



**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, 2022

Month Opening Balance	\$282,252.60
DEPOSITS	
Reinvestments [Interest]	\$913.93
EXPENDITURES	
	NONE
BALANCE IN ACCOUNT	
AS OF PERIOD ENDING DATE	\$283,166.53

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

Community First Bank Account: *****183

Period Ending: November 30, 2022

Month Opening Balance	\$4041.00
DEPOSITS:	
TOTAL DEPOSITS	\$0.00
EXPENDITURES	
TOTAL EXPENDITURES	\$0.00
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$4,041.00

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

OCONEE COUNTY CONSERVATION BANK GRANTS DISBURSED & EXPENSES

JUNE 30, 2022

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; OSWCD	\$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	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	12/15/2021	38.10	Upstate Forever	Working Farm, Water Quality, Habitat Protection	Conservation Easement
Crawford Mill/; Foothills Farmstead	\$29,999.00	1/26/2022	40.09	The Foothills Farmstead	Working Farm, Water Quality, Historic Site, Habitat Protection	Fee Simple with Conservation Easement
Grants Disbursed, Cost per acre to OCCB, Acres protected	\$356,164.33	\$321.27/Ac	1108.62			
Expenses - Banking	\$224.54					
TOTAL EXPENDED	\$356,388.87					

OCONEE COUNTY CONSERVATION BANK REVENUE

JUNE 30, 2022

DONOR	AMOUNT	DATE
Duke Energy	\$618,000.00	2016
Individual and Organization Donations/ Contributions	\$7,645.00	2012-2022
Interest	\$ 12,845.84	May 2019-April 2022
Total	\$638,490.84	

**Oconee County
Conservation Bank Board
Donation List**

<u>DATE</u>	<u>DONOR NAME</u>	<u>AMOUNT</u>
December 6, 2012	Oconee Forever	\$1,200.00
March 7, 2013	Ms. Alice Wald	\$100.00
June 21, 2013	UNKNOWN	\$120.00
December 30, 2013	Paul & Karin Corbell	\$25.00
January 7, 2014	Oconee Forever	\$1,000.00
March 13, 2014	UNKNOWN	\$250.00
April 17, 2014	Richard Cain	\$100.00
November 26, 2014	Mt. Lakes Community Asso.	\$500.00
October 17, 2019	Frances Rundlett	\$200.00
December 27, 2019	Mt. Lakes Community Asso.	\$500.00
April 29, 2020	Rally in the Valley	\$1,150.00
December 15, 2020	Laura & Richard Havran	\$200.00
May 27, 2021	Upstate Historical Seekers	\$500.00
July 3, 2021	David & Ellen Plumpe	\$100.00
October 1, 2021	Horton Law Firm Wire Fee Reimbursement	\$20.00
October 7, 2021	Waterside Crossing	\$200.00
October 13, 2021	Derrick, Ritter, William, and Morris PA Wire	\$35.00
November 11, 2021	Mt. Lakes Community Asso.	\$500.00
December 7, 2021	Laura & Richard Havran	\$200.00
April 13, 2022	Olye Lombard	\$2,000.00
June 1, 2022	John and Nancy Johnston	\$100.00
December 5, 2022	Laura & Richard Havran	\$500.00
	TOTAL =	\$9,500.00



Oconee County Conservation Bank

Title: Grant Procedures
Policy No. 0003

Effective Date:

Revision Date(s): April 6, 2021, Feb. 8, 2022, Mar. 2, 2021

Page 1 of

Attachments:

Evaluation Scoresheet

Section 404 Findings Template

Purpose:

This policy provides guidelines for Applicants and governs the evaluation procedures used by the Oconee County Conservation Bank Board to process, award, and monitor grants.

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. "Applicant" means an Eligible OCCB Recipient applying for a grant related to a specific property.
3. "Application" or "application" means the Application For Funding available on the Oconee County website..
4.
 - a. "Conservation Value" means the amount the Fair Market Value of the property will be reduced by the placement of a Conservation Easement on the property.
5. "Grant Agreement" means a binding contract between the Applicant and Oconee County that meets the requirements of OCCB Ordinance Section 2-404(c)(2).
6. "Inholding Land" means privately owned property that is 100% surrounded by Protected Land.

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7. "Property/Project Name" means the common or colloquial name used to identify a specific piece of land or project that is the subject of an Application. Each Property/Project Name must be unique.
8. "'Small grant application" means an application for an interest in land if the amount requested is no greater than thirty thousand dollars (\$30,000.00) or ten percent (10%) of the Conservation Value, whichever is less.

Policy:

Part One: Application Procedures

1. The Board will accept applications on or before April 1st, August 1st, and November 1st of each calendar year.
2. All applications must be submitted in duplicate pursuant to Board Policy No. 0001 Applicant Privacy. All applications must be submitted in electronic pdf or similar format.
3. During the review process, the Board may request additional information from the Applicant. Failure to provide the requested information in a timely manner will result in a delay in processing the application until the next cycle.
4. The Board members will reduce their final collective evaluation to a score as set forth on the Evaluation Scoresheet, which will be attached to the official minutes.
5. Each application must meet the applicable minimum score to be recommended for a grant award.
 - a. Farmland must have a minimum score of 30.
 - b. Inholding Land must have a minimum score of 22.
 - c. Non-farmland must have a minimum score of 40.
 - d. Solely historic or cultural land must have a minimum score of 21.
6. The Board may recommend a grant of up to ten percent (10%) of the Conservation Value of the project. In extraordinary circumstances and for good cause, the Board may recommend a grant that is more than 10% of the Conservation Value of the project.
7. The Board's recommendation to Council shall include the findings required by OCCB Ordinance 2-404(b)(4) utilizing the Section 2-404 Findings Form.

The Board may delegate the responsibility to prepare the Section 2-404 Findings to a single Board member.

Part Two: Post Award Procedures

1. The Board shall notify the Applicant of the Council's decision.
2. If awarded a grant, the Applicant has a period of four (4) months from the date of the Council's decision to notify the Board of its decision to accept the grant.
3. The transaction must close within one year of recipient's notice of acceptance of award. The Applicant may request in writing a one time extension of six months. The Board will notify the Applicant of its decision on the extension request.
6. If the interest in the Property is reduced or increased by 10% or less in acreage of that stated in the Application prior to closing, the Board shall have the authority to reduce the award on a proportional per acre basis. However, a reduction or increase of acreage exceeding 10% shall be deemed material and will render the original grant award.
7. The following closing documents must be submitted to the Board for review at least ten (10) days prior to the scheduled closing:
 - a. An independent certified appraisal of the Property dated within twelve (12) months of the Grant approval by Council;
 - b. A certified environmental hazard assessment, unless the Application qualifies as a small grant application;
 - c. A final draft of the conservation easement and/or deed;
 - d. A final draft of the settlement statement;
 - e. A final draft of the title insurance commitment and exceptions;
 - f. A Grant Agreement signed by the Grantee and the Landowner in recordable form; and
 - g. Any subordination agreement or other document that will be recorded at or after closing.
 - h. Any other data, acknowledgement, or documentation requested by the OCCB.

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- i. The name, address, email address, and phone number of the Closing Attorney and Firm.

The Board reserves the right to reject documents that do not comply with the OCCB Ordinance.

8. Within sixty (60) days of closing, recipient must provide the Board with executed closing documents, a report of how the grant funds were distributed, and the status of the project.
9. If the grant award is for the fee simple purchase of land, the property is subject to inspection by the County and the deed must include the following language:
 - Said premises shall be subject to: the provisions of Sections 2-398 through 2-409 of the Oconee County, South Carolina Code of Ordinances, such that the premises shall be permanently protected for the conservation purposes described therein.
10. The recipient and the Board shall retain copies of all documents related to the award of the grant and the acquisition of interests in land.
11. All interests in land obtained with OCCB funds may only be assigned from one eligible OCCB recipient to another eligible OCCB recipient after approval by the majority of the Board.
12. The eligible OCCB recipient must notify the Board if a claim is made against the title to the property.
- 13.



Oconee County Conservation Bank

Title: Grant Procedures
Policy No. 0003

Effective Date: ~~March 2, 2021~~

Revision Date(s): April 6, 2021, Feb. 8, 2022, Mar. 2, 2021

Page 1 of 7

Attachments:

~~Application For Funding (rev. 2/2/22)~~

~~Criteria Worksheet~~

Evaluation Scoresheet

~~Grant Agreement~~

Section 404 Findings Template

Purpose:

This policy provides guidelines for Applicants and governs the evaluation procedures used by the Oconee County Conservation Bank Board to process, award, and monitor grants.

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. "Applicant" means an Eligible OCCB Recipient applying for a grant related to a specific property.
3. "Application" or "application" means the ~~attached~~ Application For Funding available on the Oconee County website.
4. ~~"Blue Line Stream or Lake," as used in the application, means a stream or lake that appears as a broken or solid blue line (or a purple line) on a USGS map.~~
5. ~~"Conservation Value" means either~~
 - ~~a. the Fair Market Value of the property for a fee simple acquisition; or~~
 - ~~b. the amount the Fair Market Value of the property will be reduced by the placement of a Conservation Easement on the property.~~

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~~6-5.~~ “Grant Agreement” means a binding contract between the Applicant and Oconee County that meets the requirements of OCCB Ordinance Section 2-404(c)(2).

~~7-6.~~ “Inholding Land” means privately owned property that is 100% surrounded by Protected Land.

~~8. “Limited Access” means any public access that is less than access on a year-round and continual basis, i.e., access by the public for some limited time or seasonal period(s).~~

~~9-7.~~ “Property/Project Name” means the common or colloquial name used to identify a specific piece of land or project that is the subject of an Application. Each Property/Project Name must be unique.

~~10. “Protected Land” means any land substantially protected from development or designated as scenic or protected through any federal, state, or local government law or private action.~~

~~11. “Scenic View” means a vista that includes mountain, river, lake, forest, pasture, agricultural, or other pastoral scenery.~~

~~12-8.~~ “Small grant application” means an application for an interest in land if the amount requested is lessno greater than thirty thousand dollars (\$30,000.00) or ten percent (10%) of the Conservation Value, whichever is less.

~~13. “Unlimited Access” means any public access on a year-round and continual basis and, additionally, requires that such access is communicated to the public.~~

Policy:

Part One: Application Procedures

~~1. An Applicant may, but is not required to, submit a letter to the Board requesting the Board’s examination of land or project that may be the subject of a future application for a preliminary review.~~

~~2-1.~~ The Board will accept applications on or before April 1st, August 1st, and November 1st of each calendar year.

~~3-2.~~ Applicants may apply for a grant from the OCCB by filing an application with the Board’s administrative staff on or before the

~~application deadline.~~ All applications must be submitted in duplicate pursuant to Board Policy No. 0001 Applicant Privacy. All applications must be submitted in electronic pdf or similar format.

- ~~4. An application for a grant that does not fall within the jurisdiction of the OCCB will not be accepted. The Board will inform the Applicant in writing of the reason for its refusal to accept the application.~~
- ~~5. All applications must meet the mandatory requirements in Section II of the application. See OCCB Ordinance Sections 2-404(a)(2), (3), & (6), 2-404(b)(6), 2-404(c)(3)c, and 2-405(c) & (d).~~
- ~~6. All application attachments must identify the application Section and Question to which it applies.~~
- ~~7. As part of the application procedure, each applicant is required to provide documentation of the expertise and financial resources of the entity enforcing any Conservation Easement or deed restriction, the expertise and financial resources of the entity managing the property, and a description of the proposed management plan for the property. Failure to provide documentation satisfactory to the Board will result in a recommendation to the Council that the grant application be denied.~~
- 8-3. During the review process, the Board may request additional information from the Applicant. Failure to provide the requested information in a timely manner will result in a delay in processing the application until the next cycle.
- 9-4. ~~Applications will be evaluated utilizing the Criteria Worksheet.~~ The Board members will reduce their final collective evaluation to a score as set forth on the Evaluation Scoresheet, which will be attached to the official minutes.
- 10-5. Each application must meet the applicable minimum score to be recommended for a grant award.
 - a. Farmland must have a minimum score of 30.
 - b. Inholding Land must have a minimum score of 22.
 - c. Non-farmland must have a minimum score of 40.
 - d. Solely historic or cultural land must have a minimum score of 21.

~~11.6.~~ The Board may recommend a grant of up to ten percent (10%) of the Conservation Value of the project. In extraordinary circumstances and for good cause, the Board may recommend a grant that is more than 10% of the Conservation Value of the project.

~~12. During the review process, the Board may request additional information from the Applicant. Failure to provide the requested information in a timely manner will result in a delay in processing the application until the next cycle.~~

~~13.7.~~ The Board's recommendation to Council shall include the findings required by OCCB Ordinance 2-404(b)(4) utilizing the Section 2-404 Findings Form. The Board may delegate the responsibility to prepare the Section 2-404 Findings to a single Board member.

~~14. Council will take action within thirty (30) days of submission of the Board's recommendation.~~

Part Two: Post Award Procedures

1. The Board shall notify the Applicant of the Council's decision ~~within ten (10) days of the Council's decision.~~
2. If awarded a grant, the Applicant ~~and Landowner have~~has a period of four (4) months from the date of the Council's decision to notify the Board of ~~their~~its decision to accept the grant.
- ~~3. The recipient must execute and record a Grant Agreement at closing.~~
- ~~3.~~ The transaction must close within one year of recipient's notice of acceptance of award. The Applicant may request in writing a one time extension of six months. The Board will notify the Applicant of its decision on the extension request.
- ~~4. Recipient's closing attorney must be registered as a vendor with the State of South Carolina prior to closing if money is to be wired from the Local Government Investment Pool to the closing attorney's escrow account.~~
5. ~~If recipient is unable to close on the Property/Project by the Closing Deadline, recipient shall submit to the Board, before the Closing Deadline, a written status report explaining the circumstances, and shall either~~
 - ~~a. withdraw the Application and acceptance of the Grant award, or~~

- ~~b. request a one-time extension not to exceed six (6) months.~~
- ~~6. If the transaction fails to close, the recipient, Council, and Board will execute and record a document terminating the Grant Agreement.~~
- 6. If the interest in the Property is reduced or increased by 10% or less in acreage of that stated in the Application prior to closing, the Board shall have the authority to reduce the award on a proportional per acre basis. However, a reduction or increase of acreage exceeding 10% shall be deemed material and will render the original grant award.

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- ~~6-7.~~ 7. The following closing documents must be submitted to the Board for review at least ten (10) days prior to the scheduled closing:
 - a. An independent certified appraisal of the Property dated within twelve (12) months of the Grant approval by Council;
 - b. A certified environmental hazard assessment, unless the Application qualifies as a small grant application;
 - c. A final draft of the conservation easement and/or deed;
 - d. A final draft of the settlement statement;
 - e. A final draft of the title insurance commitment and exceptions;
 - f. A recorded by copy of this Grant Agreement signed by the Grantee and, and for conservation easements, by the Landowner in recordable form; and
 - f.g. Any subordination agreement or other document that will be recorded at or after closing.
 - g.h. Any other data, acknowledgement, or documentation requested by the OCCB.
 - h.i. The name, address, email address, and phone number of the Closing Attorney and Firm.

The Board reserves the right to reject documents that do not comply with the OCCB Ordinance.

- ~~7. The Board will process the grant funds pursuant to Policy No. 0002, Bank Account.~~
- 8. Within sixty (60) days of closing, recipient must provide the Board with executed closing documents, a report of how the grant funds were distributed, and the status of the project.

9. If the grant award is for the fee simple purchase of land ~~that will not be subject to a conservation easement~~, the property is subject to inspection by the County and the deed must include the following language:

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.

~~10. The recipient shall submit a copy of recipient's annual inspections of the Property to the OCCB within twelve (12) months of the release of Grant Funds. Thereafter, copies of all future inspection reports must be submitted to the OCCB on an annual basis. Electronic copies of recipient's annual stewardship reports are acceptable. Recipient is required to give the OCCB notice of any stewardship concern that materially threatens the conservation purposes of the Grant Award within thirty (30) days of discovery.~~

~~11.10.~~ The recipient and the Board shall retain copies of all documents related to the award of the grant and the acquisition of interests in land.

~~12. For all grants, a copy of the recipient's annual inspection of the property must be submitted to the Board within twelve (12) months of closing on the property. Thereafter, copies of all future inspection reports must be submitted to the Board on an annual basis. The annual reports shall be in a format comparable to the annual reports typically required of conservation easements. Recipients are required to give the Board notice of any stewardship concerns that materially threatens the conservation purposes of the grant within thirty (30) days of discovery.~~

~~13.11.~~ All interests in land obtained with OCCB funds may only be assigned from one eligible OCCB recipient to another eligible OCCB recipient after approval by the majority of the Board.

~~14. Any fee simple interest in land acquired with OCCB funds may not be used for any purpose other than that set forth in the Grant Agreement. If OCCB funds were used to purchase a Conservation Easement, the Conservation Easement is the controlling legal document on what is or is not permitted on the property.~~

~~12. The eligible OCCB recipient or the Landowner must notify the Board if a claim is made against the title to the property.~~

~~15.~~

~~7. 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 shall have the unilateral authority to approve or deny such transfer.~~

~~16.13. If the interest in the Property is reduced or increased by 10% or less in acreage of that stated in the Application, the Board shall have the authority to reduce the award on a proportional per acre basis. However, a reduction or increase of acreage exceeding 10% shall be deemed material and will render the original grant award and the Grant Agreement null and void.~~

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Oconee County Conservation Bank

Title: Property Interest Transfer
Policy No. 0005

Effective Date: December 13, 2022

Revision Date(s):

Page 1 of 1

Purpose:

This policy provides guidelines for a grant recipient who is conveying a property interest obtained in whole or in part by a grant from the Oconee County Conservation Bank to another Eligible OCCB recipient.

Definitions:

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.

Policy:

1. Chapter 2, Article IV, Division 9, Section 2-405 of the Oconee County Code of Ordinances provides that an Interest in land obtained with OCCB funds may be assigned from one Eligible OCCB recipient to another upon approval of the Board by majority vote.
2. The grant recipient's request for approval of a property interest transfer must be submitted in writing to the OCCB Board by email to councilclerkinfo@oconeesc.com and, at a minimum, include the approximate date of the closing date and the Eligible Recipient's name, address, and contact information.
3. The Board encourages grant recipients to submit the request for approval at least six (6) months prior to the anticipated closing date so that the Board has time to do its due diligence review prior to the anticipated closing date.
4. If approved, the approval of a property interest transfer will be valid for one year.
5. The Board requests the grant recipient notify the Board when the transfer is complete.

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 02/12/2022 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
02/12/2022



Jessica Wells
Notary Public
State of South Carolina
My Commission Expires November 13, 2030



Jessica Lee Wells
NOTARY PUBLIC
State of South Carolina
My Commission Expires
November 13, 2030

be made by the Plaintiff herein.

By: /s/ Scott Allmon
Scott Allmon
Attorney for the Plaintiff
Absolute Law Firm, LLC
1606 Blue Ridge Blvd.
Seneca, South Carolina 29672
Phone: (864) 306-4949
Fax: (864) 523-5721

Seneca, South Carolina
November 9, 2021

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:
April 12, 2022
May 10, 2022
August 9, 2022
September 13, 2022
November 15, 2022
December 13, 2022
February 7, 2023
All meetings are
scheduled for 9:00 a.m.

HUGE GARAGE SALE

Fri. Feb. 11th &
Sat. Feb. 12th
8am - 2pm
17040 S Hwy 11
Fair Play SC

Come & browse 9 rooms
packed with merchandise.
Lots of women's clothes L-4x,
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