

The Seneca City Council held a Council Meeting on Tuesday, May 12, 2020, 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, 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; 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. Moore gave the invocation and Mr. Durham led the pledge of allegiance.

APPROVAL OF  
PREVIOUS  
MEETING  
MINUTES

Motion by Mr. Honeycutt to approve the City of Seneca Council meeting minutes dated March 10, 2020, exhibit A.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

Motion by Mr. Durham to approve the Special Called Council meeting minutes dated March 24, 2020, exhibit B.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (9)

Motion by Mr. Gaines to approve the Special Called Council meeting minutes dated April 7, 2020, exhibit C.

Seconded by Mr. Moore

The motion passed by unanimous vote (9)

Motion by Mr. Durham to approve the Seneca Improvements Corporation Board meeting minutes dated March 11, 2020, exhibit D.

Seconded by Mr. Moore

The motion passed by unanimous vote (9)

Motion by Mr. Ward to approve the Seneca Facilities Corporation Board meeting minutes dated March 11, 2020, exhibit E.

Seconded by Mr. Moore

The motion passed by unanimous vote (9)

Motion by Mr. Honeycutt to approve the Seneca Improvements Corporation Board meeting minutes dated May 6, 2020, exhibit F.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

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 (9)

STATE OF  
EMERGENCY  
ORDINANCE  
2020-6

Motion by Mr. Pohl to approve on first and final reading Ordinance 2020-6, an ordinance to temporarily suspend the normal operating procedures of Seneca city council meetings and to.

authorize the city administrator to develop and enact a plan to ensure continuity in the delivery of government services in light of the COVID-19 outbreak; and matters related thereto Seconded by Mr. Durham

Mr. Moulder clarified that the purpose of this ordinance is the need for an extension of the previous emergency ordinance's deadline that was passed in March and ends before the next council meeting.

The motion passed by unanimous vote (9)

CARES – ACT  
5311  
CONTRACT

Motion by Mr. Gaines to approve the CARES – ACT 5311 contract between the City of Seneca and the SC Department of Transportation upon the city attorney's review and allow the Mayor or City Administrator to sign.

Seconded by Mr. Moore

The motion passed by unanimous vote (9)

CATBUS  
CONTRACT

Motion by Mrs. Rozman to approve the Intergovernmental Agreement between Clemson and Seneca for Transit Service through June 30, 2021, upon the city attorney's review and allow the Mayor and City Administrator to sign.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

PRESERVATION  
SOUTH  
CONTRACT

Motion by Mr. Ward to enter into contract with Preservation South upon the city attorney's review and allow the Mayor or City Administrator to sign, exhibit G.

Seconded by Mr. Moore

Mr. Moulder explained that this resolution helps the city to expand the historic district downtown. It opens up the Historic Tax Credit opportunities for building owners to gain funds to restore tax credits in order to renovate their buildings back to the original form. This is also an opportunity for the city to use these funds to repair the front of the Harper's building.

NOTE: The date on the council's exhibit contract shows March 29, 2020. That date was changed to May 18, 2020.

The motion passed by unanimous vote (9)

RESOLUTION –  
ABANDONED  
BUILDING TAX  
CREDIT

Motion by Mr. Ward to adopt the Resolution Certifying an Abandoned Building Eligible for Credit Against Income Taxes Pursuant to the South Carolina Abandoned Building Revitalization Act and allow the Mayor or City Administrator to sign, exhibit H.

Seconded by Mr. Durham

Mr. Moulder explained that the Abandoned Building Revitalization Act allows property owners to take income tax credits as part of improvements to a building within the abandoned building territory. Mr. Robert Moore has requested this tax credit for 403 E Main Street. The ACT requires affirming that the building has been abandoned for five years or more. The City looked at electrical billing activity, business licensing activity, and anything in-house that could determine if it had been abandoned for that long. The city recommends that the ACT be approved so that the property owner can take advantage of the income tax credits as a result of what they are investing in the downtown area.

The city will be pursuing the Abandoned Building Revitalization Act for some of the buildings the City owns in order to syndicate outside investment into improvements in our buildings by getting people income tax credits for what they invest in our district.

This process will need to be completed for each property owner that would like to take advantage of the Abandoned Building Revitalization Act.

The motion passed by unanimous vote (9)

ORDINANCE  
2020-01  
OPERATING  
HOURS – PARKS  
& REC  
FACILITIES

Motion by Mr. Pohl to approve on 2<sup>nd</sup> Reading Ordinance 2020-01, an ordinance to establish operating hours for the Parks and Recreation Facilities, exhibit I.

Seconded by Mr. Ward

The motion passed by unanimous vote (9)

ORDINANCE  
2020-02  
BUILDING  
APPENDICES

Motion by Mr. Honeycutt to approve on 2<sup>nd</sup> Reading Ordinance 2020-02, an ordinance to adopt the Building Appendices, exhibit J.

Seconded by Mr. Pohl

Mr. Halbig explained that this ordinance was for the “Tiny Homes Appendices”. This ordinance gives some leeway on ceiling heights, lofts, ladder systems where staircases would normally be required in the building code.

The motion passed by unanimous vote (9)

Mr. Moulder updated council on the following:

- Seneca Tornado Relief Fund & the Tornado Aftermath
- Opening City Hall next week
- Race for the Green – May 23, 2020
- Postponed Seneca Fest to a later date
- Jazz on the Alley – June 4, 2020

These updates are subject to change depending on what the Governor decides.

Further discussion followed on the Seneca Tornado Relief Fund.

- A Task Force is in place reviewing around 80+ applications requesting assistance.
- \$395,500 in the Seneca Tornado Relief Fund

AJOURNMENT

Mayor Alexander called the meeting adjourned at 6:27 pm.

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Daniel W Alexander, Mayor

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Carol Hall, Clerk

Seneca City Special Called Council Meeting  
May 26, 2020  
Page one of two

The Seneca City Council held a Special Called Council Meeting on Tuesday, May 26, 2020, at 6:22 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.

Also present were: Scott Moulder, City Administrator; Josh Riches, Finance Director; Danielle Smith, Assistant Finance Officer, Ed Halbig, Planning Director; and Carol Hall, City Clerk. The press and public were notified of the meeting in advance as required by law.

Ord 2020-07  
Chapter 1 –  
Building  
Codes

Motion by Mr. Pohl to approve on 1<sup>st</sup> Reading Ordinance 2020-07, an ordinance to readopt Chapter 1 of each of the Building Codes, exhibit A.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

Budget  
Ordinances --  
1<sup>st</sup> Reading

Motion by Mr. O'Kelley to approve on 1<sup>st</sup> Reading Ordinance 2020-08, an ordinance to adopt a budget for the City of Seneca \$12,390,037 for its fiscal year ending June 30, 2021, and to provide for the levy and collection of taxes to generate revenues required for the budget. The millage will remain the same at 62.7 mills. The Seneca Light & Water transfer will increase to \$4,550,000.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (9)

Motion by Mr. Honeycutt to approve on 1<sup>st</sup> Reading Ordinance 2020-09, an ordinance to adopt the 2021 Light & Water budget for \$31,961,733.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

Motion by Mr. Ward to approve on 1<sup>st</sup> Reading Ordinance 2020-10, an ordinance to adopt the 2021 Hospitality & Accommodations tax budget for \$580,000.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

Motion by Mr. Gaines to approve on 1<sup>st</sup> Reading Ordinance 2020-11, an ordinance to adopt the 2021 Accommodations Tax Revenue budget for \$100,000.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (9)

Motion by Mr. Durham to approve on 1<sup>st</sup> Reading Ordinance 2020-12, an ordinance to adopt the 2021 Transit budget for \$1,184,358.

Seconded by Mr. Honeycutt

The motion passed by unanimous vote (9)

Seneca City Special Called Council Meeting  
May 26, 2020  
Page two of two

Executive  
Session  
(6:26pm –  
6:56pm)

Motion by Mr. Moore to go into an executive session to discuss a contractual matter concerning Economic Development Downtown related to the Hometown Building and to include Mayor, Council, and City Administrator.

Seconded by Mr. Durham

The motion passed by unanimous vote (9)

No action was needed following executive session.

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

Adjourn

Mayor Alexander called the meeting adjourned at 6:56 pm.

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Daniel W Alexander, Mayor

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Carol Hall, City Clerk

**BOARD MEETING**  
**City Hall – Seneca, South Carolina**

**May 27, 2020**

The board of directors of the Seneca Facilities Corporation met on Wednesday, May 27, 2020, at 8:00 am in the Seneca City Hall Council chambers. The following members were present:

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

Also present were Seneca Daily Journal reporter Norman Cannada; Randall Molloseau, City Buildings & Projects Director; 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 Mr. Riches gave the invocation.

Mr. Moulder thanked those present for their attendance.

The only item on the agenda was the approval of a Proposed Landscaping Plan for the Seneca Industrial Complex submitted by O'Kelley Lawncare in the amount of \$80,000.00. Mr. Moulder remarked that landscaping was a part of the 1-million-dollar bond obtained to do improvements to the complex. Items to be addressed within that improvement plan are painting, complete roadway upgrade, signage, and landscaping.

Mr. Molloseau gave a summary overview of the proposed landscaping plan submitted by O'Kelley Lawncare in the amount of \$80,000. He presented a sketched layout for all to examine. Mr. Molloseau told the board that we also will be removing all the dogwood trees in the complex due to disease. He said he will also be replacing the two flags lost in the tornado with one large flagpole and flag.

Mr. Molloseau said that the same lawncare company will be doing ongoing maintenance on the grounds. Mr. Moulder commented that funds to do this will be part of the IPRB.

A short discussion ensued concerning the proposed timing for the project and coordination with the paving projects currently underway. Mr. Molloseau said that the rainy weather had delayed the paving work somewhat, but work is moving forward now.

Mr. Moulder opened the floor for questions and discussion. A short discussion ensued concerning details of the landscaping as well as other ongoing projects at the complex.

**MOTION:** Mr. Faires made a motion that the Seneca Facilities Corporation approve the proposal from O'Kelley Lawncare for complete landscaping installation at the Seneca Industrial Complex in an amount not to exceed \$80,000.00.

**SECOND** by Mr. Riches.

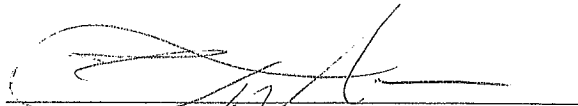
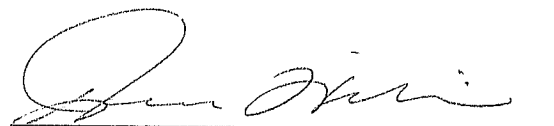
Hearing no further discussion, the motion was approved unanimously by those members present.

**MOTION:** Mr. Riches made a motion that the meeting be adjourned at 8:26 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

CITY OF SENECAORDINANCE NO. 2020-07AN ORDINANCE TO AMEND SECTION 7-1 OF THE CODE OF ORDINANCES  
OF THE CITY OF SENECA

Whereas the South Carolina Building Codes Council has adopted the 2018 editions of the Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas, and Existing Building Codes, published by the International Code Council, the 2009 Energy Conservation Code published by the International Code Council, and the 2017 edition of the National Electric Code published by the National Fire Protection Association, for use in South Carolina and

Whereas the City of Seneca in 2016 enacted through ordinance to adopt those editions of the Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas, Existing Building and Energy Conservation Codes published by the International Code Council, and the edition of the National Electric Code published by the National Fire Protection Association that are adopted by the South Carolina Building Codes Council, and

Whereas the City of Seneca may at its discretion adopt appendices to the editions of the Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas and Energy Conservation and Existing Building Codes, published by the International Code Council and the edition of National Electric Code published by the National Fire Protection Association that are adopted by the South Carolina Building Codes Council, and

Whereas the City of Seneca in 2016 adopted Appendix K of the International Building Code, Appendix F of the International Residential Code, and Appendix D of the International Fire Code, and

Whereas the City of Seneca in 2020 adopted Appendix Q of the International Residential Code, and

Whereas the City of Seneca is required to adopt Chapter 1 (Administration) of the editions of the Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas and Energy Conservation and Existing Building Codes, published by the International Code Council that have been approved by the South Carolina Building Codes Council,

BE IT ENACTED BY THE governing Body of the City of Seneca and Council duly assembled, and by the authority of same that Section 7.1 of the Code of Ordinances of the City of Seneca are hereby amended to read as follows:

Sec. 7-1. Building Codes—Adopted.

The City of Seneca In compliance with Section 6-9-10 of the South Carolina Code of Laws 1976, as amended, hereby adopts Chapter 1 (Administration) of the 2018 Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas, and Existing Building Codes, published by the International Code Council, the 2009 Energy Conservation Code published by the International Code Council, and the 2017 edition of the National Electric Code published by the National Fire Protection Association that have been adopted by the South Carolina Building Codes Council, with "City of Seneca" included in Section 101.1 as the jurisdiction of record.

PURPOSE. In pursuance of authority conferred by the South Carolina Codes of Laws, 1976, Title 6 Chapter 9 and to facilitate proper inspection activities by the City of Seneca relating to construction and maintenance of buildings within the corporate limits, and to promote public safety, health, and general welfare, the Mayor and Council members of the City of Seneca do hereby ordain and enact into law the following articles and sections.



CONFLICT. Wherever there is or appears to be a conflict between any rules, regulations, and standards of this building code section and any other ordinances of the City of Seneca, any ambiguity shall be construed in favor of the laws of the State of South Carolina or the Ordinances of the City of Seneca.

SEVERABILITY. Should any section, subsection, sentence, clause or phrase of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

REPEAL. All ordinances or part of ordinances in conflict herewith are repealed to the extent necessary to give this ordinance full force and effect.

ENFORCEMENT. Any person, firm, corporation or agent who shall violate a provision of this ordinance, or fail to comply herewith, or with any requirements thereof, or who shall erect, construct, alter, install, demolish, or move any structure, electrical, gas, mechanical, or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be found guilty of a misdemeanor. Each such person shall be considered guilty of a separate offence for each and every day or portion thereof during which any violation of any provision of this ordinance is committed or continued, and upon conviction of any violation such person shall be punished within the limits provided by the City of Seneca and the State of South Carolina.

ADMINISTRATION. The Building Official is hereby appointed to administer and enforce the codes adopted by this ordinance.

PROPOSED ORDINANCE APPROVED AS TO FORM this 26<sup>th</sup> day of May, 2020.

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R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 26<sup>th</sup> day of May, 2020 by a vote of

9 YES 0 NO 0 ABSTAIN

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

\_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_ ABSTAIN

\_\_\_\_\_, Clerk

Attest:

\_\_\_\_\_, Mayor