded by Vice Chairman Roy Costner. After more discussion, the motion carried (5-1), with Councilman Alex Saitta opposed.
- Councilman Henry Wilson made a motion to send the setbacks language back to Planning Commission to research and create a matrix for setbacks for all forms of housing in the community for safety and access purposes. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).
- Chairman Chris Bowers made a motion to ask for staff to work with the County Engineer on site requirements of roads, curb cuts, and feeder roads. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).
- Councilman Henry Wilson made a motion to change north of Saluda Dam Road to Hwy 183, and east of Hwy 135 to the county line into Agricultural Heritage Area. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).
- Councilwoman Claiborne Linvill made a motion to ask planning staff to report back on the financial impact of varying density decisions in the county. Motion was seconded by Councilman Henry

Wilson. After more discussion, the motion carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.

- Councilman Henry Wilson made a motion to amend the agenda to move Log No. 226, Library Programming and Media Policy, to the next Committee of the Whole meeting. Motion was seconded by Chairman Chris Bowers and carried unanimously (6-0).

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

- Councilman Saitta made a motion to vote on one item at a time. Motion was seconded by Councilman Chris Lollis and carried unanimously (6-0).

Chairman Bowers went through the motions:

- Councilman Henry Wilson made a motion to move the impact fee study back to Planning Commission to research further on why the Sheriff's Office/Law Enforcement is not in the impact fee chart. Vice Chairman Roy Costner seconded motion. After more discussion, the motion carried (5-1), with Councilman Alex Saitta opposed.
 - **VOTE: 5-1, with Councilman Alex Saitta opposed.**
- Councilman Henry Wilson made a motion to send the setbacks language back to Planning Commission to research and create a matrix for setbacks for all forms of housing in the community for safety and access purposes. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).
 - **VOTE: 6-0 unanimous**
- Chairman Chris Bowers made a motion to ask for staff to work with the County Engineer on site requirements of roads, curb cuts, and feeder roads. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).
 - **VOTE: 6-0 unanimous**
- Councilman Henry Wilson made a motion to change north of Saluda Dam Road to Hwy 183, and east of Hwy 135 to the county line into Agricultural Heritage Area. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).
 - **VOTE: 6-0 unanimous**
- Councilwoman Claiborne Linvill made a motion to ask planning staff to report back on the financial impact of varying density decisions in the county. Motion was seconded by Councilman Henry Wilson. After more discussion, the motion carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.
 - **VOTE: 4-2, with Councilman Alex Saitta and Councilman Chris Lollis opposed**

- Councilman Henry Wilson made a motion to amend the agenda to move Log No. 226, Library Programming and Media Policy, to the next Committee of the Whole meeting. Motion was seconded by Chairman Chris Bowers and carried unanimously (6-0).

○ **VOTE: 6-0 unanimous**

Library Programming and Media Policy – Log No. 226

- This Log Item will be discussed at the next Committee of the Whole meeting. See motion above.

ADJOURN:

Hearing no further Committee business, Chairman Chris Bowers called for a motion to adjourn. The motion was made by Councilman Henry Wilson, seconded by Councilwoman Claiborne Linvill, and carried unanimously (6-0). The meeting was adjourned at 9:01 p.m.

COUNCIL CORRESPONDENCE:

Chairman Chris Bowers announced the following:

- Non-Essential County Offices will be closed on Friday, March 29 for Good Friday.
- There are two Committee of the Whole Meetings scheduled for the Month of March. The dates are Monday, March 11 and Monday, March 18 at 6:00 pm. Both meetings will take place in the Main Conference Room of the Administration Building.
- The next Council meeting will be held on Monday, April 1, 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.

Seeing no discussion, Chairman Bowers closed the floor.

ORDINANCES FOR FIRST READING AND/OR RESOLUTIONS:

- CONSIDERATION OF A PROCLAMATION 2024-07 RECOGNIZING MARCH 29, 2024 AS VIETNAM WAR VETERANS DAY
 - Chairman Bowers asked for a motion to consider this proclamation. A motion was made by Councilman Chris Lollis, seconded by Vice Chairman Roy Costner, and carried unanimously (6-0).
- FIRST READING IN TITLE ONLY OF AN ORDINANCE No. 636 TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH GREENVILLE COUNTY PURSUANT TO SOUTH CAROLINA CODE OF LAWS 1976, SECTION 4-1-170 ET SEQ., AS AMENDED, SUCH INDUSTRIAL/BUSINESS PARK TO BE, AT THE TIME OF ITS INITIAL DEVELOPMENT, GEOGRAPHICALLY LOCATED IN PICKENS COUNTY AND TO INCLUDE CERTAIN PROPERTY COMPRISING THE PICKENS COUNTY COMMERCE PARK AND ADDITIONAL PROPERTY WITHIN

PICKENS COUNTY LOCATED ON CARTEE ROAD; TO PROVIDE FOR A WRITTEN AGREEMENT WITH GREENVILLE COUNTY PROVIDING FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAX; AND MATTERS RELATED THERETO.

- Chairman Chris Bowers asked for a motion to constitute first reading in title only of this ordinance. A motion was made by Vice Chairman Roy Costner, seconded by Councilwoman Claiborne Linvill, and carried (5-1), with Councilman Alex Saitta opposed.
- AN ORDINANCE No. 637 TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH OCONEE COUNTY PURSUANT TO SOUTH CAROLINA CODE OF LAWS 1976, SECTION 4-1-170 ET SEQ., AS AMENDED, SUCH INDUSTRIAL/BUSINESS PARK TO BE, AT THE TIME OF ITS INITIAL DEVELOPMENT, GEOGRAPHICALLY LOCATED IN PICKENS COUNTY AND TO INCLUDE CERTAIN PROPERTY LOCATED ON CHASTAIN ROAD; TO PROVIDE FOR A WRITTEN AGREEMENT WITH OCONEE COUNTY PROVIDING FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAX; AND MATTERS RELATED THERETO.
 - Chairman Chris Bowers asked for a motion to constitute first reading in title only of this ordinance. A motion was made by Vice Chairman Roy Costner, seconded by Councilman Henry Wilson, and carried (5-1), with Councilman Alex Saitta opposed.
- FIRST READING IN TITLE ONLY AN ORDINANCE No. 638 REGARDING AN AGREEMENT FOR DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK WITH OCONEE COUNTY AND WITH THE CONSENT OF THE CITY OF SENECA KNOWN AS PROJECT SENECA MILLS.
 - Chairman Chris Bowers asked for a motion to constitute first reading in title only of this ordinance. A motion was made by Councilman Henry Wilson, seconded by Vice Chairman Roy Costner, and carried unanimously (6-0).

ORDINANCES FOR SECOND READING

- PUBLIC HEARING AND SECOND READING OF AN ORDINANCE No. 635 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 Bowers stated the Company has requested Public Hearing take place at Third Reading.
 - Chairman Bowers asked for a motion to constitute second reading of this Ordinance and for the public hearing to take place at third reading.
 - Motion was made by Councilman Henry Wilson, seconded by Vice Chairman Roy Costner, and carried unanimously (6-0).

- SECOND READING OF AN ORDINANCE No. 633 OF CERTAIN AMENDMENTS TO PICKENS COUNTY CODE OF ORDINANCES RELATED TO UNSAFE DILAPIDATED OR OTHERWISE SUBSTANDARD PROPERTY CONDITIONS AND MATTERS RELATED THERETO.
 - Chairman Bowers made a motion to move this Ordinance to Committee for further discussion before Second Reading. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).
- SECOND READING OF AN ORDINANCE No. 634 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 Bowers made a motion to move this Ordinance to Committee for further discussion before Second Reading. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

ORDINANCES FOR THIRD READING

- THIRD READING OF AN ORDINANCE No. 632 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 Chris Bowers asked for a motion to constitute third reading. Motion was made by Councilman Henry Wilson, seconded by Councilman Chris Lollis, and carried unanimously (6-0).

CONSENT AGENDA

- 2024 Recreation Funding Applications – *Committee of the Whole*
- 2024 Accommodations Tax Applications

Chairman Chris Bowers asked for a motion to approve the consent agenda. A motion was made by Vice Chairman Roy Costner, seconded by Councilman Henry Wilson, 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.

Contractual – Section 30-4-70 (a)(2)

- Proposed Contractual Matter relating to Parks and Recreation Department

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

- Nomination to Pickens County First Steps Board
 - Board Applications
- Motion was made by Councilwoman Claiborne Linvill, and seconded by Councilman Chris Lollis. 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:

Contractual – Section 30-4-70 (a)(2)

- Proposed Contractual Matter relating to Parks and Recreation Department – **No Action Taken**

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

- Nomination to Pickens County First Steps Board – **No Action Taken**
- Board Applications – **Chairman Chris Bowers asked for a motion to appoint Les Hendricks, Mary Ann Hunter and Drake Curry to the Pickens County Indigent Medical Board, pending background checks. Motion was made by Councilman Henry Wilson, seconded by Vice Chairman Roy Costner and carried unanimously (6-0).**

ADJOURN:

Hearing no further Council business, Councilman Henry Wilson made a motion to adjourn. The motion was seconded by Councilwoman Claiborne Linvill, and carried unanimously (6-0). Pickens County Council stood adjourned at 8:53 p.m.

Respectively Submitted:

Approved:

Meagan Nations, Clerk to Council

Chris Bowers, Chairman of County Council