

The Seneca City Council held a Council Meeting on Tuesday, July 14, 2020, at 6:02 pm in the Seneca City Hall Council Chambers. Members present were: Mayor Daniel Alexander, Mayor Pro Tem Ronnie O'Kelley, Al Gaines, Denise Rozman, Stuart Pohl, Joel Ward, Scott Durham, and WC Honeycutt. Absent: Dana Moore.

Also present were: Scott Moulder, City Administrator; Josh Riches, Finance Director; Ed Halbig, Planning Director; John Covington, Police Chief; Ernie Beck, Public Works Director; Bob Faires, Utilities Director; Richie Caudill, Fire Chief; Danielle Smith, Assistant Finance Officer; Carol Hall, Clerk; and other interested citizens. The press and public were notified of the meeting in advance as required by law.

Meeting to
Order

Mayor Alexander called the meeting to order. Mr. Durham gave the invocation and Mr. Moulder led the pledge of allegiance.

Approval of
Previous
Meeting
Minutes

Motion by Mr. Honeycutt to approve the City of Seneca Council meeting minutes dated June 9, 2020, exhibit A.

Seconded by Mr. Durham

The motion passed by unanimous vote (8)

Motion by Mr. Durham to approve the City of Seneca Special Called Council meeting minutes dated June 29, 2020, exhibit B.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (8)

Motion by Mr. Ward to approve the Seneca Facilities Corporation Board meeting minutes dated June 17, 2020, exhibit C.

Seconded by Mr. Pohl

The motion passed by unanimous vote (8)

Motion by Mr. Gaines to approve the Seneca Improvements Corporation Board meeting minutes dated June 17, 2020, exhibit D.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (8)

Motion by Mr. Durham to approve the Zoning Board of Appeals meeting minutes dated June 18, 2020, exhibit E.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (8)

Motion by Mr. O'Kelley to pay the city's bills.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (8)

Seneca City Council Meeting

July 14, 2020

Page two of four

Vehicle
Towing
Services Bid

Motion by Mr. Ward to accept the bid and award the city-wide towing services contract to Cartee Inc. The contract will be in effect for a period of two years and allow the Mayor or City Administrator to sign the necessary documents.

Seconded by Mr. Durham

Ms. Rozman asked how many bids were received? Mr. Moulder said that we have certain performance specifications that were drawn up several years ago that must be met in order for a company to bid on a city contract for towing.

The specifications include:

The towing company must be located in the city limits; must be available at certain times; and, must have a certain number of available wreckers.

Mr. Moulder said that we advertise for bids by putting a notice in the local newspaper and on the city website.

The motion passed by unanimous vote (8)

Ord 2020-13
Continued
Occupancy &
Use
Agreement –
Landfill Lease

Motion by Mr. O'Kelley to approve on 1st Reading Ordinance 2020-13, an ordinance to approve a Continued Occupancy and Use Agreement with Oconee County for the Leasing of the Landfill, exhibit F.

Seconded by Mr. Honeycutt

Mr. Moulder explained the need for the contract. Thirty years ago, the county began leasing the land where the landfill is located on Wells Hwy from the city. At one time, that landfill land and operation were owned by the city. The county took over the operations of the C&D (Commercial & Debris) as well as the management of MSW (Municipal Solid Waste) landfill, which has been closed for a number of years.

The lease expired June of this year. The city had been working with the county on a solution to continue that lease. We do have an executive session to discuss in a little more detail what some of those discussions have been. At this point in order to continue operating under a legal document, we need a continuation lease that basically says we will continue operating until the end of this year under the existing provisions of the existing contract. A continuation lease agreement needs to be done by ordinance.

The county needs a working lease for their DHEC license.

The motion passed by unanimous vote (8)

Consulting
Services for
Disaster
Recovery &
FEMA Public
Assistance

Motion by Mr. Ward to accept the proposal and enter into contract with Goodwyn Mills Cawood and allow the Mayor or City Administrator to sign the necessary documents, pending review by City Attorney.

Seconded by Mr. Pohl

Mr. Moulder said that given the recent tornado event the city qualifies under the FEMA Public Assistance Relief Program to get up to 75% of our eligible costs reimbursed under FEMA's Disaster Relief Program. The FEMA paperwork required is very onerous, a lot of detail. If you miss something or don't file something correctly, then they will disqualify any of those eligible expenses.

We have chosen, which is a reimbursable expense as well, to bring a consultant in and assist the city with all the paperwork and the filings. It is very time consuming, very costly, and very demanding. Goodwyn Mills Cawood (GMC) will assist with developing the reports, paperwork, justifications and the filings. GMC is the same company that the county hired to help them with their FEMA paperwork.

Our filing will be difficult because we are an electric utility company. FEMA allows two processes. The first is the FEMA Allowed Emergency Contract: you can bring in this company under an emergency contract for 90 days. This applies to the debris field. The city brought in Hutch-n-son to help manage the debris on Wells Hwy, which after about three days the state took over. FEMA allows ninety days for this process, then you must go through a bidding process.

Mr. Riches explained that the second part of the process is the bidding process. The city went out for bids on June 23rd. We advertised in the Journal, our website, and the South Carolina Business Opportunity Program. We had multiple inquiries about the proposal. We had some companies who submitted questions. We submitted an addendum with answers to those questions. The two bidders were GMC and A. J. Witt based out of Little Rock, Arkansas. The committee considered the entirety of the proposal and the city's professional relationship with GMC for many years as well as the working relationship that was already established. GMC arrived on site the Saturday after the tornado, drove around with Mr. Faires and Mr. Riches, and has been here walking through the process.

The proposals were opened publicly on July 9th and the committee came up with this recommendation.

Mr. Moulder said that GMC was on site. A. J. Witt wanted to do much of their work remotely out of Little Rock, Arkansas, partly because of COVID-19 and social required distancing. We made space in our building for GMC.

Mrs. Rozman said she liked using someone from South Carolina.

Mr. Honeycutt asked if two people would be here from GMC? Would they be the same people that were working with the county? Mr. Moulder replied that it would be the same team. So much of what our operations included was overlapped. They will have to pull information out of the county's paperwork.

Mayor Alexander recognized all the volunteers, the staff at the city, the relationship at the county, the Emergency Preparedness team at the County that helped during the tornado, which occurred just a few months ago.

Mr. Moulder pointed out an example of working with FEMA is that they want the city to go back and GPS mark every pole, every transformer. Those are things you have to deal with as a part of the process for reimbursement from FEMA.

Mrs. Rozman asked if the reimbursement was still two years away. Mr. Moulder said there were two programs.

1. The utility side will take that long
2. Other general government items – we may get back within 8 to twelve months

Mr. Moulder said having a company to help with the process and knows the process will speed the process up. If the city was doing it on our own, it could take 36 to 48 months.

Mr. O'Kelley said that they know what to look for, they may get us money we wouldn't know to look for.

The motion passed by unanimous vote (8)

Executive
Session
(6:18 –
6:49pm)

Motion by Mr. Honeycutt to go into an executive session to discuss two (2) contractual matters concerning the Landfill lease and the Hometown Building and to include the Mayor, Council, City Administrator and Mr. Riches (for Hometown Building).

Seconded by Mr. Durham

The motion passed by unanimous vote (8)

Council returned to regular session. No action was taken in executive session.

Adjourn

Mayor Alexander called the meeting adjourned at 6:51 pm.

Daniel W Alexander, Mayor

Carol Hall, Clerk

Exhibit B

Seneca City Special Called Council Meeting
July 28, 2020
Page one of two

The Seneca City Council held a Special Called Council Meeting on Tuesday, July 28, 2020, at 6:18 pm in the Seneca City Hall Council Chambers. Members present were: Mayor Daniel Alexander, Mayor Pro Tem Ronnie O'Kelley, Al Gaines, Denise Rozman, Stuart Pohl, Joel Ward, Dana Moore, Scott Durham, and WC Honeycutt.

Also present were: Scott Moulder, City Administrator; Josh Riches, Finance Director; Ed Halbig, Planning Director; John Covington, Police Chief; Ernie Beck, Public Works Director; Bob Faires, Utilities Director; Danielle Smith, Assistant Finance Officer; and Carol Hall, City Clerk. The press and public were notified of the meeting in advance as required by law.

Meeting to
Order

Mayor Alexander called the meeting to order.

Ord 2020-13
Oconee
County
Landfill Lease

Motion Mr. Ward to approve on 2nd Reading Ordinance 2020-13, an ordinance to approve the Continued Occupancy and Use Agreement with Oconee County for the Leasing of the Landfill, exhibit A.

Seconded by Mr. Pohl

The motion passed by unanimous vote (9)

CARES - Act
5311
Supplemental
Contract

Motion by Mr. Honeycutt to approve the CARES – Act 5311 supplemental contract between the City of Seneca and the SC Department of Transportation and to allow the Mayor or City Administrator to sign the necessary documents, exhibit B.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

Ord 2020-14
10126
Clemson Blvd
RM-16 to HC

Motion by Mr. O'Kelley to approve on 1st Reading Ordinance 2020-14, an ordinance to rezone 10126 Clemson Blvd from RM-16 to HC, exhibit C.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

SC Dept of
Juvenile
Justice
Contract

Motion by Mr. Ward to approve the contract with the SC Department of Juvenile Justice for Juvenile Detention for the financial year 2020 – 2021 and to allow the Mayor or City Administrator to sign the documents, exhibit D.

Seconded by Mr. Moore

The motion passed by unanimous vote (9)

Mr. Halbig informed council that the city bought four properties behind the Shaver Recreation Center. As the owner of the property, the city can annex them through a resolution. Coming up at the August meeting will be a resolution for the annexation of those four properties into the city.

Seneca City Special Called Council Meeting
July 28, 2020
Page two of two

Executive
Session
(6:22pm –
6:42pm)

Motion by Mr. Honeycutt to go into an executive session to discuss a contractual matter concerning the Hometown Building and to include Mayor, Council, City Administrator, and Mr. Josh Riches.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

Council returned to regular session. No action was taken in executive session.

Adjourn

Mayor Alexander called the meeting adjourned at 6:43 pm.

Daniel W Alexander, Mayor

Carol Hall, City Clerk

The Seneca Planning Commission met on Monday, July 20th, 2020 at 6:00 p.m. in the Council Chambers at City of Seneca. Members present included Mr. Barry Duvall, Chair, Mr. Ted Durham Jr., Mr. Matt Durham, and Mr. Drew Merck. Also present, Mr. Edward Halbig, Director, and Ms. Tracy C. Smith, Administrative Assistant and other interested persons listed in minute book. The press and public were duly notified as required by law. Mr. Keith Hart, vice chair, and Mr. James Mazyck, were absent.

OPENING

Mr. Duvall opened the meeting.

**MOTION-
MINUTES**

Motion made by Mr. Merck to approve minutes as submitted.

SECOND made by Mr. Durham

AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.

NAY none

**DOCKET #1
ZA 2020-01**

Ms. Smith read application: Docket #1: ZA 2020-01

Mr. Duvall read procedures.

Mr. Halbig read staff report.

Mr. Duvall asked if there was anyone who would like to speak in favor of application.

Mr. Gary Adam Wood introduced himself to board. He discussed the intent of property.

Mr. Duvall asked if there was anyone to speak in opposition of application.

There being none.

**MOTION: To
Discuss**

MOTION made by Mr. Durham to discuss.

SECOND made by Mr. Merck.

AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.

NAY none

Mr. Durham stated he had no issue with request.

Mr. Duvall agreed.

**MOTION: ZA
2020-01**

MOTION made by Mr. Durham to approve application ZA 2020-01 as submitted from RM-16 to HC Zoning.

SECOND made by Mr. Merck

AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.

NAY none

DOCKET #2
ZA: 2020-02

Mr. Durham read application: Docket #2: ZA 2020-02

Mr. Halbig read staff report. He discussed the purpose of the amendment to allow short-term rentals in noncommercial structures in the downtown core commercial zoning and to address parking requirements.

MOTION: To
Discuss

MOTION made by Mr. Merck to discuss.
SECOND made by Mr. Durham
AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.
NAY none

Mr. Merck discussed designated parking areas.

Mr. Halbig discussed the different areas that are being considered for designated parking for short term rentals in core commercial.

Discussion followed.

MOTION: ZA
2020-02

MOTION made by Mr. Durham to approve application ZA 2020-02 as submitted.
SECOND made by Mr. Merck
AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.
NAY none

NEW BUSINESS

Mr. Duvall asked if there was any new business to discuss.

Mr. Halbig stated that board member terms needs to discussed at next meeting.

OLD BUSINESS

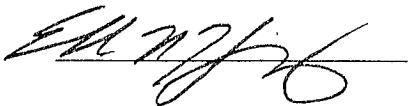
Mr. Duvall asked if there was any old business to discuss.

There being none.

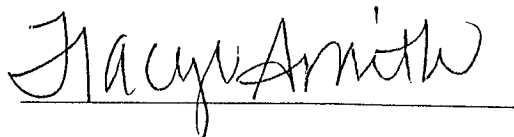
ADJOURN

Meeting adjourned at 6:25 p.m.

Edward Halbig, Director
Planning & Development



Tracy C. Smith, Administrative Assistant
Planning & Development



Seneca Zoning Board of Appeals
July 23rd, 2020
Page 1 of 3

The Seneca Zoning Board of Appeals met on Thursday, July 23rd, 2020 at 6:00 p.m. in the City Hall Council Chambers. Members present included Mr. Marvin Gray, Chair, Ms. Tammy Garland, Vice Chair, Dr. Ronald Moore, and Mr. John Gillespie. Also present was Mr. Edward Halbig, Director; and Ms. Tracy C. Smith, Admin. Assistant and other interested persons (list in minute book). Mr. John Voss was absent. The press and public were duly notified as required by law.

Mr. Gray called the meeting to order at 6:00 p.m. He asked if there was any conflict of interest among the board members with the following request and asked that the record reflect there was a quorum.

MINUTES
MOTION

MOTION made Dr. Moore to approve minutes as submitted.
SECOND made by Ms. Garland
AYE Mr. Gray, Ms. Garland, Dr. Moore, and Mr. Gillespie.

Ms. Smith read the hearing process.

Ms. Smith read the variance application.

VA-2020-
05

Docket No 1:	VA 2020-05
Property Owner:	Michael and Susan McCalister
Applicant	Same
Property Address:	127 Julian Dr.
Tax Map #:	520-52-02-008

Mr. Halbig presented the staff report. He discussed the reason for variance request.

Mr. Gray asked if there was anyone who wished to speak in favor of the application.

Mr. Michael McCalister introduced himself to board as property owner. He stated his intent with property. He distributed handout to board showing placement of storage building.

Mr. Gillespie asked if the 5' foot rear setback was acceptable.

Mr. McCalister stated yes.

Ms. Garland asked if the building would be placed in the same location as previous building.

Discussion followed.

Mr. Gray asked if there was anyone who wished to speak in opposition of the application.

There being none.

MOTION:
VA 2020-
05

MOTION made by Mr. Gillespie to approve VA 2020-05 as submitted. 904.2 d - The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by granting of the variance. SECOND made by Ms. Garland

Discussion followed.

AYE Mr. Gray, Ms. Garland, Dr. Moore, and Mr. Gillespie

VA 2020-
04

Docket No 2:	VA 2020-04
Property Owner:	Edward & Rachel Edwards
Applicant	Same
Property Address:	618 Pinecrest Dr.
Tax Map #:	520-44-02-006

MOTION:
Tabled-
VA 2020-
04

MOTION made by Ms. Garland to remove VA 2020-04 off table.
SECOND made by Mr. Voss
AYE Mr. Gray, Ms. Garland, Dr. Moore, and Mr. Gillespie

Discussion followed.

MOTION:
VA 2020-
04

MOTION made by Dr. Moore to approve VA 2020-04 as submitted with 10' foot side setback. SECOND made by Mr. Gillespie

Mr. Halbig discussed the 10' foot setback and asked for board to hear from applicant if he will accept.

Mr. Gray asked if there was anyone who wished to speak in favor of the application.

Mr. Lance Edwards introduced himself to board as property owner. He stated his intent with property. He discussed the request of 5' foot side yard setback and subdivision covenants.

Mr. Gillespie asked for clarification of letter that discusses a 10' foot side yard setback.

Mr. Halbig discussed the letters of property owners he had received in agreement of the 10' foot set back. He discussed the different setback requirements for accessory and principal structures.

Ms. Harris stated they agreed to the 10' foot side yard setback.

Seneca Zoning Board of Appeals
July 23rd, 2020
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FRIENDLY
AMEND-
MENT

Ms. Garland asked for a friendly amendment to MOTION for clarification citing 904.2d- The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by granting of the variance.

SECOND made by Mr. Gillespie

AYE Mr. Gray, Ms. Garland, Dr. Moore, and Mr. Gillespie

ACTION
ON
MOTION:
VA 2020-04

AYE Mr. Gray, Ms. Garland, Dr. Moore, and Mr. Gillespie

OLD
BUSINESS

Mr. Gray asked if there was any old business to discuss.

There being none.

NEW
BUSINESS

Mr. Gray asked if there was any new business to discuss.

There being none.

ADJOURN

Meeting adjourned at 6:30 p.m.

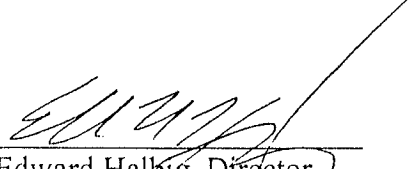


Edward Halbig, Director
Planning & Development
Tracy C. Smith, Administrative Assistant
Planning & Development

Exhibit E



Golden Corner Food Pantry
P.O. Box 456, Seneca, SC 29679
854-832-3610
www.goldencornerpantry.org
goldencornerfp@aol.com

Mr. Robert W. Faires
Director of Utilities
Seneca Light and Water Plant
Seneca, S.C. 29679

June 23, 2020

Dear Mr. Faires,

As always, we thank you for your continued support of the Golden Corner Food Pantry in Seneca. Your contribution is especially needed and appreciated as we cope with the dual effects of the COVID crisis and the Easter Monday tornadoes, both of which have negatively affected the economy of Oconee County. We would very much appreciate your support in the amount of \$2,000 if possible. This would help us continue to fulfill our mission of providing emergency and supplemental food to about 2,000 disadvantaged and low-income residents of Oconee County each month.

In mid-March, when other businesses were closing their doors (temporarily, we all hope!), the food pantry was declared an essential business, as we provide food to people who otherwise would find it difficult to feed their families. We immediately worked on a plan to continue serving our clients while at the same time keeping our volunteers and the clients safe. We instituted a drive-through program, and within a week or two of "tweaking", we had a safe and effective system up and running. Some of our more vulnerable volunteers needed to stay home to protect their health, but other volunteers stepped in to fill their spots. Grocery store shelves were being emptied out faster than they could re-stock, so our grocery store donations were way down, but local farmers and bakeries stepped in to provide us with food they were no longer selling to colleges and restaurants.

And then, in the wee hours of Monday, April 13, an EF3 tornado and two smaller tornadoes ripped through Seneca, changing the landscape of our city in a matter of a few seconds. At the pantry, we lost power, but thanks to the quick actions of our director and some dedicated volunteers, we rented a large refrigerated truck and transferred all our perishable food in the matter of a few hours. We were closed that first day, but still served every client who showed up anyway, and by the next day, we were back in business.

Later that week, we were able to borrow a generator to run our freezer, refrigerators, the phone and a few lights, and in a few more days, we had our power back. Meanwhile, the City of Seneca asked us to serve as a collection and distribution hub for the food donations that began pouring in and the emergency requests for food that needed to be filled. Instead of operating for 2 hours a day, 5 days a week, we were suddenly staying open from 9am - 6pm, 7 days a week! Our volunteers, both experienced and brand new, really stepped up at that point, filling multiple shifts each day for the two weeks we were open post-tornado. We continued to do our best to follow recommended guidelines for protecting everyone from the virus as we worked to meet the emergency needs of so many Seneca residents as well as our regular clients.

The Golden Corner Food Pantry is an essential part of the community here in Oconee County, and we couldn't do what we do without the assistance of supporters like you, so we thank you in advance for any help you can give us this year.

Sincerely,

Jane C. Harlin, Board Member
Golden Corner Food Pantry
864-638-2462, jane.c.harlin@gmail.com

CITY OF SENECA RESOLUTION

A RESOLUTION TO ANNEX CERTAIN PROPERTIES OWNED BY THE CITY OF SENECA INTO THE CORPORATE LIMITS OF THE CITY OF SENECA

WHEREAS, the City of Seneca owns four properties adjacent to the Shaver Recreation Complex and designated by tax parcels 238-00-03-005, 238-00-03-006, 238-00-03-007 and 238-00-03-008, totaling approximately 30.92 acres, and

WHEREAS, all four of said properties are adjacent to the corporate limits of the City of Seneca, and

WHEREAS, South Carolina Code of Laws Section 5-3-100 permits a municipality to annex properties entirely owned by the municipality, and adjacent thereto, by way of resolution of the governing body of the municipality, and

WHEREAS, annexing said properties is in the interest of the City of Seneca for the purposes of extending the jurisdiction of the city to said properties and including them into the Shaver Recreation Complex, and

WHEREAS, such action is intended to promote the health, safety, morals and welfare of the community;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SENECA, SOUTH CAROLINA, that:

The City of Seneca hereby annexes the four properties designated by tax parcels 238-00-03-005, 238-00-03-006, 238-00-03-007 and 238-00-03-008, totaling approximately 30.92 acres, in accordance with section 5-3-100 of the South Carolina Code of Laws.

ATTEST:

Daniel W. Alexander, Mayor

Date

Carol Hall, City Clerk

Exhibit A

The real property to be annexed is described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Oconee, having the following metes and bounds to-wit:

Beginning at the intersection of the Northwestern line of tax parcel 520-83-03-001 and the Southwestern line of tax parcel 520-70-01-002 said point being a corner of properties owned by the City of Seneca, thence N23d28'W a distance of 1159.34 feet; thence S64d36'17"W a distance of 1166.51 feet; thence S23d27'E a distance of 1147.51 feet; thence N65d38'E a distance of 343.10 feet; thence N64d51'E a distance of 241.48 feet; thence N65d00'E a distance of 581.93 feet to the Point of Beginning, containing approximately 30.92 acres.

CITY OF SENECAORDINANCE NO. 2020-14AN ORDINANCE TO AMEND THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF SENECA

WHEREAS, that certain property located at 10126 Clemson Boulevard and denoted by Tax Map # 520-14-03-009, as shown on a plat of survey attached herein as Exhibit "A", and:

WHEREAS, pursuant to application, said property shown in exhibit "A" is requested to be rezoned from RM-16 to HC.

BE IT ENACTED BY THE governing Body of the City Of Seneca and Council duly assembled, and by the authority of same that the Official Zoning Ordinance of the City Of Seneca is herein amended to rezone property located at 10126 Clemson Boulevard and denoted by Tax Map # 520-14-03-009, as shown on a plat of survey attached herein as Exhibit "A" to HC.

DONE AND DULY ORDAINED BY THE municipal Council of the City of Seneca, in Council duly assembled on the date hereinafter set forth.

PROPOSED ORDINANCE APPROVED AS TO FORM this 28th day of July 2020.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 28th day of July 2020 by a vote of

9 YES 0 NO 0 ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this 11th day of July 2020 by a vote of

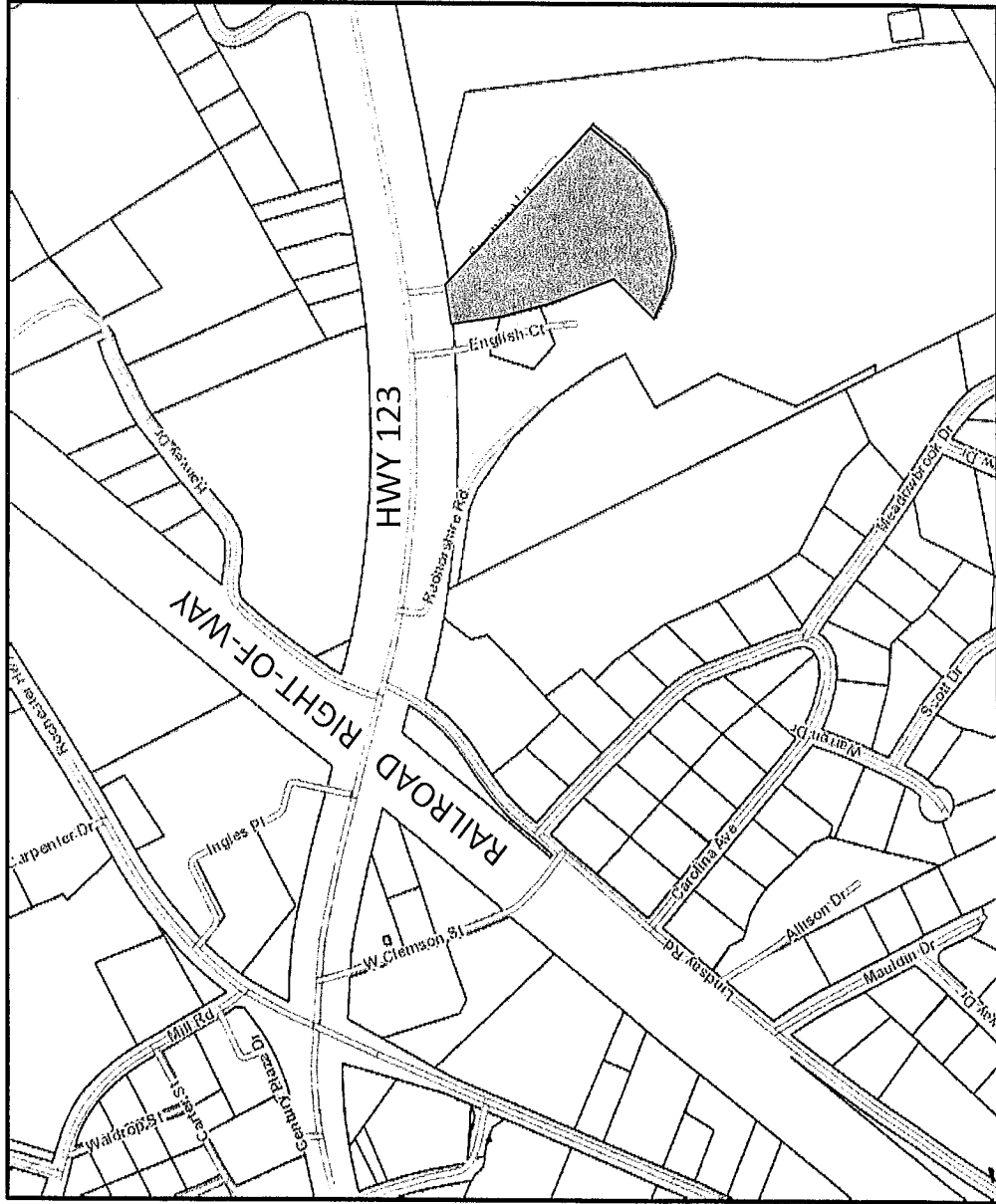
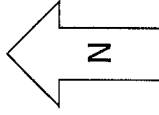
____ YES _____ NO _____ ABSTAIN

_____, Clerk

Attest:

_____, Mayor

EXHIBIT A
520-14-03-009
4.25 Acres



CITY OF SENECA

ORDINANCE NO. 2020-15
AN ORDINANCE TO AMEND SECTION 514.3(c) OF THE
REVISED ZONING ORDINANCE OF THE CITY OF SENECA

WHEREAS, in pursuance of authority conferred by the General Statutes of South Carolina, 1976 Code of Laws, Title VI, Chapter 29, the City of Seneca finds it desirable and appropriate to amend its Revised Zoning Ordinance to regulate short-term rentals operating within the city limits pursuant to the comprehensive plan, and

Whereas, the City of Seneca adopted Ordinance 2019-18, an amendment to the Revised Zoning Ordinance that included Section 514.3c which conditionally allowed for Short Term Rental in the Core Commercial Zoning District, and

Whereas the requirements in Section 514.3c (1) did not take into account all building forms located within the area zoned Core Commercial, and

Whereas the requirements in Section 514.3c (4) did not take into account parking requirements of the Core Commercial Zoning District, and

Whereas the Planning Commission recommends amendments to the Revised Zoning Ordinance considering the building forms and parking requirements within the City's Core Commercial Zoning District,

NOW, THEREFORE, upon motion of City Council, and BY SENECA CITY COUNCIL, in Council duly assembled, and with a quorum present and voting, BE IT ORDAINED that the Revised Zoning Ordinance of the City of Seneca is hereby amended Sections 514.3c of the Revised Zoning Ordinance as follows:

514.3 Conditional Uses:

c) Short-term rental units, provided that

1) Buildings in Core Commercial Zoning designed as residences and set back from the sidewalk may use all habitable floor(s) of the structure for short term rental use. Buildings designed as commercial with commercial storefronts that abut the sidewalk shall only use floor(s) above or below the main floor but shall maintain the main floor for permitted commercial uses (the main floor being the one directly accessible to the sidewalk by five or fewer steps);

4) required paved parking be provided onsite for one vehicle per bedroom, with additional improved parking onsite as needed; street right-of-way shall not be considered for paved or improved parking; The applicant for short term rental units in commercial buildings without onsite parking shall make arrangements with the Planning Department to determine appropriate public parking that does not interfere with city events, and shall enter into agreement with the City of Seneca for the use of that public parking.

DONE AND DULY ORDAINED BY THE municipal Council of the City of Seneca, in Council duly assembled on the date hereinafter set forth.

PROPOSED ORDINANCE APPROVED AS TO FORM this ____ day of _____ 2020.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this ____ day of _____ 2020 by a vote of
____ YES _____ NO _____ ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this _____ day of
_____ 2020 by a vote of
____ YES _____ NO _____ ABSTAIN

_____, Clerk

Attest:

_____, Mayor

ORDINANCE 2020-16

AN ORDINANCE TO AMEND CHAPTER 15 OF THE SENECA CODE OF ORDINANCES THEREBY CONTINUING A COMMERCIAL BUILDING IMPROVEMENT PROGRAM

WHEREAS, Seneca seeks to keep the best small-town community features while allowing for growth, and

Whereas the historic downtown of Seneca has experienced reduced traffic and visitors to the downtown, and consequently a reduction in its downtown business market, and

Whereas, the downtown has lagged behind in terms of growth and business investment because of the loss of its business market, and

Whereas the downtown has suffered from a lack of private investment and deferred maintenance, and

Whereas towns without a usable, safe and appealing built environment are subject to overall business decline as people and businesses seek to invest in economically healthy places, and

Whereas, a usable, safe and appealing built environment reduces public costs in reduced code enforcement, court costs and city liability of addressing derelict property conditions, which in turn can reduce the tax burden of the citizens of Seneca, and

Whereas the city seeks to restore the downtown as both an economic engine and a recognized destination, and

Whereas, a usable, safe and appealing built environment contributes to public health, safety, security, prosperity and general welfare for both city residents and visitors alike, and

Whereas the City of Seneca finds that it is the best interests of the City of Seneca to continue and amend its Commercial Building Improvement Program.

NOW, THEREFORE, upon motion of City Council, and BY SENECA CITY COUNCIL, in Council duly assembled, and with a quorum present and voting, BE IT ORDAINED by the Mayor and councilmembers of the City of Seneca, that Chapter 15 Licenses, permits and miscellaneous business regulations shall be hereby amended as follows:

Sec. 15-4 Commercial Building Improvement Program (CBIP)

- (a) Purpose
- (b) Findings
- (c) Definitions
- (d) Authorization
- (e) Eligibility
- (f) Approval procedure

- (g) Funding Contingency
- (h) Geographic Area
- (i) Term of Program

(a) Purpose. The purpose of this Section is to strengthen and revitalize the downtown by improvement of the building stock in the Downtown Reinvestment Area (DRA).

(b) Findings.

- 1) A healthy business community benefits from a usable, safe and appealing built environment.
- 2) The built environment embodies the history of the downtown, but suffers from deferred private investment, resulting in less attractive buildings and declining building conditions.
- 3) A CBIP can improve the appearance and function of the downtown built environment, which can in turn encourage the location and or expansion of business and industrial enterprises that bring investment and employment; and help stimulate existing business and develop new businesses.

(c) Definitions

Application: the form provided and maintained by the City Clerk's office that outlines the requirements of the Commercial Building Improvement Programs (CBIP).

Commercial Building Improvement Programs (CBIP): for the purpose of this ordinance, CBIP is a program to provide matching grant funds to assist with commercial building improvements for facades, safety and accessibility in the DRA.

Contract: the legal agreement between the Seneca Improvements Corporation (SIC) and applicant that lists the commitments and responsibilities of each party.

Downtown Reinvestment Area (DRA): for the purpose of this ordinance, the DRA is defined as a zone within the City of Seneca as designated on Map Exhibit A of this ordinance.

Seneca Improvements Corporation (SIC): The SIC is the real estate arm of the City of Seneca. The SIC is the entity authorized by Mayor and Council to administer the CBIP.

(d) Authorization. The SIC at their discretion and on a case-by-case basis, subject to the criteria listed in the application may enter into a CBIP contract with person(s) or corporation(s) in order to meet any or all of the following objectives: improving the appearance of downtown, improving the utility, safety and marketability of the built environment, and improving the tax base. For properties which meet the requirements listed below, the following grant amounts may be made available:

- 1) Up to 100% utility connection fees, and
- 2) Up to 100% of building permit fees paid, and
- 3) Up to 15% of construction costs not to exceed \$150,000 in matching funds.

(e) Eligibility. In order to be eligible for a CBIP, the applicant (either the owner(s), or a third party with all building owners' written consent) may complete a CBIP application. The application shall be used by both the SIC and the applicant to determine if a grant funding may be awarded at the completion of the project. Eligibility is determined by the following:

- 1) the building is within the DRA,
- 2) the property, including land and building, is not tax exempt,
- 3) the building is for commercial purposes; buildings that combine business and second floor residential are eligible. Buildings that are singularly residential in use are not eligible for the program,
- 4) eligible improvements are for façade, building envelope, accessibility or safety purposes – accessibility and safety improvements shall be determined as eligible by the building inspector,
- 5) building plans that can be approved by the building inspector,
- 6) a Certificate of Occupancy (CO) can be issued at the end of the project – if a CO cannot be issued, as in the case of façade improvements on incomplete buildings, the maximum grant funding that can be sought shall be limited to 15% of the total cost, up to a maximum of \$5000 in matching funds,
- 7) no pending legal action exists between applicants or the owners and the city,
- 8) no other building improvement application for this property has been applied for within the same Fiscal Year, and
- 9) in the instance of a third-party applicant, notarized affidavits of owner(s) approval(s) must be submitted with the application.
- 10) The applicant shall include information on proposed use of the building, including sale price, a tenant attraction proposal and/or rents to be sought.

(f) Approval procedure. Application must be made to the City Clerk's office. The City Clerk will forward the application to the SIC to review and act upon within 30 days of receipt of application.

Applications will be reviewed by the SIC for the following criteria:

- 1) application shall be complete,
- 2) The improvements are begun on or after July 1, 2020, and completed prior to seeking grant payment, and also prior to June 30, 2021.
- 3) SIC shall review information on proposed use of the building in (e)9) to determine soundness of sale/rental valuations, if applicable.

Once applications are reviewed and approved, applicants and SIC shall enter into a legal contract detailing the responsibilities of the owner(s) comply with proposed use of the building, and further specifying funding claw back provisions should grant recipients not fulfill their contractual obligations.

(g) Funding Contingency. The commercial building improvement program is contingent upon funding by the SIC as it deems appropriate. Funds available to the SIC for allocation through CBIP shall be identified by way of a line item in the City's budget.

(h) Geographic Area. The area designated as the DRA represents the predominant business area of the historic downtown, including both sides of North First Street down to the northern side of the Norfolk Southern railroad line. The DRA also includes portions of the entrances to downtown that are important to giving the downtown a sense of place. The DRA is not intended to restrict the existing business district; it is intended to concentrate the city's investment areas into a definable area where efforts are determined to be needed and where results can be both impactful and measureable. The DRA shall serve as the boundary for a future Tax Increment Financing District that is intended to assist in funding public improvements within the DRA.

(i) Term of Program. The program shall begin July 1, 2020 and shall end June 30, 2021.

This ordinance shall take effect upon second reading thereof.

PROPOSED ORDINANCE APPROVED AS TO FORM this ____ day of _____ 2020.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on first reading this ____ day of ____ 2020 by vote of

____ YES ____ NO ____ ABSTAIN

APPROVED, RATIFIED AND ADOPTED on second and final reading this ____ day of ____ 2020 by vote of

____ YES ____ NO ____ ABSTAIN

_____, Clerk

Attest

_____, Mayor

Exhibit A Seneca Downtown Reinvestment Area



The Downtown Reinvestment Area (DRA - shaded) is delineated as follows:

From the intersection of North Chestnut and West North Second Street east along the centerline of West North Second Street to a point 250 feet from the centerline of North First Street; following an arc parallel to and 250 feet to the north of the centerline of North First Street east to the centerline of Holleman Street; following the centerline of Holleman Street to a line projecting southeast to intersect the centerline of the Norfolk Southern Railroad right of Way; following the Railroad ROW centerline southwest and then south and then northwest to a line that follows the centerline of Chestnut street back to the intersection of North Chestnut and Second Street.

Buildings within the DRA that are commercial in zoning and use are eligible for the CBIP. Buildings that combine main floor business (with regard to street frontage) and residential uses on separate floors are eligible for CBIP. Buildings that are singularly residential in use are not eligible for the program.

ORDINANCE 2020-17

AN ORDINANCE TO AMEND CHAPTER 15 OF THE SENECA CODE OF ORDINANCES THEREBY CONTINUING
AN ECONOMIC DEVELOPMENT INCENTIVES PROGRAM

WHEREAS, Seneca seeks to keep the best small-town community features while allowing for growth, and

Whereas the historic downtown of Seneca has experienced reduced traffic and visitors to the downtown, and consequently a reduction in its downtown business market, and

Whereas, the downtown has lagged behind in terms of growth and business investment because of the loss of its business market, and

Whereas towns without vibrant downtowns are subject to overall business decline as people and businesses seek to invest in economically healthy places, and

Whereas the city seeks to restore the downtown as both an economic engine and a recognized destination, and

Whereas attracting people to a downtown with dining, shopping, and entertainment opportunities creates both economic and social vibrancy, and

Whereas supporting businesses that provide both economic and social vibrancy to locate in the downtown of Seneca is essential to the goals of downtown revitalization and restoration of the downtown business market, and

Whereas a healthy business community generates increased taxes which in turn can reduce future tax burden of the citizens of Seneca, and

Whereas a healthy downtown business community provides the opportunity for health, safety, security, prosperity and general welfare for both city residents and visitors alike, and

Whereas the City of Seneca finds that it is the best interest of the downtown to continue and amend its Economic Development Incentives Program (EDIP).

NOW, THEREFORE, upon motion of City Council, and BY SENECA CITY COUNCIL, in Council duly assembled, and with a quorum present and voting, BE IT ORDAINED by the Mayor and councilmembers of the City of Seneca, that Chapter 15 Licenses, permits and miscellaneous business regulations shall be hereby amended as follows:

Sec. 15-3 Economic Development Incentives Program (EDIP)

- (a) Purpose
- (b) Findings
- (c) Definitions
- (d) Authorization
- (e) Eligibility
- (f) Application
- (g) Approval procedure
- (h) Funding Contingency
- (i) Geographic Area
- (j) Term of Program

(a) Purpose. The purpose of this Section is to strengthen and revitalize the downtown by encouraging the businesses to locate and grow within the Downtown Reinvestment Area (DRA).

(b) Findings.

- 1) A healthy business community is diverse, engaging, and provides business vitality to an area.
- 2) The downtown lags behind in terms of business activity due to decreased traffic and decreased private investment.
- 3) An EDIP can further efforts:

- a. to enhance business diversity and vitality,
- b. to encourage the location and development of new businesses that bring investment and employment,
- c. to help stimulate existing businesses through increased business traffic downtown, and
- d. to improve public welfare through increased tax base and greater business vitality.

- 4) Business is welcome in the downtown; the city seeks to incentivize businesses that by their nature enhance business diversity and business vitality.

(c) Definitions.

Application: the form provided and maintained by the City Clerk's office that outlines the requirements of the EDIP.

Contract: the legal agreement between the Seneca Improvements Corporation (SIC) and applicant that lists the commitments and responsibilities of each party.

Downtown Reinvestment Area (DRA): for the purpose of this ordinance, the DRA is defined as a zone within the City of Seneca as designated on Map Exhibit A of this ordinance.

Economic Development Incentive Program (EDIP): for the purpose of this ordinance, EDIP is intended to provide grant funding to specific costs associated with business development (and to provide incentives to certain businesses that help meet stated objectives) within the DRA.

Seneca Improvements Corporation (SIC): The SIC is the real estate arm of the City of Seneca. The SIC is the entity authorized by Mayor and Council to administer the EDIP.

- (d) Authorization. The SIC may enter into an EDIP contract with person(s) or corporation(s) in order to encourage and support location and or development of businesses in the DRA that meet some or all of the following objectives: contributing to the tax base; creating employment; promoting economic and business vitality in the DRA by maintaining certain business hours; being open for special events, and contributing to business variety in the DRA.

In addition, businesses that remain in operation for at least one full year and meet criteria listed in the table below (said criteria being aligned with the stated objectives) will be eligible for incentives based on the level at which they meet those criteria.

- (e) Eligibility. Businesses eligible for the EDIP award must meet the following criteria:
 - 1) The business location shall be within the DRA as defined in section (i) "Geographic Area", and
 - 2) The new business or business expansion start date is on or after July 1, 2020, and
 - 3) The business operator shall keep the business operating for a minimum of one (1) full year with regular weekly open business hours.
- (f) Application. Applications may be made at any time during the first year of operation. To receive EDIP award, application must be made to the City Administrator's office. The application shall identify the description of the business for which an incentive is sought, including information on how the business meets one or more of the criteria listed above. The City Administrator's office will forward the application to the SIC to review and act upon within 30 days of receipt of application.
- (g) Approval procedure. Application shall be reviewed and accepted at the time that it is determined to be complete. Grant funding requires application to, and approval by the SIC, and completion of contract between SIC and applicant.
- (h) Funding Contingency. The EDIP is contingent upon funding by the SIC as it deems appropriate. Funds available to the SIC for allocation through the EDIP shall be identified by way of a line item in the City's budget.
- (i) Geographic Area. The area designated as the DRA represents the predominant business area of the historic downtown, including both sides of North First Street down to the northern side of the Norfolk Southern railroad line. The DRA also includes portions of the entrances to downtown that are important to giving the downtown a sense of place. The DRA is not intended to restrict the existing business district; it is intended to concentrate the city's investment areas into a definable area where efforts are determined to be needed and where results can be both impactful and measurable.

(j) Term of Program. The program shall begin July 1, 2020 and shall end June 30, 2021.

This ordinance shall take effect upon second reading thereof.

PROPOSED ORDINANCE APPROVED AS TO FORM this ____ day of _____ 2020.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on first reading this ____ day of ____ 2020 by vote of

____ YES

____ NO

____ ABSTAIN

APPROVED, RATIFIED AND ADOPTED on second and final reading this ____ day of ____ 2020 by vote of

____ YES

____ NO

____ ABSTAIN

_____, Clerk

Attest

_____, Mayor

Exhibit A
Seneca Downtown Reinvestment Area



The Downtown Reinvestment Area (DRA - shaded) is delineated as follows:

From the intersection of North Chestnut and West North Second Street east along the centerline of West North Second Street to a point 250 feet from the centerline of North First Street; following an arc parallel to and 250 feet to the north of the centerline of North First Street east to the centerline of Holleman Street; following the centerline of Holleman Street to a line projecting southeast to intersect the centerline of the Norfolk Southern Railroad right of Way; following the Railroad ROW centerline southwest and then south and then northwest to a line that follows the centerline of Chestnut street back to the intersection of North Chestnut and Second Street.

EXHIBIT B**BUSINESS INCENTIVE CALCULATOR**

The Business Incentive Calculator is used to determine the total incentive for which a business may be eligible.

CRITERIA			incentive	Total
Does the Business satisfy the SIC's "Bounties", and to what extent? A list of Bounties is available at the City Administrator's office	Yes/No or # of Bounties		<i>x \$ 10,000 or x \$ 2,500</i>	
Has this Business resulted in JOB CREATION? (measured in permanent FTE positions)	Number of employees (up to 20)		<i>x \$ 1,000</i>	
Has this Business maintained business hours above 45 hours per week?	# Hours above 45		<i>x \$ 100</i>	
Has this business generated HOSPITALITY and/or ACCOMMODATIONS TAX?	HTAX = 1 ATAX = 2		<i>x \$ 1,000</i>	
For how many City Special Events (including Jazz on the Alley and other city-sponsored events in the DRA) has the business been open this year?	# of City events		<i>x \$ 100</i>	

CITY OF SENECA

ORDINANCE NO. 2020-18

AN ORDINANCE TO ABANDON UNIMPROVED RIGHT-OF-WAY LOCATED
BETWEEN SOUTH FAIRPLAY STREET AND SOUTH TOWNVILLE STREET

WHEREAS, the City of Seneca may have rights and/or entitlements to an unimproved and unused right-of-way located between South Fairplay Street and South Townville Street; and

WHEREAS, the City of Seneca, South Carolina, finds it desirable and appropriate to abandon the right-of-way insofar as it is not required for either right-of-way or departmental purposes; and

WHEREAS, pursuant to properly published notice, a public hearing was held before City Council on Monday, August 11, 2020, at which time Council provided the opportunity to hear from the public regarding the proposed abandonment; and

WHEREAS, the right-of-way is unimproved and has not been used by the City, its departments, or its utilities, nor has it been improved for, or used by, the public; and

WHEREAS, any interest the City has in the right-of-way will be abandoned and combined with the abutting properties located at 112 E. South 7th Street (Tax Map Number 520-46-01-002), Tax Map Number 520-46-06-003 (no corresponding street address), 710 S. Townville Street (520-46-06-006), Tax Map Number 520-45-06-008 (no corresponding street address), 715 S. Fairplay Street (Tax Map Number 520-46-06-002), and 107 Bell Drive (Tax Map Number 520-46-06-009), in proportion to their abutting property ownership and as reflected on Exhibit A.

NOW, THEREFORE, upon motion of City Council, and BY SENECA CITY COUNCIL, in Council duly assembled, and with a quorum present and voting, BE IT ORDAINED, that the right-of-way which is identified more particularly on Exhibit A shall be abandoned and closed. Further, the abandonment and any subsequent conveyance by way of City quitclaim deed shall be subject to a full width utility easement preserving the currently existing rights and benefits for the present providers of water, sewer, electricity, telephone, and natural gas, if any, including maintenance easements for the same utilities. The City Administrator or Mayor is herewith authorized to execute such documents as reasonable and necessary to implement the purposes of this Ordinance.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING.

PROPOSED ORDINANCE APPROVED AS TO FORM this _____ day of _____, 2020.

R. BOATNER BOWMAN, City Attorney

APPROVED AND RATIFIED on First Reading this ____ day of _____, 2020 by a vote of

_____ YES _____ NO _____ ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this ____ day of _____, 2020 by a vote of

_____ YES _____ NO _____ ABSTAIN

_____, Clerk

Attest:

_____, Mayor