



CITY OF SENECA REGULAR COUNCIL MEETING
October 12, 2021, 6:00PM-CITY HALL COUNCIL CHAMBERS

ATTENDEES: Council Members- Mayor Dan Alexander, Mayor Pro Tem Ronnie O'Kelley, Al Gaines, Denise Rozman, Stuart Pohl, Joel Ward, Dana Moore, Scott Durham, and WC Honeycutt.

ALSO PRESENT- Scott Moulder-City Administrator, Bo Bowman-City Attorney, Josh Riches-Finance Director, Casey Bowling-Police Chief, Danielle Smith-Finance, Ernie Beck-Public Works Director, Ed Halbig-Planning Director, Kathy Wilkes-Municipal Clerk.

CALL TO ORDER:

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

WELCOME:

Mayor Alexander

INVOCATION:

Mr. Scott Durham

PLEDGE OF ALLEGIANCE:

Mrs. Denise Rozman

PUBLIC COMMENTS:

Bill Foster (608 S. Fairplay St.)- Mr. Foster stated that he appreciates City Council for looking at Ordinance 2021-15 and taking a look at rezoning it back to where it was, and not approving the change to R-6. He wanted to specifically thank Dana Moore and Denise Rozman for not supporting the R-6 change from the beginning. He thanked Ronnie O'Kelley and the rest of City Council for supporting the amended ordinance.

Ron Freeman (318 Shorecrest Dr.)-Mr. Free stated that he is not only a property owner and resident, but he also owns buildings downtown on Ram Cat Alley, Townville St. and Railroad St. They are working on a few projects and ARE very excited about developing downtown. He wanted to discuss the reinstatement of the grants program. They are seeing some great challenges with the older buildings. The grant program is what encourages them to invest in downtown and bring revitalization back to that area. The grant pushed the ball forward and it's time to give it a good shove and keep people coming. He would also like to see more grants for fire suppression that is needed in the older buildings downtown. Reinstating this program will be good for the commerce downtown. He said he is excited that we are seeing growth.

MAYOR ALEXANDER:

Mayor Alexander- "Just talking about downtown, I do appreciate each member of City Council, Mr. Moulder, and our whole staff for everything that has happened in the last couple of years. Seneca has been through a lot, but we have really come back strong." The Mayor wanted to personally thank Council Woman Denise Rozman for the planter sponsorships and the project at Foothills Church. About 600 people came out to do projects all over Oconee County this past weekend.

MR. MOULDER:

Mr. Moulder asked Council to amend the agenda for tonight. There was a legal matter that developed that they would like to go into executive session to discuss and update council on.

AMEND AGENDA TO INCLUDE EXECUTIVE SESSION:

MOTION by Mr. Moore, **SECONDED** by Mr. Durham to go into executive session to include Mayor, City Council, City Administrator & City Attorney to discuss legal matters. *(Upon Return, action MAY NOT be taken on items discussed in executive session from an amended agenda.)* **Approved unanimously 9-0.**

APPROVAL OF MINUTES:

MOTION by Mr. Moore, **SECONDED** by Mr. Durham to approve the City of Seneca Council meeting minutes dated September 14, 2021, Exhibit A. **Approved unanimously 9-0.**

MOTION by Mr. Gaines, **SECONDED** by Mr. Honeycutt to approve the City of Seneca Special Called Council meeting minutes dated September 28, 2021, Exhibit B. **Approved unanimously 9-0**

PAY CITY'S BILLS:

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

RESOLUTION AUTHORIZING THE EXECUTION OF FINANCIAL TRANSACTIONS FOR THE CITY OF SENECA

MOTION by Mr. Honeycutt, **SECONDED** by Mr. Durham to approve the resolution authorizing the execution of financial transactions and opening of bank accounts by designated individuals on behalf of the City of Seneca. Exhibit C. **Approved unanimously 9-0 (pending review from financial advisors.)**

MR. POHL:

Councilman Stuart stated that he's not an attorney, but the resolution seemed too broad. He thought the idea behind this was that three checks from grants were coming and they wanted to be able to move quickly in getting accounts opened. The resolution as presented really has no restrictions. It allows for opening bank accounts as well as to sign and negotiate financial instruments. He is unsure what that means. Mr. Pohl asked Mr. Riches if bank accounts are opened with one or two signers. He stated he would be more comfortable if the resolution was run by the city's auditors.

JOSH RICHES:

Finance Director Josh Riches stated that the primary goal was to open bank accounts. As for financial instruments, sometimes there can be other things that need to be negotiated. Our primary goal is to negotiate bank accounts without first and second readings. We have money coming in and we don't control the timing of that. Mr. Riches stated that all three people (Mayor, City Administrator & Finance Director) listed in the resolution would have to be signers. With financial instruments in the past we have run into some complex ones: for example, the new market tax credit and the installment purchase revenue bond. Things of that magnitude can't occur without an

ordinance. So, we wouldn't be entering into something that large without coming before Council. The members of the finance committee on Council, as they already do now, would be able to sign checks. That is a part of the resolution as well. Mr. Riches stated that they could run it by the auditors, but it has already gone through the city's attorney.

MR. MOULDER:

Mr. Moulder stated if there are any reservations we can run it by our auditors, or bond attorneys that deal with financial matters and see what they think. We certainly don't want to put anything before Council to cause any issues. I want everyone to feel comfortable with it. Council can put a contingency on the motion pending review by financial advisors.

MRS. ROZMAN:

Mrs. Rozman asked if there is a time frame for the resolution. Mr. Riches stated that there is a timeframe and there are different requirements for the money. Some of the money has come in and it's sitting off to the side waiting for us to create these accounts.

CITY ATTORNEY MR. BOWMAN:

Mr. Bowman wanted to note to Council that the resolution is subject to other restrictions, both in our municipal code as well as state law.

AMENDMENT:

MOTION by Mr. Moore, **SECONDED** by Mr. Durham to amend the resolution authorizing the execution of financial transactions and opening of bank accounts by designated individuals on behalf of the City of Seneca pending review from financial advisors. ***Approved unanimously 9-0.***

SECOND READING OF AMENDED ORDINANCE 2021-15:

MOTION by Mr. O'Kelley, **SECONDED** by Mr. Moore to approve the 2nd reading of ordinance 2021-15, an ordinance to rezone 5.4 acres at E.S. 7th St. and S. Townville St. from PD-R to R-10. Exhibit D. ***Approved unanimously 9-0.***

APPROVAL OF BUILDING OFFICIAL & BUILDING INSPECTOR CONTRACTUAL SERVICES:

MOTION by Mr. Moore, **SECONDED** by Mr. Durham to approve the Mayor and City Administrator to contract SAFEbuilt Carolinas LLC, for building official and building inspector services. Exhibit E. ***Approved unanimous 9-0.***

MR. MOULDER:

BJ Klaren, our building official, is stepping into a new role with the city. We have talked with two companies, RCI and Safebuilt. Both provide temporary building official and inspector services until a replacement is found for Mr. Klaren. After review, we would like to recommend Safebuilt. Mrs. Rozman asked if a department head is needed because by looking at these prices, this could be a good way to do business. Mr. Durham asked if an estimate or cost analysis has been done and if the company is local. Mr. Moulder stated that at this time we are doing this on an interim basis. No cost analysis has been done, but regardless, we have to have a building official to sign off on all certificate of occupancies. This company is in Central, so it is local.

CITIZEN SERVE:

Mr. Durham asked Mr. Moulder how the city is coming along with the Citizen Serve program. Mr. Moulder stated that they were supposed to have a data gathering meeting today, but they were double booked. The new meeting is scheduled for October 21.

EXECUTIVE SESSION 6:25PM-6:40PM:

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

ADJOURN:

Mayor Alexander adjourned the meeting at 6:40pm.

Daniel W. Alexander, Mayor

Kathy Wilkes, Municipal Clerk