



**CITY OF SENECA REGULAR COUNCIL MEETING  
SEPTEMBER 14, 2021 6:00PM-CITY HALL COUNCIL CHAMBERS**

**ATTENDEES:** Mayor Dan Alexander, Mayor Pro Tem Ronnie O'Kelley.

**Council Members-** Denise Rozman, Stuart Pohl, Dana Moore, Scott Durham, WC Honeycutt, Al Gaines and Joel Ward.

**ALSO PRESENT-** Scott Moulder-City Administrator, Bo Bowman-City Attorney, Bob Faires-Utilities Director, Tracy Chapman-Planning, Casey Bowling-Police Chief, Richie Caudill-Fire Chief, Danielle Smith-Assistant Finance Director, Kathy Wilkes-Municipal Clerk.

**CALL TO ORDER:**

Mayor Alexander called the meeting to order at 6:00pm.

**WELCOME:**

Mayor Alexander

**INVOCATION:**

Mayor Pro Tem Ronnie O'Kelley

**PLEDGE OF ALLEGIANCE:**

Mr. Scott Durham

**PUBLIC COMMENTS:**

**Charles McNeil-**He is originally from Greenville SC but is now a transplant to Seneca. He thanked the Mayor and Mr. Moulder for welcoming him when he previously met with them. He wanted to introduce himself to everyone because Seneca is now his home and he didn't want to be a stranger. He left his information with the Clerk to give to Council.

**Bill Foster-**He is not in support of ordinance 2021-15 to rezone his neighborhood. The developer previously had the property rezoned from R-10 and R-15 to PD-R which he also opposed. The change did not keep in character with the neighborhood. It meant that the houses would be very dense, only 15ft apart. It was still approved without any limits or conditions on the developer. The developer has stripped the property of every tree and left a mess and nothing else has happened since the rezoning. The developer hasn't submitted any plans or requirements to the planning department that is necessary to move forward with development of the property. The developer now wants another rezoning change to go from PD-R to R-6. Such a change would remove the requirements for PD-R. Mr. Foster wants the property to go back to the original R-10 zoning. Zoning laws are to protect the neighborhoods and the city. He request that the zoning be changed back to R-10.

Sandra and Jeffery Grinnell signed up to speak, however they stated they did not want to speak and were just there for the meeting.

**MAYOR ALEXANDER:**

After a lot of discussion within the community about the cancellation of Halloween on the Green, the plans are to go ahead and move forward with having the event. Golden Corner Jeeps and Ken Cox has said that they would like to co-sponsor the event with the City to make sure that the kids have a place to come.

**MR. MOULDER:**

We are also trying to put together a Clemson vs Florida State watch party to have a few other things for the kids to do. We are trying to make this event bigger than what we've had in the past. Mrs. Rozman asked if vendors and food trucks could come and set-up. Mr. Moulder replied that they are currently working on the logistics and planning of the event.

**APPROVAL OF MINUTES:**

**MOTION** by Mr. Pohl, **SECONDED** by Mr. Durham to approve the City of Seneca Council meeting minutes dated August 10, 2021, Exhibit A. ***Approved unanimously 9-0.***

**MOTION** by Mr. Moore, **SECONDED** by Mr. Honeycutt to approve the City of Seneca Special Called Council meeting minutes dated August 30, 2021, Exhibit B. ***Approved unanimously 9-0***

**MOTION** by Mr. Moore, **SECONDED** by Mr. Honeycutt to approve the Seneca Planning Commission meeting minutes dated August 16, 2021, Exhibit C. ***Approved unanimously 9-0***

**PAY CITY'S BILLS:**

**MOTION** by Mr. Ward, **SECONDED** by Mr. Moore to pay The City's bills. ***Approved unanimously 9-0.***

**1<sup>st</sup> READING OF ORDINANCE 2021-15:**

**MOTION** by Mr. Gaines, **SECONDED** by Mr. O'Kelley to approve the 1st reading of ordinance 2021-15, a request to rezone 5.4 acres at South 7<sup>th</sup> Street and South Townville Street from PD-R to R-6. Exhibit D.

**MOTION** by Mr. O'Kelley, **SECONDED** by Mr. Durham to amend ordinance 2021-15 to replace the zoning from R-6 to R-10. ***Amendment Approved unanimously 9-0.***

**2<sup>ND</sup> READING OF PROCUREMENT ORDINANCE 2021-16:**

**MOTION** by Mr. Pohl, **SECONDED** by Mr. Durham to approve the 2<sup>nd</sup> reading of Procurement Ordinance 2021-16. Exhibit E. ***Approved unanimously 9-0.***

**AMERICAN RESCUE PLAN RESOLUTION:**

**MOTION** by Mr. Gaines, **SECONDED** by Mr. Moore to approve the 2<sup>nd</sup> reading of Procurement Ordinance 2021-16. Exhibit F. ***Approved unanimously 9-0.***

**EXECUTIVE SESSION 6:20PM-7PM:**

**MOTION** by Mr. Gaines, **SECONDED** by Mr. Honeycutt to go into executive session to discuss legal matters and other legal issues. ***Approved unanimously 9-0.***

**MOTION** by Mr. Pohl and **SECONDED** by Mr. Moore to proceed as discussed in the executive session regarding legal matters and everything discussed there in. ***Approved unanimously 9-0.***

**ADJOURN:**

Mayor Alexander adjourned the meeting at 7:02pm.

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**Daniel W. Alexander, Mayor**

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**Kathy Wilkes, Municipal Clerk**



## Exhibit B

### CITY OF SENECA WORK SESSION AND SPECIAL CALLED COUNCIL MEETING SEPTEMBER 28, 2021 6:00PM-CITY HALL COUNCIL CHAMBERS

**ATTENDEES:** Mayor Dan Alexander, Mayor Pro Tem Ronnie O'Kelley.

**Council Members-**Denise Rozman, Stuart Pohl, Dana Moore, Scott Durham, WC Honeycutt, Al Gaines.

**Absent-** Joel Ward.

**ALSO PRESENT-** Scott Moulder-City Administrator, Bo Bowman-City Attorney, Josh Riches-Finance Director, Bob Faires-Utilities Director, Ed Halbig-Planning Director, Casey Bowling-Police Chief, Ernie Beck-Public Works, Judge Danny Singleton, Kathy Wilkes-Municipal Clerk.

#### **CALL TO ORDER:**

Mayor Alexander called the meeting to order at 6:00pm.

#### **WELCOME:**

Mayor Alexander

#### **INVOCATION:**

Mrs. Denise Rozman

#### **PLEDGE OF ALLEGIANCE:**

Mr. WC Honeycutt

#### **WORK SESSION:**

- **Oconee Economic Alliance Duke Energy Resolution**

**Mr. Moulder:** The resolution submitted for consideration to offer and show our support to Duke Energy for the contributions made to Oconee County. Emily DeRoberts, the local government affairs representative with Duke Energy, is here.

**Emily DeRoberts:** We are glad to be here to accept this and we're glad to be a part of your community.

- **Oconee County Branch NAACP Seneca Light & Water Donation Request.**

**Mr. Moulder:** This donation will go to support their 34<sup>th</sup> Annual Freedom Fund Celebration of 2021. This is a staple for us every year. They are requesting, like years past, the platinum level of \$1,000. That would come from the Light and Water fund.

- **Resolution Authorizing The Mayor, City Administrator & Finance Director to execute financial transactions on behalf of the City of Seneca.**

**Mr. Moulder:** In the past we were told we needed council's approval to open bank accounts for purposes of properly identifying funds. This came up recently because we have three sources of grant funding that will be coming in that will require separate bank accounts. We would like to be able to efficiently open those accounts for funds for proper accounting without having to bring each one back to council. We are asking for this resolution to be approved. It is not on the agenda to vote on tonight, we wanted to discuss it and bring it back next council meeting.

**Josh Riches:** When the funds come in, we can't always control the timing, so this will allow us to be more flexible.

- **2<sup>nd</sup> Reading of Ordinance 2021-15 at 10/12/2021 council meeting.**

**Mr. Moulder:** The 2<sup>nd</sup> reading of the amended Ordinance 2021-15 will be at the next regular council meeting. It is the rezoning of 5.4 acres at E. South 7<sup>th</sup> St and South Townville St. It was amended to the R-10 level.

#### **PUBLIC COMMENTS:**

**Flora Riley**-21 Westwind Ct. Seneca SC 29672

Ms. Riley along with Debbie Shafer, Pamela Smith and former Mayor Lyn Norton on behalf of the Seneca Woman's Club wanted to thank the City of Seneca, The Mayor, City Council, Scott Moulder and Bob Faires for the grant to the Ballenger House. With the grant that you gave us we'll be able to do more community outreach.

#### **SPECIAL CALLED MEETING:**

**MOTION** by Mr. Moore **SECONDED** by Mr. Gaines to approve the Duke Energy Resolution, Exhibit A.

**Approved unanimously 8-0.**

**(Council presented the resolution to Duke Energy Representative Emily DeRoberts.)**

**MOTION** by Mr. Honeycutt **SECONDED** by Mr. Durham to approve the NAACP Seneca Light and Water Donation Request in the amount of \$1,000, Exhibit B. **Approved unanimously 8-0.**

**MOTION** by Mr. Moore **SECONDED** by Mr. Durham to appoint Katie Smith as the Associate Judge for the City of Seneca. **Approved unanimously 8-0.**

#### **REMARKS:**

**Judge Singleton:** I would like to recognize Susan Harris who retired after working for the city for 28 years and in my office for 19 years. She started off as a clerk then she became the office manager and associate judge. I wanted to thank her for the works she's done all these years.

**Mayor Dan Alexander:** I want to say this, Seneca is very fortunate and very blessed. A lot of people who work here has been here a long time and made a career. It's like a family and everybody works hard together to make Seneca what it is.

#### **SWEARING IN:**

Katie Smith sworn in by Judge Singleton as the Associate Judge for the City of Seneca.

**REMARKS:**

**Judge Singleton:** Katie is doing a good job. Katie, appreciate and look forward to working with you. Like Mayor Dan said, I'm in my 23<sup>rd</sup> year as a judge here and it's been like family. It's the way the city, council and administrator, treats their employees. I try to have the philosophy that we work together, they don't work for me. We work for the citizens.

**Mayor Alexander:** I want to say to Judge Singleton that I appreciate what you do. We're fortunate to have you. 23 years is a long time. You have served us well and we appreciate you.

- **Ram Cat Alley**

**Mr. Moulder:** If any of you have been down Ram Cat Alley you've seen a freshness on the street. We had Ram Cat sealed, coated and restriped. It looks clean and nice. It looked so good that we've decided to do the same thing on Main St, Townville St and S. Depot St. Townville St will be done a later because of businesses and upcoming events. I present this tonight only because this weekend the work will be performed. On Saturday Main St will be closed at 7pm. Ram Cat will be closed again at 12 midnight so that we can do the intersection at Townville, Ram Cat and Main St. We're excited about the visual improvement of those areas.

- **Christmas Lights**

**Mayor Alexander:** When will you start putting up Christmas Lights?

Mr. Moulder: In three days. They won't be turned on until the weekend before Thanksgiving, but we will begin the process of installing Oct 1<sup>st</sup>.

- **Planter Sponsorship**

**Mrs. Rozman:** We are doing a planter sponsorship for the city. I applied for a matching grant with Modern Women of America for \$5,500 and was approved. We've matched that with 26 planter sponsorships. They will be placed downtown near the black decorative lamp post. For \$250, Donors are able to designate where they want their planter. There is a plaque in each planter, with donor names. If anyone is interested, they can come to the city hall or contact me.

- **Recap of Seneca Improvement Corp Meeting**

**Mrs. Moulder:** At 4 o'clock prior to this meeting we held a Seneca Improvement Corp Meeting for the board to consider new applications. We sunset that incentive program on June 30<sup>th</sup> and we've had a number of applications come in. I don't have my numbers in front of me, but we approved Sebastian and McKayla Bickel, Papa Julio's, an amended amount for G's Pizza and The Clay Market.

- **The Fifth Quarter**

**Mayor Dan:** The Fifth Quarter has been a huge success. It gives the kids something to do after the football game and Ronnie O'Kelley has been really involved in that. We appreciate Ronnie, this is a great thing for the kids.

**Mr. O'Kelley:** You have to be there to see. The first week we had about 200 kids. The second week we had about 300 kids. Scott Moulder put a lot of work into in it and a lot of parents have been on board. Chief Bowling is there so your children are protected.

**ADJOURN:**

Mayor Alexander adjourned the meeting at 6:35pm.

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**Daniel W. Alexander, Mayor**

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**Kathy Wilkes, Municipal Clerk**

**A RESOLUTION**

**AUTHORIZING THE EXECUTION OF FINANCIAL  
TRANSACTIONS AND THE OPENING OF BANK ACCOUNTS  
BY DESIGNATED INDIVIDUALS ON BEHALF OF  
THE CITY OF SENECA, SOUTH CAROLINA**

**WHEREAS**, the City of Seneca has the authority to open deposit accounts with banking institutions as permitted by law and as may be necessary from time to time; and

**WHEREAS**, the City of Seneca has the authority to sign, execute, and negotiate financial instruments; and

**WHEREAS**, the Municipal Code of the City of Seneca authorizes the mayor to designate elected officials to sign non-payroll checks on behalf of the City of Seneca; and

**WHEREAS**, the City of Seneca finds it necessary and appropriate to authorize the following individuals to open bank accounts, as well as sign and negotiate financial instruments, on behalf of the City of Seneca as needed: Mayor, City Administrator, and Finance Director; and,

**WHEREAS**, the City of Seneca finds it necessary and appropriate to authorize council members of the City of Seneca who are members of the Finance Committee to sign non-payroll checks on behalf of the City of Seneca, and the Mayor desires to designate authority to such individuals.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Seneca, South Carolina, that the following individuals are hereby authorized as follows:

To open bank accounts, sign financial instruments, and negotiate financial instruments:

Mayor, City Administrator, Finance Director

To sign checks:

Any council member who is also a member of the Finance Committee of the City of Seneca at the time that the check is issued

**DONE AND DULY ORDAINED** by the City Council of the City of Seneca, South Carolina, in Council duly assembled on October 12<sup>th</sup>, 2021.

[SIGNATURE PAGE TO FOLLOW]



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Daniel W. Alexander, Mayor  
City of Seneca, South Carolina

ATTEST:

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Kathy Wilkes, Municipal Clerk  
City of Seneca, South Carolina  
(SEAL)

CITY OF SENECAORDINANCE NO. 2021-15AN ORDINANCE TO AMMEND THE OFFICIAL ZONING ORDINANCE  
OF THE CITY OF SENECA

WHEREAS, that certain property located at E S 7<sup>th</sup> Street and S. Townville Street and denoted by Tax Map numbers 520-46-06-003, 520-46-01-002, 520-46-01-004, 520-46-01-005, 520-46-06-025, 520-46-06-021, 520-45-06-012, 520-46-06-002, and 520-45-06-010, as shown on a plat of survey attached herein as Exhibit "A", and:

WHEREAS, pursuant to application, said property is requested to be zoned from PD-R 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 E S 7<sup>th</sup> Street and S. Townville Street and denoted by Tax Map 520-46-06-003, 520-46-01-002, 520-46-01-004, 520-46-01-005, 520-46-06-025, 520-46-06-021, 520-45-06-012, 520-46-06-002, and 520-45-06-010, 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 14<sup>th</sup> day of September 2021.

\_\_\_\_\_  
R. BOATNER BOWMAN, City Attorney

APPROVED AND RATIFIED on First Reading this 14<sup>th</sup> day of September 2021 by a vote of

9 YES 0 NO 0 ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by a vote of

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

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

Attest:

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

Exhibit A

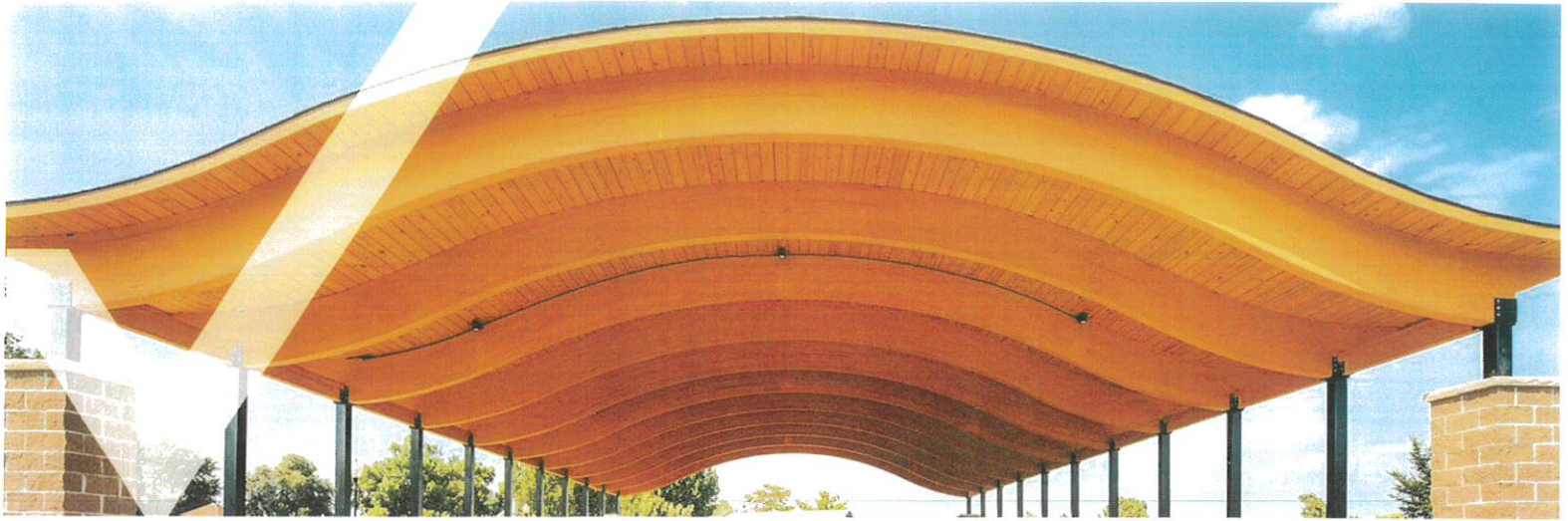


## Building Department Services

September 29, 2021

Seneca, SC and SAFEbuilt Partnership

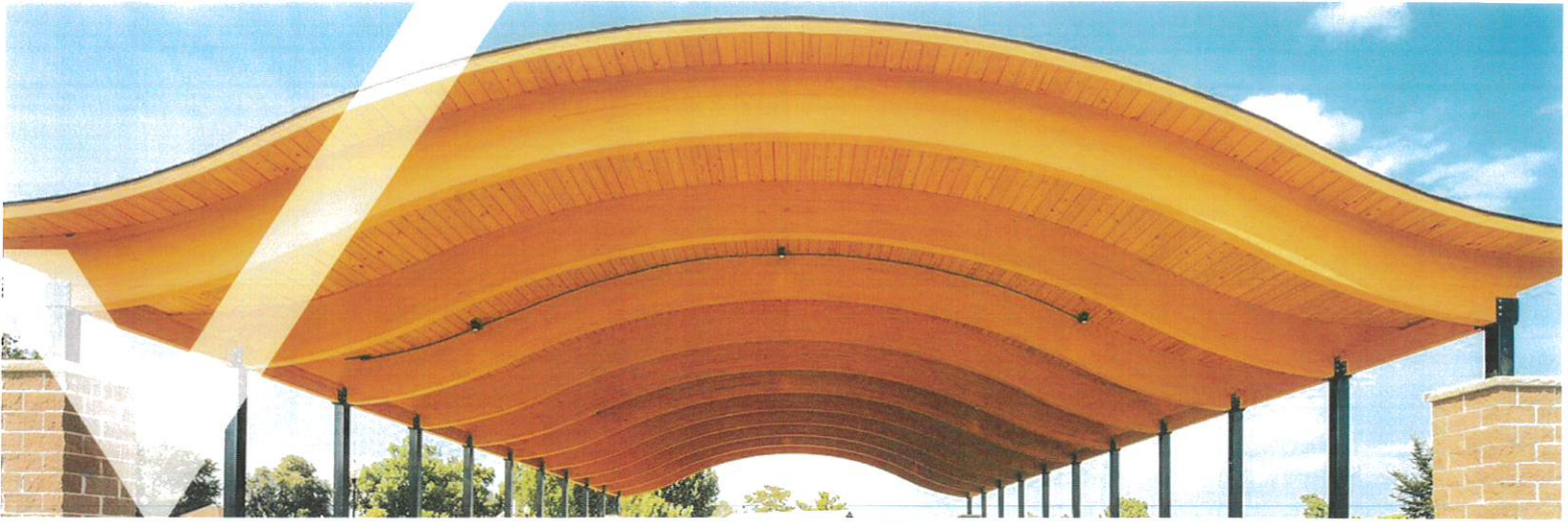




## Pricing Overview

- Commercial and Residential Building, Electrical, Mechanical, and Plumbing Inspections: \$70 per hour/min. 2 hours
- Commercial and Residential Building Plan Reviews: \$70 per hour/min. 2 hours
- Structural Engineering Services: \$150 per hour/min. 1 hour (remote plan review)
- Building Official Services: \$70 per hour/min. 2 hours
- Code Enforcement Services: \$70 per hour/min. 2 hours

SAFEbuilt appreciates the opportunity to quote these services for the City of Seneca, SC



SAFEbuilt's added value includes the absorption of the following costs:

- Employees' Salaries for Building, Electrical, Mechanical, Code Enforcement, Fire Review and Plumbing Inspectors as well as Several Back-Up Inspectors
- Employee Benefits for Health Care
- Liability Insurance
- Unemployment Insurance
- Workers Comp Insurance
- 401K or 459 Deferred Contributions or Both
- Vehicles for Building, Electrical, Mechanical and Plumbing Inspectors
- Insurance and Maintenance for vehicles
- Fuel Costs
- Training Costs for Compliances and Licenses
- Travel/Accommodations for Training, Continuing Ed and Industry-Related Conferences
- Misc. Equipment Costs (Job-Related Tools, Phone, Lap-Top, etc.)
- Personal Protective Equipment
- Human Resources and Payroll Functions and Administrative Support