

**LIMITED IN-PERSON ATTENDANCE PERMITTED**

*Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Council meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a "first-come" basis.*

*Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County's YouTube channel, which can be found via the County's website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **868 3489 0933**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.*



**A G E N D A**  
**OCONEE COUNTY**  
**CONSERVATION BANK BOARD**  
**September 15, 2020**

**9:00 AM**

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

1. Call to Order
2. Approval of Minutes
  - August 18, 2020
3. Treasurer's Report *[handouts provided]*
  - August 2020
4. Discussion Items *[to include Vote and/or Action on matters brought up for discussion, if required]*
  - Continued discussion and approval regarding Policy 002
  - Continued discussion regarding the Duke Energy report
  - Discussion from the Agricultural Advisory Board meeting
  - Discussion from the OCCB Procedures Committee
5. Adjourn

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

**BOARD MEMBERS**

Andrew Smith, District 2, Chairman	Emily Hitchcock, At-Large, Vice-Chairman
Laura Havran, District 1, Treasurer	Ryan Keese, District 3, Secretary
Marvin Prater, District 4	VACANT, District 5
VACANT, At-Large	

## OCONEE CODE OF ORDINANCES

### Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not preempted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Facility* means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

*Meeting* means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
  - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
  - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
  - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
  - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
  - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
  - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
  - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)



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: August 31, 2020

Month Opening Balance \$16,755.00

**DEPOSITS**

Deposit  
**TOTAL DEPOSITS** \$0.00

**EXPENDITURES**

**TOTAL EXPENDITURES** \$0.00

BALANCE IN ACCOUNT  
AS OF PERIOD ENDING DATE **\$16,755.00**

Report Submitted by:

Handwritten signature of Laura Havran in blue ink.

Laura Havran  
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**  
Local Government Investment Pool

Period Ending: August 31, 2020

DEPOSITS

Month Opening Balance \$409,949.65

EXPENDITURES

Expenditures \$0.00  
Reinvestments [Interest] \$119.33

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$410,068.98**

Report Submitted by:

Handwritten signature of Laura Havran in blue ink.

Laura Havran  
Oconee County Conservation Bank Board Treasurer



# Oconee County Conservation Bank

Title: Bank Account  
Policy No. 0002

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Effective Date: September 15, 2020

Revision Date(s):

Page1 of 2

Attachments: None

## **Purpose:**

This policy governs the procedures used in opening, maintaining, and closing bank accounts or investment accounts for the Oconee County Conservation Bank.

## **Definitions:**

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Community First account" means the OCCB account at Community First Bank established by the Board.
3. "Clerk" means the person duly appointed as the Clerk to the Council.
4. "Grant" means the monetary award made to an Eligible OCCB Recipient by the Council.
5. "State Pool" means Local Government Investment Pool managed by the State Treasurer pursuant to Sections 6-6-10, 12-45-220, and 11-1-60 of the 1976 Code of Laws of South Carolina, as amended.
6. "Treasurer" means the person duly elected as the Treasurer of Oconee County.

## **Policy:**

1. The Chair and Secretary of the Board shall open an account at Community First Bank at the Walhalla, SC branch.

2. The name on the Community First account shall be the Oconee County Conservation Bank with the address as 415 South Pine Street, Walhalla, SC 29691.
3. The Board shall manage the funds in the Community First account on behalf of the Bank.
4. Disbursements from the Community First account shall require two signatures. The Chair and Secretary of the Board are designated as the two persons authorized to disburse funds.
5. The Board may invest all or part of the Bank funds in the State Pool, considering the need, if any, to maintain funds in the Community First Bank account.
6. The Treasurer shall manage the funds in the State Pool on behalf of the Bank.
7. After Council's approval of a Grant and no later than ten (10) days before closing, the Clerk shall notify the Treasurer by email and telephone that funds in the amount of the Grant are to be transferred from the State Pool to the Community First account.
8. The Treasurer shall disburse funds from the State Pool only as authorized by the Board or this policy.
9. After disbursement of the funds from the State Pool to the Community First account and approval of the closing documents, the Chair and the Secretary of the Board shall disburse funds by wire or certified check to the escrow account of the closing attorney.

HIGH SCHOOL GRADUATE

*Olivia Morgan*

Of all life's wonderful gifts, none is more precious than that of having a daughter like you to love. You have made us so proud!

Love, Mom and Dad

• 2x4 color ad in the featuring picture  
Ads will appear in The Journal Commemorative Edition

• 18"x24" full color featuring your senior's picture

To place your ad, call (864) 973-6676 or kgast

Images are not

**CLASSIFIEDS**

**REAL ESTATE RENT**

**VACATION/RESORT RENTALS**

**ADVERTISE YOUR VACATION PROPERTY FOR RENT OR SALE**

To more than 2.1 million South Carolina newspaper readers. Your 25-word classified ad will appear in 99 S.C. newspapers for only \$375. Call Alanna Ritchie at the South Carolina Newspaper Network, 1-888-727-7377.

**LEGAL NOTICES**

**LEGALS**

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:  
May 19, 2020; August 18, 2020; September 15, 2020; November 17, 2020; December 15, 2020; and February 9, 2021. All meetings are scheduled for 9:00 a.m.

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
IN THE COURT OF  
COMMON PLEAS  
C/A NO 2020-CP-37-00096

**ORDER APPOINTING  
GUARDIAN AD LITEM**

Greenwich Revolving Trust by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee,  
Plaintiff  
VS  
Keith Carter aka Christopher Keith Carter, individually and as Personal Representative of the Estate of David Carter aka David Lorenzo Carter, Deceased, Evelyn F. Carter aka Evelyn M. Carter, individually and as Personal Representative of the Estate of Roy Carter aka Roy A. Carter, Deceased, Yolanda J. Carter, individually and as Personal Representative of the Estate of Roger R. Carter, Deceased, Minnie P. Wright and Lula Brown aka Lula B. Brown aka Lula Bell Brown, individually and as Personal Representatives of the Estate of James William Carter aka James W. Carter, Deceased, Lawanda N. Carter aka Lawanda Carter-Black, individually and as Personal Representative of the Estate of Nellie Mae Carter, Deceased; Allen Carter

**LEGAL NOTICES**

**LEGALS**

aka Allen L. Carter, Megan Y. Carter, Christopher K. Carter aka Chris Carter aka Christopher Kylan Carter, and any other Heirs-at-Law or Devisees of David Carter aka David Lorenzo Carter, Roy Carter aka Roy A. Carter, Roger R. Carter, James William Carter aka James W. Carter and Nellie Mae Carter, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, Oconee County Clerk of Court and Armed Health, Defendants  
IT APPEARING TO the satisfaction of the Court, upon reading the Motion for the Appointment of Kelley Y. Woody, Esquire as Guardian ad Litem for all unknown persons and persons who may be in the military service of the United States of America (which are constituted as a class designated as "John Doe") and any unknown minors and persons who may be under a disability (which are constituted as a class designated as "Richard Roe"), it is ORDERED that, pursuant to Rule 17, SCRPC, Kelley Y. Woody, Esquire is appointed Guardian ad Litem on behalf of all unknown persons and persons who may be in the military service of the United States of America (constituted as a class and designated as "John Doe"), all unknown minors or persons under a disability (constituted as a class and designated as "Richard Roe"), all of which have or may claim to have some interest in the property that is the subject of this action, commonly known as 109 Jenkinsville Road, Westminster, SC 29693, that Kelley Y. Woody, Esquire is empowered and directed to appear on behalf of and represent all unknown persons and persons who may be in the military service of the United States of America, constituted as a class and designated as "John Doe", all unknown minors and persons under a disability, constituted as a class and designated as "Richard Roe", unless the Defendants, or someone acting on their behalf, shall, within thirty (30) days after service of a copy of this Order as directed below, procure the appointment of a Guardian or Guardians ad Litem for the Defend-

**LEGAL NOTICES**

**LEGALS**

ants constituted as a class designated as "John Doe" or "Richard Roe" IT IS FURTHER ORDERED that a copy of this Order shall be served upon Christopher K. Carter aka Christopher Kylan Carter aka Christopher Kylan Carter a defendant who could not be located after diligent search, unknown Defendants by publication in the Daily Journal Messenger (Journal), a newspaper of general circulation in the County of Oconee State of South Carolina, once a week for three (3) consecutive weeks together with the Summons in the above entitled action.

**SUMMONS AND NOTICE TO THE DEFENDANTS** Christopher K. Carter aka Chris Carter aka Christopher Kylan Carter, ALL KNOWN PERSONS WITH A RIGHT, TITLE OR INTEREST IN THE REAL ESTATE DESCRIBED HEREIN; ALSO ANY PERSON WHO MAY BE IN THE MILITARY SERVICE OF THE UNITED STATES OF AMERICA, BEING A CLASS DESIGNATED AS JOHN DOE; ANY UNKNOWN MINORS OR PERSONS UNDER A DISABILITY; RICHARD ROE; YOU ARE HEREBY SUMMONED and required to answer the Complaint in the above action which is herewith served upon you, and to serve a copy of your Answer upon the undersigned at their offices, 2838 Devine Street, Columbia, South Carolina 29209, within thirty (30) days after service upon you, exclusive of the day of such service, and, if you fail to answer the Complaint within the aforesaid, judgment by default will be rendered against you for the amount demanded in the Complaint.

**NOTICE**  
NOTICE IS HEREBY GIVEN that the original Complaint in this action filed in the office of the Clerk of Court for Oconee County on February 20, 2020.

**NOTICE OF PENDENCY OF ACTION**  
NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending or is about to be commenced in the Circuit Court of the complaint of the above named Plaintiff against the above named Defendant for the purpose of closing a certain mortgage of estate heretofore given by Nellie Mae Carter, James W. Carter, Lula B. Carter aka Lula B. Brown, Minnie P. Wright aka Lula B. Brown, Roy Carter aka Roy A. Carter, and David Carter to Gr



**PUBLISHER'S AFFIDAVIT**

**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE**

**OCONEE COUNTY COUNCIL**

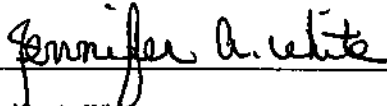
**IN RE: Oconee County Conservation Bank Board Meeting**

**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 05/15/2020 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

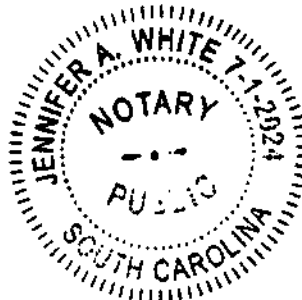


Hal Welch  
General Manager

Subscribed and sworn to before me this  
05/15/2020



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



## **Follow-up Report to Duke Energy - Oconee County Conservation Bank**

September 15, 2020

The Oconee County Conservation Bank (OCCB) Board provided a report to Duke Energy dated September 11, 2018, to report on activities of the OCCB and the use of the \$618,00.00 in funding provided by Duke Energy. The present report is a follows-up and fill-in to that report.

In May 2019, the Oconee County Conservation Bank Board voted to deposit its funds in an independent interest bearing account with the State Investment Pool. Through August 2020, the OCCB has earned \$11,900.85 in interest. The OCCB also retains funds in an OCCB checking account with Community First Bank in West Union, South Carolina. As of the date of this report the OCCB had the following funds:

State Investment Pool	-	\$?????
Community First Bank	-	\$?????.

The following individuals or groups have made contributions to the OCCB funds:

Frances Rundlett	-	\$ 200.00
Mountain Lakes Community Association, Inc.	-	\$ 500.00
Rally in the Valley, Inc.	-	\$1,150.00

The OCCB will continue to seek donations from private individuals and entities through targeted presentations and public education.

Since September 2018, the OCCB has made the following awards:

McKinney Creek Oconee Bell Preserve. A grant in the amount of \$58,000.00 to The Naturaland Trust for the conservation purchase of Cliffs Timber LLC's approximately 195 acre McKinney Creek Oconee Bell Preserve. TNT will own and manage the preserve for conservation, public access, and potential transfer to the South Carolina Department of Natural Resources as an addition to Devil's Fork State Park. The transaction closed in December 2019, with funds from OCCB, the South Carolina Conservation Bank, and other donors.

Gary and Christy Lyle Timber Farm. A grant in the amount of \$45,000.00 to the Oconee Soil and Water Conservation District for landowners Gary and Christy Lyle for a conservation easement on their 165.89 acres working timber farm. The OSWCD will hold

and monitor the conservation easement. The transaction closed in June 2020, with funds from the OCCB and a conservation donation by the landowners.

Chapman Bridge Oconee Bell Preserve. A grant in the amount of \$88,000.00 to The Naturaland Trust conservation purchase of landowner Cliff Timber's approximately 238 acre Chapman Bridge Oconee Bell Preserve. TNT will own and manage the preserve for conservation, public access, and potential transfer to the South Carolina Department of Natural Resources as an addition to Devil's Fork State Park. The transaction closed in July 2020, with funds from OCCB, the South Carolina Conservation Bank, and other donors.

Elaine Morris Conservation Easement. Upstate Forever withdrew its previously approved OCCB grant award as a result of delays caused by illnesses in the Elaine Morris family. UF reapplied and the OCCB approved a grant in the amount of \$12,500.00 to Upstate Forever for the purchase of a conservation easement on landowner Elaine Morris 26.26 acres on the Blue Ridge escarpment. UF will hold and monitor the easement. The closing for this transaction is pending as of the date of this report and the OCCB funds have not been delivered. Anticipated closing is September/October 2020.

Estate of William C. Lyles Farm. A grant in the amount of \$66,100.00 to The Natural Land Trust for the conservation purchase of the Estate of William Lyles' 155.56 acres in Mountain Rest. TNT will manage the property for timber and agricultural production. The closing for this transaction is pending as of the date of this report and the OCCB funds have not been delivered. Anticipated closing is October 2020.

In 2019, after consulting with the Executive Director of the South Carolina Conservation Bank and with staff from The Naturaland Trust, Upstate Forever, and the Oconee Soil and Water Conservation District, the OCCB Board established a policy of limiting its grants to ten percent (10%) of the conservation value of any project.

In 2020, the OCCB presented extensive proposed amendments to the OCCB ordinance to clarify and improve the process and procedures of the grant making process. For example, the amendments, if approved by the Oconee County Council will require that recipients of OCCB funding execute a grant agreement with the OCCB, which will require reports for how OCCB funds have been used and the conservation status of land protected with OCCB funds.