



AMENDED AGENDA

OCONEE COUNTY CONSERVATION BANK BOARD

February 12, 2019

9:00 AM

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

1. Call to Order
2. Approval of Minutes
 - October 9, 2018
3. Treasurer's Report *[handouts provided]*
 - October 2018
 - November 2018
 - December 2018
4. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary
 - Treasurer
5. 2019 Meeting Schedule Establishment
 - April 9, 2019
 - June 11, 2019
 - August 13, 2019
 - October 8, 2019
 - December 10, 2019
 - February 11, 2020
6. 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
7. Old Business
8. New Business: **Statement of Interest from Oconee County**
RE: TMS: 223-00-01-010
9. 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: October 31, 2018

DEPOSITS

Month Opening Balance	\$ 613,735.46
-----------------------	---------------

EXPENDITURES

Expenditures	\$0
--------------	-----

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE	\$ 613,735.46
--------------------------	----------------------

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: November 30, 2018

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Oconee County Conservation Bank Board Treasurer



**OCONEE COUNTY
CONSERVATION BANK BOARD**

415 South Pine Street
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c/o Clerk to Council

Treasurer's Report

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Marvin Prater
Oconee County Conservation Bank Board Treasurer



Meetings Dates for 2019

Oconee County Conservation Bank Board

April 9, 2019

June 11, 2019

August 13, 2019

October 8, 2019

December 10, 2019

February 11, 2020



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, 400' 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.

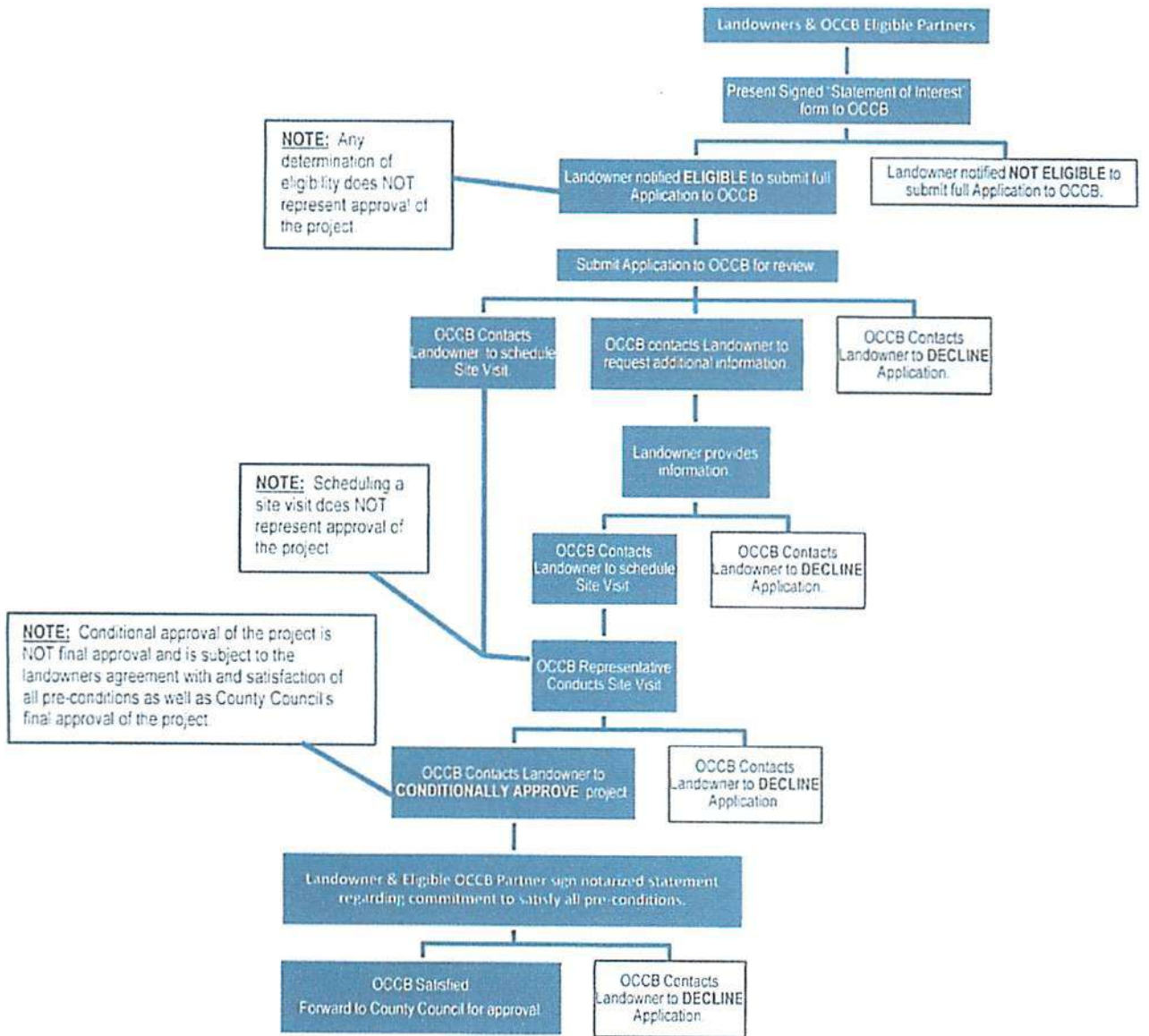
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

1. Landowner and their OCCB eligible “partner” (*e.g., a non-profit managed to hold conservation lands, government body or other eligible entity*) present a signed “Statement of Interest” form to the OCCB. Landowner will be notified if their property is eligible and to submit a full application to the OCCB. [NOTE: Any such determination of eligibility to apply does not represent approval of the project.]
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.]
3. Landowner provides additional requested information, if necessary.
OCCB contacts landowner to
 - (i) decline the application, or
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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.

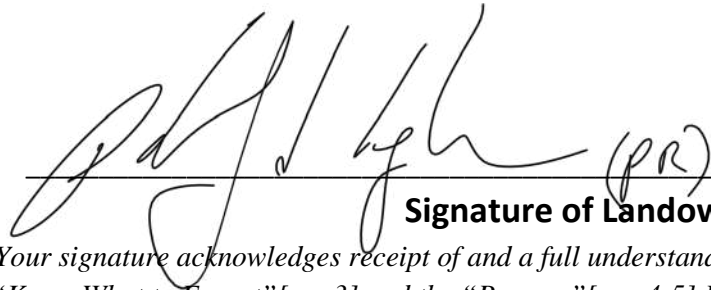
General Location of Your Property: The Lyles Farm is situated in the Whetstone community of Oconee County in the northwestern area of the County near the SC-GA border with approximate coordinates of 34.855175, -83.193883. It is approximately three miles from Mountain Rest, and only two miles from the 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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c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or
via email to: ksmith@oconeesc.com



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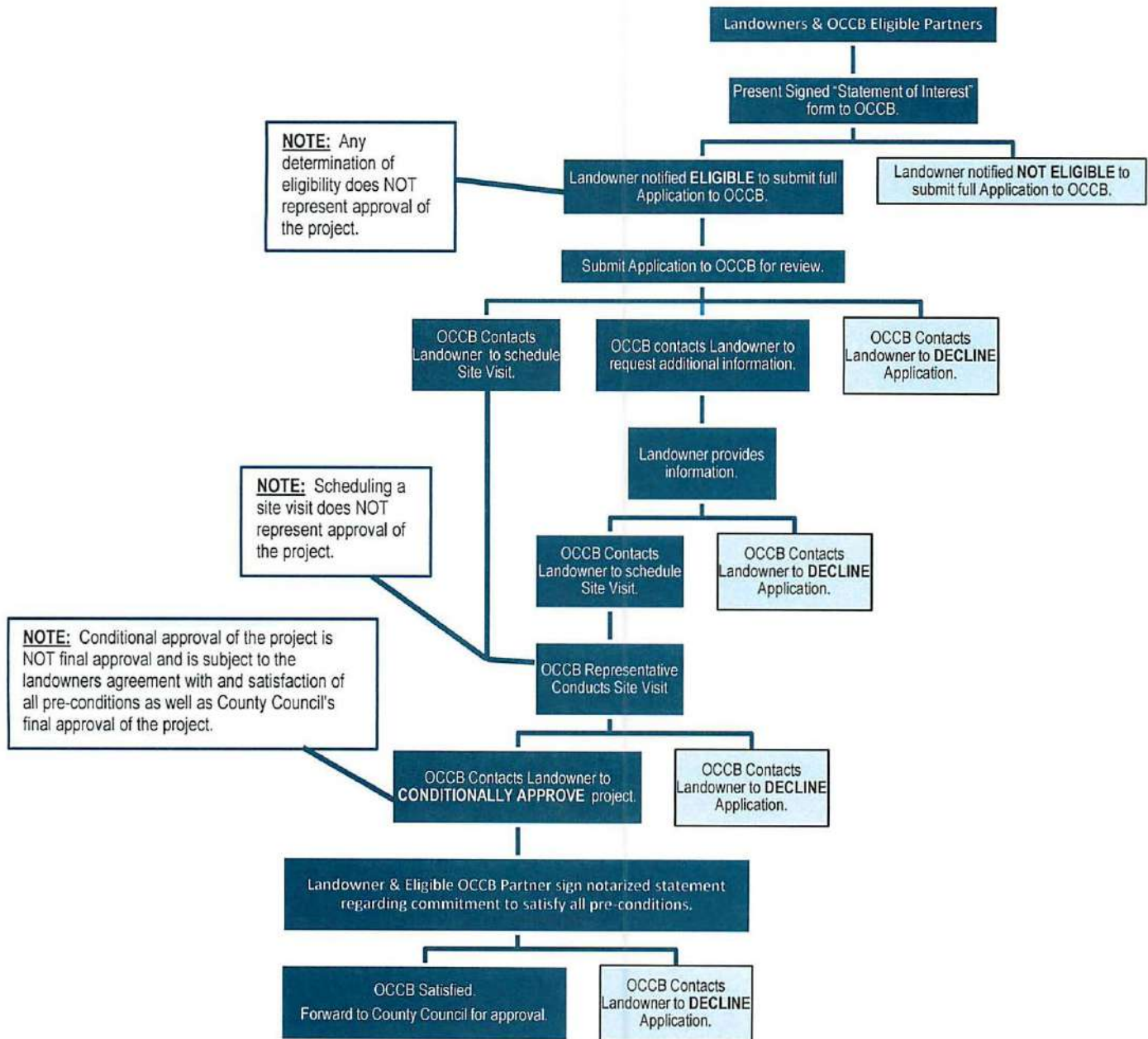
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Oconee County Conservation Bank
PROPERTY OWNER
STATEMENT OF INTEREST FORM
Oconee County, South Carolina

Property Owner Name

OCONEE COUNTY HAS A 6 MONTH OPTION TO
PURCHASE WITH A 6 MONTH EXTENSION EXPIRING AUGUST 2019

Property Owner Address

415 S. PINE ST, WAHALLA SC 29691

Eligible OCCB Recipient

Name and Address

OCONEE COUNTY

415 S. PINE ST, WAHALLA SC 29691

Property Owner Telephone Numbers

Home:

Cell:

Work: 864-888-1488

Description & Size of Your Property in Acres:

218.67 ACRES OF WOODLAND

LEGAL DESCRIPTION - MAP PLAT B, A856 MAP PLAT D4

General Location of Your Property:

ADDRESS: 160 CHAUGA HEIGHTS LANE, WESTMINSTER SC 29693

LOCATED ADJACENT TO CHAU RAM COUNTY PARK

Oconee County Tax Map Number[s] [required]

223-00-01-010

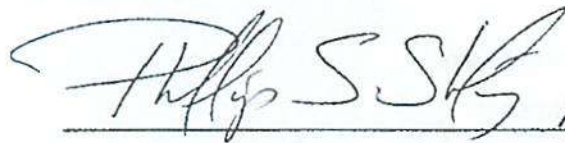
Your Property's Unique Characteristics:

ONE MILE FRONTAGE OF CHAUGA RIVER, MOUNTAIN VIEWS,
MATURE HARDWOOD FORESTS, AND ABUNDANT WILDLIFE

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2/6/19

Date

 PHILIP S. SMITH PCT DIRECTOR

Signature of Landowner

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c/o Clerk to Council

Oconee County Administrative Offices
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Walhalla, SC 29691

or

via email to: ksmith@oconeesc.com



"a few special places . . . in trust for the future"

February 8, 2019

Phillip S. Shirley, CPRP, TMP
Director of Parks, Recreation & Tourism
Oconee County, South Carolina
1099 South Cove Road
Seneca, SC 29672

Dear Mr. Shirley,

I am writing to express our utmost support for the effort to expand Chau Ram Park through the acquisition and protection of the 218-acre Chauga Heights property. Naturaland Trust is a 501c3 conservation organization based in Greenville, SC that works to protect special places in Oconee, Pickens, and Greenville counties. Since our founding, we have helped protect over 100,000 acres of land in the Upstate.

When we learned of the opportunity to help protect a mile of frontage on the Chauga River and in doing so, expand Chau Ram Park, we immediately jumped at the chance to work with Oconee Parks, Recreation and Tourism. Naturaland Trust has applied for a grant with the South Carolina Conservation Bank seeking \$650,000 of funding to go towards the purchase price. The next meeting will be February 26, 2019 in Columbia when we will know whether or not this grant is successful.

We look forward to seeing this project through and working with you and your staff to accomplish this important conservation initiative. Chauga Heights will be an asset for recreation and the people of South Carolina for decades to come.

Sincerely,

Mac Stone
Executive Director

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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“WOW

This Job Really Delivers!”



PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

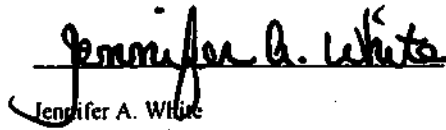
IN RE: THE OCONEE COUNTY BANK BOARD MEETING SCHEDULE 2018

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.

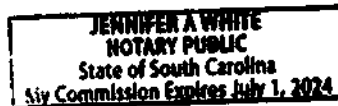


Hal Welch
General Manager

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



TRANSPORTATION

AUTOS FOR SALE



2013 Ford Escape
115K miles - \$7,900
Pete's Auto
402 S. Oak St.
Seneca • 864-882-1467



2017 Cadillac XT5
Luxury
38K miles • \$27,500
Pete's Auto
402 S. Oak St.
Seneca • 864-882-1467



84 Mercedes 300D Turbo
170K miles, \$6,500.
Pete's Auto
402 Oak Street • Seneca
Call 882-1467



93 Buick Roadmaster
115K miles
"Reduced...\$5,500"
Pete's Auto
402 Oak Street • Seneca
Call 882-1467

FIND IT IN THE CLASSIFIEDS!

EZER STORAGE

- Gated with surveillance
- Moving supplies

LEGAL NOTICES

LEGALS

"The Oconee County Conservation Bank Board meeting scheduled for 9 am, Tuesday, February 12, 2019 has been CANCELED and rescheduled for 9am, Tuesday, March 5, 2019 in Council Chambers located at 415 South Pine Street, Wahalla, SC 29691"

NOTICE OF APPLICATION

Notice is hereby given that Keowee Tiki Hut LLC intends to apply to the South Carolina Department of Revenue for a license/permit that will allow the sale and on premises consumption of beer, wine, and liquor at 156 Keowee Marina Dr, Seneca, SC, 29672.

To object to the issuance of this permit/license, written protest must be postmarked no later than February 28, 2019.

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;

LEGAL NOTICES

LEGALS

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; and,
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.

THE JOURNAL

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Management



Lisa Ancona, Broker/Owner



102 N. Fairplay St • Seneca

864-882-6670 • carolinahomesc.com



EDWARDS PRINTING

is now accepting applications for a
Full-Time Pressroom Helper

All applicants must have reliable transportation, be able to work flexible hours and have good manual dexterity. Previous printing experience a plus, but willing to train the right person.

Pre-employment drug screening is required.

Apply in person from 9:00 AM - 5:00 PM.

Edwards Printing
7105 S. Highway 11
Westminster, SC 29693

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

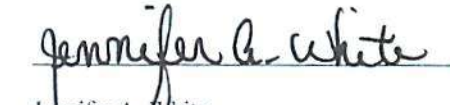
IN RE: PUBLIC NOTICE - CANCELLATION OF OCONEE COUNTY CONSERVATION BANK BOARD MEETING SCHEDULED FOR TUES., FEBRUARY 12, 2019 HAS BEEN CANCELLED AND RESCHEDULED FOR TUES., MARCH 5, 2019

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 02/12/2019 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
02/12/2019



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires February 13, 2028

JENNIFER A WHITE
NOTARY PUBLIC
State of South Carolina
My Commission Expires July 1, 2024