

Regular Pickens County Council Meeting

February 6, 2023

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, 2023.

Council Members in Attendance:

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

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 6, 2023 to order and welcomed those in attendance. Councilman Chris Lollis led the Invocation and the Pledge of Allegiance.

Chairman Chris Bowers made a motion to move Agenda Item #8 first on the agenda, to recognize the High School Teams who are present this evening. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

ORDINANCES FOR FIRST READING AND/OR RESOLUTIONS:

- a.) *CONSIDERATION OF A RESOLUTION 2023-01 RECOGNIZING THE PICKENS HIGH SCHOOL GIRLS GOLF TEAM*
 - o Chairman Bowers asked for a motion to consider this Resolution. Motion was made by Vice Chairman Roy Costner, seconded by Councilman Alex Saitta and carried unanimously (6-0). Chairman Bowers recognized the Pickens High School Girls Golf Team.

- b.) *CONSIDERATION OF A RESOLUTION 2023-02 RECOGNIZING THE EASLEY HIGH SCHOOL COMPETITIVE CHEER TEAM*
 - o Chairman Bowers asked for a motion to consider this Resolution. Motion was made by Chairman Chris Bowers, seconded by Councilman Henry Wilson and carried unanimously (6-0). Chairman Bowers recognized the Easley High School Competitive Cheer Team.

- c.) *CONSIDERATION OF A RESOLUTION 2023-03 RECOGNIZING THE DANIEL HIGH SCHOOL CROSS COUNTRY 3A STATE CHAMPION ASHBY WILLIAMS*
 - o 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 Cross Country

Team.

d.) CONSIDERATION OF A RESOLUTION 2023-04 RECOGNIZING THE DANIEL HIGH SCHOOL BAND

- Chairman Bowers asked for a motion to consider this Resolution. Motion was made by Councilman Alex Saitta, seconded by Councilman Chris Lollis and carried unanimously (6-0). Chairman Bowers recognized the Daniel High School Band.

e.) CONSIDERATION OF A RESOLUTION 2023-05 RECOGNIZING FEBRUARY AS AMERICAN HEART MONTH

- Chairman Bowers asked for a motion to consider this Resolution. Motion was made by Chairman Chris Bowers, seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

f.) CONSIDERATION OF A RESOLUTION 2023-06 ESTABLISHING PROPOSED FISCAL YEAR 2024 BUDGET CALENDAR

- Chairman Bowers asked for a motion to consider this Resolution. Motion was made by Councilman Chris Lollis, seconded by Councilman Alex Saitta and carried unanimously (6-0).

PUBLIC FORUM:

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

1. Thomas Erlindson: Mr. Erlindson addressed Council regarding Highway 11.
2. Tommy Stroud: Mr. Stroud addressed Council regarding the policy regarding alcohol on County property.
3. Allan Quinn: Mr. Quinn addressed Council regarding Economic Development.
4. Ken Smith: Ms. Perez addressed Council regarding his venue, Arabella Farms.
5. Gerald Cassell: Mr. Cassell addressed Council regarding litter in Pickens County.
6. Jessica Berryhill Massey: Ms. Massey addressed Council regarding the UDSO.
7. Clay Poole: Mr. Poole addressed Council regarding Lendhardt Road and UDSO.
8. Daniel Lee: Mr. Lee addressed Council regarding the UDSO.
9. Gary Stancell: Mr. Stancell addressed Council regarding the Landfill.
10. Melanie Ruhlman: Ms. Ruhlman addressed Council regarding UDSO.

APPROVAL OF MINUTES:

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

- December 5, 2022 Regular-Called Council Meeting
- January 3, 2023 Organizational Meeting

- Motion was made by Councilman Roy Costner, and seconded by Councilman Chris Lollis. Seeing no discussion, the motion carried unanimously (5-0), with Councilman Henry Wilson abstaining.

ADMINISTRATOR’S REPORT:

Mr. Roper addressed Council on the following:

- Review of Council Work Session on January 14, 2023
- 2023 Council Goals – Purpose, plan, people
- Building Permits 2022 Report
- Litter in Pickens County
- Environmental Enforcement (Litter and Code) 2022 Report
- Inmate Litter Pick-up Update

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

- Update on changing name of Law Enforcement Center to C. David Stone Law Enforcement Center
- Hagood Mill Foundation Questions
- Tour of Administration Departments
- Landfill Hours
- Permit process for Alcohol Permit on County Property

COMMITTEE REPORTS:

Council Work Session Report for 1/14/23: Motion out of Executive Session for Staff to work on Administrator’s Contract. This item is on the agenda this evening to be discussed in Executive Session.

Committee of the Whole Report for 1/17/23:

The Committee of the Whole met in Main Conference Room, at the Pickens County Administration Facility, on Tuesday, January 17, 2023. All members of the committee were in attendance with Chairman Chris Bowers presiding 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:

UDSO – Log No. 141

- Mr. Roper gave a brief overview of the Unified Development Standards Ordinance, stating the UDSO regulates the use of land, the location and use of buildings and other site improvements, and the construction of public facilities and private improvements related to the development of land.
 - Council and staff had detailed discussion that included, but was not limited to:
 - Organization, Overview and Content of Each Article in UDSO
 - Mr. Roper reviewed the following with Council:
 - Sec. 303 – Motorized Vehicle Tracks (commercial)
 - Sec. 305 – Outdoor Firing Ranges

- Sec. 309 – Large Scale Projects
 - Sec. 310 – Major Subdivisions
 - Sec. 313 – Manufactured Home Parks
 - Sec. 314 – Multi-Family Residential Developments (including townhomes)
 - Sec. 316 – Salvage, junk and scrap yards
 - Article 4 – Lot and Building Standards
 - Article 5 – Conventional Subdivisions, Open Space Subdivisions and Master Planned Developments
 - Article 6 – Off Street Parking and Loading Standards
 - Article 7 – Sign Standards
 - Article 8 – Buffers
 - Sec. 904 – Noise
 - Sec. 911 – Exterior Illumination
 - Article 10 – Project Design Standards
 - Article 11 – Land Development Activities
 - Sec. 1205 – Land Use Approval
 - Article 14 – Grandfathered Development
 - Article 15 – Administration and Enforcement
- Council and Staff also had other discussion that included, but was not limited to:
 - Section 1012 – Private residential access
 - Article 5 – Conventional Subdivisions
 - Article 4 – Lot and Building Standards
 - Tiny Homes
 - Building permits last year vs. this year
 - Number of Homes in Pickens County & their average size
 - The Clerk to poll Council on upcoming work sessions to work more on the UDSO
 - Section 313 - Mobile Homes
 - Section 302 – Recreational Vehicle (RV) Parks and Campgrounds

❖ **Vice Chairman Roy Costner made a motion for a 6-month Moratorium, with an option to be extended out 90 days, to be moved out of Committee and for staff to provide recommendations on development size. Motion was seconded by Henry Wilson and carried unanimously (6-0).**

❖ **After more discussion, Chairman Chris Bowers made a motion for First Reading in Title Only to amend the UDSO and return to Committee for further discussion. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).**

First Council Action on Log No. 141- Vice Chairman Roy Costner made a motion for a 6-month Moratorium, with an option to be extended out 90 days, to be moved out of Committee and for staff to provide recommendations on development size. Motion was seconded by Henry Wilson and carried unanimously (6-0).

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

Council and Staff had detailed discussion that included, but was not limited to:

- Attorney Les Hendricks distributed the moratorium document to Council and discussed the moratorium
- Discussion on major subdivisions

- After more discussion, Councilman Alex Saitta made a motion to amend the Moratorium, stating he would like to change Section 2A, to **49** housing units, instead of 99 housing units. Councilwoman Claiborne Linvill seconded the motion. The motion carried unanimously (6-0).
- After much more discussion, Vice Chairman Roy Costner made a motion to amend the original motion, stating he would like this moratorium to return to Committee after voting. The motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).
- Chairman Bowers called for a vote for the motion at hand. The motion carried unanimously (6-0).

Second Council Action on Log No. 141: Chairman Chris Bowers made a motion for First Reading in Title Only to amend the UDSO and return to Committee for further discussion. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

Chairman Bowers stated that no second is required as this comes as a recommendation from the Committee. After some discussion between Council, Chairman Bowers asked for all those in favor to please signify by raising their hands. Motion carried unanimously (6-0).

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). Meeting was adjourned at 7:49 p.m.

Council Work Session Report for 2/1/23: No Action

COUNCIL CORRESPONDENCE:

Chairman Chris Bowers announced the following:

- Non-Essential County Offices will be closed on Monday, February 20, for the Presidents Day Holiday. Offices will reopen on Tuesday, February 21 at 8:00 AM.
- The Committee of the Whole meeting will take place on Tuesday, February 21, at 6:00 p.m. in the Main Conference Room of the Administration Building.
- The next Council meeting will be held on Monday, March 6, 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 SECOND READING

None

ORDINANCES FOR THIRD READING

None

OTHER REQUEST AGENDA ITEMS

a) Presentation from Upstate Alliance President John Lummus

- Mr. John Lummus, President and CEO of Upstate Alliance, presented a 2023 Update of Economic Development to Council and Staff. He discussed the following:
 - Role of Upstate Alliance
 - Regionalism
 - 2022 Announcements
 - Pickens County
 - Keys to 2023

b) Update on county administration roof and potential solutions

- Mr. Roper addressed a roofing issue on the Administration Building near the Main Conference Room. He stated we would like to have the roof engineered to figure out what the problem is and the solutions are. He stated this will be handled through our procurement process. He stated to have an engineer to come back with an opinion will be \$20,000. Mr. Roper stated this money will come from fund balance.
- Discussion between Council and Staff included, but was not limited to:
 - Timeline of when the roof was upgraded
- Vice Chairman Roy Costner made a motion to allocate \$20,000 out of fund balance to start the process of having an engineer give an opinion of the roof, and to proceed with legal proceedings with the former company who installed the roof. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).

c) Consideration of technology/transparency upgrades in administration building and source of funds

- Mr. Roper went into an overview of technology upgrades needed in the Administration Building for council meetings, an overview of security cameras needed outside the Administration Building due to a couple of incidents regarding a broken window and car parts stolen off of county cars. He stated the technology deficiencies are starting to create transparency issues, such as no live stream in the Main Conference Room and on the televisions in the lobby. He asked Information Systems Director, Robert Furr, to bring him a plan on how we can update our security and delivery of information to the public. Mr. Roper stated through our membership with NACO, we were alerted of the availability of grant funds to the delivery of government service. He stated the grant funds were by the bipartisan infrastructure law and Pickens County has been allocated \$50,000 last year, and \$50,000 this year. He stated he is asking for Council's permission to move forward with this grant funding to fix these two problems.
- Chairman Chris Bowers made a motion to accept the grants and allocate funding for these two issues. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

CONSENT AGENDA

None

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)

- ACOG
- Beautification Committee

Contractual – Section 30-4-70 (a) (5)

- Project Charlie Echo
 - Administrator’s Contract
 - Legal Briefing on Arial Mill/Bailey Bill
- Motion was made by Councilman Roy Costner, seconded by Councilman Alex Saitta 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)

- **ACOG** – Chairman Chris Bowers made a motion to appoint Britt Gillespie to the ACOG Board. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).
- **Beautification Committee** – No Action

Contractual – Section 30-4-70 (a) (5)

- **Project Charlie Echo** – Chairman Chris Bowers made a motion to allocated \$1.5 million dollars to Site A1 cross litigation from previous allocated funds. Motion was seconded by Councilwoman Claiborne Linvill and carried unanimously (6-0).
- **Administrator’s Contract** – Chairman Chris Bowers made a motion to approve the Administrator’s Contract as presented. Motion was seconded by Vice Chairman Roy Costner and carried (5-1), with Councilman Alex Saitta opposed. Councilman Alex Saitta went into discussion on why he voted no.
- **Legal Briefing on Arial Mill/Bailey Bill** – Chairman Chris Bowers made a motion to grant a special tax assessment under Article IV, Section 36, for a period of 15 years, upon final certification, which shall be granted upon completion of the project with expenditures of least \$72,182,639 and pursuant to the updated application. Motion was seconded by Councilman Henry Wilson and carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed. Councilman Alex Saitta went into discussion on why he voted no.

ADJOURN:

Hearing no further Council 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). Pickens County Council stood adjourned at 10:19 p.m.

Respectively Submitted:

Approved:

Meagan Nations, Clerk to Council

Chris Bowers, Chairman of County Council