



# MINUTES CONSERVATION BANK BOARD

November 9, 2021

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

## **MEMBERS**

Mr. Andrew Smith, Chair, District II  
Ms. Emily Hitchcock, Vice Chairman, At Large  
Mr. Ryan Keese, Secretary, District, III  
Ms. Laura Havran, Treasurer, District I

Mr. Nicholas Gambrell, District IV  
Mr. Scuddy Walker, District V  
Mr. Charles VanOver, At Large  
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 all members present [except Mr. Andrew Smith, Ms. Laura Havran, & Mr. Nick Gambrell] and Jennifer C. Adams, 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](http://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. Hitchcock, serving in place for Chair, Mr. Andrew Smith, called the meeting to order at 9:05 a.m.

## **Approval of Minutes**

Mr. Keese made a motion, seconded by Mr. VanOver, approved 4 – 0, to approve the minutes from September 21, 2021 meeting as presented.

Mr. VanOver made a motion, seconded by Mr. Keese, approved 4 – 0, to approve the minutes from September 29, 2021 meeting as presented.

## **Treasurer's Report**

Ms. Hitchcock noted that the neither Treasurer nor the Chair were present to read the Treasurer's Reports for Community First Bank and the Local Government Investment Pool [State Pool], and stated that some explanation was needed for the old reports. She further noted the balances on the reports are as follows:

Local Government Investment Pool [State Pool] for July 2021 is \$334,491.83.

Mr. VanOver made a motion, seconded by Mr. Walker, approved 4 – 0, to accept as presented the Treasurer's Report for the July 2021 Local Government Investment Pool [State Pool].

Community First Bank for July 2021 is \$14,905.00. Ms. Hitchcock further explained, in detail, the July 2021 Community First Bank statement to all present board members.

Mr. Keese made a motion, seconded by Mr. VanOver, approved 4 – 0, to accept as presented the Treasurers Report for the July 2021 Community First Bank.

**A video recording of this meeting is available at [www.oconeesc.com](http://www.oconeesc.com). Meetings have been live-streamed beginning January 17, 2017. Brought to you by Your Oconee.**

Local Government Investment Pool [State Pool] for August 2021 is \$316,522.11.

Mr. VanOver made a motion, seconded by Mr. Keese, approved 4 – 0, to accept as presented the Treasurers Report for the August 2021 Local Government Investment Pool [State Pool].

Ms. Hitchcock moved on to the August 2021 Community First Bank statement, noting that there were some questions about this statement at the last meeting. Ms. Hitchcock further explained, in detail, the August 2021 Community First Bank statement to all present board members.

Community First Bank for August 2021 is \$33,004.00.

Mr. VanOver made a motion, seconded by Mr. Walker, approved 4 – 0, to accept as presented the Treasurers Report for the August 2021 Community First Bank.

Local Government Investment Pool [State Pool] for September 2021 is \$316,549.11.

Mr. Keese made a motion, seconded by Mr. VanOver, approved 4 – 0, to accept as presented the Treasurers Report for the September 2021 Local Government Investment Pool [State Pool].

Community First Bank for September 2021 is \$14,985.00. Ms. Hitchcock noted the total expenditures to all board members for this statement.

Mr. Keese made a motion, seconded by Mr. Walker, approved 4 – 0, to accept as presented the Treasurers Report for the September 2021 Community First Bank.

## **Fundraising & Public Relations Reports**

Ms. Hitchcock welcomed Mr. Dean Woods, President of the Foothills Community Foundation.

Mr. Woods was invited by Mr. Smith to present to the board an overview of who the Foothills Community Foundation is and what the Foundation does. Mr. Woods continued with a lengthy presentation to the board concerning the history, operations, and financial aspects of the Foothills Community Foundation. At the conclusion of his presentation, Mr. Woods answered several questions from the board members in detail. County Attorney, Mr. David Root, briefly addressed the legal logistics for Oconee County Conservation Bank to partner with the Foothills Community Foundation.

Mr. Woods also shared several publications from the Foothills Community Foundation with the board members and copies can be found in the backup material.

## **Discussion Items**

### **Discussion and/or action regarding OCCB Policy Transfer of Property Interest**

Ms. Hitchcock opened discussion on the new policy labeled Transfer of Property Interest 0005 in the backup material. Ms. Hitchcock suggested, since the policy was received by board members at the last minute, that the board take time to study the new policy and vote on it at the next meeting.

### **Discussion and/or action regarding amendment of the OCCB Ordinance**

Ms. Hitchcock noted that the Ordinance is not ready to be presented. The issue of authorizing an endowment has been resolved at this time. Ms. Hitchcock noted that Mr. Root was clear concerning that the original concept [OCCB having the power to just establish an endowment] is not going to

**A video recording of this meeting is available at [www.oconeesc.com](http://www.oconeesc.com). Meetings have been live-streamed beginning January 17, 2017. Brought to you by Your Oconee.**

work but that Foothills Community Foundation is an option, provided there is County Council approval.

Ms. Hitchcock also noted that special attention needs to be paid to the Fee Simple issue. Ms. Hitchcock opened an extended discussion regarding Fee Simple and how it is structured in the Ordinance.

Ms. Hitchcock also spoke to the issue of the contact information on the OCCB's forms and policies. The current contact information belongs to the previous clerk and is no longer valid. Ms. Hitchcock briefly addressed her concerns that with the change of staff liaison, emails become invalid, and contact information has to be changed on all forms.

Ms. Hitchcock made a motion, seconded by Mr. Keese, approved 4 – 0, for Jennifer C. Adams to ask the County if the OCCB can have a permanent email address that does not change.

#### Update on approved projects [Taychoedah & Whetstone Hill]

Ms. Hitchcock reminded the board of the closing of Taychoedah on November 2, 2021. Also noting that Peggy Moore closed on October 7, 2021. Whetstone Hill and Crawford Mill are still pending closing.

#### Discussion and/or action regarding Revised Policy 0002

Ms. Hitchcock opened by asking for a motion to approve the Revised Policy 0002 but this motion was delayed until after a short explanation of the Policy was provided to the board.

Mr. VanOver made a motion, seconded by Mr. Keese, approved 4 – 0, to approve the revisions made to the Policy 0002.

#### **Next Meeting:**

The next meeting will be held at 9:00 a.m., Tuesday, December 14, 2021 at the Oconee County Council Chambers, 415 South Pine Street, Walhalla, SC 29691.

#### **Adjourn:**

Mr. Keese made a motion, approved unanimously, to adjourn the meeting at 10:30 a.m.

Respectfully Submitted:

---

Jennifer C. Adams  
Clerk to Council & Staff Liaison

**A video recording of this meeting is available at [www.oconeesc.com](http://www.oconeesc.com). Meetings have been live-streamed beginning January 17, 2017. Brought to you by Your Oconee.**