



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, 2021

Month Opening Balance \$14,985.00

DEPOSITS:

10/01/2021	\$20.00	Horton Law Firm/Taychoedah Closing
10/07/2021	\$200.00	Waterside Crossing
10/14/2021	\$35.00	Morris Closings

TOTAL DEPOSITS = \$255.00

EXPENDITURES

TOTAL EXPENDITURES \$10,000.00

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$5,240.00**

Report Submitted by: _____

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: October 31, 2021

Month Opening Balance	\$316,549.18
DEPOSITS	
Reinvestments [Interest]	\$27.90
EXPENDITURES	
	NONE
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$316,577.08

Report Submitted by: _____
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: November 30, 2021

Month Opening Balance	\$316,577.18
DEPOSITS	
Reinvestments [Interest]	\$29.19
EXPENDITURES	
	NONE
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$316,606.27

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer



Oconee County Conservation Bank

Title: Transfer of Property Interest
Policy No. 0005

Effective Date: December 14, 2021

Revision Date(s):

Page __ of 3

Attachments: Request for Approval to Transfer Property Interest

Purpose:

This policy provides guidelines for a Landowner who is selling a property interest funded in part by the Oconee County Conservation Bank and governs the procedures used by the Oconee County Conservation Bank Board to process the request to approve the purchaser and ensure that said purchaser understands its obligations under the Grant Agreement and Oconee County Code of Ordinances Ch. 2, Art. IV, Div. 9.

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. "Landowner" means a person(s) or entity desiring to convey a property interest in land that was funded in part by a grant from the Oconee County Conservation Bank.
3. "Property/Project" means the common or colloquial name used to identify a specific piece of land or project that was the subject of the original application for an OCCB grant.
4. "Purchaser" means the eligible OCCB recipient seeking to acquire a property interest in land that was funded in part by a grant from the Oconee County Conservation Bank.
5. "Request" or "request" means the attached Request for Approval to Transfer Property Interest.

Policy:

1. Landowner who funded a fee simple purchase of the Property/Project in whole or in part with an OCCB grant may transfer fee simple title to the Property/Project only to an Eligible OCCB Recipient and with the approval of the Oconee Conservation Bank Board. The Purchaser must demonstrate both the expertise and financial resources to manage the land for the purposes set forth in the application.
2. If the transfer is for the fee simple title to land that that was funded in part by an OCCB grant, the property is subject to inspection by the County. The board shall require the Purchaser place a conservation easement on such property or include the following language in the deed to ensure that the property is permanently protected:

Said premises shall be subject to: the provisions of Sections 2-398 through 2-409 of the Oconee County, South Carolina Code of Ordinances, the policies adopted by the Oconee County Conservation Bank, and the grant agreement executed by the Grantee and Oconee County, such that the premises shall be permanently protected for the conservation purposes described therein.

3. Landowner who acquired a Conservation Easement on the Property/Project in whole or in part with an OCCB grant may transfer the Conservation Easement to the Property/Project only to an Eligible OCCB Recipient and with the approval of the Oconee Conservation Bank Board.
4. The Board will accept requests on or before April 1st, August 1st, and November 1st of each calendar year.
5. Landowner may submit a request by filing a request with the Board's administrative staff on or before the deadlines.
6. All requests must be submitted in duplicate pursuant to Board Policy No. 0001 Applicant Privacy.
7. All requests must be submitted in electronic pdf or similar format.

8. The Purchaser must agree to enter into a Grant Agreement with the Board, which will be recorded simultaneously with the recording of the deed.
9. A copy of the Grant Agreement signed by the Purchaser and a final draft of the deed or Conservation Easement must be provided to the Board at least ten (10) days prior to the closing.
10. Within sixty (60) days of closing, the Purchaser must provide the Board with the executed Grant Agreement and deed or Conservation Easement.
11. Any interest in land or any portion thereof funded in whole or part by OCCB funds shall not be transferred without the approval of the Board. The Board has the unilateral authority to approve or deny such transfer.



Oconee County Conservation Bank Request for Approval to Transfer Property Interest Oconee County, South Carolina

**To be completed pursuant to the
OCCB Ordinance and OCCB Board Policies No. 0005**

Send Completed Request to:

Oconee County Conservation Bank Board
c/o Clerk to Council
via email to: councilclerkinfo@oconeesc.com

SECTION I - General Information

1. **Property/Project Name:** _____

2. **Property Address or Description of Location:** _____

Property Interest To Be Transferred: ____ Fee Simple or ____ Conservation Easement

3. **Grant Recipient Requesting Approval of Property Transfer (“Seller”)**

Name of Organization: _____

Contact Name (authorized to sign request): _____

Mailing Address _____

Email Address _____

Cell Phone (____) _____

Work Phone (____) _____

Section II – Eligible OCCB Recipient Seeking To Acquire the Property Interest “Purchaser”

1. **Purchaser Information**

Name of Organization _____

Mailing Address _____

Contact Name (authorized to sign request) _____

Email Address _____

Cell Phone (____) _____

Work Phone (____) _____

Organization EIN _____

Type of Organization (check one):

_____ Oconee County

_____ Municipality located in Oconee County

_____ Oconee County agency or commission whose mission relates to land conservation

_____ Public Charity having tax-exempt status under IRS Code of 1986

_____ Federal, State, or local agency operating for natural protection, land conservation, or historical preservation purposes

If Purchaser is a public charity that has never received a grant from the OCCB, its governing documents are attached, including without limitation

- a. IRS Letter of Determination;
- b. SC Secretary of State Certificate of Existence;
- c. filed Articles of Incorporation;
- d. most recent filing with the SC Secretary of State; and
- e. most recent filings with federal and state tax authorities.

2. Fee Simple Purchase

Please attach a description of the financial resources and qualifications of Purchaser to manage the Property/Project.

Does the Purchaser have a conservation land management plan for this Property/Project?

If yes, please attach a copy.

If no, please attach a description of the plans for the Property/Project.

Please attach an explanation of how Purchaser will enforce the deed restrictions on the Property/Project.

3. Conservation Easement Purchase

How many total acres of land has Purchaser conserved in:

_____ South Carolina _____ Oconee County _____ Other

- a. Please attach a description of the lands the Purchaser's organization has preserved in this State and County, include size, location, and method of preservation.

Please attach an explanation of how Purchaser will monitor and enforce the Conservation Easement.

Please attach a description of the financial resources and qualifications of Purchaser to monitor and enforce the Conservation Easement.

4. Purchaser's Agreement

Purchaser agrees to execute a Grant Agreement and either a Conservation Easement or the language required in OCCB Policy No. 0005.

_____ yes

_____ no

SIGNATURE OF SELLER

Date: _____

SIGNATURE OF PURCHASER

Date: _____



Oconee County Conservation Bank

Title: Bank Account
Policy No. 0002

Effective Date: September 15, 2020

Revision Date(s): April 6, 2021, Sept. 21, 2021, Nov. 9, 2021, Dec. 14, 2021

Page 1 of 2

Attachments: Checklist

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. "County Administrator" means the Oconee County staff member hired by County Council as County Administrator.
4. "Disburse" means to deliver the funds approved by the Board to the escrow account of the closing attorney.
5. "Grant" means the monetary award made to an Eligible OCCB Recipient.
6. "Staff Liaison" means the lead County staff member assigned by the County Administrator to support the Board in the operation and management of the OCCB.
7. "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.
8. "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 and Staff Liaison and County Administrator shall manage the funds in the Community First account on behalf of the OCCB.
4. Disbursements from the Community First account shall require two signatures, that of either the Staff Liaison or the County Administrator and that of either the Chair or the Secretary of the Board.
5. The Board may invest all or part of the OCCB funds in the State Pool, considering the need, if any, to maintain funds in the Community First account.
6. The Treasurer shall manage the OCCB funds in the State Pool on behalf of the OCCB.
7. The Treasurer shall move OCCB funds from the State Pool only upon the authorization of either the Staff Liaison or the County Administrator and either the Chair or the Secretary of the Board.
8. After independently completing, signing, and filing the attached Checklist with the Staff Liaison or the County Administrator, either the Staff Liaison or the County Administrator and either the Chair or the Secretary of the Board shall authorize the disbursement of grant funds by wire or check from the Community First account.

Project Name: _____

Closing Deadline: _____

CHECKLIST

OCCB Policy 0002 (Bank Account)

Rev. 12-14-2021

DATE COMPLETED	TASK
	Council approved award of grant
	Amount of grant approved: _____
	Notification of award to applicant
	Applicant provided written acceptance of award
	If required, appraisal submitted and reviewed
	Confirmed appraisal supports grant amount or revised grant amount
	Written authorization to County Treasurer to move funds from the OCCB State Pool account to Community First account
	If requested, closing extension approved
	Closing date set: _____
	Closing documents provided to OCCB
	Closing documents approved by County attorney and Board representative
	Grant Agreement agreed to by Applicant
	Check or wire transfer completed

Board Chair or Secretary

Date

Staff Liaison or County Administrator

Date

OCONEE COUNTY CONSERVATION BANK GRANTS DISBURSED & PENDING

November 9, 2021

PROJECT/OWNER; OWNER/EASEMENT HOLDER	GRANT	CLOSING	ACRES	RECIPIENT, APPLICANT	PURPOSE	CONSERVATION EASEMENT/FEE SIMPLE
Oconee Towne; SC DNR	\$9,567.33	6/5/2017	53.68	Upstate Forever, Naturaland Trust	History, Conservation, Public Access	Fee Simple
Jerry Powell; OCWCD	\$7,500.00	8/17/2017	94.10	Oconee Soil & Water Conservation District	Working Farm, Conservation	Conservation Easement
McKinney Creek Oconee Bell Preserve/Cliff Timber LLC; The Naturaland Trust	\$58,000.00	12/5/2019	195.60	Naturaland Trust	Conservation, Public Access	Fee Simple
Gary and Christy Lyle; OSWCD	\$45,000.00	6/17/2020	165.89	Oconee Soil & Water Conservation District	Working Farm, Conservation, Water Quality Protection	Conservation Easement
Chapman Bridge Oconee Bell Preserve/Cliff Timber LLC; The Naturaland Trust	\$88,000.00	7/29/2020	238.72	Naturaland Trust	Conservation, Public Access	Fee Simple
Elaine Morris Trust; UF	\$12,500.00	12/22/2020	26.26	Upstate Forever	Conservation	Conservation Easement
Whetstone Creek Preserve/Lyles Estate; Naturaland Trust	\$66,100.00	12/29/2020	155.56	Upstate Forever, Naturaland Trust	Working Farm, Conservation, Water Quality Protection	Fee Simple
Taychoedah/Dorothy Heger and Geary Hughes; UF	\$17,999.00	09/02/2021	42.02	Upstate Forever	Water Quality, Habitat Protection	Conservation Easement
Peggy Moore; OSWCD	\$10,000.00	10/07/2021	58.60	Oconee Soil & Water Conservation District	Working Farm, Water Quality Protection	Conservation Easement
Whetstone Hill/Ernest Lombard; UF	(\$11,499.00)	(PENDING)	(38.1)	Upstate Forever	Working Farm, Water Quality, Habitat Protection	Conservation Easement
Crawford Mill; Foothills Farmstead	(\$29,999.00)	(PENDING)	(40.09)	The Foothills Farmstead	Working Farm, Water Quality, Historic Site, Habitat Protection	Fee Simple with Conservation Easement
Grants Disbursed, Cost/Acre, Acres Protected, % \$ and Acres for FS/CE	\$314,666.33	\$305.37/Ac	1030.43	\$221,667.33 or 70.4% Fee Simple \$344.44/Ac	\$92,999.00 or 29.6% Conservation Easement \$240.39/Ac	643.56 Acres or 62.5 % FS 386.87 Acres or 37.5% CE
Bank Expenses	\$154.54					
TOTAL EXPENDED	\$314,820.87	99.99997%				

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17ft., 75hp
Evinrude Starflite
Requires assembly.
\$2000 Firm
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JC Pontoon Canvas Top
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University Terrace	4BR/2BA, Furnished	\$1150-\$1300
Chadsworth Commons, Clemson	2BR/2BA & 2BR/2.5BA	\$950-\$1000
Tillman Place, Clemson	4BR/2BA	\$1200-\$1570
Village Green, Clemson	2BR/1.5BA, Townhouse	\$825-\$835
Cedarwood, Clemson	2BR/2BA	\$720-\$750
Crawford Falls, Clemson	3BR or 4BR	\$2200
Lindsay Rd., Clemson	1BR/1BA, Washer & Dryer	\$525
Creekside, Clemson	Studio Includes Utilities	\$525
E. Tamassee Dr., Seneca	3BR/2BA House, Lawn & Trash Services Inc.	\$1500
Rochester Hwy., Seneca	1BR/1BA.....1 Person=\$625, 2 People=\$640	
Weatherstone, Central	3BR/2BA House	\$1800

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Robin Valadz, Broker

Debra Boggs, Prop. Mgr.

Rebekah Braxwell, Prop. Mgr.

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nonconfidential portions of the application will be made available upon request.

NOTICE OF APPLICATION

NOTICE IS HEREBY given that Food Lion, LLC intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and OFF premises consumption of **BEER AND WINE** at 191 Bilo Plaza, Seneca, SC 29678. To object to the issuance of this license and/or permit, written protest must be postmarked no later than **FEBRUARY 21, 2021.**

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; and,
- (5) The name of the applicant and the address of the premises to be licensed.

Protests must be mailed to: **SCDOR, ABL SECTION, P.O. Box 125, Columbia, SC 29214-0907; or faxed to: (803) 896-0110.**

Public Notice

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:

- March 2, 2021;
- April 6, 2021;
- May 18, 2021;
- August 10, 2021;
- September 21, 2021;
- November 9, 2021;
- December 14, 2021;
- and February 8, 2022.

All meetings are scheduled for 9:00 a.m.

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PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE: The Oconee Conservation Bank Board Meeting Schedule 2021

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 02/12/2021 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
02/12/2021



Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030



PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

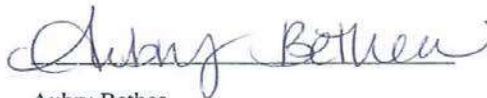
IN RE: The Oconee Conservation Bank Board Meeting Schedule 2021

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 02/12/2021 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
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Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030



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Boat Larson Lapline
17ft., 75hp
Evinrude Starlite
Requires assembly.
\$2000 Firm
(not separate)

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\$100

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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 pre-empted 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.

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

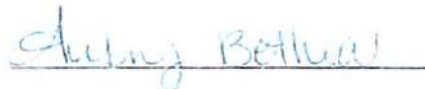
IN RE:

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 01/08/2021 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
01/08/2021



Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030



FRIDAY, JANUARY 8, 2021

Public Notice

The Oconee County Council will meet in 2021 on the first and third Tuesday of each month with the following exceptions:

- April, July, & August meetings, which will be only on the third Tuesday of each of the three months;
- December meeting, which will be only the first Tuesday of the month.

All Council meetings, unless other-

wise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walthalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 19, 2021 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 4, 2022 in Council Chambers at which point they will establish their 2022 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 19, 2021 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2021 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walthalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Transportation Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 19 [Strategic Planning Retreat] & March 19 [Budget Workshop] and 5:00 p.m. on the following dates: April 13 & May 2021.

Oconee County Council

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

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E-mail:
ksmith@oconeesc.com

John Elliott
Chairman
District I

Matthew Durham
District II

Paul A. Cain
Vice Chairman
District III

Julian Davis, III
Chairman Pro Tem
District IV

J. Glenn Hart
District V



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