

## **Regular Pickens County Council Meeting**

May 6, 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 May 3, 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 May 6, 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 Item 11a next on the agenda. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).

## **RECOGNITION OF LIBERTY HIGH SCHOOL SENIOR ISAAC ESUARY, SOUTH CAROLINA ASSOCIATION OF COUNTIES PRESIDENTIAL SCHOLARSHIP AWARD**

Chairman Chris Bowers and County Council recognized Isaac Esuary, who is a senior at Liberty High School, for being awarded the South Carolina Association of Counties Presidential Scholarship Award.

## **PUBLIC FORUM:**

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

1. Mayor James Atkinson: Mayor Atkinson addressed Council regarding the Six Mile Recreation Department.
2. Jim Mitchell: Mr. Mitchell addressed Council regarding Raines Rd.
3. Randall Ray: Mr. Ray addressed Council regarding Raines Rd.
4. Jennifer Whitlock: Ms. Whitlock addressed Council regarding the Library.
5. Pastor Chris Swett: Mr. Swett addressed Council regarding the Library.

6. Arthur Maco: Mr. Maco addressed Council regarding the Library.
7. Micky Hitchcock: Mr. Hitchcock addressed Council regarding the Library.
8. Kathleen Campbell: Ms. Campbell addressed Council regarding the Library.
9. Alex Currin: Mr. Currin addressed Council regarding the Library.
10. Mark Kilburn: Mr. Kilburn addressed Council regarding the Library.

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

11. Charles Albertson: Mr. Albertson addressed Council regarding the Library.
12. Jacob Simmons: Mr. Simmons addressed Council regarding the Library.
13. Corey Phillips: Mr. Phillips addressed Council regarding the Library.
14. Chad Jones: Mr. Jones addressed Council regarding the Library.
15. Johnnelle Raines: Ms. Raines addressed Council regarding the Library.
16. Deborah Smith: Ms. Smith addressed Council regarding the Library.
17. Maggie Boissy: Ms. Boissy addressed Council regarding the Library.
18. Teresa Effant: Ms. Effant addressed Council regarding the Library.
19. Mason Sims: Mr. Sims addressed Council regarding the Library and recognized Isaac Esuary regarding the SCAC Award Scholarship.

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:

- April 1, 2024 Council Meeting
- April 8, 2024 Special-Called Meeting
- April 8, 2024 Budget Work Session
- April 15, 2024 Committee of the Whole Meeting
- April 15, 2024, Special-Called Meeting
- April 23, 2024 Budget Work Session
- Motion was made by Councilman Alex Saitta and seconded by Vice Chairman Roy Costner to approve the amended minutes. The motion carried unanimously (6-0).

#### **ADMINISTRATOR'S REPORT:**

Mr. Roper addressed Council on the following:

Minutes for May 6, 2024, Pickens County Council Meeting

- Update on New County Radio System
- Response Times in 2022 vs. 2023 regarding Unified Fire Districts
- Information on the Blood Connection Drive for EMS Week
- Information on Stamp Out Hunger Day on Saturday, May 11
- Raines Road

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

- Question regarding the Library Board Structure
- Question regarding Six Mile Recreation Request (*public forum speaker*)
- Question regarding Mental Health Month and county initiatives
- Question regarding Medic 1 Temporary Location
- Question regarding Recreation Funding

### **COMMITTEE REPORTS:**

The Committee of the Whole met in the Main Conference Room, at the Pickens County Administration Facility, on Monday, April 15, 2024, immediately after the Special-Called meeting.

### **WELCOME AND CALL TO ORDER:**

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

### **COMMITTEE OF THE WHOLE:**

Bogg Mountain – Log No. 232

- Council and Staff had detailed discussion that included, but was not limited to:
  - Discussion on the Boggs Mountain Land
  - Discussion of Outdoor Recreation in Pickens County
  - Discussion on an Ad-Hoc Committee
- ❖ After much more discussion, Councilman Henry Wilson made a motion to create an ad-hoc committee and invite staff to participate to look at what the next steps would be. The motion was seconded by Vice-Chairman Roy Costner and carried unanimously (6-0).

**Council Action on Log No. 232:** Councilman Henry Wilson made a motion to create an ad-hoc committee and invite staff to participate to look at what the next steps would be. The motion was seconded by Vice-Chairman Roy Costner and carried unanimously (6-0).

Chairman Bowers stated no second is required as this comes as a recommendation from the Committee. He asked for all those in favor to signify by raising their hands. Motion carried (5-1), with Councilman Alex Saitta opposed.

### **UDSO – Log No. 141**

- Chairman Chris Bowers stated he would like to discuss with Council the specific topics of the UDSO to discuss moving forward to better structure the meetings for future discussions and to stay on track. After much discussion between Council, they determined the order of discussion will be:
  - Townhomes
  - Apartments/Multi-Family
  - RV Parks
  - RV as Dwelling
  - Tiny Homes

- ❖ 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 Henry Wilson, seconded by Councilman Chris Lollis, and carried unanimously (6-0). The meeting was adjourned at 7:56 p.m.

#### **COUNCIL CORRESPONDENCE:**

Chairman Chris Bowers announced the following:

- Non-Essential County Offices will be closed on Monday, May 27, 2024, in observance of the Memorial Day Holiday.
- The Committee of the Whole meeting will take place on Monday, May 20, 2024, at 6pm in the Main Conference Room of the Administration Building.
- The next Council meeting will be held on Monday, June 3, 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 RESOLUTION RECOGNIZING SATURDAY, MAY 11, 2024, AS STAMP OUT HUNGER CAMPAIGN BY THE NATIONAL LETTER CARRIERS' ASSOCIATION.
  - Chairman Chris Bowers asked for a motion to approve this resolution. Motion was made by Vice Chairman Roy Costner, seconded by Councilwoman Claiborne Linvill, and approved unanimously (6-0).
- CONSIDERATION OF A RESOLUTION RECOGNIZING MAY 18 – MAY 24, 2024, AS NATIONAL SAFE BOATING WEEK IN PICKENS COUNTY.
  - Chairman Chris Bowers asked for a motion to approve this resolution. Motion was made by Councilwoman Claiborne Linvill and seconded by Councilman Chris Lollis. The motion was approved unanimously (6-0).

Councilman Henry Wilson made a motion to approve the remainder of the Resolutions. The motion was seconded by Councilman Chris Lollis and carried unanimously (6-0).

- CONSIDERATION OF A RESOLUTION TO RECOGNIZE MAY 2024 AS STROKE AWARENESS MONTH IN PICKENS COUNTY.
- CONSIDERATION OF A RESOLUTION RECOGNIZING MAY 19 – 25, 2024 AS EMERGENCY MEDICAL SERVICES WEEK IN PICKENS COUNTY.

- CONSIDERATION OF A RESOLUTION RECOGNIZING MAY 15, 2024, AS PEACE OFFICERS MEMORIAL DAY IN PICKENS COUNTY.
- CONSIDERATION OF RESOLUTION RECOGNIZING MAY 19 – 25, 2024 AS PUBLIC WORKS WEEK IN PICKENS COUNTY.
- CONSIDERATION OF RESOLUTION RECOGNIZING MAY 2024 AS MENTAL HEALTH MONTH IN PICKENS COUNTY.
- CONSIDERATION OF RESOLUTION RECOGNIZING MAY 6 – MAY 12, 2024, AS NURSES WEEK IN PICKENS COUNTY.
- CONSIDERATION OF RESOLUTION RECOGNIZING MAY 6 – MAY 10, 2024, AS TEACHER APPRECIATION WEEK IN PICKENS COUNTY.
- CONSIDERATION OF RESOLUTION RECOGNIZING MAY 5 – MAY 11, 2024, AS PUBLIC SERVICE RECOGNITION WEEK IN PICKENS COUNTY.

#### **ORDINANCES FOR SECOND READING**

- PUBLIC HEARING AND SECOND READING OF AN ORDINANCE REGARDING AMENDMENTS TO SECTION 302 OF THE UNIFIED DEVELOPMENT STANDARDS ORDINANCE RELATED TO RECREATIONAL VEHICLE (RV) PARKS AND CAMPGROUNDS, ALONG WITH MATTERS RELATED THERETO.
  - Chairman Bowers gaveled into Public Hearing and asked if anyone would like to address Council regarding this Ordinance.  
Seeing no public speakers, the Chairman declared Public Hearing closed.
  - Chairman Chris Bowers made a motion to defer second reading and commit this Ordinance to the Committee of the Whole Log. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).
- SECOND READING 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.
  - Vice Chairman Roy Costner made a motion to constitute second reading of this ordinance. Motion was seconded by Councilman Chris Lollis and carried unanimously (6-0).
- SECOND READING 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.\
  - Councilman Henry Wilson made a motion to constitute second reading of this ordinance. Motion was seconded by Councilman Chris Lollis and carried unanimously (6-0).
- SECOND READING 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).

- Councilman Alex Saitta made a motion to constitute second reading of this Ordinance. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

#### **ORDINANCES FOR THIRD READING**

- PUBLIC HEARING AND THIRD READING OF AN ORDINANCE NO. 639 ADOPTING A SIX-MONTH MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR SEC. 314 MULTI-FAMILY RESIDENTIAL DEVELOPMENTS (INCLUDING TOWNHOMES), APPLICATIONS FOR RV PARKS, AND APPLICATIONS FOR CAMPGROUNDS. PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE AND PROVIDING FOR AN EXTENSION OF NINETY DAYS OF THE MORATORIUM BY FURTHER RESOLUTION OF COUNCIL.
  - Chairman Bowers gaveled into Public Hearing and asked if anyone would like to address Council regarding this Ordinance. Seeing no public speakers, the Chairman declared Public Hearing closed.
  - Councilman Alex Saitta made a motion to constitute third reading of this Ordinance. Motion was seconded by Councilman Chris Lollis and carried (5-1), with Councilwoman Claiborne Linvill opposed.
- PUBLIC HEARING AND THIRD 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).
  - Chairman Bowers gaveled into Public Hearing and asked if anyone would like to address Council regarding this Ordinance. Seeing no public speakers, the Chairman declared Public Hearing closed.
  - Vice Chairman Roy Costner made a motion to constitute third reading of this Ordinance. Motion was seconded by Councilwoman Claiborne Linvill and carried unanimously (6-0).
- THIRD 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.

- Councilman Henry Wilson made a motion to constitute third reading of this Ordinance. Motion was seconded by Vice Chairman Roy Costner and carried (5-1), with Councilman Alex Saitta opposed.
- THIRD 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.
  - Councilman Henry Wilson made a motion to constitute third reading of this Ordinance. Motion was seconded by Vice Chairman Roy Costner. After some discussion, the motion carried (5-1), with Councilman Alex Saitta opposed.

#### **OTHER REQUEST AGENDA ITEMS**

- PRESENTATION OF CLEMSON PAW PARTNERS
  - Margaret Thompson, with Clemson Paw Partners, gave a brief presentation regarding Updates to Clemson Paw Partners.
- CONSIDERATION OF ROLLBACK WRECKER ENGINE REPLACEMENT
  - Mr. Roper went into discussion with Council on information for the 2010 rollback wrecker engine replacement. He stated the cost to replace the engine is \$30,000, but a new rollback wrecker would be over \$200,000, so it costs significantly less to just replace the engine.
    - After more discussion, Chairman Chris Bowers made a motion to approve the allocation from the fund balance for this engine replacement. The motion was seconded by Councilman Chris Lollis. The motion 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)**

- Contractual Matter regarding Abott Existing Fee Agreement
- Contractual Matter regarding Project Hydro
- Contractual Matter regarding Project Pigeon

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

- Review of Applications

- Motion was made by Councilwoman Claiborne Linvill and seconded by Vice Chairman Roy Costner. The motion was 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)

- Contractual Matter regarding Abott Existing Fee Agreement – **No Action Taken**
- Contractual Matter regarding Project Hydro – **Councilman Henry Wilson made a motion to constitute first reading in title only of Project Hydro. The Ordinance title is, "AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF ONE OR MORE FEE IN LIEU OF TAX AND INCENTIVE AGREEMENTS BY AND BETWEEN PICKENS COUNTY AND A COMPANY OR COMPANIES KNOWN TO THE COUNTY AT THIS TIME AS PROJECT HYDRO, ACTING FOR ITSELF OR ONE OR MORE PROJECT SPONSORS, PURSUANT TO WHICH THE COUNTY WILL COVENANT TO ACCEPT CERTAIN NEGOTIATED PAYMENTS IN LIEU OF AD VALOREM TAXES WITH RESPECT TO CERTAIN FACILITIES WITHIN THE COUNTY; (2) THE APPROVAL OF CERTAIN REIMBURSEMENTS OF THE COSTS OF SUCH PROJECT; (3) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; AND (4) OTHER MATTERS RELATING THERETO."** Motion was seconded by Councilwoman Claiborne Linvill and carried unanimously (6-0).
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- Contractual Matter regarding Project Pigeon – **No Action Taken**

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

- Review of Applications - **Councilwoman Claiborne Linvill made a motion to appoint Mary Babb to the Behavioral Health Board. Motion was seconded by Chairman Chris Bowers and carried unanimously (6-0).**

**ADJOURN:**

Hearing no further Council business, Councilman Henry Wilson made a motion to adjourn. The motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0). Pickens County Council stood adjourned at 8:39 p.m.

Respectively Submitted:

Approved:

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Meagan Nations, Clerk to Council

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Chris Bowers, Chairman of County Council