

The Seneca City Council held a Council Meeting on Tuesday, September 8, 2020, at 6:01 pm in the Seneca City Hall Council Chambers. Members present were: Mayor Daniel Alexander, Mayor Pro Tem Ronnie O'Kelley, Al Gaines, Stuart Pohl, Joel Ward, Dana Moore, Scott Durham, and WC Honeycutt. Absent: Denise Rozman.

Also present were: Scott Moulder, City Administrator; Ed Halbig, Planning Director; John Covington, Police Chief; Richie Caudill, Fire Chief; Bob Faires, Utilities Director; Ernie Beck, Public Works Director; 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. Moore led the pledge of allegiance.

Approval of
Previous
Meeting
Minutes

Motion by Mr. Ward to approve the City of Seneca Council meeting minutes dated August 11, 2020, exhibit A.

Seconded by Mr. Moore

The motion passed by unanimous vote (8)

Motion by Mr. Durham to approve the City of Seneca Special Called Council meeting minutes dated August 25, 2020, exhibit B.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (8)

Motion by Mr. Gaines to approve the Seneca Improvements Corporation Board meeting minutes dated August 11, 2020, exhibit C.

Seconded by Mr. Durham

The motion passed by unanimous vote (8)

Motion by Mr. Honeycutt to approve the Seneca Facilities Corporation Board meeting minutes dated August 11, 2020, exhibit D.

Seconded by Mr. Durham

The motion passed by unanimous vote (8)

Motion by Mr. Gaines to approve the Construction, Maintenance & Aesthetic Board of Adjustment meeting minutes dated August 18, 2020, exhibit E.

Seconded by Mr. Pohl

The motion passed by unanimous vote (8)

Mayor Alexander opened the floor for questions or comments from the press or public. No public comments.

Mayor Pro Tem O'Kelley asked that everyone remember this community. He said that this community had a terrible loss last week with an automobile accident that claimed the lives of three young people in our town. Just about everybody in this room knows one of those children, their parents, or someone related to them. He requested that we pray for them and reach out to them any way we can. Mr. O'Kelley went on to say that it is devastating to even

try to comprehend what a parent is going through, and you can't unless you have lived it. He asked that we remember them and pray for them.

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

Pay City's
Bills

Seconded by Mr. Durham

The motion passed by unanimous vote (8)

Blue Ridge
Community
Center
Donation

Mayor Alexander recognized Mr. Moulder for the next item on the agenda, Blue Ridge Community Center Donation. Mr. Moulder said that there were members of the Steering Committee of the Blue Ridge Community Center here and appreciated them being in attendance. Mr. Moulder said that he had talked with a number of the representatives over the last few months concerning the former Code Elementary building. They have been working with the School District to somehow gain possession so that they can start a community support center that can provide a number of services to anyone in the community, especially in the Utica area. They have a pretty big plan in place with what they would like to do in the community to provide that support.

They also understand that the expenses associated with the building could be somewhat significant and they are trying to do everything they can to raise funds for the programs. They have been in close contact with the City Building Official about the architectural requirements. They have submitted a request to the city for a grant to help them with some of the initial costs while they go through the process. They are requesting one-year support. Mr. Moulder is recommending a \$10,000 grant at this time which will help them to do it in phases and give them a little bit of time. We can revisit it and see how far they have come in their due diligence. We can always renew at a later date.

Further discussion followed on the Blue Ridge Community Center Donation.

- *Mr. Honeycutt asked about the time frame for the \$10,000 and when would council revisit the request? Mr. Moulder said he thought three or four months for the \$10,000 and they would bring it back to council in two to three months.*
- *Mr. Moore asked how this would affect the budget amount of \$50,000? There are several requests made every year that he wants to be sure we don't shorten them. Mr. Moulder said that he felt comfortable with the \$10,000 at this time.*

Motion by Mr. O'Kelley to donate up to \$10,000 to the Blue Ridge Community Center. Funds to come from Seneca Light & Water Donation & Grant Funds.

Seconded by Mr. Ward

- *Mr. Gaines asked if the \$10,000 would help in the long run? Will they need additional help getting this program up and running? When the School District turns the building over to them, will the funds be available to help support them at that time? Mr.*

Moulder said that one of the items discussed was a fund-raising campaign to assist them with generating the necessary funds for building renovations.

Mr. Moulder said that another idea was to talk with the Journal about being a partner in that fund-raising campaign. The \$10,000 will be sufficient right now while they are putting all those things in place.

The motion passed by unanimous vote (8)

Ord 2020-15
Correct
Building Form
& Parking
Requirements

Motion by Mr. Moore to approve on 2nd Reading Ordinance 2020-15, an ordinance to correct for Building Form and Parking Requirements in Core Commercial for the Conditional Use of Short-Term Rentals, exhibit F.

Seconded by Mr. Ward

The motion passed by unanimous vote (8)

Ord 2020-16
Amend Code
of Ordinances
CBIP

Motion by Mr. Durham to approve on 2nd Reading Ordinance 2020-16, an ordinance to Amend the Code of Ordinances – Commercial Building Improvement Program (CBIP), exhibit G.

Seconded by Mr. Pohl

The motion passed by unanimous vote (8)

Ord 2020-17
Amend Code
of Ordinances
EDIP

Motion by Mr. Gaines to approve on 2nd Reading Ordinance 2020-17, an ordinance to Amend the Code of Ordinances-Economic Development Incentives Program (EDIP), exhibit H.

Seconded by Mr. Moore

The motion passed by unanimous vote (8)

“Seneca
Diversity
&
Inclusion
Task
Force”

Mayor Alexander recognized Mr. Moulder. Mr. Moulder thanked Mr. Honeycutt for taking the lead with the original task force formed to look at policies within the Seneca police department following some of the cultural issues that arose in our country earlier in the year. Mr. Moulder said what he is presenting tonight is setting up another formal structure – The Seneca Diversity and Inclusion Task Force – which will focus on long term impacts within our community. The group will discuss cultural differences and how we can recognize those, and how we can move forward in fostering better inclusion of all diverse populations within our community.

Additional information about the Seneca Diversity and Inclusion Task Force:

- Foster a community that actively creates equitable pathways for economic prosperity and educational success and ensure ethical unbiased treatment of diverse populations. This is the initial mission statement.
- The Task Force will be comprised of community members and city staff members who will be addressing the community concerns. Mr. Moulder will serve as a member.
- This will be an open forum and opportunity for community members to come in representing segments of the community and present what concerns they may have.
- Collaborate on development initiatives with regards to program improvements and actual physical city development. It will help to bridge communication between the city and its minority populations by giving a voice and a medium for those discussions to take place.

- Develop accountability measures for equitable treatment in all our marginalized populations and then promote diversity training and education within the city.
- We talked about staff training opportunities and ways we can provide training and information to the community at large.
- Provide education and information on city government and how to become involved in city government, business development, social enrichment, and employment inside and outside the city.
- Provide recreational opportunities that may diversify.

Mr. Moulder explained that the Task Force will have representatives from the Latino community, the African American community, and city staff members. The following are on the Seneca Diversity and Inclusion Task Force:

Carla Gomez
Mara Diaz
Ivy Ellerby
Rod Smith
Bronson Hawthorne
Nick McKinney
Scott Moulder

The Task Force will probably meet bi-weekly or monthly as an advisory group. This will not be a policy-making group. They are not there to make rules. This will be an advisory group to help us learn and to learn from each other.

Mr. Gaines asked if a council member would be on the Task Force. Mr. Moulder said that this would be an advisory group so he didn't feel that a council member should be on the Task Force.

Mayor Alexander said he felt it would be appropriate to recommend a motion of support for setting up the Seneca Diversity and Inclusion Task Force.

Motion by Mr. Gaines in support of setting up the Seneca Diversity and Inclusion Task Force.

Seconded by Mr. Durham

The motion passed by unanimous vote (8)

Fire at the
Motor Pool

Mr. Moulder updated the council on the Sunday morning fire at the Motor Pool. Three of four operating trucks are destroyed, including the new truck that was brought nine months ago. SLED has been in to investigate. No final determination has been made.

We do have insurance on the vehicles. We have already filed the claims and we will get those claims processed. We do not know what type of reimbursement we will receive. The new truck will bring a higher value from the insurance reimbursement than the two used trucks. In the meantime, we are running one truck on the commercial and residential route. The truck is running the commercial route at 10 o'clock at night. The county has provided the means of dumping the truck at the transfer station at about two or three o'clock in the morning.

After dumping the truck, it was immediately put into running the residential route at five o'clock in the morning. When you push a piece of machinery twenty hours a day every day of the week especially one that has already been aged a little bit, it is going to cause problems. However, it is buying us just a few days.

In the meantime, we have reached out to a rental company who is in the business of renting garbage trucks and other large equipment. They have available two front load trucks that we can fit the Curotto-Cans on. We will run the two rentals for commercial, cardboard and some residential. We will use our truck for the Curotto-Can for the residential for the time being.

Mr. Moulder is proposing that we rent the two trucks so that we can maintain our normal schedule, instead of running the one truck twenty hours a day. He is proposing thirty days that we give us the time we need to work with the insurance. Even if we ordered a new side loader, it won't be ready until February. Mr. Beck has been shopping for additional used trucks. We are not proposing to step out and buy three new trucks. We are not in a financial position to do that right now. We are going to try and be as frugal as possible.

The plan is to replace the two used trucks with two used trucks and buy something in a pre-owned standpoint. It will take some time for Mr. Beck and his staff to evaluate those machines and see if they are worthwhile. He'll bring something back to council once they find something. The rentals will continue in operation and buy us thirty days.

Mr. Durham asked about an insurance reimbursement on the rental. Mr. Moulder said that we do not have a rental reimbursement policy, but we are looking into getting one for some of our equipment like that.

Exec
Session
(6:28-
6:34pm)

Motion by Mr. Gaines to go into an executive meeting to discuss a contractual matter concerning Possible Future Developer/Business Investors and to include Mayor, Council, and City Administrator.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (8)

Council returned from executive session. No action taken.

Adjourn

Mayor Alexander called the meeting adjourned at 6:36 pm.

Daniel W Alexander, Mayor

Carol Hall, Clerk

The Seneca City Council held a Special Called Council Meeting on Tuesday, September 29, 2020, at 6:21 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, and WC Honeycutt. Absent: Scott Durham

Also present were: Scott Moulder, City Administrator; Josh Riches, Finance Director; Ed Halbig, Planning Director; John Covington, Police Chief; Ernie Beck, Utilities Director; Richie Caudill, Fire Chief; 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.

Mayor Alexander opened the floor for questions or comments from the press or public. No public comments.

General Fund
Fee Schedule

Motion Mr. Honeycutt to approve the General Fund Fee Schedule as updated for Table Rentals and Chair Rentals, exhibit A.

Seconded by Mr. Pohl

The motion passed by unanimous vote (8)

Ord 2020-20
RecoverSC
Local
Government
Liquidity
Program

Motion by Mr. Honeycutt to approve on 1st Reading Ordinance 2020-20, an ordinance authorizing the participation by the City in the RecoverSC Local Government Liquidity Program; authorizing the execution and delivery of an Intergovernmental Agreement with the South Carolina Jobs-Economic Development Authority and such other documents and agreements in connection with the sale of bonds issued by the authority to fund the RecoverSC Local Government Liquidity Program; authorizing an appropriation or the issuance of a Tax Anticipation Note for the initial payment thereunder; or other matters relating thereto.

Seconded by Mr. Moore

The motion passed by unanimous vote (8)

Rotopac
Garbage
Truck

Motion by Mr. Ward purchase a replacement Rotopac Garbage Truck for \$302,073.87 using insurance reimbursement proceeds and available funds from the 2019 Equipment Lease Purchase Agreement.

Note added: If there is a better way to finance it or purchase it, we take that into consideration and go with the best option.

Seconded by Mr. Moore

The motion passed by unanimous vote (8)

2012 & 2002
Garbage
Truck & Used
Front Loader

Motion by Mr. Gaines to replace the 2012 Garbage Truck and 2002 Garbage Truck with a Mammoth front loader in the amount of \$259,819.69 and a used front loader for approximately \$60,000, with funds to come from insurance reimbursement proceeds and the General Fund through the use of capital lease financing options to be finalized at a later date.

Seconded by Mr. Moore

The motion passed by unanimous vote (8)

Mayor Alexander expressed his appreciation for the great job the Motor Pool employees, Street Department employees, and to Ernie Beck, the Utilities Director, for the great job they did after the fire.

Downtown
Master Plan
"Baby Steps"

Mr. Moulder asked Council to consider a possible option to move forward to implement the Downtown Master Plan using "Baby Steps" because of limited funds. He would like them to think about a trial run for the E N 1st Street. His suggestion is to repaint and restripe the existing blacktop on E N 1st Street. This would mean to repair the potholes and cracks, then seal, then "crack seal it," then restripe it. E N 1st Street would turn into two lanes with angled parking places, turning lanes and a bike lane. It would require an engineering traffic study and SCDOT would have to approve the proposal. The Seneca Improvements Corporation discussed submitting plans to SCDOT in the meeting this afternoon. This is just information for Council at this point.

Hometown
Building Sold

Mr. Moulder told council that the Seneca Improvements Corporation also approved the sale of the Hometown Building to Ray Murphy for \$350,000. The closing will be in January.

Blue Ridge
Arts Center
Murals

Mr. Moulder also told council that one of the Blue Ridge Arts Center murals would be put in place on the wall of the Magistrate's office the first of October. The other two will be finished this week. The funds for this project are from HAT funds.

Mayor Alexander called the meeting adjourned at 6:32 pm.

Adjourn

Daniel W Alexander, Mayor

Carol Hall, City Clerk

The Seneca Planning Commission met on Monday, September 21st, 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. Keith Hart, Vice Chair, 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. Matt Durham, and Mr. James Mazyck, were absent.

Mr. Duvall opened the meeting.

OPENING

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

**MOTION-
MINUTES**

SECOND made by Mr. Durham Jr.

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

NAY none

**DOCKET #1
ZA 2020-03**

Ms. Smith read application: Docket #1: ZA 2020-03

Mr. Duvall read procedures.

Mr. Halbig read staff report. He requested the board consider two separate motions.

MOTION made by Mr. Hart to hear staff recommendation as a separate motion for parcel 520-40-05-004.

**MOTION: To
Discuss**

SECOND made by Mr. Merck.

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

NAY none

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

ZA 2020-03

Ms. Carolyn Davis (206 S Fairplay) stated she was in favor of the application request.

Ms. Courtney Davis (105 E S 5th) stated she lived across from the parcels and she was in favor of the application.

Mr. Ryan Bacher (404 S Townville) stated in was in favor of the application.

Mr. Kenneth Ted Cooper (412 S. Townville St) stated he was in favor of application. He discussed the need to have it rezoned back to R-10 from NC (neighborhood commercial)

Mr. Kyle McCormick (307 Warbranch) stated he was the property owner. He discussed his intent of the properties.

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

There being none.

**MOTION- To
Discuss**

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

Mr. Hart stated he had no issue with application.

Mr. Duvall agreed.

**MOTION- ZA
2020-03**

MOTION made by Mr. Merck to accept application ZA 2020-03 as submitted from NC to R-10 zoning.
SECOND made by Mr. Hart
AYE Mr. Hart, Mr. Durham Jr., Mr. Duvall, and Mr. Merck.
NAY none

Mr. Hart asked for clarification on rezoning of the adjacent land located next to the proposed parcels if it had a home on the property.

Mr. Halbig discussed.

Mr. McCormick stated he had spoken with the homeowners. They stated they had no issue with the rezoning.

MOTION

MOTION made by Mr. Merck to rezone parcel 520-40-05-004 from NC to R-10.
SECOND made by Mr. Hart
AYE Mr. Hart, Mr. Durham Jr., Mr. Duvall, and Mr. Merck.
NAY none

Ms. Smith read application: Docket #2: ZA 2020-04

**DOCKET# 2
ZA 2020-04**

Mr. Halbig read staff report.

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

There being none.

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

There being none.

**MOTION- To
Discuss**

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

**MOTION- ZA
2020-04**

Mr. Durham Jr. stated he had no issue with rezoning application.

MOTION made by Mr. Hart to accept ZA 2020-04 as submitted to rezone parcel from no zoning to R-20.

SECOND made by Mr. Durham Jr.

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

NAY none

New Business

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

Mr. Halbig stated that Ms. Smith had taken a position with Anderson County and thanked her for her service to the city.

Old Business

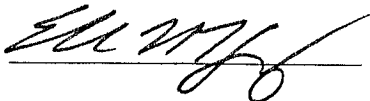
Mr. Duvall asked if there was any old business to discuss.

There being none.

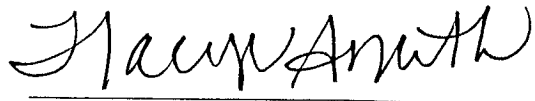
Adjourn

Meeting adjourned at 6:45 p.m.

Edward Halbig, Director
Planning & Development



Tracy C. Smith, Administrative Assistant
Planning & Development



1

Exhibit D

The Seneca Board of Architectural Review met on Monday, September 28th, at 6:00 p.m. in the Council Chambers at City Hall. Members present included Mr. David West, Chairman, Mr. Glenn Abbott, and Mr. Terry Keane. Also present was Mr. Ed Halbig, Director, Ms. Tracy Smith, Administrative Assistant, and other interested persons (list in minute book). The press and public were duly notified as required by law. Mr. Tom Jones, Vice Chairman, and Mr. Dee Barnes were absent.

Mr. West read the meeting procedures.

**MOTION:
MINUTES**

Motion made by Mr. Keane to approve minutes as submitted with corrections.

SECOND made by Mr. Abbott

AYE Mr. Abbott, Mr. West, and Mr. Keane

NAY none

**Docket #2
COA: 52033-
06-010**

Mr. West read Docket #2: COA 520-33-06-010 (110 W S 2nd St)

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

Mr. Robert Brunelle introduced himself to board as applicant. He stated his reason for coming before board was to build to a new garage. He discussed the material and design.

Mr. West asked if there was anyone who wished to speak in opposition of the request.

There being none.

Ms. West asked staff for comment.

Mr. Keane stated the design of garage would be appropriate for neighborhood. He asked if vinyl or wood would be used as the siding on garage.

Mr. Brunelle stated he would use vinyl.

Discussion followed about setbacks.

Mr. Abbott stated that applicant had done an excellent job picking design for garage as well as maintaining homes character.

Mr. West asked if garage door would be carriage style and roll up.

Mr. West said it would be a roll up door.

**MOTION:
COA 520-29-
12-009**

MOTION made by to approve application as submitted.

AYE Mr. Abbott, Mr. West, and Mr. Keane

NAY none

DOCKET#1
520-40-02-014

Docket #1: COA 520-40-02-014 (411 S. Townville Street)

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

Mr. Danny Pelfrey introduced himself to the board as contractor. He discussed the intent of the property.

Mr. Keane asked about side entry for garage, the size of the columns and siding,

Mr. Pelfrey discussed the possibility of moving porch up toward street.

Mr. West discussed moving entry of garage to side. If that would not work than move garage forward and make columns a bigger size.

Mr. Halbig discussed different options for placement of the home. Such as moving porch forward or flipping house plan.

Discussion followed.

Mr. West asked if there was anyone who wished to speak in opposition of the request.

There being none.

MOTION:
COA: 520-29-
09-005

MOTION made by Mr. West to approve application with options to enlarge porch to emphasize porch, locate garage on side of property, and using a carriage style garage door to maintain the character of district.

SECOND made by Mr. Keane

AYE Mr. Abbott, Mr. West, and Mr. Keane

NAY none

NEW
BUSINESS

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

Mr. Halbig stated that Ms. Smith had taken a position with Anderson County and thanked her for her service to the city.

OLD
BUSINESS

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

There being none.

MOTION:
ADJOURN

MOTION made by Mr. Abbott to adjourn.

SECOND made by Keane

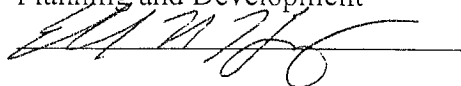
AYE Mr. Abbott, Mr. West, and Mr. Keane

NAY none

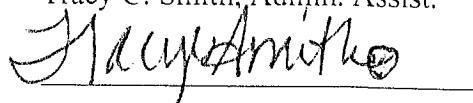
ADJOURN

Meeting adjourned at 7:08 p.m.

Edward Halbig, Director
Planning and Development

A handwritten signature in cursive script, appearing to read 'E. Halbig', written over a horizontal line.

Tracy C. Smith, Admin. Assist.

A handwritten signature in cursive script, appearing to read 'Tracy Smith', written over a horizontal line.

SENECA IMPROVEMENTS CORPORATION

BOARD MEETING

Exhibit E

CITY OF SENECA - CITY HALL

September 29, 2020 - 5:30 PM

ATTENDING

Scott Moulder, City Administrator/ President
Josh Riches, Finance Director/Secretary/Treasurer
Robert Faires, Utilities Director/Vice President
Ed Halbig, Board Member
Mayor Dan Alexander, Member Ex-Officio

Others:

Debbie Williams, Exec. Admin. Assist.
Danielle Smith, Assistant Finance Officer
Norman Cannada, Seneca Journal
Dick Mangrum, WGOG News

The press and public were notified of the meeting in advance as required by law.

**CALL TO ORDER AND
WELCOME**

Mr. Moulder called the annual meeting of the Seneca Improvements Corporation to order at 5:30 pm and welcomed those in attendance.

INVOCATION

Mayor Alexander

**HOMETOWN PURCHASE
AGREEMENT**

Mr. Moulder summarized the previous board meeting in which he was authorized to negotiate and finalize a purchase agreement for the sale of the Hometown Building. Mr. Moulder reported that an agreement had been reached for the Seneca Improvement Corporation to sell the Hometown Building to Mr. Ray Murphy, Seneca Strong, for the purchase price of \$350,000 with a closing by January 15, 2021. Mr. Moulder also said that as a part of the agreement, no economic incentives would be available to the Buyer. He said the price represents a cash deal.

MOTION

Motion by Mr. Faires to affirm and approve the sale of the Hometown Building to Ray Murphy, Seneca Strong, for a purchase price of \$350,000.

The motion was seconded by Mr. Halbig.

A discussion ensued concerning parking and easements, as well as that portion of the property which had been cut off and retained by the City. Mr. Moulder shared a copy of the survey with the board.

Mr. Moulder said that the building is being sold "as is" with no warranties. He said that we would still use the building in December of this year for Christmas for Kids program.

Mayor Alexander commented that Mr. Murphy has been in business in Seneca a long time and has contributed much to the successful economic environment in downtown Seneca. He also said the sale had been approved by City Council.

No other questions or discussion were offered.

The motion passed unanimously.

**DOWNTOWN MASTER
PLAN PHASE 1 RE-
STRIPING**

Mr. Moulder said he wanted to bring to the board a subject for discussion. He said that he would like to discuss the possibility of moving ahead in "baby steps" with some of the recommendations in the Master Plan to make improvements to E. N. 1st Street.

He said that the Master Plan recommends changing the traffic flow the street from four lanes to two and changing the parking along the street. He said instead of repaving, which would require grants, he was investigating the idea of temporarily adjusting the traffic flow using sealing, repainting and restriping. He said this would give us an idea if the new traffic flow would work before we commit to spending a more significant sum on the project. He said we would still need an engineer to conduct a traffic study and that we would also need to submit a plan to SCDOT for approval.

He told the Board that no approval is needed tonight and that he would hopefully be able to bring back a more detailed plan for discussion at the next SIC Board meeting.

There was no further business brought before the Board.

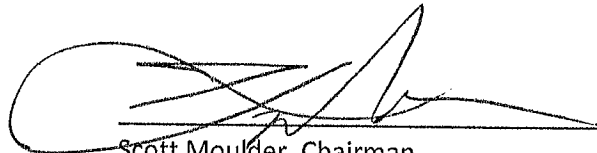
MOTION

Motion by Mr. Faires to adjourn the meeting of the Seneca Improvements Corporation at 5:55.

The motion was seconded by Mr. Riches

The motion passed unanimously.

Respectfully submitted,



Scott Moulder, Chairman

Debbie Williams
Executive Administrative Assistant

CITY OF SENECA

Exhibit F

ORDINANCE NO. 2020-21

AN ORDINANCE TO AMMEND THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF SENECA

WHEREAS, that certain property located at 501 South Fairplay Street, 104 E S 5th Street, South Townville Street and 506 South Townville Street and denoted by Tax Map # 520-40-05-001, 520-40-05-002, 520-40-05-003, and 520-40-05-004, 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 NC to R-10.

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 501 South Fairplay Street, 104 E S 5th Street, South Townville Street and 506 South Townville Street and denoted by Tax Map # 520-40-05-001, 520-40-05-002, 520-40-05-003, and 520-40-05-004, as shown on a plat of survey attached herein as Exhibit "A" to R-10.

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 _____ 2020.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 13th day of October 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

CITY OF SENECA

Exhibit G

ORDINANCE NO. 2020-22

AN ORDINANCE TO AMMEND THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF SENECA

WHEREAS, that certain property located at E. Perkins Creek Road and denoted by Tax Map # 238-00-03-005, 238-00-03-006, 238-00-03-007, 238-00-03-008 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 zoned R-20.

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 zone property located at E. Perkins Creek Road and denoted by Tax Map # 238-00-03-005, 238-00-03-006, 238-00-03-007, 238-00-03-008, as shown on a plat of survey attached herein as Exhibit "A" to R-20.

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 _____ 2020.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 13th day of October 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

Exhibit H

CITY OF SENECA

ORDINANCE NO. 2020-23

AN ORDINANCE TO CLOSE AND ABANDON CERTAIN UNIMPROVED RIGHT-OF-WAY LOCATED BETWEEN SOUTH FAIRPLAY STREET AND SOUTH TOWNVILLE STREET; TO TRANSFER REAL PROPERTY OF THE CITY OF SENECA; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the authority established in §5-1-10 of the Code of Laws of South Carolina, 1976, as amended ("S.C. Code"), the City of Seneca ("Seneca") 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, pursuant to the authority established in S.C. Code §5-27-150, Seneca may close and abandon streets and rights-of-way within the municipal boundaries of Seneca when Council determines such closure and abandonment is necessary for the improvement of the municipality; and,

WHEREAS, the right-of-way being closed and abandoned by Seneca are located within the municipal boundaries of Seneca, and is more particularly shown on Exhibit A, attached hereto and incorporated herein by this reference, and is described as follows:

All those certain pieces, parcels or strips of land known as Parcel "A" containing approximately 3,149 square feet (+/- 0.072 acres), Parcel "B" containing approximately 7,322 square feet (+/- 0.168 acres), Parcel "C" containing approximately 2,504 square feet (+/- 0.057 acres), Parcel "D" containing approximately 13,159 square feet (+/- 0.310 acres), Parcel "E" containing approximately 28,847 square feet (+/- 0.662 acres), Parcel "F" containing approximately 1,650 square feet (+/- 0.038 acres), Parcel "G" containing approximately 417 square feet (+/- 0.0108 acres), Parcel "H" containing approximately 18,704 square feet (+/- 0.429 acres), Parcel "I" containing approximately 394 square feet (+/- 0.009 acres), and Parcel "J" containing approximately 3 square feet, as shown on plat entitled "Survey for City of Seneca" dated February 19, 2020, and prepared by Stephen R. Edwards, PLS No. 19881 of Stephen R. Edwards and Associates, Inc. (the "Plat"), reference to the Plat is hereby made for a more accurate and complete description of the right-of-way (collectively referred to as the "Right-of-Way"); and,

WHEREAS, the Right-of-Way specifically excludes Parcel "K" as shown on the Plat which shall remain the right-of-way of Seneca; and,

WHEREAS, on February 11, 2020, Council declared its intent to abandon the Right-of-Way; and,

WHEREAS, on August 25, 2020, Council adopted Ordinance 2020-18, in which it made certain findings and declared its intent to abandon and close the Right-of-Way; and,

WHEREAS, the Right-of-Way was established on or before 1873, as evidenced by the original plat of Seneca, but the Right-of-Way has never been used by the public, and other than for certain utilities, the Right-of-Way has never been opened, developed, paved, or maintained by Seneca; and,

WHEREAS, the conveyance of the Right-of-Way requires action by Council by ordinance, as required by State law, including S.C. Code §§ 5-7-40 and 5-7-260 (6); and,

WHEREAS, in order to identify, clarify, and confirm the Right-of-Way to be closed and abandoned and to specifically authorize the conveyance of the portions of the Right-of-Way to effectuate the intent of Ordinance 2020-18, Seneca desires to acknowledge and confirm certain additional actions by Seneca and further desires to make certain findings of fact; and,

WHEREAS, Seneca has complied with §2-47 of the Seneca Code of Ordinances by causing a notice of the permanent closing and abandonment of the right-of-way (the "Notice"), setting forth the description of the right-of-way to be closed, to be advertised in the Seneca Journal on September 26th, 2020, October 3rd, 2020, and October 10th, 2020; and,

WHEREAS, Seneca further sent the Notice to all property owners who own lands abutting on all segments of the Right-of-Way by certified mail, return receipt requested, even though S.C. Code §5-27-150 does not require such notice to be provided; and,

WHEREAS, Council desires to convey certain interests Seneca has in the Right-of-Way by quit-claim deed to adjacent property owners as set forth on the list contained on Exhibit B, attached hereto and incorporated herein by this reference; and,

WHEREAS, Council desires to retain a permanent easement across the entirety of the Right-of-Way, preserving the currently existing rights and benefits for the present providers of water, sewer, electricity, telephone, and natural gas, if any, including certain rights and authority to at all times to enter upon the Right-of-Way for the purpose of installing, operating, maintaining, inspecting or repairing utility systems within the utility easement along with a right of ingress and egress over across and through the Right-of-Way as may be necessary to perform such installation, operation, maintenance, inspection or repair; and,

NOW, THEREFORE, upon motion of Council, and BY COUNCIL, in Council duly assembled, and with a quorum present and voting, BE IT ORDAINED, that

1. Seneca's rights in and to the Right-of-Way were established on or before 1873 as evidenced by the original plat of Seneca.
2. Seneca never opened, developed, paved, or maintained the Right-of-Way.
3. The Right-of-Way is not suitable or needed for the general use and benefit of the traveling public.
4. It is in the best interests of the public and all concerned that the Right-of-Way be closed and abandoned and that the title to the underlying real property, subject to existing utility easements within the Right-of-Way, be conveyed by quit-claim deed as shown, apportioned, and indicated on Exhibit B, subject only to existing easements, including utility easements.
5. The Right-of-Way is hereby closed and abandoned pursuant to S.C. Code §5-27-150.
6. All existing easements, including utility easements, located within the Right-of-Way remain in full force and effect.

7. Title to the underlying real property shall be confirmed in the abutting record property owners by quit-claim deed of Seneca as shown, apportioned, and indicated on Exhibit B.

8. The City Administrator is authorized to execute and deliver quit-claim deeds to the abutting record property owners on behalf of Seneca, in the form attached hereto as Exhibit C and incorporated herein by this reference, or with such amendments thereto as are not materially adverse to Seneca, upon the advice of the City Attorney.

9. The City Administrator and the Mayor are authorized take all other steps and actions as are necessary or appropriate to effectuate this Ordinance.

10. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.

11. All ordinances, orders, resolutions, and actions of the Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING.

PROPOSED ORDINANCE APPROVED AS TO FORM this 13th day of October, 2020.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 13th day of October, 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

Carol Hall, Clerk to Council

Attest:

Mayor
City of Seneca

Exhibit A

[Attach "Survey for City of Seneca" dated February 19, 2020, and prepared by Stephen R. Edwards, PLS No. 19881 of Stephen R. Edwards and Associates, Inc.]

Exhibit B

<u>Transfer to:</u>	<u>Property to be transferred:</u>
Regulo Perez and Amelia Perez or Current Record Owner of 101 Monte Video Drive, Seneca, SC (TMS # 520-46-06-001)	Parcel "A" containing approximately 3,149 square feet (+/- 0.072 acres), Parcel "C" containing approximately 2,504 square feet (+/- 0.057 acres), and Parcel "J" containing approximately 3 square feet
Morgan Legacy Partners, Inc. or Current Record Owner of 715 South Fairplay Street, Seneca, SC (TMS # 520-46-06-002)	Parcel "B" containing approximately 7,322 square feet (+/- 0.168 acres)
Mark McInnis or Current Record Owner of 693 South Oak Street, Seneca, SC (TMS # 520-45-06-001)	Parcel "D" containing approximately 13,159 square feet (+/- 0.310 acres)
Morgan Legacy Partners, Inc. or Current Record Owner of 112 E. South 7th Street, Seneca, SC (TMS # 520-46-01-002)	Parcel "E" containing approximately 28,847 square feet (+/- 0.662 acres)
Tony Williams or Current Record Owner of that certain property located on South Townville Street, Seneca, SC (TMS # 520-46-06-004)	Parcel "F" containing approximately 1,650 square feet (+/- 0.038 acres)
Amy Alexander or Current Record Owner of 710 South Townville Street, Seneca, SC (TMS # 520-46-06-006)	Parcel "G" containing approximately 417 square feet (+/- 0.0108 acres)
Morgan Legacy Partners, Inc. or Current Record Owner of South 8th Street, Seneca, SC (TMS # 520-46-01-003)	Parcel "H" containing approximately 18,704 square feet (+/- 0.429 acres)
William T. Stricker and Sandra N. Stricker or Current Record Owner of 107 Bell Drive, Seneca, SC (TMS # 520-46-06-009)	Parcel "I" containing approximately 394 square feet (+/- 0.009 acres)

Exhibit C
Form of Quit Claim Deed

GRANTEE'S ADDRESS:

SOUTH CAROLINA)
)
COUNTY OF OCONEE)

QUITCLAIM DEED

WHEREAS, on _____, 2020, the City of Seneca, by and through its City Council, passed Ordinance 2020-_____, closing and abandoning certain right-of-way located in the City of Seneca; and

WHEREAS, the Grantee (as defined herein) is the record owner of real property abutting the closed and abandoned right-of-way; and

WHEREAS, in order to document and effectuate the closure of the right-of-way and transfer to Grantee of a certain portion of the right-of-way, the City of Seneca intends to quit-claim its interest in the right-of-way, subject to certain easements.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the **CITY OF SENECA, SOUTH CAROLINA** ("**Grantor**"), in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** to the Grantor paid, by or on behalf of _____ ("**Grantee**"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, released and quitclaimed, and by these presents does grant, bargain, sell, release and quitclaim, unto the said Grantee, all right, title, interest, claim or demand which Grantor has, or may have, in and to the following described property:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, City of Seneca being known and designated as Parcel _____, as shown on plat entitled "Survey for City of Seneca" dated February 19, 2020 and amended _____, prepared by Stephen R. Edwards, PLS No. 19881 of Stephen R. Edwards and Associates, Inc., recorded in Plat Book _____, Page, _____, records of Oconee County, South Carolina, reference to said plat is hereby made for reference to said plat is hereby made for a metes and bounds description thereof.

SUBJECT TO a perpetual non-exclusive easement (the "Utility Easement") of the Grantor over, across, under, and through Parcel _____, preserving the rights and benefits for providers of water, sewer, electricity, telephone, and natural gas, if any, including certain rights and authority to at all times to enter upon Parcel _____ for the purpose of installing, operating, maintaining, inspecting or repairing utility systems within the Utility Easement along with a right of ingress and egress over,

across, under, and through Parcel ____ as may be necessary to perform such installation, operation, maintenance, inspection or repair.

FURTHER, Parcel ____ is conveyed by Grantor and accepted by the Grantee subject to all applicable covenants, conditions and restrictions, easements, or obligations.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, its successors and assigns, forever so that neither the said Grantor nor its successors or assigns, nor any other person or persons, claiming under Grantor, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part of parcel thereof, forever.

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WITNESS the Grantor's hand and seal this _____ day of _____, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CITY OF SENECA, SOUTH CAROLINA

Print Name: _____
First Witness

By: _____ (SEAL)
T. Scott Moulder
City Administrator

Print Name: _____
Second Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

ACKNOWLEDGMENT

PERSONALLY APPEARED before me **T. Scott Moulder, the City Administrator of the City of Seneca**, who provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument, and further acknowledged before me execution of the foregoing instrument on behalf of the City of Seneca.

SWORN TO and subscribed before me this _____ day of _____, 2020.

Notary Public for South Carolina
Printed Name _____
My commission expires _____

(SEAL)