

Seneca City Council Meeting
December 10, 2019
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The Seneca City Council held a Council Meeting on Tuesday, December 10, 2019 at 6:00 pm in the Seneca City Hall Council Chambers. Members present were: Mayor Daniel Alexander, Mayor Pro Tem Ronnie O'Kelley, Al Gaines, Denise Rozman, Joel Ward, Dana Moore, Scott Durham, and WC Honeycutt. Absent: Stuart Pohl.

Also present were: Scott Moulder, City Administrator; Ed Halbig, Planning Director; John Covington, Police Chief; Ernie Beck, Public Works Director; Bob Faires, Utilities Director; Danielle Smith, Assistant Finance Officer; Carol Hall, Clerk/Treasurer; 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. Honeycutt gave the invocation and Mrs. Rozman led the pledge of allegiance.

APPROVAL OF
PREVIOUS
MEETING
MINUTES

Motion by Mr. Ward to approve the City of Seneca Council meeting minutes dated November 12, 2019, exhibit A.

Seconded by Mr. Durham The motion passed by unanimous vote (8)

Motion by Mr. Gaines to approve the Seneca Facilities Corporation meeting minutes dated November 13, 2019, exhibit B.

Seconded by Mr. Moore The motion passed by unanimous vote (8)

Motion by Mr. Honeycutt to approve the Seneca Zoning Board of Appeals meeting minutes dated November 21, 2019, exhibit C.

Seconded by Mr. Durham The motion passed by unanimous vote (8)

Motion by Mr. Ward to approve the Seneca Improvements Corporation meeting minutes dated November 22, 2019.

Seconded by Mr. Moore The motion passed by unanimous vote (8)

PUBLIC
COMMENTS

Mr. Bill Foster – 608 S Fairplay Street

Mr. Foster spoke from the audience. He expressed his opposition about rezoning S Townville Street in the last meeting. His opinion has not changed since the last council meeting. He addressed several of his continuing concerns and said that he found out some of the plans were changed. However, he felt that the items need to be put in writing. He remains opposed and hope the council votes no.

Terry Cooper – 412 S Townville Street

Ms. Cooper said that she was concerned about the traffic and the increase in trash. She also felt that it would not be aesthetically pleasing. The area is a friendly community and she would like to keep it that way. She asked that council consider a master plan that would consider all the residential area, as well as the commercial area. She would like the number of homes be reduced.

Dan Huff – 612 S Townville Street

Mr. Huff felt that there would be too many houses for such a small acreage. Two or three houses would be okay, but not thirty-four. He had some concern for bad elements to come into the area. He lives with his elderly parents. He does not like the idea of the development.

Ray Murphy-612 Seneca Springs Landing

Mr. Murphy spoke on behalf of the Downtown Merchants Association. The local businesses have spent multiple of millions of dollars to help revitalize the downtown area. He feels that the growth of the city directly relates with what happens downtown. He is speaking about the growth of the city itself. He feels this ordinance is positive for the city.

Patricia E Grant – 308 S Townville Street

Ms. Grant is for the growth of the city. However, she thinks that to put so many houses on three acres of land is too many. Her concern is overcrowding might create an environment that would encourage crime.

Chuck Hill – 509 S Depot Street

Mr. Hill is opposed to the ordinance. He is concerned about crime coming in with too many houses in one area. He is also concerned about the traffic from S Oak street to Walnut street and the thorough way for fire trucks and ambulances which would be a problem.

Vicki Barron – 509 S Depot Street

Ms. Barron worked 37 years with Duke Energy as a Safety Professional. She is concerned about excessive traffic on 6th street and feels this ordinance will bring more traffic. Rezoning to PDR means they can put whatever they want there. Crime is very low in that area right now and would like to see it kept that way. She would hate to see the Historic District downgraded after so many people have put so much effort into revitalizing the area.

Les Walden – 538 Magellan Drive

Mr. Walden wanted like to clear up some misconceptions.

- Homes will face 7th Street, Townville Street & Fairplay Street. Driveways come into the back.
- There is no intention to put up tin roofs. The plan is for shingle roofs.
- Traffic – 34 residents – leave and return at same time. This is most likely not going to happen.
- Density – \$150,000 - \$180,000 if they cut the number of houses the cost will go up by probably 50% per property, which may not be an attainable housing option for Seneca residents.
- There would be additional parking in the loop that would be paved wide enough for an emergency vehicle to get through.
- The community is designed to be a walking community so that neighbors do get to know each other.
- SCDOT considers Fairplay Street and Townville Street to be low volume roads.

Jim Coykendall – 215 S Fairplay Street

Mr. Coykendall grew up in Sevier County, TN, in the Gatlinburg-Pigeon Forge area. His concern is Seneca changing from a beautiful town to something entirely different when zoning law changes are made.

Bruce Kilpatrick – 611 S Kilpatrick Rd

Mr. Kilpatrick was concerned about too many houses in a small area. For example: neighbor house catching fire and maybe his house. He was also concerned about crime going up in the area. He also thinks traffic will be an issue.

Bill Stricker – 107 Doyle Dr

Mr. Stricker spoke from the audience. He spoke for himself and a couple of his neighbors. They feel that a 10-foot privacy fence should be put up. He has concerns about the traffic and the hazards for the children in the area. He also feels that the houses would be too close together, like another development in Seneca and in Clemson. He agrees with Mr. Foster.

Ray Suttles – 200 E S 7th Street

Mr. Suttles said that he appreciates council's time and efforts to improve the community. He is very encouraged with the remodeling, renovation and restoring efforts in the community on some of the old vacant properties that would have been torn down but have been turned into beautiful homes. They fit the character of the neighborhood. His concern with the density of the construction and newness is how will it fit the character of the community that was established in the early 20th century? He feels this would take away from the value of the general community. He also has vehicle traffic and pedestrian traffic concerns.

Sandra Grinnell – 714 S Townville Street

Ms. Grinnell has lived at 714 S Townville Street for 40 plus years. She remembers the crime rate when there was a trailer park in the area. She has concerns about the traffic. It was mentioned that the traffic was comparable to Borg Warner or Cross Creek. She asked if that meant a guard tower would be put in to watch the traffic flow?

Mr. Honeycutt asked Mr. Walden several questions.

"What is the average cost of the houses?" \$150,000 - \$180,000

"Is there a particular targeted audience or target resident you are looking for as far as occupying those residences?" Probably more a retirement-based person. The homes are 1100 – 1300 square feet. Three bedrooms and two baths on one floor. The two-story model has two bedrooms and two and a half baths. The exterior has a look that is aesthetically pleasing and is similar to "old construction". They will be new, but they will blend.

CITY
ADMINISTRATOR

Mayor Alexander recognized the City Administrator, Mr. Moulder. Mr. Moulder updated the council on items that would be discussed and voted on during tonight's council meeting.

PAY CITY'S BILLS

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

Seconded by Mr. Durham The motion passed by unanimous vote (8)

OJRSA
Resolution

Motion by Mr. Ward to adopt the Oconee Joint Regional Sewer Authority Resolution and allow the Mayor to sign, exhibit D.

Seconded by Mr. Moore The motion passed by unanimous vote (8)

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SERVER
LICENSE
REQUEST

Motion by Mr. Durham to approve the Server License Request in the amount of \$10,000, exhibit E.

Seconded by Mr. Moore The motion passed by unanimous vote (8)

PEAK
GENERATION
SAVINGS
TRANSFER

Motion by Mr. Ward to transfer \$200,000 from Peak Generation Savings to the Seneca Improvements Corporation.

Seconded by Mr. Durham The motion passed by unanimous vote (8)

PURCHASE AIR
PAKS FOR FIRE
DEPARTMENT

Motion by Mr. Gaines to give the City Administrator the authority to purchase Air Paks in the amount of \$219,965 from Safe Industries and to approve lease financing through Community Leasing Partners and give the Mayor or City Administrator authority to sign any documents.

Seconded by Mr. Moore The motion passed by unanimous vote (8)

SEE 2001
VACUUM
TRUCK -
CITY OF
WESTMINSTER

Motion by Mr. Durham to authorize the City Administrator to execute and sell a 2001 Vacuum Truck to the City of Westminster for \$35,000.

Seconded by Mr. Moore The motion passed by unanimous vote (8)

CDBG LOCAL
MATCH
RESOLUTION

Motion by Mr. Moore to approve a resolution committing the City of Seneca to provide a local match of \$183,400 local cash match for the Community Development Block Grant, exhibit F.

Seconded by Mr. Durham The motion passed by unanimous vote (8).

GRACE'S
CLOSET
DONATION

Motion by Mr. Gaines to donate \$1,500 to Grace's Closet. Funds to come from Seneca Light & Water Donation & Grant Funds, exhibit G.

Seconded by Mr. Moore The motion passed by unanimous vote (8).

ORD 2019-21
REZONE S
TOWNVILLE
ST

Motion by Mr. Ward to approve on 2nd Reading Ordinance 2019-21, an ordinance to rezone S Townville Street from R-10 to PDR, exhibit H.

Seconded by Mr. O'Kelley

The motion passed by the following vote:

YAY (6)

Dan Alexander

Ronnie O'Kelley

Al Gaines

Joel Ward

Scott Durham

WC Honeycutt

NAY(2)

Denise Rozman

Dana Moore

ORD 2019-22
REZONE S
WALNUT ST

Motion by Mr. Moore to approve on 2nd Reading Ordinance 2019-22, an ordinance to rezone S Walnut Street from R-10 to R-6, exhibit I.

Motion died due to a lack of a second.

Discussion followed on when a rezoning request for S Walnut Street could be brought back to council. If the rezoning request is as an R-6, then the request must wait one year. If the rezoning request is a different rezoning, then the request would go before the Planning Commission as a new request.

ORD 2019-23
2018 INTER-
NATIONAL
PROPERTY
MAINT. CODE

Motion by Mr. Durham to approve on 2nd Reading Ordinance 2019-23, an ordinance to adopt the 2018 International Property Maintenance Code, exhibit J.

Seconded by Mr. Honeycutt The motion passed by unanimous vote (8)

ORD 2019-24
2018
SWIMMING
POOL & SPA
CODE

Motion by Mr. Durham to approve on 2nd Reading Ordinance 2019-24, an ordinance to adopt the 2018 Swimming Pool and Spa Code, exhibit K.

Seconded by Mr. Moore The motion passed by unanimous vote (8)

ORD 2019-25
SELL PROPERTY
209 E S 2ND ST

Motion by Mr. Moore to approve on 1st Reading Ordinance 2019-25, an ordinance to sell the property at 209 E South 2nd Street and allow the Mayor or City Administrator to sign any documents, exhibit L.

Seconded by Mr. Ward The motion passed by unanimous vote (8)

ADJOURN

Mayor Alexander called the meeting adjourned at 7:02 pm.

Daniel W Alexander, Mayor

Carol Hall, Clerk/Treasurer

Seneca Zoning Board of Appeals
 December 19th, 2019
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The Seneca Zoning Board of Appeals met on Thursday, December 19th, 2019 at 6:00 p.m. in the City Hall Council Chambers. Members present included Mr. Marvin Gray, Chair, Ms. Tammy Garland, Vice Chair, Mr. John Gillespie (6:15), and Mr. John Voss. Also present was Mr. Edward Halbig, Director; and Ms. Tracy C. Smith, Admin. Assistant and other interested persons (list in minute book). 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 to have minutes accepted as submitted.

Ms. Smith read the hearing process.

Ms. Smith read the variance application.

VA-2019-
07

| | |
|-------------------|---------------|
| Docket No 1: | VA 2019-07 |
| Property Owner: | Each LLC |
| Applicant | Eddie Adams |
| Property Address: | 209 Ingles Pl |
| Tax Map #: | 520-14-01-006 |

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. Eddie Adams introduced himself to board as property owner. He discussed the reason for variance request.

Mr. Voss discussed the exceptional conditions. He asked applicant about deed restrictions and if that was the reason for the request.

Mr. Adams stated yes. He stated per the deed he is not allowed to build a structure in front of Ingles building.

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

There being none.

MOTION:
VA 2019-
07

MOTION made by Ms. Garland to approve VA 2019-07 as submitted. 904.2 a -There are extraordinary and exceptional conditions pertaining to a particular piece of property in question because of its size, shape or topography.

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SECOND made by Mr. Gray.

Discussion followed.

Mr. Voss discussed the traffic situation.

Mr. Halbig stated a traffic study in 2104 on Hwy 130. He said DOT were aware of the Subway proposal and raised no concerns.

MOTION:
VA 2019-
06

Mr. Voss asked about a need for a retaining wall, and would it be at the setback.

Mr. Adams stated that there may not be a need to have a retaining wall.

Mr. Gillespie asked for clarification of deed restriction.

Mr. Adams discussed.

Mr. Voss asked if Ingles would grant a relief from the deed restrictions.

Mr. Adams stated no.

AYE Mr. Gray, Ms. Garland, Mr. Voss, and Mr. Gillespie
NAY none

**OLD
BUSINESS**

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

There being none.

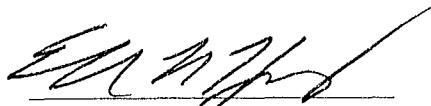
**NEW
BUSINESS**

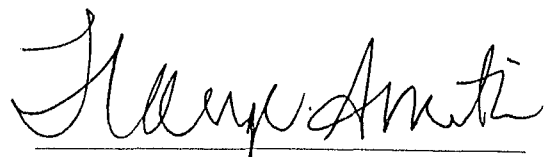
Mr. Gray asked if there was any new business to discuss.

There being none.

ADJOURN

Meeting adjourned at 6:20 p.m.


Edward Halbig, Director
Planning & Development


Tracy C. Smith, Administrative Assistant
Planning & Development

SENECA FACILITIES CORPORATION

Exhibit C

BOARD MEETING City Hall – Seneca, South Carolina

January 8, 2020

The board of directors of the Seneca Facilities Corporation met on Wednesday, January 8, 2020, at 8:00 am in the Seneca City Hall Conference Room. The following members were present:

Scott Moulder, President and City Administrator; Mayor Dan Alexander; Bob Faires, City Utilities Director; Josh Riches, City Finance Director; and Ed Halbig, City Planning Director.

Also present were: Seneca Daily Journal reporter Riley Morningstar; and, City Executive Administrative Assistant, Debbie Williams. The press and public were notified of the meeting in advance as required by law.

Mr. Moulder called the meeting to order at 8:03 am, and he also gave the invocation.

Mr. Moulder thanked those present for their attendance.

The **only item on the agenda** was the Approval of Paving Proposal for East Side, Seneca Industrial Complex.

Mr. Moulder first gave a summary on current work going on at Seneca Industrial Complex. The Board approved the issuance of debt to be able to make some significant improvements to the Seneca Industrial Complex. He said we have already seen some of those improvements completed by our Buildings and Projects department. The County has nearly completed their roadway construction into the Seneca Rail Site. J Davis is the contractor that completed that work.

Mr. Moulder said that one of our priority goals for the entire complex has been to resurface the entire area around the building. Mr. Molloseau supplied photos showing the current conditions at the site. The immediate need is to do something with the pavement because it is breaking up badly. He said that we had received a quote from a different contractor to do the paving on the east side of the building. That quote was nearly \$700,000. Mr. Molloseau then decided to request a quote from JDavis Construction since they were already on site completing the work for the County. That quote came in at \$371,368.00.

Mr. Moulder said we thought we would be in a half a million range on the east side and perhaps in the \$225,000 range on the west side. Because of this significant savings opportunity, he said we thought it would be important enough to call a meeting to discuss this proposal from JDavis Construction. The savings that are reflected in this quote are due in a large part to the fact that they are already on site and would not have to re-mobilize to complete the work. The money saved would allow us to complete work such as landscaping, fencing, security, signage, and other needed work.

Mr. Molloseau went over the quote and explained what areas would be re-surfaced. He gave information on other work included in the quote such as the drain on dock 14, and grading and hydroseeding of the hill so it could be easily mowed.

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Mr. Molloseau said that the work would be a combination of heavy-duty asphalt and concrete in the approach areas where the trucks would be turning and moving about. Straight runs will be reinforced asphalt. He commented that Borg-Warner said this would be a good time for them to get the paving done. He also commented that Borg Warner is putting lasers on all the docks to help the drivers maneuver into the docks.

Mr. Moulder said directional striping might be helpful to provide direction for the trucks when they are entering the complex. Mr. Molloseau said that bollards will be used as well.

MOTION: Mr. Halbig made a motion that the Seneca Facilities Corporation approve the proposal from JDavis Construction Company for paving the east side of the Seneca Industrial Complex and other work as noted in the proposal in an amount not to exceed \$400,000.

SECOND by Mr. Riches.


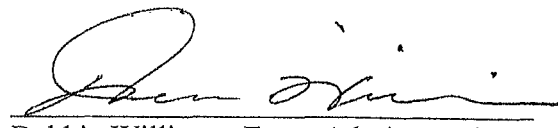
Hearing no further discussion, the motion was approved unanimously by those members present.

MOTION: Mr. Halbig made a motion that the meeting be adjourned at 8:31 am.

SECOND by Mr. Faires.

There was no further comment or discussion by board members, and the motion was approved unanimously by those members present.

Respectfully submitted,


Scott Moulder, President
Debbie Williams, Exec. Admin. Assistant

ORDINANCE NO. 2019-25

AN ORDINANCE OF THE CITY OF SENECA, SOUTH CAROLINA AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY THE CITY OF SENECA; THE EXECUTION AND DELIVERY OF ANY AND ALL OTHER DOCUMENTS OR INSTRUMENTS NECESSARY TO EFFECT THE SALE AND CONVEYANCE; AND OTHER MATTERS RELATED THERETO.

Enacted: _____, 2019

WHEREAS, pursuant to the authority established in Section 5-1-10 of the South Carolina Code of Laws, 1976, as amended, the City of Seneca (the "City") is a municipality of the State of South Carolina (the "State"), and is declared to be a perpetual body, politic and corporate, entitled to exercise all the powers and privileges provided for a municipal corporation in the State, and has as its governing body the Seneca City Council (the "Council"); and

WHEREAS, Sections 5-7-40 and 5-7-260(6) of the South Carolina Code of Laws, 1976, as amended, provide, in part, that municipalities may sell or otherwise dispose of real and personal property; and

WHEREAS, the City is the owner of that certain piece, parcel or tract of land situate having, as of the date hereof, Oconee County Tax Map No. TMS#: 520-34-02-007 and a street address of 209 East South 2nd Street, Seneca, South Carolina, and all improvements thereon (the "Property"); and

WHEREAS, Spencer Wilson ("Wilson"), wishes to acquire the Property from the City for a sum certain of \$1,500.00, and the City wishes to convey the Property by sale to Wilson (such acquisition and conveyance, the "Transfer").

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF SENECA, SOUTH CAROLINA AS FOLLOWS:

Section 1. Approval of Transfer. Council hereby approves the Transfer.

Section 2. Execution and Delivery of Transfer Documents. The City Administrator shall be, and hereby is, authorized to execute and deliver on behalf of the City a deed conveying the City's interest in the Property to Wilson, all in accordance with the provisions of this Ordinance and in a form and substance acceptable to the City Administrator, on advice of legal counsel to the City. The City Administrator shall be, and hereby is, authorized to execute and deliver any and all other documents or instruments on behalf of the City related to the Transfer in a form and substance acceptable to the City Administrator, on advice of legal counsel to the City. The City Administrator is further authorized and empowered to execute any subsequent amendments or revisions to any of the agreements, certifications or documents authorized under this Ordinance.

Section 3. Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion

shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Repeal of Inconsistent Ordinances and Resolutions. All ordinances and resolutions of the City, and any part of any ordinance or resolution, inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. Effective Date. This Ordinance shall be effective upon its enactment by the City Council.

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 _____ 2019.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 10th day of December 2019 by a vote of

____ YES _____ NO _____ ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this ____ day of _____ 2019 by a vote of

____ YES _____ NO _____ ABSTAIN

_____, Clerk

Attest:

_____, Mayor