



MINUTES CONSERVATION BANK BOARD

December 18, 2017

Oconee County Administrative Offices, Council Chambers
415 S. Pine Street, Walhalla, SC 29691

MEMBERS

Mr. Shea Airey, Chairman
Mr. Frank Ables, Vice Chairman
Ms. Jennifer Moss, Secretary
Mr. Marvin Prater, Treasurer

Ms. Frances Rundlett
Mr. Richard Cain
VACANT
Ms. Katie D. Smith, Staff Liaison

The Oconee County Conservation Bank Board [OCCB] met at 9:00 a.m. in Council Chambers, 415 South Pine Street, Walhalla, SC with Mr. Shea Airey, Ms. Jennifer Moss, Ms. Frances Rundlett, Mr. Frank Ables, & Mr. Richard Cain [expect Mr. Marvin Prater] and Katie D. Smith, Clerk to Council acting as staff liaison.

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeesc.com/council]. In addition it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

No members of the media were present.

Call to Order:

Mr. Shea Airey called the meeting to order at 9:07 a.m. Mr. Airey apologized to Mr. Scott Park, Land Conservation Director with Upstate Forever, and Ms. Elaine Morris for the cancellation of the previous meeting on November 14, 2017 due to lack of quorum. Mr. Airey further noted if any member of the board cannot make a meeting to let him know in advance.

Approval of Minutes

Ms. Moss made a motion, seconded by Mr. Rundlett approved 5 – 0, to approve the minutes from August 8, 2017 meetings as presented.

Treasurer's Report

Due to Mr. Prater's absence, Mr. Airey noted that the Treasurer's Reports as presented are accurate. Mr. Ables made a motion, approved unanimously to accept as presented the Treasurer's Reports for August, September, October, & November 2017. There was a charge on the November report for a bank fee due to inactivity. The Clerk noted the bank was taking care of the fee and should be returned to the account.

Review and/or discussion regarding Morris Property

Mr. Airey updated the Board regarding the Morris Property with the Morris Family Revocable Trust owning the property of over 20 acres in the Tamassee area. They submitted a Statement of Interest and then a full application. Mr. Richard Cain went for a site visit on October 31, 2017 and presented a statement of his findings [copy filed with these minutes].

Mr. Airey noted he previously asked for members of the board to score the property on their own using the criteria scoring sheet [copy filed with these minutes] and have ready for this meeting.

Discussion regarding the Criteria Worksheet and scoring of the Morris Property continued to include but not limited to:

Conservation Criteria	Maximum Points	Received
Environmental Sensitivity	35	25
Percentage of Property Sharing a Boundary with Protected Land	10	6
Historical / Cultural Features	5	5
Prime / Statewide Important Soil Types	10	0
Actively Farmed	5	0
Public Visibility of Property	5	5
Scenic View from Property	5	1
Public Access	10	0
Threat of Development	5	5
Size of Protected Property	10	0
Total Points Received		47

Financial	Scoring of Financial Criteria					
	None	Poor	Fair	Good	Excellent	Score
	0	2	3	4	5	
Funding Percentage Requested		✓				2
Matching or Other Monetary Contributions from Other Agencies or Groups			✓			3
Low Cost for Value Received		✓				2
Other Financial Benefit			✓			3
Other Incentives			✓			3
Total Points Received						13
Total OCCB Scoring Index (OSI)						60

Discussion continued to include but not limited to:

- Total grant request is \$20,200 and the estimated closing cost for the applicant is \$4,800
- Applicant is not receiving any other grants
- Donating majority of the value of the easement
- Smaller parcel but good quality tract connecting to state land
- Privately owned and maintained
- Easement

Mr. Airey has previously completed legal work for Ms. Morris and her husband well before the application process for the OCCB. Mr. Airey recused himself [copy of recusal form filed with these minutes] from further discussions and also on the vote.

Discussions continued to include the following:

- Total request from OCCB is \$25,000
- Help with the expenses
- Offering half of the request is reasonable

Mr. Ables made a motion, seconded by Mr. Cain, approved 3 – 1 [Ms. Rundlett opposed] to approve funding to Morris Family Revocable Trust in the amount of \$12,500 for easement.

Ms. Moss made a motion, seconded by Mr. Cain, approved 4 – 0, to approve the evaluation scoring sheet as presented at a score of 60 [copy filed with these minutes].

Ms. Moss made a motion, seconded by Mr. Cain, approved 5 – 0, to present Ms. Morris' property, upon her approval, to County Council for their final approval.

New Business:

Statement of Interest from Naturaland Trust / Oconee Town site – Re: TMS 095-00-01-023

Mr. Scott Park, Land Conservation Director with Upstate Forever, addressed the commission regarding the following:

- Land already purchased by Naturaland Trust with the help of the State Conservation Bank
- Adjoins Oconee Station
- Historic sites that are within the property
- Easement and will ultimately be held by Upstate Forever

Ms. Moss made a motion, seconded by Ms. Rundlett, approved 5 – 0, for a full application to be submitted on behalf of Naturland Trust.

Old Business:

None at this meeting.

Next Meeting:

The next meeting will be held at 9:00 a.m., Tuesday, February 13, 2018 at the Oconee County Council Chambers, 415 South Pine Street, Walhalla, SC 29691.

Adjourn:

Ms. Morris made a motion, approved unanimously, to adjourn the meeting at 10:06 a.m.

Respectfully Submitted:

Katie D. Smith
Clerk to Council & Staff Liaison