

PICKENS COUNTY

SOUTH CAROLINA

COUNCIL MEMBERS

CHRIS BOWERS, CHAIRMAN
ROY COSTNER, VICE CHAIRMAN
ALEX SAITTA, VICE CHAIR PRO-TEM
C. CLAIBORNE LINVILL
CHRIS LOLLIS
HENRY WILSON



COUNTY ADMINISTRATOR

KEN ROPER

CLERK TO COUNCIL

MEAGAN NATIONS

PICKENS COUNTY COUNCIL MEETING

Monday, April 1, 2024

6:30 PM

Auditorium, County Administration Facility
222 McDaniel Avenue, Pickens SC 29671

All meetings of Pickens County Council are held in accordance with the South Carolina Freedom of Information Act, Section 30-4-70, *et seq.* of the Code of Laws of South Carolina, 1976, as amended, as well as the Organizational Rules for Pickens County Council.

WELCOME AND CALL TO ORDER:

Chairman Chris Bowers

1. INVOCATION:

Vice Chairman Roy Costner

PLEDGE OF ALLEGIANCE:

Vietnam Veteran William Thad Farmer

2. PUBLIC FORUM.

County Council hosts a public forum at its first regularly scheduled meeting of each month. Individuals wishing to speak during Public Forum should contact the Clerk to Council in advance of the meeting. Comments are limited to 3 minutes per participant and 30 minutes in total.

3. APPROVAL OF MINUTES:

- March 4, 2024 – Council Meeting
- March 11, 2024 – Special-Called Meeting
- March 11, 2024 – Committee of the Whole Meeting
- March 18, 2024 – Special-Called Meeting
- March 18, 2024 – Committee of the Whole Meeting

4. ADMINISTRATOR'S REPORT

Updates from the County Administrator on operations, personnel, or other day-to-day matters.

5. COMMITTEE REPORTS

- a) Committee of the Whole – March 18, 2024
 - 1) Log No. 141 – UDSO

6. COUNCIL CORRESPONDENCE

Notification of future meeting dates and/or changes as well as community dates of interest.

7. MOTION PERIOD AND NEW BUSINESS

Matters can be added to the agenda by appropriate motion, second, and unanimous vote of council.

8. ORDINANCES FOR FIRST READING AND/OR RESOLUTIONS:

- a) CONSIDERATION OF A RESOLUTION NO. 2024-08 RECOGNIZING APRIL 14 – APRIL 20, 2024, AS NATIONAL TELECOMMUNICATORS WEEK.
- b) CONSIDERATION OF A RESOLUTION NO. 2024-09 DESIGNATING APRIL 2024 AS FAIR HOUSING AWARENESS MONTH IN PICKENS COUNTY.
- c) CONSIDERATION OF A RESOLUTION NO. 2024-10 RECOGNIZING APRIL 7 – 13, 2024 AS NATIONAL LIBRARY WEEK IN PICKENS COUNTY.
- d) CONSIDERATION OF A RESOLUTION NO. 2024-11 AUTHORIZING THE AMENDMENT OF AN AGREEMENT TO DEVELOP A JOINT-COUNTY INDUSTRIAL AND BUSINESS PARK BY AND BETWEEN PICKENS COUNTY, SOUTH CAROLINA AND OCONEE COUNTY, SOUTH CAROLINA, TO PROVIDE FOR THE EXPANSION OF THE BOUNDARIES OF THE MULTI-COUNTY INDUSTRIAL/BUSINESS PARK CREATED THEREBY TO INCLUDE CERTAIN ADDITIONAL PROPERTY LOCATED IN PICKENS COUNTY; AND OTHER MATTERS RELATED THERETO. (PROJECT EFFICIENCY).
- e) FIRST READING IN TITLE ONLY OF AN ORDINANCE NO. 639 ADOPTING A SIX-MONTH MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR TOWNHOMES, TO PROVIDE FOR AN IMMEDIATE EFFECTIVE DATE, AND TO PROVIDE FOR AN EXTENTION OF NINETY DAYS HERETO BY FURTHER RESOLUTION OF COUNCIL.
- f) FIRST READING IN TITLE ONLY OF AN ORDINANCE NO. 640 TO PROVIDE FOR ADOPTION OF A BUDGET AMENDMENT CONTAINING ESTIMATES OF REVENUE AND EXPENDITURE CHANGES FOR PICKENS COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024.
- g) FIRST READING IN TITLE ONLY OF AN ORDINANCE NO. 641 TO PROVIDE FOR THE LEVY OF TAXES IN PICKENS COUNTY FOR ORDINARY COUNTY PURPOSES FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025, AND TO DIRECT EXPENDITURE THEREOF.
- h) FIRST READING IN TITLE ONLY OF AN ORDINANCE NO. 642 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 RED).

9. ORDINANCES FOR SECOND READING:

- a) PUBLIC HEARING AND SECOND READING 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.

- b) PUBLIC HEARING AND SECOND READING OF 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.
- c) SECOND READING OF AN ORDINANCE NO. 638 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 SENECA MILLS).

10. ORDINANCES FOR THIRD READING:

- a) PUBLIC HEARING AND THIRD 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.
- b) 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.

11. OTHER REQUEST AGENDA ITEMS:

- a) FINLEY ROAD INTERGOVERNMENTAL AGREEMENT
- b) PURCHASE OF LAWN MOWERS AND GENERATOR EQUIPMENT FOR THE PICKENS RURAL FIRE DISTRICT AND SOURCE OF FUNDS

- c) PROPOSAL FROM CITY OF PICKENS REGARDING PRELIMINARY ENGINEERING AND COORDINATION WITH SCDOT ON THE REALIGNMENT OF PENDLETON STREET

12. CONSENT AGENDA:

Routine matters and resolutions, as well as subject referrals to Council committees, can be accomplished by one vote via the Council's Consent Agenda.

- a) FY 24-25 Budget Work Session
- b) FY-23 Audit to Budget Work Session

13. ADJOURN