



A G E N D A
OCONEE COUNTY
CONSERVATION BANK BOARD
October 9, 2018
9:00 AM

Oconee County Administrative Offices
Council Chambers, 415 South Pine Street, Walhalla, SC

1. Call to Order
2. Approval of Minutes
 - August 14, 2018
3. Treasurer's Report *[handouts provided]*
 - September 2018
4. Discussion Items:
 - Continued discussion regarding Alternate Funding Sources
 - Discussion and/or action regarding Moore property
 - Discussion and/or action regarding William Lyles Estate
 - Discussion regarding types of accounts available to generate interest
5. Old Business
6. Adjourn

[This agenda is not inclusive of all issues which the board may bring up for discussion at this meeting.]

There will not be any Public Comment session at this meeting.



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: September 3, 2018

DEPOSITS

Month Opening Balance	\$ 613,735.46
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EXPENDITURES

Expenditures	\$0
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BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE	\$ 613,735.46
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Report Submitted by: _____

Marvin Prater
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: September 30, 2018

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EXPENDITURES

Expenditures	\$0
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BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE	\$ 613,735.46
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Report Submitted by: _____

Marvin Prater
Oconee County Conservation Bank Board Treasurer



Oconee County Conservation Bank
PROPERTY OWNER
STATEMENT OF INTEREST FORM
 Oconee County, South Carolina

Property Owner Name Peggy Bowen Moore

Property Owner Address 199 Twin Oaks Lane
Westminster, SC 29693

Eligible OCCB Recipient
 Name and Address _____

Property Owner Telephone Numbers Home: NA
 Cell: (864) 710-1169
 Work: NA = Retired

Description & Size of Your Property in Acres:
36.8 acres
open pasture land

General Location of Your Property:
Highway 24 in Dakway community, house located
within a triangle of Pioneer Water office, Dakway
Farm & Garden store, and Dollar General,

Oconee County Tax Map Number[s] [required] 290-00-04-010

Your Property's Unique Characteristics:
Prime/statewide Important soils = 50 acres = 54%
Property around my house landscaped in native plants
Very desirable view of Blue Ridge mtns.; can see Table Rock +
several years ago an EQUIP Grant allowed Bad Creek,
us to dig a well, wild life plots, water stations
for cattle, fenced off creeks, and planted wildflowers + native grass

THIS STATEMENT OF INTEREST, AS PRESENTED, REPRESENTS A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION. IN ADDITION, I HAVE RECEIVED AND READ BOTH THE "KNOW WHAT TO EXPECT" AND "PROCESS" FORMS ATTACHED TO THIS DOCUMENT.

5-10-18

Date

Peggy B. Moore

Signature of Landowner

Your signature acknowledges receipt of and a full understanding of the "Know What to Expect" [pg. 3] and the "Process" [pgs.4-5] Forms.

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council

Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or

via email to: ksmith@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

What you need to know before you begin the process of having your property considered by the Oconee County Conservation Bank Board [OCCB]:

The Application will require the following to be provided by the property owner at their expense:

- An appraisal of the property
- May require surveys and additional professional work which the landowner is solely responsible to secure.
- The landowner will be required to sign that you understand that you are solely responsible for the costs of securing any work required to complete the application and that the OCCB is not responsible for such costs. [While each applicant may apply for a grant to cover, in whole or in part, the costs of such required work, the OCCB is under no obligation to approve any application.]

If the OCCB requires additional information it may include but is not limited to the following items:

- Detailed information about their property including deed and tax map references.
- Detailed information about their properties value which will require a detailed appraisal.
- May require and updated survey.
- Coordination with a non-profit managed to conserve land and similar resources or other eligible entity as described in the Oconee County ordinance creating the OCCB.
- Maps, photos and other documentation to support the conservation values of the land.

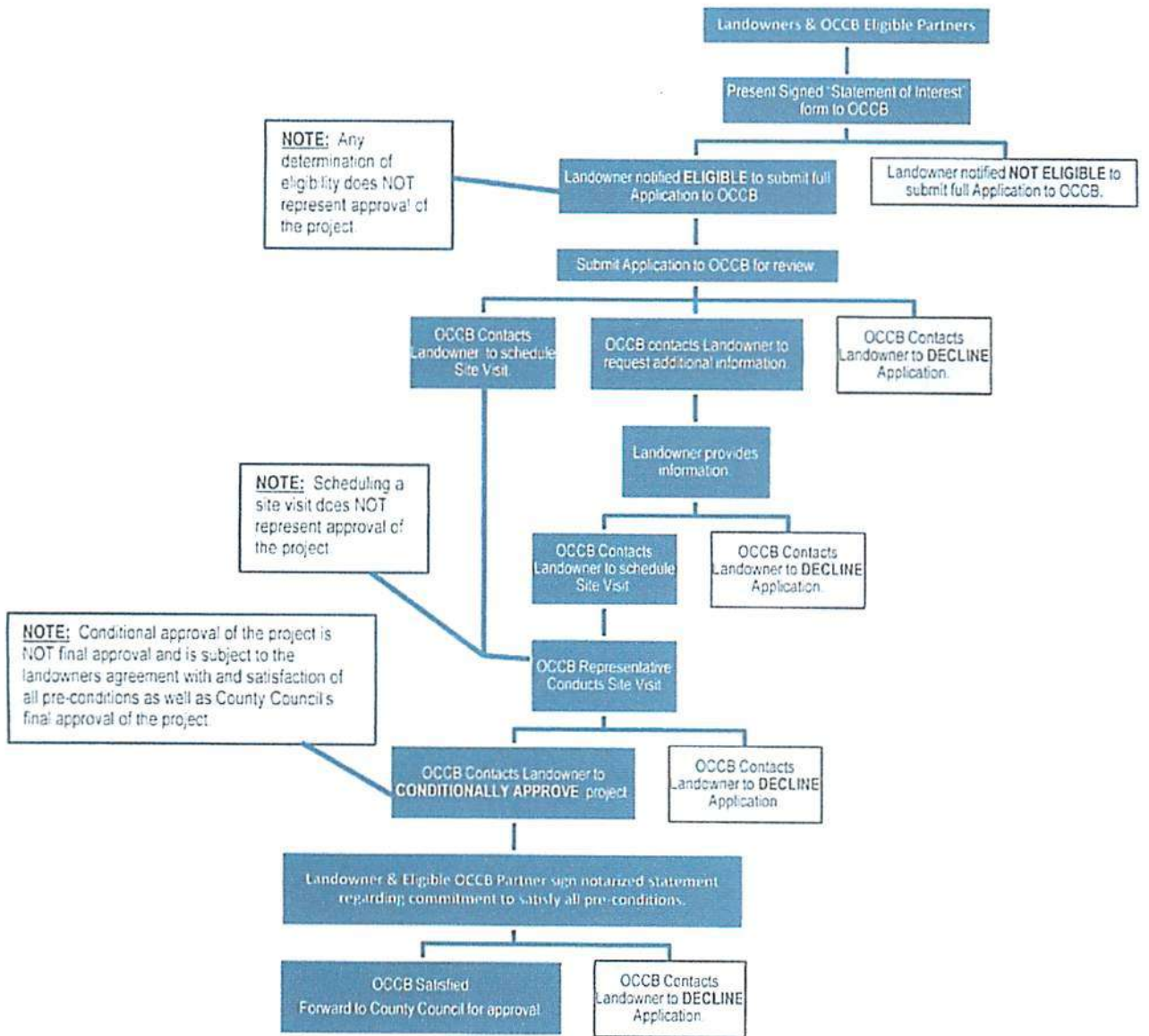
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2. Landowner and their OCCB eligible “partner” submit full application with substantiation to the OCCB for review.
OCCB contacts landowner to
 - (i) request additional information,
 - (ii) decline the application, or
 - (iii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
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4. OCCB representatives or agents make scheduled site visits to each property in the application cycle deemed appropriate for a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
After the site visits are completed, OCCB contacts the landowner to
 - (i) decline the application, or
 - (ii) conditionally approve the project. [NOTE: Conditional approval is not final approval and is subject to the landowner’s agreement with and satisfaction of all pre-conditions as well as County Council’s final approval of the project.]
5. For each conditionally approved project, the landowner and their eligible OCCB must sign a notarized statement stating their commitment to satisfy all pre-conditions and must prove to the OCCB’s satisfaction that all pre-conditions have been met.
Upon receiving such commitment and satisfaction, the OCCB will prepare any such properties for presentation to the Oconee County Council.

NOTE: Only Oconee County Council can finally approve any project and no project shall be considered approved or final until such final approval is granted. The landowner and eligible OCCB partner remain fully responsible for all expenses and costs associated with application to and interaction with the OCCB throughout the application process. The landowner and eligible OCCB partner will only be reimbursed for those expenses and costs associated with application to and interaction with the OCCB if such reimbursement is sought in the grant application and finally approved by the OCCB and Oconee County Council.





Oconee County Assessor			
Parcel: 290-00-04-010 Acres: 34.318			
Name:	MOORE PEGGY ELIZABETH B	Land Value:	109200
Site:		Improvement Value:	57790
Sale:		Accessory Value:	0
Mail:	199 TWIN OAKS LANE WESTMINSTER, SC 296930000	Total Value:	166990



Oconee County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The maps on this site are not surveys. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.
 Date printed: 05/14/18 : 09:08:38



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST FORM Oconee County, South Carolina

Property Owner Name Estate of William C. Lyles

Property Owner Address 118 Massey Road, Piedmont, SC 29673

Eligible OCCB Recipient
Name and Address
Upstate Forever
507 Pettigru Street
Greenville, SC. 29601

Property Owner Telephone Numbers

Home:	<u>N/A</u>
Cell:	<u>(864) 650 - 0316</u>
Work:	<u>N/A</u>

Description & Size of Your Property in Acres: The Lyles Farm is consists of approximately 155 acres with the majority of the site in timber management. A portion of the property is currently being leased as pasture and cropland, predominantly hay. It sits among other working farms and forestlands in a rural area of the County with over 40% of the soils on the property classified as prime or of statewide significance.

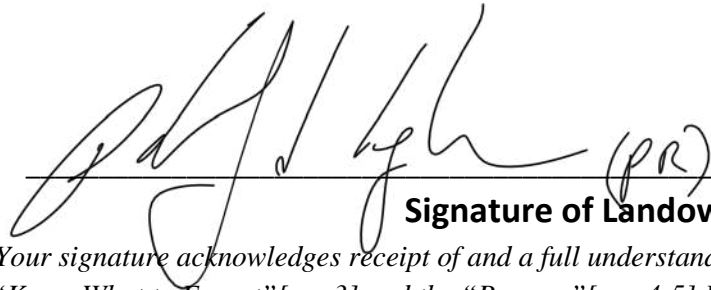
General Location of Your Property: The Lyles Farm is situated in the Whetstone community of Oconee County in the northwestern area of the County near the SC-GA border with approximate coordinates of 34.855175, -83.193883. It is approximately three miles from Mountain Rest, and only two miles from the Chattooga Wild and Scenic River.

Oconee County Tax Map Number[s] *[required]* 080 - 00 - 02 - 001

Your Property's Unique Characteristics: The Lyles Farm is nestled among other working farms adjacent to the Sumter National Forest providing key wildlife habitat and migration corridors while enhancing water quality in nearby streams. The scenic property contains over 60-acres of prime soils and will protect over one-mile of headwater streams, including 4,000 linear feet of Whetstone Creek. The Ecochee settlement of the Cherokee Indians was once located on the property near Whetstone Creek.

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6/20/2018
Date


Signature of Landowner
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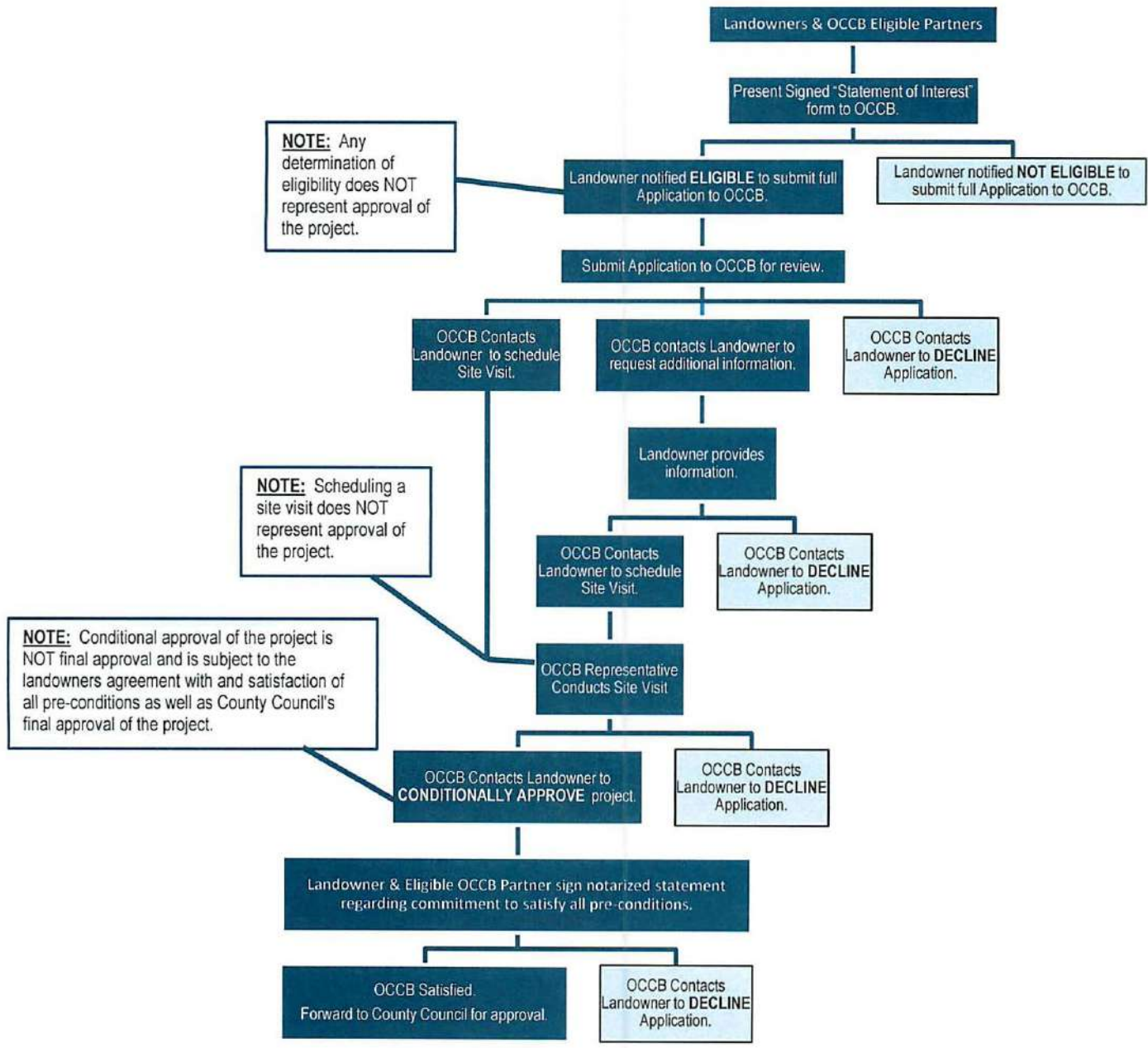
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LEGAL NOTICES

LEGALS

Liquor at 215 OCONEE SQUARE DRIVE SENECA, SC 29678.

To object to the issuance of this permit/license, written protest must be postmarked no later than MARCH 3, 2018.

For a protest to be valid, it must be in writing, and should include the following information:

- (1) The name, address and telephone number of the person filing the protest
- (2) The specific reasons why the application should be denied
- (3) That the person protesting is willing to attend a hearing (if one is requested by the applicant)
- (4) That the person protesting resides in the same county where the proposed place of business is located or within five miles of the business
- (5) The name of the applicant and the address of the premises to be licensed.

Protests must be mailed to:
S.C. Department of Revenue,
ABL SECTION,
P.O. Box 125,
Columbia, SC 29214-0907
or faxed to: (803) 896-0110.

NOTICE OF AUCTION
NEIGHBORHOOD STORAGE, LLP
Storage unit #79, belonging to Nicole Wilson, containing personal items, household items and a motorcycle, will be sold to the highest bidder. The entire contents will be sold as a whole on
Saturday March 3, 2018 at 10AM
Neighborhood Storage
2005 Corinth Dr
Seneca, SC 29678

THE OCONEE COUNTY
Conservation Bank Board will meet on the following dates/times in Council Chambers
415 South Pine Street
Walhalla, SC
unless otherwise advertised:

LEGAL NOTICES

LEGALS

April 10, 2018
June 5, 2018
August 14, 2018
October 9, 2018
December 11, 2018
February 12, 2019
All meetings are scheduled for 9:00 a.m.

THE RECREATION REVIEW TASK FORCE
will meet on the following dates/times in Council Chambers,
415 South Pine Street
Walhalla, SC
unless otherwise advertised:
February 20, 2018
April 17, 2018
June 19, 2018

Your new ride is waiting for you in the Classifieds!

LEGAL NOTICES

LEGALS

August 21, 2018
October 16, 2018
December 18, 2018.
All meetings are scheduled for 3:30 p.m.

Whether you're looking to buy or sell...



The Classifieds have it!
Call 882-2375 to subscribe!

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PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

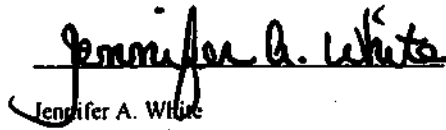
IN RE: THE OCONEE COUNTY BANK BOARD MEETING SCHEDULE 2018

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 02/15/2018 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

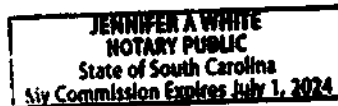


Hal Welch
General Manager

Subscribed and sworn to before me this
02/15/2018



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024





OCONEE COUNTY CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: September 3, 2018

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EXPENDITURES

Expenditures \$0

BALANCE IN ACCOUNT

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Report Submitted by:

Marvin Prater, Chair, for MP, Treasurer
Marvin Prater
Oconee County Conservation Bank Board Treasurer

Dear County Council and Citizens of Oconee County,

I am writing to formally support the proposed funding of the Oconee County Conservation Bank (OCCB) to support the preservation of natural areas, farms and historic sites in Oconee County.

The OCCB represents the only program designed to proactively protect special natural areas and working farms in Oconee County at the county level, but it cannot function if it does not have a reliable funding source. Since Oconee County depends on the natural resources for clean air and water, quality of life and tourism, providing financial support to the OCCB will provide a substantial benefit to residents and visitors alike.

Studies from Clemson University clearly demonstrate the strong population growth, deforestation and development trend in the Upstate area of South Carolina, including Oconee County. While development certainly carries economic benefits, this growth trend also means that we must financially support entities, such as the OCCB, to ensure that special natural areas and natural resources are protected through this growth period.

Please support the proposed funding of the OCCB. I believe it will help retain the natural resources and special natural areas which are key to Oconee County's past and future.

Sincerely,

 (Signature)

JAMES A. MYERS (Printed Name)

264 FENDLEY RD (Address)

WESTMINSTER, SC
29693

Dear County Council and Citizens of Oconee County,

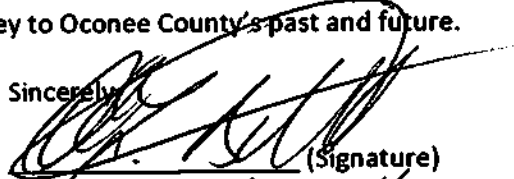
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Sincerely,



(Signature)

Charles L. Bradburn (Printed Name)

194 River Song Dr. (Address)

Westminster, S. C.

29693

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Sincerely,

C. Colby (Signature)

Cady Colby (Printed Name)

149 Howell (Address)

Church Rd

Dear County Council and Citizens of Oconee County,

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Sincerely,

Michael Cain (Signature)

MICHAEL CAIN (Printed Name)

402 LUCKY ST (Address)

WESTMINSTER SC 29693

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Sincerely,

 (Signature)

BEVERLY M. CAIN (Printed Name)

402 LUCKY ST. (Address)

WESTMINSTER, SC 29693