PROCUREMENT - AGENDA ITEM SUMMARY

OCONEE COUNTY, SC

COUNCIL MEETING DATE: December 1, 2026

ITEM TITLE:

Title: Two (2) Chevrolet Silverado Trucks with Service Bodies and Snowplows Department: Roads & Bridges Amount: $144,978.00

FINANCIAL IMPACT:

Procurement was approved by Council in Fiscal Year 2026-2027 budget process.

Budget: **$144,978.00** Project Cost: **$144,978.00** Balance: **$0.00** Finance Approval:_____

(Funding from 325-601-50870-00000 Capital Vehicles/Equipment)

BACKGROUND DESCRIPTION:

The Fiscal Year 2026–2027 Capital Replacement Plan includes the purchase of two (2) 2026 Chevrolet Silverado 2500 Work Truck Double Cab 4×4 trucks for the Roads and Bridges Department. Each truck is equipped with a 6.6L V8 gas engine, a 10-speed automatic transmission, an integrated trailer brake controller, a trailer hitch with wiring, and a snowplow prep package.

Aftermarket Service Body

Each truck will be outfitted with an 8-foot Monroe ServicePro XP service body, black assist steps, and a spray-in liner in the cargo area and on top of the storage bins. The rearview camera will be relocated to the service body.

Aftermarket Snowplow

Each truck will be equipped with a SnowDogg EX11 snowplow system with a 108-inch-wide blade, lift frame, mounting kit, and plow lights.

These new trucks will be used by the Mowing Crew and the Ditching/Motor Grader Crew in the Roads and Bridges Department.

These two (2) trucks will replace a 2012 F-250 (102.34) with 184,930 miles and a 2011 Ford F-250 (102.68) with 183,990 miles. Both existing trucks will be sold as surplus.

The Fleet Maintenance Director has approved this purchase.

SPECIAL CONSIDERATION(S):

Hendrick Chevrolet of Columbia, SC, is a vendor under South Carolina State Contract No. 4400037566 for vehicles.

ATTACHMENT(S):

1. Hendrick Chevrolet Quote
2. SC State Contract information
3. Pricing Spreadsheet

STAFF RECOMMENDATION:

It is staff's recommendation that Council approve the purchase of two (2) 2026 Chevrolet Silverado 2500 Work Truck Double Cab 4×4 trucks from Hendrick Chevrolet of Columbia, SC, in the amount of $144,978.00, per SC State Contract No. 4400037566.

Submitted or Prepared By:_____ Approved for Submittal to Council: _____

Tronda C Popham, Procurement Director **Stewart O. Jones, County Administrator**

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Item Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

100 PARKRIDGE DRIVE COLUMBIA,S.C. 29212

HENDRICK CHEVROLET COLUMBIA

803-513-5905

donald.lockhart@hendrickauto.com

SOUTH CAROLINA STATE CONTRACT #4400037566

2026 CHEVROLET SILVERADO DOUBLE CAB4X4 W/ ADDS

$71948.00 PER TRUCK +

WHITE EXTERIOR

EBONY VINYL INTERIOR

WORK TRUCK PACKAGE 2500 WT 4X4

6.6L V8 GAS ENGINE

10 SPEED AUTOMATIC TRANS.

STD CONTROL A/C

FRONT SPLIT BENCH SEATING

FOLD DOWN CENTER CONSOLE/ARMREST

2ND ROW SPLIT BENCH SEATING

VINYL FLOOR COVERING
POWER WINDOWS,DOOR LOCKS
POWER VERTICAL TRAILERING MIRRORS
TILT STEERING WHEEL
CRUISE CONTROL
KEYLESS OPEN 2 REMOTES
PUSH BUTTON START
7" SCREEN AM/FM STEREO/ BLUETOOTH
CAPABLE/APPLE AND ANDROID
REAR DEFOGGER
DEEP TINTED GLASS
CHROME FRONT BUMPER
4X4 TRANSFER CASE /ROTARY DIAL
8FT MONROE SERVICE PRO XP SERVICE BODY
REAR VISION CAMERA -MOVED TO BODY
ADD BLACK ASSIST STEPS
ADD SPRAYIN LINER CARGO AREA AND TOPS OF BINS

17" MACHINED ALUMINUM WHEELS
17"ALL TERRAIN BW TIRES
INTEGRATED TRAILER BRAKE CONTROLLER
UPFITTER ELCTRICAL SWITCHES
TRAILER HITCH AND WIRING
LOCKING DIFFERENTIAL
SKID PLATES
SNOW PLOW PREP PACKAGE
SNOW DOGG PLOW SYSTEM:
EX11 MOLDBOARD@108" WIDE
EX11 LIFT FRAME
MOUNT KIT, PLOW LIGHTS
ROOF MARKER LAMPS
RECOVERY HOOKS
AUTOMATIC EMERGENCY BRAKING
FRONT PEDESTRIAN BRAKING
FOLLOWING DISTANCE INDICATOR
FORWARD COLLISION ALERT

AVAILABLE TILL SOLD-3 AVAILABLE

SC IMF FEE	$500.00
SC DMV TEMP	$ 41.00
TOTAL PER	$72489.00

PAYMENTS MADE TO:(MAX 30 DAY PAY)***
HENDRICK CHEVROLET
ATTN: DONNA CASEY
100 PARKRIDGE DRIVE COLUMBIA,SC 29212

YOUR BUYERS ORDER IS YOUR INVOICE
NO OTHER PAPERWORK WILL BE SENT
PLEASE PAY FROM THAT PAPERWORK!!!
PAYMENT DUE 30 DAYS FROM PAPERWORK
****DATE PER STATE CONTRACT FOR****
ADDITIONAL INFORMATION 803-513-5905

Division of
Procurement Services

Statewide Term Contracts

Vehicles

Classification	Contract Type Manager	Phone#
Supplies & Services StateTerm	Michael S. Speakmon	803.737.9816

Vehicles

Start Date: 09/13/2024 | **End Date:** 09/12/2027

Solicitation#: 5400026980

Attachments:

• List of Contractors, Manufacturer's

Vendor: Alan Jay
Contract#: 4400035155
Vendor#: 7000281243
Address: 5530 US Hwy 27 S, Sebring, FL 33870
Contact: Matt Forte
Phone#: 863-402-4234
Email: matt.forte@alanjay.com
Vendor: Beach Automotive Group
Contract#: 4400035158
Vendor#: 7000344224
Address: 851 Jason Blvd., Myrtle Beach, SC 29578
Contact: Keith Laylo
Phone#: 570-956-6007
Email: keith@beachautomotive.com
Vendor: Benson Automotive of Spartanburg
Contract#: 4400036886
Vendor#: 7000341724
Address: 1098 North Pine St. Spartanburg, SC 29303
Contact: Jimmy Benson
Phone#: 864-419-3627
Email: jbenson@bensonautomotive.com
Vendor: Benson Hyundai
Contract#: 4400036887
Vendor#: 7000341998
Address: 250 Reidville Rd., Spartanburg, SC 29301
Contact: Alex Benson
Phone#: 864-419-9445
Email: abenson@drivebensonkia.com

Contact: Alex Benson

Phone#: 864-419-9445

Email: abenson@drivebensonkia.com

Vendor: Benson Nissan

Contract#: 4400036885

Vendor#: 7000246679

Address: PO Box 3447, Spartanburg, SC 29304

Contact: Jimmy Benson

Phone#: 864-419-3627

Email: jbenson@bensonautomotive.com

Vendor: Carl Black

Contract#: 4400035160

Vendor#: 7000358424

Address: 11500 E Colonial Dr., Orlando, FL 32817

Contact: Edgar Massoni

Phone#: 305-781-3661

Email: emassoni@carlblack.com

Vendor: Carolina International

Contract#: 4400037441

Vendor#: 7000083474

Address: 1619 Bluff Rd., Columbia, SC 29201

Contact: Steve Wiser

Phone#: 803-446-3443

Email: swiser@carolinainternational.com

Vendor: Cooper Chevrolet

Contract#: 4400036888

Vendor#: 7000342507

Address: 351 North Jefferies Blvd,

Contact: Chip Cooper

Phone#: 864-939-0428

Email: chip@coopermotor.com

Vendor: Dick Smith Ford

Contract#: 4400035139

Vendor#: 7000088455

Address: 7201 Garner's Ferry Rd., Columbia, SC 29209

On 10/10/2025 the State removed the Nissan line from this contract. Dick Smith Nissan now has a separate contract for the sale of Nissan vehicles.

Contact: Tom Counts

Phone#: 803-309-2752

Email: thomascounts@dicksmith.com

Contact: Adam Rodriguez

Phone#: 803-343-5812

Email: adamrodriguez@dicksmith.com

Vendor: Dick Smith Nissan

Contract#: 4400038207

Vendor#: 7000241463

Address: 9940 Two Notch Rd., Columbia, SC 29223

Contact: Adam Rodriguez
Phone#: 803-343-5812
Email: adamrodriguez@dicksmith.com

Vendor: D&D Motors
Contract#: 4400038152
Vendor#: 7000025098
Address: 13655 East Wade Hampton Blvd, Greer, SC 29651
Contact: Charlie Belue
Phone#: 864-877-0711. Ext 196
Email: charlie@ddmotors.com

Vendor: Excel Truck Group
Contract#: 4400035153
Vendor#: 7000245133
Address: 2790 Shop Rd., Columbia, SC 29209
Contact: Bill Fuller
Phone#: 803-376-4455 Ext 1205
Email: bfuller@exceltg.com

Vendor: Ford of Spartanburg
Contract#: 4400035159
Vendor#: 7000346069
Address: 501 E. Daniel Wergan Ave., Spartanburg, SC 29302
Contact: David Vetter
Phone#: 864-585-3600 Ext 267
Email: dvetter@fordofspartanburg.com

Vendor: Hendrick Chevrolet
Contract#: 4400037566
Vendor#: 7000377020
Address: 100 Parkridge Dr., Columbia, SC 29202

On July 17, 2025, the State terminated the Love Chevrolet Contract and awarded Hendrick Chevrolet in lieu of performing a novation due to the sale of Love to Hendrick.

Contact: Donna Casey
Phone#: O: 803-407-2275 C: 803-319-723
Email: donna.casey@hendrickauto.com

Vendor: Herlong Ford, Inc.
Contract#: 4400036959
Vendor#: 7000178414
Address: 775 August Rd., Edgefield, SC 29824
Contact: Elzabeth Herlong
Phone#: 803-637-5698
Email: elizabeth@herlong.net

Vendor: Horace G Ilderton, LLC
Contract#: 4400035150
Vendor#: 7000145179
Address: 701 S Main St., High Point, NC 27260
Contact: Catherine Martin
Phone#: 336-887-4043
Email: cmartin@ilderton.com

Contact: Kim Tuttle

Phone#: 336-822-8704

Email: ktuttle@ilderton.com

Vendor: Lynn Cooper

Contract#: 4400036882

Vendor#: 7000025437

Address: 305 East Main Street, Clinton, SC 29325

Contact: Chip Cooper

Phone#: 864-939-0428

Email: chip@coopermotor.com

Vendor: Model 1

Contract#: 4400036359

Vendor#: 7000348813

Address: 9225 Priority Way W Dr., Suite 300, Indianapolis, IN 46240

In January 2025, and for the purposes of this contract, Creative Bus Sales became Model 1 and the Creative Bus Sales contract (4400035152) was terminated and replaced with this Model 1 Contract.

Contact: Karla Lynch

Phone#: 470-373-7479

Email: klynch@model1.com

Vendor: Parks Chevrolet

Contract#: 4400035156

Vendor#: 7000316590

Address: 1051 Asheville Hwy, Spartanburg, SC 29303

Contact: Steve Plowman

Phone#: 704-791-3824

Email: splowman@parksautogroup.com

Vendor: Parks Ford

Contract#: 4400035157

Vendor#: 7000343706

Address: 601 Duncan Hill Rd., Hendersonville, NC 28792

Contact: Jeff Williams

Phone#: 828-693-4281, Ext 6253

Email: jeffwilliams@parksautogroup.com

Vendor: Richard Kay Automotive

Contract#: 4400036884

Vendor#: 7000154825

Address: 1935 Pearman Dairy Rd., Anderson, SC 29625

Contact: Robert Kay

Phone#: 864-309-2178

Email: robkay@richardkayauto.com

Vendor: Santee Automotive

Contract#: 4400035151

Vendor#: 7000214142

Address: 2601 Paxville Highway, Manning, SC 29102

Contact: Scott Watford

Phone#: 888-853-5338

Email: scott@santeefleet.com

Vendor: Shealy's Truck Center
Contract#: 4400035137
Vendor#: 7000028278
Address: 1340 Bluff Rd., Columbia, SC 29201
Contact: Steve Gardner
Phone#: 803-201-9257
Email: sgardner@shealytruck.com

Vendor: Stivers Ford
Contract#: 4400036910
Vendor#: 7000369259
Address: 4355 Jonesboro Road, Union City, GA 30291
Contact: Roger Moore
Phone#: 770-527-9041
Email: rmoore@stiversonline.com

Vendor: Team Dodge Ram of Myrtle Beach
Contract#: 4400035215
Vendor#: 7000335857
Address: 4849 US Highway 501, Myrtle Beach, SC 29579
Contact: Shawn Schmitt
Phone#: 916-825-2586
Email: sschmitt@teamautogroup.com

Vendor: Toyota of Greensboro
Contract#: 4400036889
Vendor#: 7000366128
Address: 2630 Battleground Ave., Greensboro, SC 27408
Contact: Andy Slaughter
Phone#: 336-583-5846
Email: aslaughter@toyotaofgreensboro.com

Vendor: US Fleet Source
Contract#: 4400035154
Vendor#: 7000264582
Address: 979 Village Oaks Dr., Covina, CA 91724
Contact: Sales
Phone#: 877-315-9397
Email: sales@usfleetsource.com

Division of Procurement Services
1333 Main St., Suite 700 | Columbia, SC 29201
MAIN: 803.737.0600 | **FAX:** 803.737.0639

(2) 2026 Chevrolet Silverado 2500 Work Truck Double Cab 4×4			
Description	Quantity	Unit Price	Extended Price
2026 Chevrolet Silverado 2500 Work Truck Double Cab 4×4	2	$71,948.00	$143,896.00
Includes: 6.6L V8 Gas Engine, 10-Speed Automatic Transmission, Ebony Vinyl Interior, Front Split Bench Seat with Fold-Down Center Console/Armrest, Rear Split Bench Seat, Vinyl Floor Covering, Power Windows and Door Locks, Power Vertical Trailering Mirrors, 17-Inch Machined Aluminum Wheels with All-Terrain Tires, Integrated Trailer Brake Controller, Trailer Hitch and Wiring, Locking Differential, Skid Plates, Upfitter Electrical Switches, and Snow Plow Prep Package.			
Aftermarket Service Body Includes: 8-Foot Monroe ServicePro XP Service Body, Rear Vision Camera Relocated to the Service Body, Black Assist Steps, and Spray-In Liner in the Cargo Area and on Top of the Storage Bins. **Aftermarket Snow Plow Includes:** SnowDogg EX11 Snow Plow System with a 108-Inch-Wide Moldboard, EX11 Lift Frame, Mount Kit, and Plow Lights.	2	Included	Included
Subtotal		$71,948.00	$143,896.00
SC DMV Temp Fee	2	$41.00	$82.00
SC Infrastructure Maintenance Fee (IMF)	2	$500.00	$1,000.00
GRAND TOTAL		$72,489.00	**$144,978.00**

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
PROCLAMATION 2026-11

A PROCLAMATION HONORING MR. JOHN ELLIOTT, COUNCIL DISTRICT 1 REPRESENTATIVE, FOR HIS SERVICE TO OCONEE COUNTY

WHEREAS, Mr. John Elliott, a resident of Salem, South Carolina, has faithfully served the citizens of Oconee County as District I Representative since January of 2019; and

WHEREAS, during his 8 years of dedicated public service, Mr. Elliott has demonstrated exceptional leadership, integrity, and unwavering commitment to the citizens of Oconee County; and

WHEREAS, during Mr. Elliott's time as a Council member, he has served as Oconee County Council Chair and Chair Pro-Tem, as well as, Chair of both the Budget, Finance, and Administration Committee and the Real Estate, Facilities and Land Management Committee**;** and

WHEREAS, Mr. Elliott has contributed countless hours to serving the citizens of Oconee County, ensuring that the voice of every resident was always heard and respected; and

WHEREAS, Mr. Elliott has consistently demonstrated a public servant's heart through his kindness, compassion, dedication, and devotion to the well-being and safety of Oconee County residents.

NOW, THEREFORE, we, the Oconee County Council, do hereby extend our deepest gratitude and appreciation to Mr. John Elliott for his dedication and exemplary service to the citizens of Oconee County.

APPROVED AND ADOPTED this 1st day of December, 2026.

OCONEE COUNTY, SOUTH CAROLINA

ATTEST:

APPROVED:

_____
Jennifer C. Adams
Clerk to County Council
Oconee County

_____
Matthew Durham
Chairman
Oconee County Council

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

ORDINANCE 2026-34

AN ORDINANCE AUTHORIZING THE AMENDMENT OF THAT CERTAIN AGREEMENT FOR THE DEVELOPMENT OF A JOINT-COUNTY INDUSTRIAL AND BUSINESS PARK BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PICKENS COUNTY, SOUTH CAROLINA, TO PROVIDE FOR THE EXPANSION OF THE BOUNDARIES OF SUCH MULTI-COUNTY INDUSTRIAL/BUSINESS PARK CREATED THEREBY TO INCLUDE CERTAIN ADDITIONAL PROPERTY LOCATED IN PICKENS COUNTY, AND OTHER MATTERS RELATED THERETO.

NOW, THEREFORE, BE IT ORDAINED by the County Council of Oconee County (the "***County Council***"), the governing body of Oconee County, South Carolina (the "***County***") in a meeting duly assembled as follows:

Section 1 Findings of Fact. The County Council hereby makes the following findings of fact in connection with the enactment of this ordinance (this "***Ordinance***"):

(a) Oconee County, South Carolina ("***Oconee County***") and Pickens County, South Carolina ("***Pickens County***" and together with Oconee County, the "***Counties***") are authorized under Article VIII, Section 13 of the Constitution of the State of South Carolina and Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended (the "***Act***") to jointly develop an industrial or business park within the geographical boundaries of one or more of the Counties.

(b) In order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, Pickens County and Oconee County entered into that certain Agreement for the Development of a Joint-County Industrial and Business Park, dated as of September 11, 2017 (as subsequently amended, the "***Park Agreement***"), for the purpose of developing a multi-county industrial/business park (the "***Park***") in accordance with the provisions of the Act.

(c) Tyson Steel Building Products, Inc. (the "***Company***"), proposes to acquire, lease, construct, purchase, or install, or cause the acquisition, leasing, construction, purchasing, or installation of, certain new and/or existing real property, real property improvements and machinery, equipment, and other personal property in order to establish a manufacturing facility within Pickens County (the "***Project***"), and has requested that Pickens County include the Project within the Park in order to afford the Company certain enhanced income tax credits.

(d) The Counties desire to amend the Park Agreement to include the Project within the boundaries of the Park by entering into that certain Fifth Amendment to Park Agreement, the form of which is attached to this Resolution at **Exhibit A** (the "***Fifth Amendment to Park Agreement***"). Pursuant to Section 2 of the Agreement, the boundaries of the Park may be expanded from time to time through appropriate action of the respective councils of the Counties authorizing the

amendment of the Park Agreement to incorporate the revised legal description of the boundaries of the Park.

Section 2 Amendment of Park Agreement. The County Council hereby authorizes the amendment of the Park Agreement to include the site of the Project. The form, provisions, terms, and conditions of the Fifth Amendment to Park Agreement, as attached as **Exhibit A** hereto, are hereby approved, and all of the provisions, terms, and conditions thereof are hereby incorporated herein by reference as if the Fifth Amendment to Park Agreement was set out in this Ordinance in its entirety. The Chairman of County Council (the "***Chairman***") is hereby authorized, empowered, and directed to execute the Fifth Amendment to Park Agreement in the name and on behalf of the County; the Clerk to County Council is hereby authorized, empowered and directed to attest the same; and the Chairman is further authorized, empowered, and directed to deliver the Fifth Amendment to Park Agreement to Pickens County. The Fifth Amendment to Park Agreement is to be in substantially the form now before this meeting and hereby approved, or with such changes therein as shall not materially adversely affect the rights of the County thereunder and as shall be approved by the officials executing the same, upon the advice of counsel, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Fifth Amendment to Park Agreement attached as an exhibit hereto.

Section 3 Severability. The provisions of this Resolution are hereby declared to be severable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

DONE AND ENACTED this _____ day of _____ 2026.

OCONEE COUNTY, SOUTH CAROLINA

(SEAL)

_____

Matthew Durham, Chairman of County Council
Oconee County, South Carolina

ATTEST:

_____

Jennifer Adams, Clerk to County Council
Oconee County, South Carolina

First Reading:	October 06, 2026
Second Reading:	November 17, 2026
Public Hearing:	December 01, 2026
Third Reading:	December 01, 2026

EXHIBIT A

FIFTH AMENDMENT TO PARK AGREEMENT

STATE OF SOUTH CAROLINA	**)**	
	)	**FIFTH AMENDMENT TO AGREEMENT FOR**
COUNTY OF PICKENS	**)**	**THE DEVELOPMENT OF A JOINT-COUNTY**
	)	**INDUSTRIAL AND BUSINESS PARK**
COUNTY OF OCONEE	**)**	

This FIFTH AMENDMENT (this "***Amendment***") to an Agreement for the Development of a Joint-County Industrial and Business Park (the "***Agreement***") located by and between Pickens County, South Carolina ("***Pickens County***") and Oconee County, South Carolina ("***Oconee County***" and together with Pickens County, the "***Counties***"), dated September 11, 2017, is entered into this ___th day of _____ 2026 (the "***Effective Date***"), by and between the Counties as parties hereto, both political subdivisions of the State of South Carolina.

WHEREAS, the Counties are authorized under Article VIII, Section 13 of the Constitution of the State of South Carolina and Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended (the "***Act***") to jointly develop an industrial or business park within the geographical boundaries of one or more of the Counties; and

WHEREAS, in accordance with the Act and pursuant to Ordinance No. 544 of Pickens County, dated September 11, 2017, and Ordinance No. 2017-19 of Oconee County, dated September 5, 2017, the Counties entered into the Agreement providing for the establishment of a multi-county industrial business park (the "***Park***"); and

WHEREAS, pursuant to Section 2 of the Agreement, the boundaries of the Park may be expanded from time to time as authorized by the respective councils of the Counties authorizing the amendment of the Agreement to incorporate the revised legal description of the boundaries of the Park; and

WHEREAS, the county councils of each of the Counties have enacted ordinances authorizing the execution and delivery of this Amendment in order to expand the boundaries of the Park premises within Pickens County.

NOW, THEREFORE, in consideration of the mutual agreement, representations and benefits contained in this Amendment and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follow:

1. **Binding Agreement**. The Agreement, inclusive of this Amendment, serves as a written instrument of the entire agreement between the Counties with respect to the creation, operating, and sharing of expenses of the Park and shall be binding on Pickens County and Oconee County, their successors and assigns.

2. **Amendment to the Agreement**. In accordance with Section 2(B) of the Agreement, and pursuant to Ordinance No. 2026-__ of Pickens County and Ordinance No. 2026-

__ of Oconee County, authorizing the execution and delivery of this Amendment, the Agreement is hereby amended so as to replace the original **Exhibit A** of the Agreement with a revised **Exhibit A** (attached hereto as **Revised Exhibit A**) listing the parcels of real property that describe the boundaries of the Park premises in Pickens County as expanded hereby. The boundaries of the Park are hereby enlarged to the full extent of the real properties described in **Revised Exhibit A** and **Revised Exhibit A** shall amend, replace and supersede the original **Exhibit A** to the Agreement. Any and all terms and conditions of the Agreement not expressly amended pursuant to this Amendment shall remain in full force and effect and are hereby ratified in full by the Counties.

3. **Severability.** In the event and to the extent (and only to the extent) that any provision or any part of a provision of this Amendment shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or party of a provision of this Amendment or the Agreement.

4. **Termination**. Notwithstanding any provision of this Amendment to the contrary, Pickens County and Oconee County affirm that the Agreement, as amended hereby, shall not expire and may not be terminated to the extent Pickens County or Oconee County has outstanding contractual commitments, covenants, or agreements to any owner or lessee or Park property, including but not limited to, the Projects, as any agreement containing such commitments or covenants may be amended, modified, or supplemented from time to time, or such owner or lessee has outstanding other incentives requiring inclusion of property of such owner or lessee within the boundaries of a multi-county industrial or business park created pursuant to the Act, unless the county in which the Park property is located shall first obtain (i) the consent in writing of such owner or lessee and (ii) include the property of such owner or lessee as part of another multi-county industrial or business park created pursuant to the Act, which including is effective as of the termination of the Agreement.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Oconee County and Pickens County have caused this Agreement to be duly executed by their duly authorized officials as of the Effective Date.

PICKENS COUNTY, SOUTH CAROLINA

By:_____
Alex Saitta, Chairman of County Council
Pickens County, South Carolina

(SEAL)

ATTEST:

By:_____
Jessica Varney, Clerk to County Council
Pickens County, South Carolina

OCONEE COUNTY, SOUTH CAROLINA

By:_____
Matthew Durham, Chairman of County Council
Oconee County, South Carolina

(SEAL)

ATTEST:

By:_____
Jennifer Adams, Clerk to County Council
Oconee County, South Carolina

REVISED EXHIBIT A (PICKENS)

1. Parcels of real property described as having the following tax parcel numbers and related descriptions:

   4087-12-97-7380
   4191-07-59-4546
   4191-07-69-6036
   4191-16-83-0894

2. A portion of TMS # 4097-00-74-0384, identified as Tract B on a plat recorded at the office of the Pickens County Register of Deeds at Bkp: 609, Pg: 64

3. A portion of TMS # 5027-07-57-8658, shown as a separate tract of 8.03 acres on a plat recorded at the office of the Pickens Count Register of Deeds at Bkp: 610, Pg: 184.

4. 4065-13-14-8286 and a portion of 4056-09-15-5545, more particularly described as follows:

   All that certain piece, parcel, tract or lot of land lying, being and situate in Pickens County, South Carolina, known as the Mill Parcel, having a property address of 356 Mauldin Road, containing 18.379 acres (800,606 square feet), as shown on plat entitled "Recombination Survey for American House Spinning House Inc. and Central Development Associates LLC" prepared by Site Design, Inc. dated July 6, 2021 and recorded on January 10, 2022, in Plat Book 614 at Page 251 in the records of the Register of Deeds for Pickens County, South Carolina and having such courses and distances, metes and bounds as shown on said plat, which plat is incorporated herein by reference (the "Recombination Survey").
   TOGETHER WITH an easement to use and connect to any utilities including utility lines and pipes and stormwater detention facilities located on that certain piece, parcel, tract or lot of land lying, being and situate in Pickens County, South Carolina, known as the Remainder Parcel, containing 69.562 acres (3,030,108 square feet), as shown on the Recombination Survey and having such courses and distances, metes and bounds as shown on the Recombination Survey and an easement for ingress, egress and regress across, over and under the Remainder Parcel for access to such utilities to and from the Mill Parcel.
   Derivation: This being a portion of the property conveyed unto American House Spinning Inc., by deed form Pratt-Read Corporation dated November 11, 1986, recorded in the office of the Register of Deeds for Pickens County, South Carolina in Deed Book 14-A, Page 199, and by deed form Pratt-Read Corporation dated November 11, 1986, recorded in the office of the Register of Deeds for Pickens County, South Carolina in Deed Book 14-A, Page 200 and also being a portion of the property conveyed unto Grantor by quitclaim deed from American House Spinning, Inc., a Georgia corporation originally formed by the filing of Articles of Incorporation with the Georgia Secretary of State on August 29, 1986,

recorded in in the office of the Register of Deeds for Pickens County, South Carolina on January 18, 2022 in Deed Book 2364 at Page 11.

Tax Map Parcel #s: 4065-13-14-8286 and 4056-09-15-5545 (portion of).

5. Tax Map Parcel # 5008-00-40-0132, more particularly described as follows:

   All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Tract "C" containing 10.000 acres, according to plat prepared by Robert R. Spearman, Surveyor, dated 11/2/1994 and recorded in Plat Book 67, at Page 89-A, in the ROD Office for Pickens County, South Carolina, reference to said plat being hereby made for a more complete metes and bounds description thereof.

   This being the same property conveyed to Circle C Investments, LLC by Deed of Angel Demarski AKA Angel Demarksi and Marilyn Bielmyer, Todd King and Lambco, Inc., signed November 22, 2024 and recorded December 3, 2024 in the Office of the Pickens County Register of Deeds in Book 2750 at Page 261.

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2026-38

AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 6 OF THE OCONEE COUNTY CODE OF ORDINANCES IN RELATION TO THE ADOPTION OF MANDATORY AND PERMISSIVE BUILDING AND RELATED CODES AND STANDARDS; AND OTHER MATTERS RELATED THERETO.

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County ("County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council ("County Council"), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances ("Code of Ordinances"), as amended;

WHEREAS, pursuant to S.C. Code Sections 6-9-50 and 6-9-60 the County has adopted by reference certain mandatory and permissive building and related codes and standards, as reflected in Article II of Chapter 6 of the Code of Ordinances;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Article II of Chapter 6 of the Code of Ordinances in order to adopt and recognize the latest editions of the following mandatory codes and appendices with modifications, as adopted by the South Carolina Building Codes Council on August 26, 2025, to be effective January 1, 2027:

1. 2024 International Building Code with South Carolina modifications;
2. 2024 International Residential Code with South Carolina modifications;
3. 2024 International Fire Code with South Carolina modifications;
4. 2024 International Plumbing Code with South Carolina modifications;
5. 2024 International Mechanical Code with South Carolina modifications;
6. 2024 International Fuel Gas Code with South Carolina modifications;
7. 2023 National Electrical Code (NFPA 70) with South Carolina modifications; and the
8. 2009 International Energy Conservation Code (Energy Standard Act); and

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Article

II of Chapter 6 of the Code of Ordinances in order to adopt and/or specifically recognize the latest editions of the following permissive codes:

1. 2024 International Existing Building Code;
2. 2024 International Performance Code for Buildings and Facilities; and the
3. 2024 International Swimming Pool and Spa Code.

NOW THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. The foregoing mandatory and permissive codes are hereby adopted as the building and related codes and standards for Oconee County, as reflected on Exhibit A, which is attached hereto and incorporated herein by reference, and which delineates the modifications to Article II of Chapter 6 of the Oconee County Code of Ordinances with greater particularity and which will hereafter be codified as law of the County.

2. The above-referenced mandatory codes shall become effective January 1, 2027.

3. 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 remainder of this Ordinance, all of which is hereby deemed separable.

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

5. All other terms, provisions, and parts of the Code of Ordinances, and specifically the remainder of Chapter 6, not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

Signatures on Following Page

ORDAINED in meeting, duly assembled, this _____ day of _____, 2027.

ATTEST:

_____	_____
Jennifer Adams	Matthew Durham\
Clerk to Oconee County Council	Chair, Oconee County Council

First Reading: November 17, 2026
Second Reading: December 01, 2026
Third Reading: December 08, 2026
Public Hearing: December 08, 2026

EXHIBIT A to Ordinance 2026-26

ARTICLE II. - REGULATORY CODES

Sec. 6-40. - General.

The following mandatory and permissive nationally recognized codes, as well as their respective administration sections, and any such code editions and versions updated by act of the South Carolina Buildings Code Council or other applicable authority, from time to time, are hereby adopted by reference, as required under S.C. Code § 6-9-50 or permitted under S.C. Code § 6-9-60:

Mandatory Codes[1]:

1. 2024 International Building Code with South Carolina modifications;
2. 2024 International Residential Code with South Carolina modifications;
3. 2024 International Fire Code with South Carolina modifications;
4. 2024 International Plumbing Code with South Carolina modifications;
5. 2024 International Mechanical Code with South Carolina modifications;
6. 2024 International Fuel Gas Code with South Carolina modifications;
7. 2023 National Electrical Code (NFPA 70) with South Carolina modifications; and the
8. 2009 International Energy Conservation Code.

Permissive Codes:

1. 2024 International Existing Building Code;
2. 2024 International Performance Code for Buildings and Facilities;
3. 2024 International Swimming Pool and Spa Code.

Pursuant to S.C. Code § 6-9-50 and § 6-9-60, Oconee County hereby adopts the provisions of the codes referenced in this Article that concern the qualification, removal, dismissal, duties, responsibilities of, and the administrative procedures for all building officials, deputy building officials, chief inspectors, other inspectors, and assistants. “Oconee County” is hereby inserted as the applicable jurisdiction in each of the codes.

Sec. 6-41. - International Building Code with South Carolina Modifications.

The 2024 International Building Code with South Carolina modifications and its respective administration sections contained in Chapter 1 are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Sec. 6-42. - International Energy Conservation Code with South Carolina Modifications.

The 2009 International Energy Conservation Code, as updated by act of the South Carolina Buildings Code Council or other applicable authority, and its respective administration sections contained in Chapter 1 are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Effective January 1, 2027

Sec. 6-43. - International Fire Code with South Carolina Modifications.

The 2024 International Fire Code with South Carolina modifications and its respective administration sections contained in Chapter 1 are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Sec. 6-44. - International Fuel Gas Code with South Carolina Modifications.

The 2024 International Fuel Gas Code with South Carolina Modifications and its respective administration sections contained in Chapter 1 are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Sec. 6-45. - International Mechanical Code with South Carolina Modifications.

The 2024 International Mechanical Code with South Carolina Modifications and its respective administration sections contained in Chapter 1 are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Sec. 6-46. - International Plumbing Code with South Carolina Modifications.

The 2024 International Plumbing Code with South Carolina Modifications and its respective administration sections contained in Chapter 1 are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Sec. 6-47. - International Residential Code with South Carolina Modifications.

The 2024 International Residential Code with South Carolina Modifications and its respective administration sections contained in Chapter 1 are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Sec. 6-48. - National Electrical Code with South Carolina Modifications

The 2023 National Electrical Code (NFPA 70) with South Carolina Modifications is hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Sec. 6-49. - International Existing Building Code.

The 2024 International Existing Building Code, as (and if) updated or modified by act of the South Carolina Buildings Code Council or other applicable authority, from time to time, and its respective administration sections contained in Chapter 1 are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Sec. 6-50. - International Performance Code for Buildings and Facilities.

The 2024 International Performance Code for Buildings and Facilities, as (and if) updated or modified by act of the South Carolina Buildings Code Council or other applicable authority, from time to time, and its respective administration sections contained in Chapter 1, are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Sec. 6-51. - ~~International Property Maintenance Code.~~ Reserved.

~~The 2021 International Property Maintenance Code, as (and if) updated or modified by act of the South Carolina Buildings Code Council or other applicable authority, from time to time, and its respective administration sections contained in Chapter 1 are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.~~

~~*The following changes or additions to the International Property Maintenance Code are hereby adopted:*~~

~~*Section 103.1 "Code Enforcement"*~~

~~*Section 107 and 108 "See Section 6-85 of the Oconee County Code of Ordinance for provisions related to appeals."*~~

~~*Section 302.4 "Reference other provisions in this Section 302 in relation to sanitation, rodent harborage, and the like"* is inserted in the blank contained in this section with respect to weeds.~~

~~*Section 602.3 November to April.*~~

~~*Section 602.4 November to April.*~~

Ordinance 2026-22, which was unanimously approved by Oconee County Council on July 07, 2026, repeals, in its entirety, the International Property Maintenance Code from the Oconee County Code of Ordinances.

Sec. 6-52. – International Swimming Pool Code

The 2024 International Swimming Pool and Spa Code, as (and if) updated or modified by act of the South Carolina Buildings Code Council or other applicable authority, from time to time, and its respective administration sections contained in Chapter 1, are hereby adopted and incorporated into this chapter of the Oconee County Code of Ordinances by reference.

Secs. 6-53 - 6-80. - Reserved.

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE November 17, 2026
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE [Brief Statement]:

Ordinance 2026-39 amends Ordinance 2023-20, a Public Infrastructure Reimbursement Agreement (PIRA) between Seneca Cotton Mill Owner, LLC (Company) and Oconee County, that was entered into to assist with the redevelopment of the former Utica Cotton Mill property in Seneca.

BACKGROUND DESCRIPTION:

Ordinance 2023-20 was approved by the Oconee County Council on December 31, 2023 as part of a comprehensive package of local, state and federal incentives for a $100 million repurposing of the former Utica Cotton Mill Site into 270 new housing units. The project is being done in two phases. The PIRA provides 20-year property tax incentives for each of the phases and requires the first investment be made by January 1, 2027. Approval of the PIRA also required approval by the City of Seneca. The City's approval of the PIRA was not completed until September 2025.

In October 2026, the Company contacted Oconee County and indicated they did not anticipate placing a portion of the property into service by the January 1, 2027 deadline as the process of securing funding and needed incentives had taken longer than expected. The Company asked if the County would consider extending the investment period due to the adjusted development timeline.

Ordinance 2026-39 would amend Ordinance 2023-20 by extending the investment period an additional three years. It requires that some portion of the redevelopment be placed into service on or before January 1, 2029 and that the investment period close no later than December 31, 2031.

SPECIAL CONSIDERATIONS OR CONCERNS [only if applicable]:

- Seneca Mill Lofts is a bold project that presents a significant risk for the developer and requires support from the local, state and federal levels.
- The mill, built in 1900 and vacant since 2001, has fallen into significant disrepair.
- The property is located in an Opportunity Zone.
- The project will meet a growing housing demand in the county for working adults and families that support the operations of our manufacturers and service providers.
- The project's proximity to downtown Seneca and Seneca Rail Park will be beneficial to both.
- The project will likely be the impetus for additional investment in the Utica Community and Oconee County.
- The developers are ready to move forward with the project and on November 4 held a community meeting in Seneca to unveil the plans and timeline for the project. The event received significant coverage in the locally and regionally.
- Oconee County supports the repurposing of older, abandoned textile sites and recognizes the benefit to the community. The successful redevelopment of Newry Mill is an example of the County's support for such initiatives.

FINANCIAL IMPACT [Brief Statement]:

- The project will generate more than four times the property tax revenue Oconee County currently receives on the vacant property.

___Check here if Item Previously approved in the Budget. No additional information required.

Approved by: _____Finance

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda. A calendar with due dates marked may be obtained from the Clerk to Council.

ATTACHMENTS

STAFF RECOMMENDATION [Brief Statement]:

It is the staff's recommendation that Council approve Ordinance 2026-39 which amends Ordinance 2023-20.

Submitted or Prepared By:

_____

Jamie Gilbert, Economic Development Director

Approved for Submittal to Council:

_____

Stewart Jones, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda. A calendar with due dates marked may be obtained from the Clerk to Council.

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2026-39

AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST AMENDMENT TO PUBLIC INFRASTRUCTURE REIMBURSEMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY AND SENECA COTTON MILL OWNER, LLC, IN CONNECTION WITH THE ESTABLISHMENT OF CERTAIN FACILITIES LOCATED IN OCONEE COUNTY; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, Oconee County, South Carolina ("***County***"), acting by and through its County Council ("***Council***"), is authorized by Title 4, Chapter 1 of the Code of Laws of South Carolina 1976, as amended ("***Code***"), including South Carolina Code Annotated section 4-1-170, South Carolina Code Annotated section 4-1-175, and South Carolina Code Annotated section 4-29-68 (collectively, "***Park Act***"), and Article VIII, Section 13(D) of the South Carolina Constitution, to provide reimbursements to investors for the purpose of defraying certain costs of infrastructure serving a project and, in conjunction with one or more other counties, to create a joint county industrial or business park to facilitate such reimbursements;

WHEREAS, by Ordinance No. 2023-20, enacted December 5, 2023 ("***2023 Ordinance***"), Council authorized the execution and delivery of that certain Public Infrastructure Reimbursement Agreement, dated as of December 31, 2023 ("***PIRA***"), by and between the County and Seneca Cotton Mill Owner, LLC, a South Carolina limited liability company ("***Company***"), in connection with the Company's redevelopment of the historic mill property located in the City of Seneca, South Carolina ("***City***"), and the inclusion of that property in the Oconee-Pickens Park ("***Park***") created by that certain Agreement for Development of a Joint County Industrial and Business Park (Project Seneca Mills), dated as of December 31, 2023, by and between the County and Pickens County, South Carolina ("***Park Agreement***");

WHEREAS, the City consented to the inclusion of the property in the Park by Resolution No. 2025-13, adopted September 9, 2025;

WHEREAS, the PIRA requires that some portion of the Property be placed in service on or before January 1, 2027, and defines the Investment Period by reference to the earlier of the first property tax year in which property is placed in service and the property tax year in which the PIRA is executed;

WHEREAS, the Company has reported to the County that the City's approval of the PIRA was not completed until September 2025 and that the Company does not anticipate being able to place a portion of the Property in service on or before January 1, 2027, and has requested that the PIRA be amended to extend that date to January 1, 2029 and to clarify the end of the Investment Period;

WHEREAS, Section 5.6 of the PIRA provides that the PIRA may be modified or amended in writing by agreement between the County and the Company, and, because Council approved the form of the PIRA by the 2023 Ordinance, the County has determined to present the proposed amendment to Council for approval;

WHEREAS, the County has caused to be prepared and presented to Council the form of a First Amendment to Public Infrastructure Reimbursement Agreement ("***First Amendment***"), the substantially final form of which is attached to, and incorporated in, this Ordinance as Exhibit A, in which the County and the Company have agreed to the specific terms and conditions of the proposed amendment;

WHEREAS, it appears that the First Amendment now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended; and

WHEREAS, capitalized terms used and not otherwise defined herein shall have the meanings ascribed thereto in the PIRA.

NOW, THEREFORE, BE IT ORDAINED by Council, as follows:

Section 1. ***Authorization and Approval of First Amendment.*** The form of the First Amendment presented at this meeting and attached as Exhibit A is approved, and all of the terms of the First Amendment are incorporated in this Ordinance by reference as if the First Amendment were set out in this Ordinance in its entirety. The Chair of Council and the Clerk of Council are each authorized, empowered, and directed to execute, acknowledge, and deliver the First Amendment in the name of and on behalf of the County, and to cause the executed First Amendment to be delivered to the Company, to the City, and to Pickens County. The First Amendment is in substantially the form now before this meeting, with such changes therein as shall not be materially adverse to the County and as shall be approved by the officials of the County executing the same, on the advice of Counsel to the County, such official's execution thereof to constitute conclusive evidence of such official's approval of any and all changes or revisions therein from the form of the First Amendment now before this meeting.

Section 2. ***Authorization for County Officials to Act.*** The Chair of Council, the Clerk of Council, and the County Administrator, for and on behalf of the County, are each authorized and directed to do each thing that is reasonably necessary and prudent to effect the execution and delivery of the First Amendment and the performance of all obligations of the County under and pursuant to this Ordinance and the First Amendment.

Section 3. ***Effect on 2023 Ordinance.*** Except as expressly provided in the First Amendment, the 2023 Ordinance and the PIRA remain in full force and effect. The County shall continue to use its commercially reasonable efforts to maintain the Property within the boundaries of the Park, or a replacement or successor park, in accordance with Section 1 of the 2023 Ordinance, for the duration of the PIRA as amended by the First Amendment.

Section 4. ***General Repealer.*** Each order, resolution, ordinance, or part of the same in conflict with this Ordinance is, to the extent of that conflict, repealed.

Section 5. ***Effective Date.*** This Ordinance is effective at its approval following a public hearing and third reading.

[SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
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Passed and approved: _____ ___, 2026

OCONEE COUNTY, SOUTH CAROLINA

_____
Chair, Oconee County Council

[SEAL]

ATTEST:

_____
Clerk of Council, Oconee County Council

First Reading:	November 17, 2026
Second Reading:	December 01, 2026
Public Hearing:	December 08, 2026
Third Reading:	December 08, 2026

EXHIBIT A
SUBSTANTIALLY FINAL FORM OF
FIRST AMENDMENT TO PUBLIC INFRASTRUCTURE REIMBURSEMENT AGREEMENT
[SEE [] PAGES, ATTACHED]

FIRST AMENDMENT

TO

PUBLIC INFRASTRUCTURE REIMBURSEMENT AGREEMENT

between

OCONEE COUNTY, SOUTH CAROLINA

and

SENECA COTTON MILL OWNER, LLC

Dated as of [] [], 2026

FIRST AMENDMENT TO PUBLIC INFRASTRUCTURE REIMBURSEMENT AGREEMENT

THIS FIRST AMENDMENT TO PUBLIC INFRASTRUCTURE REIMBURSEMENT AGREEMENT ("***First Amendment***") is made and entered into as of [] [], 2026, by and between OCONEE COUNTY, SOUTH CAROLINA ("***County***"), a body politic and corporate and a political subdivision of the State of South Carolina ("***State***"), acting by and through the Oconee County Council ("***County Council***") as the governing body of the County, and SENECA COTTON MILL OWNER, LLC, a South Carolina limited liability company ("***Company***"), with the acknowledgment and agreement of the CITY OF SENECA, SOUTH CAROLINA ("***City***").

WITNESSETH:

Recitals.

The County and the Company are parties to that certain Public Infrastructure Reimbursement Agreement, dated as of December 31, 2023 ("***Reimbursement Agreement***"), the execution and delivery of which were authorized by the County Council by Ordinance No. 2023-20, enacted on December 5, 2023 ("***2023 Ordinance***"). Capitalized terms used and not otherwise defined in this First Amendment have the meanings given to them in the Reimbursement Agreement.

The Reimbursement Agreement contemplates that the Real Property will be located in the Oconee-Pickens Park created by that certain Agreement for Development of a Joint County Industrial and Business Park (Project Seneca Mills), dated as of December 31, 2023, by and between the County and Pickens County, South Carolina ("***Park Agreement***"). The City consented to the inclusion of the Property in the Park by Resolution No. 2025-13, adopted on September 9, 2025 ("***City Resolution***").

The definition of "Investment Period" in Article I of the Reimbursement Agreement requires that some portion of the Property be placed in service on or before January 1, 2027, and ends the Investment Period by reference to the earlier of the first property tax year in which property is placed in service and the property tax year in which the Reimbursement Agreement is executed.

The Company has reported to the County that the City's approval of the Reimbursement Agreement was not completed until September 2025, that the Company has since been working toward a closing with its lenders and tax credit investors so that construction of the Project may begin, and that the Company does not anticipate being able to place a portion of the Property in service on or before January 1, 2027.

The County and the Company desire to amend the Reimbursement Agreement to extend the date by which a portion of the Property must be placed in service and to clarify the end of the Investment Period, all as set forth in this First Amendment.

Section 5.6 of the Reimbursement Agreement provides that the Reimbursement Agreement may be modified or amended in writing by agreement between the County and the Company. The County Council has authorized the County to enter into this First Amendment by Ordinance No. []-[], enacted on [] [], 2026 ("***Amending Ordinance***").

NOW, THEREFORE, FOR AND IN CONSIDERATION of the respective representations and agreements hereinafter contained, the parties hereto agree as follows, with the understanding that no obligation of the County described herein shall create a pecuniary liability or charge upon its general credit or taxing powers, but shall be payable solely out of the sources of payment described in the Reimbursement Agreement and shall not under any circumstances be deemed to constitute a general obligation of the County:

Section 1. Recitals. The recitals set forth above are incorporated into and made a part of this First Amendment.

Section 2. Amendment of Definition of "Investment Period". Article I of the Reimbursement Agreement is amended by deleting the definition of "Investment Period" in its entirety and replacing it with the following:

"**Investment Period**" shall mean the period commencing January 1, 2024, and ending on the last day of the second property tax year following the first property tax year in which property is placed in service[, but in no event later than December 31, 2031]; provided, however, that some portion of the Property must be placed in service on or before January 1, 2029.

Section 3. Effect of Amendment; No Default. The parties agree as follows:

(a) The amendment of the definition of "Investment Period" in Section 2 is effective as of the date of the Reimbursement Agreement and shall be given effect as though originally set forth in the Reimbursement Agreement.

(b) No Event of Default under Section 4.8 of the Reimbursement Agreement has occurred, or shall be deemed to have occurred, by reason of the definition of "Investment Period" as it read before this First Amendment or by reason of any portion of the Property not having been placed in service on or before January 1, 2027.

Section 4. Park Agreement. The County and the Company acknowledge that Section 16 of the Park Agreement provides that the Park Agreement shall not expire and may not be terminated to the extent that the County or Pickens County has outstanding contractual covenants, commitments, or agreements to any owner or lessee of Park property, including the Company, to provide public infrastructure reimbursements, including those set forth in the Reimbursement Agreement, "as may be amended, modified, or supplemented from time to time." The Reimbursement Agreement, as amended by this First Amendment, is such an agreement. The County shall cause a copy of this First Amendment, as executed, to be delivered to Pickens County.

Section 5. Acknowledgment by City. The City, by its signature below, acknowledges and agrees to this First Amendment and confirms that its consent to the inclusion of the Property in the Park, as set forth in the City Resolution, extends to the Reimbursement Agreement as amended by this First Amendment.

Section 6. Expenses. In accordance with Section 4.6 of the Reimbursement Agreement, the Company shall reimburse the County for the reasonable and necessary out of pocket expenses of the County in the negotiation, preparation, and approval of this First Amendment and the Amending Ordinance, including attorneys' fees.

Section 7. Ratification; Conflicts. Except as expressly amended by this First Amendment, the Reimbursement Agreement remains unchanged and in full force and effect and is ratified and confirmed by the parties. In the event of any conflict between this First Amendment and the Reimbursement Agreement, this First Amendment controls. From and after the date of this First Amendment, each reference in the Reimbursement Agreement to "this Reimbursement Agreement" means the Reimbursement Agreement as amended by this First Amendment.

Section 8. Miscellaneous. The following provisions apply to this First Amendment:

(a) This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument, and may be circulated for signature by electronic transmission in accordance with Section 5.3 of the Reimbursement Agreement.

(b) This First Amendment shall be construed in accordance with and governed by the laws of the State.

(c) Section 5.2 (Binding Effect), Section 5.8 (Severability), and Section 5.9 (Limited Obligation) of the Reimbursement Agreement apply to this First Amendment as if set forth in full in this First Amendment.

[ONE SIGNATURE PAGE FOLLOWS]
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

IN WITNESS WHEREOF, the County, acting by and through the County Council, has caused this First Amendment to be executed in its name and behalf by the County Council Chair and to be attested by the Clerk of Council; and the Company has caused this First Amendment to be executed by its duly authorized officer, all as of the day and year first above written.

OCONEE COUNTY, SOUTH CAROLINA

By:_____ Date _____
Name:_____
Title:_____

Attest:

By:_____ Date _____
Name:_____
Title:_____

SENECA COTTON MILL OWNER, LLC,
a South Carolina limited liability company

By: Seneca Cotton Mill Manager, LLC,
a Missouri limited liability company
Its: Manager

By: RiseImpact Capital, LLC,
a Missouri limited liability company
Its: Manager

By: Date
Name:
Title:

ACKNOWLEDGED AND AGREED:
CITY OF SENECA, SOUTH CAROLINA

By: Date
Name:
Title:

Attest:

By: Date
Name:
Title:

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: December 1, 2026
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE: [Brief Statement]

Approval for the transfer of funds, in the total amount of $989,187.00, for expenditures related to Economic Development.

BACKGROUND DESCRIPTION:

The Oconee County Administrator is authorized to transfer between non-salary appropriations within a department, or between departments within a fund, provided that no such transfer exceeds Fifty Thousand and 00/100 ($50,000.00) Dollars. The Economic Development Office requests transfers that exceed the maximum approval limit for such transfers and now must obtain Council approval.

The Economic Development Office requests certain transfers to allow for continued support of the Oconee Economic Alliance and Upstate SC Alliance, as well as transfers to prepare for capital infrastructure expenditures related to Exit 4 Sewer South. The transfers total to $989,187 and are comprised of the following:

- $150,000 from "Professional" to "Grant for Oconee Economic Alliance"
- $39,187.00 from "Professional" to "Grant to Upstate SC Alliance"
- $200,000 from "Industrial Park Development – GCCP – Industrial Site Preparation" to "Capital Infrastructure – BREC RDA Exit 4"
- $600,000 from "Capital Infrastructure" to "Capital Infrastructure BREC RDA Exit 4"

These transfers are budget neutral and come from existing budgeted funds. See supporting attachments for details account codes and transfer amounts.

SPECIAL CONSIDERATIONS OR CONCERNS: [only if applicable]

FINANCIAL IMPACT:

ATTACHMENT(S):

Budget transfer summary sheet and signed budget transfer requests (4)

STAFF RECOMMENDATION:

Staff recommends that Council approve the transfers of budgeted funds as detailed in the budget transfer summary for Economic Development purposes.

Prepared and Submitted to Council By:

_____
Stewart Jones, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

OCONEE COUNTY | BUDGET TRANSFERS

PROPOSED BUDGET AMENDMENTS - Economic Development

Fiscal Year: 26-27

Council Meeting: 1 December 2026

TRANSFER 1 | Oconee Economic Alliance Grant

Movement	Account	Description	Current Budget	Transfer	Revised Budget
FROM	315-707-30025-00000	Professional	$2,255,000	($150,000)	$2,105,000
TO	315-707-95100-20256	Grant to Oconee Economic Alliance	–	$150,000	$150,000
TRANSFER AMOUNT					**$150,000.00**

PURPOSE | Oconee Economic Alliance grant for organizational funding. The funding is critical to OEA's operation and ongoing success.

TRANSFER 2 | UpstateSC Alliance Grant

Movement	Account	Description	Current Budget	Transfer	Revised Budget
FROM	315-707-30025-00000	Professional	$2,105,000	($39,187)	$2,065,813
TO	315-707-95100-20257	Grant to Upstate SC Alliance	–	$39,187	$39,187
TRANSFER AMOUNT					**$39,187.00**

PURPOSE | UpstateSC Alliance generates approximately 80% of Oconee County's new economic development prospects. This amount is the annual dues payment.

TRANSFER 3 | Capital Infrastructure

Movement	Account	Description	Current Budget	Transfer	Revised Budget
FROM	315-707-90707-00194	Industrial Park Development - GCCP - Industrial Site Preparation	$996,690	($200,000)	$796,690
TO	315-707-50830-90120	Capital Infrastructure - BREC RDA Exit 4	–	$200,000	$200,000
TRANSFER AMOUNT					**$200,000.00**

PURPOSE | Capital infrastructure to fund Exit 4 Sewer South. Funding provided by Blue Ridge Utility Tax Credit.

TRANSFER 4 | Capital Infrastructure

Movement	Account	Description	Current Budget	Transfer	Revised Budget
FROM	315-707-50830-00000	Capital Infrastructure	$600,000	($600,000)	–
TO	315-707-50830-90120	Capital Infrastructure - BREC RDA Exit 4	$200,000	$600,000	$800,000
TRANSFER AMOUNT					**$600,000.00**

PURPOSE | Move funding from generic capital infrastructure code to specially designated code for this project.

☐ Description Change
☒ Transfer Request

OCONEE COUNTY, SOUTH CAROLINA
BUDGET REVISION FORM

11/19/2026
DATE OF REQUEST

26-27
FISCAL YEAR

Economic Development
DEPARTMENT NAME

SIGNATURE OF DEPARTMENT DIRECTOR

TRANSFER TO

(Use the "Transfer To" box when submitting a Description Revision Form OR a Transfer Request Form.)

LINE ITEM ACCOUNT NUMBER	LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER
315 707 50830 90120	Capital Infrastructure - BREC RDA Exit 4	$ 600,000

AMOUNT TO TRANSFER (This field has a formula that sums the amounts from below.)

PLEASE BE DETAILED - EXPLAIN WHY THIS ITEM(S) IS NEEDED AND WHY IT WAS NOT INCLUDED IN THE ORIGINAL BUDGET.

A line item is needed for the Exit 4 Sewer project. Funding details had not been worked out at the time the budget was approved.

CHECK ONE: WAS THIS ITEM PREVIOUSLY CUT DURING THE BUDGET PROCESS? YES ☐ NO ☑

TRANSFER FROM

(Use the "Transfer To" AND the "Transfer From" box when submitting a Transfer Request Form. DO NOT use the "Transfer From" box if requesting only a Description Revision.)

LINE ITEM ACCOUNT NUMBER	LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER
315 707 50830 00000	Capital Infrastructure	$ 600,000

AMOUNT TO TRANSFER (Round up to the nearest whole dollar.)

PLEASE BE DETAILED - WHY ARE THERE EXCESS FUNDS IN THIS ACCOUNT? WHAT ITEM WILL NOT BE NEEDED THAT WAS APPROVED DURING THE BUDGET PROCESS?

The Capital Infrastructure line item was intended for Exit 4 Sewer. No approved projects are impacted.

APPROVAL

☐ APPROVED ☐ DENIED

Stewart Jones, County Administrator

Was County Council approval required? ☐ Yes ☐ No If so, what was the approval date:

☑ FUNDS AVAILABLE ☑ APPROVED ☐ DENIED

Kevin B. Robinson, Finance Director

Form Revision Date: July 21, 2026

☐ Description Change
☒ Transfer Request

OCONEE COUNTY, SOUTH CAROLINA
BUDGET REVISION FORM

11/19/2026
DATE OF REQUEST

26-27
FISCAL YEAR

Economic Development
DEPARTMENT NAME

SIGNATURE OF DEPARTMENT DIRECTOR

TRANSFER TO (Use the "Transfer To" box when submitting a Description Revision Form OR a Transfer Request Form.)

LINE ITEM ACCOUNT NUMBER	LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (This field has a formula that sums the amounts from below.)
315 707 50830 90120	Capital Infrastructure - BREC RDA Exit 4	$ 200,000

PLEASE BE DETAILED - EXPLAIN WHY THIS ITEM(S) IS NEEDED AND WHY IT WAS NOT INCLUDED IN THE ORIGINAL BUDGET.

A line item is needed for the Exit 4 Sewer project. Funding details had not been worked out at the time the budget was approved.

CHECK ONE: WAS THIS ITEM PREVIOUSLY CUT DURING THE BUDGET PROCESS? YES ☐ NO ☑

TRANSFER FROM (Use the "Transfer To" AND the "Transfer From" box when submitting a Transfer Request Form. DO NOT use the "Transfer From" box if requesting only a Description Revision.)

LINE ITEM ACCOUNT NUMBER	LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (Round up to the nearest whole dollar.)
315 707 90707 00194	Industrial Park Development - GCCP - Industrial Site Preparation	$ 200,000

PLEASE BE DETAILED - WHY ARE THERE EXCESS FUNDS IN THIS ACCOUNT? WHAT ITEM WILL NOT BE NEEDED THAT WAS APPROVED DURING THE BUDGET PROCESS?

The GCCP Industrial Site Preparation line item was for a gravity sewer line which will now be paid with Sewer South bonds. No approved projects are impacted.

APPROVAL

☐ APPROVED ☐ DENIED

Stewart Jones, County Administrator

Was County Council approval required? ☐ Yes ☐ No If so, what was the approval date:

☑ FUNDS AVAILABLE ☑ APPROVED ☐ DENIED

Kevin B. Robinson, Finance Director

Form Revision Date: July 21, 2026

☐ Description Change
☒ Transfer Request

OCONEE COUNTY, SOUTH CAROLINA

BUDGET REVISION FORM

11/19/2026
DATE OF REQUEST

26-27
FISCAL YEAR

Economic Development
DEPARTMENT NAME

SIGNATURE OF DEPARTMENT DIRECTOR

TRANSFER TO

(Use the "Transfer To" box when submitting a Description Revision Form OR a Transfer Request Form.)

315	707	95100	20257	Grant to Upstate SC Alliance	$ 39,187
LINE ITEM ACCOUNT NUMBER				LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (This field has a formula that sums the amounts from below.)

PLEASE BE DETAILED - EXPLAIN WHY THIS ITEM(S) IS NEEDED AND WHY IT WAS NOT INCLUDED IN THE ORIGINAL BUDGET.

Membership in UpstateSC Alliance is key to Oconee's business recruitment efforts. This was a general fund item up until FY '26. We were not given instructions on where to place it in the FY '27 Budget.

CHECK ONE: WAS THIS ITEM PREVIOUSLY CUT DURING THE BUDGET PROCESS? YES ☐ NO ☑

TRANSFER FROM

(Use the "Transfer To" AND the "Transfer From" box when submitting a Transfer Request Form. DO NOT use the "Transfer From" box if requesting only a Description Revision.)

315	707	30025	00000	Professional	$ 39,187
LINE ITEM ACCOUNT NUMBER				LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (Round up to the nearest whole dollar.)
LINE ITEM ACCOUNT NUMBER				LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (Round up to the nearest whole dollar.)
LINE ITEM ACCOUNT NUMBER				LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (Round up to the nearest whole dollar.)

PLEASE BE DETAILED - WHY ARE THERE EXCESS FUNDS IN THIS ACCOUNT? WHAT ITEM WILL NOT BE NEEDED THAT WAS APPROVED DURING THE BUDGET PROCESS?

The Professional funds are for projects that come up throughout the year. Use of these funds will not impact any approved projects.

APPROVAL

☐ APPROVED ☐ DENIED

Stewart Jones, County Administrator

Was County Council approval required? ☐ Yes ☐ No If so, what was the approval date:

☑ FUNDS AVAILABLE ☑ APPROVED ☐ DENIED

Kevin B. Robinson, Finance Director

Form Revision Date: July 21, 2026

☐ Description Change
☒ Transfer Request

OCONEE COUNTY, SOUTH CAROLINA
BUDGET REVISION FORM

11/19/2026
DATE OF REQUEST

26-27
FISCAL YEAR

Economic Development
DEPARTMENT NAME

SIGNATURE OF DEPARTMENT DIRECTOR

TRANSFER TO

(Use the "Transfer To" box when submitting a Description Revision Form OR a Transfer Request Form.)

315	707	95100	20256	Grant to Oconee Economic Alliance	$ 150,000
LINE ITEM ACCOUNT NUMBER				LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (This field has a formula that sums the amounts from below.)

PLEASE BE DETAILED - EXPLAIN WHY THIS ITEM(S) IS NEEDED AND WHY IT WAS NOT INCLUDED IN THE ORIGINAL BUDGET.

This is a critical part of OEA's operation and had been a general fund line item up until FY 26. We were not given instructions on where to place it in the FY 27 Budget.

CHECK ONE: WAS THIS ITEM PREVIOUSLY CUT DURING THE BUDGET PROCESS? YES ☐ NO ☑

TRANSFER FROM

(Use the "Transfer To" AND the "Transfer From" box when submitting a Transfer Request Form. DO NOT use the "Transfer From" box if requesting only a Description Revision.)

315	707	30025	00000	Professional	$ 150,000
LINE ITEM ACCOUNT NUMBER				LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (Round up to the nearest whole dollar.)
LINE ITEM ACCOUNT NUMBER				LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (Round up to the nearest whole dollar.)
LINE ITEM ACCOUNT NUMBER				LINE ITEM DESCRIPTION	AMOUNT TO TRANSFER (Round up to the nearest whole dollar.)

PLEASE BE DETAILED - WHY ARE THERE EXCESS FUNDS IN THIS ACCOUNT? WHAT ITEM WILL NOT BE NEEDED THAT WAS APPROVED DURING THE BUDGET PROCESS?

The Professional funds are for projects that come up throughout the year. Use of these funds will not impact any approved projects.

APPROVAL

☐ APPROVED ☐ DENIED

Stewart Jones, County Administrator

Was County Council approval required? ☐ Yes ☐ No If so, what was the approval date:

☑ FUNDS AVAILABLE ☑ APPROVED ☐ DENIED

Kevin B. Robinson, Finance Director

Form Revision Date: July 21, 2026

CLASSIFIED MARKETPLACE

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upstatetoday.com

NOTICES

PUBLISHERS NOTICE
This newspaper will not knowingly accept any false or misleading advertising. We advise you to investigate on your own, and take any steps necessary to ascertain the validity of any advertising before exchanging money or entering into any contractual agreements. The Journal provides no guarantees and will not be held liable for any items or services advertised.

ANNOUNCEMENTS

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Call Randall Savely at the S.C. Newspaper Network,
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PETS

REPORT YOUR LOST PET to Oconee County Animal Shelter 888-0221 or email info to: ocas@netmds.com You may include a photo. We will contact you if we find your pet.

Oconee Humane Society
offers low-cost spay/neuter vouchers to ALL Oconee County residents. **Find out more at oconeehumane.org or call 864-882-4719**

MISCELLANEOUS FOR SALE

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-844-775-0366 today to schedule a free quote. It's not just a generator. It's a power move.

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Unused/Unopened Nebroo Hearing Aids
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$95
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Audien Hearing. The world's first hearing aid with touchscreen controls. No tiny buttons, apps or prescriptions. 45-day risk free trial. Free shipping. Lifetime support. More than 1.5 million happy customers. Call Audien 1-855-620-9614.

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For Sale!

1993 GMC 3500 bucket truck
Manuel transmission
200k miles
Fully operational bucket, runs and drives good!

$ 7,500
Call 864-784-2612

AUCTIONS

HUGE ESTATE AUCTION. Sat., Nov. 14. 9:30AM. 7320 Windy Pines Rd., Orangeburg, SC. Estate of Mr. Chet Pettycort (deceased). Over 1000 items! Selling contents of shop, three 40 ft. containers, etc. Auction offers tremendous amount of tools, (2) Ford Transit vans, tons of shop equip., 1968 bread truck, neon signs, Snap-on tool carts, woodworking equip, auto mechanic tools, 5×8 lawn trailer, fifth wheel RV, generators, air compressors, CocaCola memorabilia, new outdoor furniture, antiques, nice home decor, bird baths, water fountains, holiday decor, 100s of new clay flower pots, lots of beverage bar items, pots/pans and much more! Two auctioneers selling simultaneously. Preview Fri., Nov. 13 from 11AM to 6PM. Browse website www.cogburnauction.com. 803-860-0712

NOTICE OF PUBLIC SALE: Pursuant to SC Self-Service Storage Facility Act & to satisfy Owner's lien Storage Sense located at 2254 Sandifer Blvd. Westminster, SC. 29693 intends to sell the personal property described below. Everything sold is purchased AS-IS for cashier's check or money orders NO CASH. See and bid on all units 24/7 at www.lockerfox.com Bidding ends on Wednesday, November 25th @ 11am. Storage Sense reserves the right to refuse any bid or rescind any purchase until the winning bidder takes possession of the property. TERMS are listed on the auction website. B0718, Tammy Gerow, Tools; B0719, Chad Simpson, Dresser; B0804, Chauncey Lingfelt, Head Board; B10106, Charles Cox, Baskets.

NOTICE OF PUBLIC SALE: Pursuant to SC Self-Service Storage Facility Act & to satisfy Owner's lien Storage Sense located at 2254 Sandifer Blvd. Westminster, SC. 29693 intends to sell the personal property described below. Everything sold is purchased AS-IS for cashier's check or money orders NO CASH. See and bid on all units 24/7 at www.lockerfox.com Bidding ends on Wednesday, December 3rd @ 11am. Storage Sense reserves the right to refuse any bid or rescind any purchase until the winning bidder takes possession of the property. TERMS are listed on the auction website. B0048, Shane Nettles, Clothes.

SERVICES

DIRECTV OVER INTERNET – Get your favorite live TV, sports and local channels. 99% signal reliability! CHOICE Package, $84.99/mo for 12 months. HBO Max and Premium Channels included for 3 mos (w/ CHOICE Package or higher.) No annual contract, no hidden fees! Some restrictions apply. Call IVS 1-855-237-9741

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HOUSES FOR SALE

PUBLISHERS NOTICE
All real estate advertising in this newspaper is subject to Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitations or discrimination" based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

LEGALS

The City of Seneca is accepting grant applications for the use of Hospitality Tax monies. Approximately $10,000 in funding is available. The deadline to apply is Wednesday, November 25, 2026, at 5:00 pm at the Seneca City Hall. These funds are available for tourism related projects, programs, events, and promotions. Applicants must propose to use funds for the promotion of tourism in Seneca. Applications are available on the city's website: www.seneca.sc.us and at Seneca City Hall located at 221 E. N. First St, Seneca, SC 29678. For more information or an application contact City Hall at 864-885-2700.

NOTICE TO CREDITORS OF ESTATES
All persons having claims against the following estates MUST file their claims on FORM #371ES with the Probate Court of OCONEE County, the address of which is 415 S PINE ST Walhalla SC 29691,within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.), or such persons shall be forever barred as to their claims. All claims are required to be presented in written statements on the prescribed form (FORM #371ES) indicating the name and address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.
Estate: SHIRLEY JOANN ORR
Date of Death: 9/2/2026
Case Number: 2026ES3700653
Personal Representative: WILLIAM TEDDY CRANE
Address: 550 ORR DRIVE SALEM, SC 29676

Estate: MARY ANN TAYLOR
Date of Death: 7/23/2026
Case Number: 2026ES3700666
Personal Representative: ROBERT LEE TAYLOR
Address: 113 EAST WATERFORD DRIVE SENECA, SC 29672
Attorney, if applicable: ALBERT G. COURIE III
Address: 135-C EAGLES NEST DRIVE SENECA, SC 29678

Estate: JOHN ROBERT CAIN
Date of Death: 9/11/2026
Case Number: 2026ES3700674
Personal Representative: TYLER ELISE HOLYOAK
Address: PO BOX 251 ORDERVILLE, UT 84758
Attorney, if applicable: M. ED MCLAURIN
Address: POST OFFICE BOX 1900 10 COMMONS BOULEVARD

Estate: HERBERT DAVID ROSAMOND
Date of Death: 9/1/2026
Case Number: 2026ES3700667
Personal Representative: DANAE ROSAMOND
Address: 106 STILL WATER BARY DR SALEM, SC 29676
Attorney, if applicable: ANDREW K. HOLLIDAY
Address: POST OFFICE BOX 795 SENECA, SC 29679

NOTICE TO CREDITORS OF ESTATES
All persons having claims against the following estates MUST file their claims on FORM #371ES with the Probate Court of OCONEE County, the address of which is 415 S PINE ST Walhalla SC 29691,within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.), or such persons shall be forever barred as to their claims. All claims are required to be presented in written statements on the prescribed form (FORM #371ES) indicating the name and address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.

Estate: IVAN ARNOLD BROOKS
Date of Death: 9/17/2026
Case Number: 2026ES3700609
Personal Representative: SARAH M LAMBERTY
Address: 97 NEEDHAM HILL ROAD ORWELL, VT 05760
Attorney, if applicable: EMMA W MORRIS
Address: PO BOX 795 SENECA, SC 29679

Estate: WILLIAM HENRY BENSON
Date of Death: 7/20/2026
Case Number: 2026ES3700676
Personal Representative: ANTOINE L BENSON
Address: 2 VALHALLA COURT COLUMBIA, SC 29229

Estate: MARY ANN TAYLOR
Date of Death: 7/23/2026
Case Number: 2026ES3700666
Personal Representative: ROBERT LEE TAYLOR
Address: 113 EAST WATERFORD DRIVE SENECA, SC 29672
Attorney, if applicable: ALBERT G. COURIE III
Address: 135-C EAGLES NEST DRIVE SENECA, SC 29678
Co - Personal Representative: KERI ANN TAYLOR
Address: 2104 MITFORD CT. DACULA, GA 30019
Attorney, if applicable: ALBERT G. COURIE III
Address: 135-C EAGLES NEST DRIVE SENECA, SC 29678

Estate: BRENT LOUIS DIAMOND AKA BRENT L. DIAMOND
Date of Death: 6/23/2026
Case Number: 2026ES3700692
Personal Representative: SHAWN M. PEARSON
Address: 103 PARADISE CIRCLE TOWNVILLE, SC 29689
Attorney, if applicable: EMMA W. MORRIS
Address: PO BOX 795 SENECA, SC 29679

Estate: HAROLD EARL ALEXANDER
Date of Death: 10/8/2026
Case Number: 2026ES3700663
Personal Representative: BARBARA HARRIS ALEXANDER
Address: 220 FIVE IRON DRIVE MOUNTAIN REST, SC 29664

Estate: DONNIE GALE NEAL
Date of Death: 10/7/2026
Case Number: 2026ES3700677
Personal Representative: SHERRY DIANNE VOLRATH
Address: 306 POPLAR SPRINGS RD WALHALLA, SC 29691

Estate: ROBERT STANLEY KELLEY
Date of Death: 8/3/2026
Case Number: 2026ES3700625
Personal Representative: JANET B. KELLEY
Address: 351 OCONEE STATION ROAD WALHALLA, SC 29691

NOTICE TO CREDITORS OF ESTATES
All persons having claims against the following estates MUST file their claims on FORM #371ES with the Probate Court of OCONEE County, the address of which is 415 S PINE ST Walhalla SC 29691,within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.), or such persons shall be forever barred as to their claims. All claims are required to be presented in written statements on the prescribed form (FORM #371ES) indicating the name and address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.
Estate: EVELYN ALEXANDER BRYANT
Date of Death: 10/13/2026
Case Number: 2026ES3700686
Personal Representative: TRACY BRYANT SANDERS
Address: 245 WINSTEAD ROAD WEST UNION, SC 29696

Estate: RICHARD WILLIAM GRUBBS
Date of Death: 9/2/2026
Case Number: 2026ES3700670
Personal Representative: KATHLEEN PALMER
Address: 7011 MORNINGLORY DRIVE SENECA, SC 29678

Estate: GEORGE WAYNE PHILYAW
Date of Death: 8/21/2026
Case Number: 2026ES3700680
Personal Representative: NATHAN WAYNE JACKSON
Address: 222 N SEED FARM ROAD WESTMINSTER, SC 29693

Estate: DERRILL E HOLCOMBE
Date of Death: 9/16/2026
Case Number: 2026ES3700687
Personal Representative: DOROTHY HERRON HOLCOMBE
Address: 255 ALEXANDER ROAD SALEM, SC 29676

Estate: GUY FRANCIS MALCOLM
Date of Death: 4/6/2026
Case Number: 2026ES3700282
Personal Representative: DANIEL EARL HAYTER
Address: 171 WADE TAYLOR ROAD WEST UNION, SC 29696

STATE OF SOUTH CAROLINA
IN THE COURT OF COMMON PLEAS
COUNTY OF OCONEE

PIC Fund I, LLC,
PLAINTIFF,
vs.
Lake Hartwell Villas, LLC; David G Wertan; Mountain Lake Real Property Holdings LLC; Lake Hartwell Villas Property Owners Association, Inc.,
DEFENDANT(S)
SUMMONS AND NOTICE OF FILING OF COMPLAINT
(NON-JURY MORTGAGE FORECLOSURE)
C/A NO: 2026-CP-37-00894
DEFICIENCY REQUESTED
TO THE DEFENDANTS, ABOVE NAMED:
YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, or otherwise appear and defend, and to serve a copy of your Answer to said Complaint upon the subscriber at his office, 240 Stoneridge Drive, Suite 400, Columbia, SC 29210, within thirty (30) days after service hereof, except as to the United States of America, which shall have sixty (60) days, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, or otherwise appear and defend, the Plaintiff in this action will apply to the Court for the relief demanded therein, and judgment by default will be rendered against you for the relief demanded in the Complaint.
TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR TO MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:
YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian ad litem within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff immediately and separately and such application will be deemed absolute and total in the absence of your application for such an appointment within thirty (30) days after the service of the Summons and Complaint upon you.
YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for an Order of Reference of this case to the Master-in-Equity/Special Referee in/for this County, which Order shall, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, specifically provide that the said Master-in-Equity/Special Referee is authorized and empowered to enter a final judgment in this case with appeal only to the South Carolina Court of Appeals pursuant to Rule 203(d)(1) of the SCACR, effective June 1, 1999.
NOTICE OF FILING OF SUMMONS AND COMPLAINT
TO THE DEFENDANTS ABOVE NAMED:
YOU WILL PLEASE TAKE NOTICE that the foregoing Summons, along with the Complaint, was filed in the Office of the Clerk of Court on September 18, 2026.
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, except as stated below in the instance of bankruptcy protection.
IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OR HAVE BEEN DISCHARGED AS A RESULT OF A BANKRUPTCY PROCEEDING, THIS NOTICE IS GIVEN TO YOU PURSUANT TO STATUTORY REQUIREMENT AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.
s/ Ashley Z. Stanley
October 21, 2026
John S. Kay (S.C. Bar No. 7914)
Ashley Z. Stanley (S.C. Bar No. 74854)
Alan Stewart (S.C. Bar No. 15576)
Sarah O. Leonard (S.C. Bar No. 80165)
Gregory Wooten (S.C. Bar No. 73586)
M. Celeste Bowers (S.C. Bar No. 100981)
Attorneys for Plaintiff
Hutchens Law Firm LLP
P.O. Box 8237
Columbia, SC 29202
(803) 726-2700
john.kay@hutchenslawfirm.com
ashley.stanley@hutchenslawfirm.com
alan.stewart@hutchenslawfirm.com
sarah.leonard@hutchenslawfirm.com
greg.wooten@hutchenslawfirm.com
celeste.bowers@hutchenslawfirm.com

STATE OF SOUTH CAROLINA
IN THE COURT OF COMMON PLEAS
COUNTY OF OCONEE

PIC Fund I, LLC,
PLAINTIFF,
vs.
Lake Hartwell Villas, LLC; David G Wertan; Mountain Lake Real Property Holdings LLC; Lake Hartwell Villas Property Owners Association, Inc.,
DEFENDANT(S)
SUMMONS AND NOTICE OF FILING OF COMPLAINT
(NON-JURY MORTGAGE FORECLOSURE)
C/A NO: 2026-CP-37-00908
DEFICIENCY REQUESTED
TO THE DEFENDANTS, ABOVE NAMED:
YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, or otherwise appear and defend, and to serve a copy of your Answer to said Complaint upon the subscriber at his office, 240 Stoneridge Drive, Suite 400, Columbia, SC 29210, within thirty (30) days after service hereof, except as to the United States of America, which shall have sixty (60) days, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, or otherwise appear and defend, the Plaintiff in this action will apply to the Court for the relief demanded therein, and judgment by default will be rendered against you for the relief demanded in the Complaint.
TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR TO MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:
YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian ad litem within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff immediately and separately and such application will be deemed absolute and total in the absence of your application for such an appointment within thirty (30) days after the service of the Summons and Complaint upon you.
YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for an Order of Reference of this case to the Master-in-Equity/Special Referee in/for this County, which Order shall, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, specifically provide that the said Master-in-Equity/Special Referee is authorized and empowered to enter a final judgment in this case with appeal only to the South Carolina Court of Appeals pursuant to Rule 203(d)(1) of the SCACR, effective June 1, 1999.
NOTICE OF FILING OF SUMMONS AND COMPLAINT
TO THE DEFENDANTS ABOVE NAMED:
YOU WILL PLEASE TAKE NOTICE that the foregoing Summons, along with the Complaint, was filed in the Office of the Clerk of Court on September 22, 2026.
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, except as stated below in the instance of bankruptcy protection.
IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OR HAVE BEEN DISCHARGED AS A RESULT OF A BANKRUPTCY PROCEEDING, THIS NOTICE IS GIVEN TO YOU PURSUANT TO STATUTORY REQUIREMENT AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.
s/ Ashley Z. Stanley
October 21, 2026
John S. Kay (S.C. Bar No. 7914)
Ashley Z. Stanley (S.C. Bar No. 74854)
Alan Stewart (S.C. Bar No. 15576)
Sarah O. Leonard (S.C. Bar No. 80165)
Gregory Wooten (S.C. Bar No. 73586)
M. Celeste Bowers (S.C. Bar No. 100981)
Attorneys for Plaintiff
Hutchens Law Firm LLP
P.O. Box 8237
Columbia, SC 29202
(803) 726-2700
john.kay@hutchenslawfirm.com
ashley.stanley@hutchenslawfirm.com
alan.stewart@hutchenslawfirm.com
sarah.leonard@hutchenslawfirm.com
greg.wooten@hutchenslawfirm.com
celeste.bowers@hutchenslawfirm.com

STATE OF SOUTH CAROLINA
IN THE COURT OF COMMON PLEAS
COUNTY OF OCONEE
Chickasaw Association, Inc.,
PLAINTIFF,
vs.
Christopher D Des Marais a/k/a Christopher D Desmarais; Investments by CG, LLC; Harold G Wunder, Jean Wunder, and Patrick S Wunder, AND IF Harold G Wunder, Jean Wunder, and Patrick S Wunder be deceased then any children and heirs at law to the Estates of Harold G Wunder, Jean Wunder, and Patrick S Wunder, distributees and devisees at law to the Estates of Harold G Wunder, Jean Wunder, and Patrick S Wunder, and if any of the same be dead any and all persons entitled to claim under or through them also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the complaint herein; Any unknown adults, any unknown infants or persons under a disability being a class designated as John Doe, and any persons in the military service of the United States of America being a class designated as Richard Roe and anyone having an interest in the real property known as Lot 729 Chickasaw Point Westminster, South Carolina TMS# 323-05-06-037; Ann M Coiro aka Ann M Wunder; Timothy Harold Wunder; The Oconee County Delinquent Tax Collector; The Oconee County Treasurer,
DEFENDANT(S)
SUMMONS AND NOTICE OF FILING OF COMPLAINT
(NON-JURY HOA LIEN FORECLOSURE)
C/A NO: 2026-CP-37-00668
DEFICIENCY WAIVED
TO THE DEFENDANTS, ABOVE NAMED:
YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy/copies of which is herewith served upon you, or otherwise appear and defend, and to serve a copy of your Answer to said Complaint upon the subscriber at his office, Hutchens Law Firm LLP, 240 Stoneridge Drive, Suite 400, Columbia, SC 29210, within thirty (30) days after service hereof, except as to the United States of America, which shall have sixty (60) days, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, or otherwise appear and defend, the Plaintiff in this action will apply to the Court for the relief demanded therein, and judgment by default will be rendered against you for the relief demanded in the Complaint.
TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR TO MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:
YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian ad litem within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff immediately and separately and such application will be deemed absolute and total in the absence of your application for such an appointment within thirty (30) days after the service of the Summons and Complaint upon you.
YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for an Order of Reference of this case to the Master-in-Equity/Special Referee for this County, which Order shall, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, specifically provide that the said Master-in-Equity/Special Referee is authorized and empowered to enter a final judgment in this case with appeal only to the South Carolina Court of Appeals pursuant to Rule 203(d)(1) of the SCACR, effective June 1, 1999.
NOTICE OF FILING OF SUMMONS AND COMPLAINT
TO THE DEFENDANTS ABOVE NAMED:
YOU WILL PLEASE TAKE NOTICE that the foregoing Summons, along with the Complaint, was filed with the Clerk of Court on July 28, 2026 and the Amended Summons and Complaint were filed on August 11, 2026.
NOTICE TO APPOINT ATTORNEY FOR DEFENDANT(S) IN MILITARY SERVICE
TO UNKNOWN OR KNOWN DEFENDANTS THAT MAY BE IN THE MILITARY SERVICE OF THE UNITED STATES OF AMERICA ALL BEING A CLASS DESIGNATED AS RICHARD ROE:
YOU ARE FURTHER SUMMONED AND NOTIFIED that Plaintiff's attorney has applied for the appointment of an attorney to represent you. If you fail to apply for the appointment of an attorney to represent you within thirty (30) days after the service of this Summons and Notice upon you Plaintiff's appointment will be made absolute with no further action from Plaintiff.
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, except as stated below in the instance of bankruptcy protection.
IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OR HAVE BEEN DISCHARGED AS A RESULT OF A BANKRUPTCY PROCEEDING, THIS NOTICE IS GIVEN TO YOU PURSUANT TO STATUTORY REQUIREMENT AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.
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Attorneys for Plaintiff
Foundation Legal Group
240 Stoneridge Drive
Suite 400
Columbia, SC 29210
(803) 726-2700
john.kay@thefoundationlegalgroup.com
ashley.stanley@thefoundationlegalgroup.com
alan.stewart@thefoundationlegalgroup.com
sarah.leonard@thefoundationlegalgroup.com
greg.wooten@thefoundationlegalgroup.com
celeste.bowers@thefoundationlegalgroup.com

Oconee County Council will hold a public hearing at 6 pm on Tuesday, December 01, 2026 in council chambers located at 415 S. Pine St., Walhalla, SC for the following:

ORDINANCE 2026-34 AN ORDINANCE AUTHORIZING THE AMENDMENT OF THAT CERTAIN AN AGREEMENT FOR THE DEVELOPMENT OF A JOINT-COUNTY INDUSTRIAL AND BUSINESS PARK BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PICKENS COUNTY, SOUTH CAROLINA, TO PROVIDE FOR THE EXPANSION OF THE BOUNDARIES OF SUCH MULTI-COUNTY INDUSTRIAL/BUSINESS PARK CREATED THEREBY TO INCLUDE CERTAIN ADDITIONAL PROPERTY LOCATED IN PICKENS COUNTY, AND OTHER MATTERS RELATED THERETO.

NOTICE OF APPLICATION
Notice is hereby given that WT Enterprises LLC DBA Common Grounds intends to apply to the South Carolina Department of Revenue for a license/permit that will allow the sale and On Premises consumption of Beer & Wine at 214 E Main St Walhalla, SC 29691.
To object to the issuance of this permit/license, written protest must be postmarked no later than November 13th, 2026.
For a protest to be valid, it must be in writing, and should include the following information:
(1) The name, address and telephone number of the person filing the protest;
(2) The specific reasons why the application should be denied;
(3) That the person protesting is willing to attend a hearing (if one is requested by the applicant);
(4) That the person protesting resides in the same county where the proposed place of business is located or within five miles of the business; and,
(5) The name of the applicant and the address of the premises to be licensed.

Protests must be mailed to: S.C. Department of Revenue, ABL SECTION, P.O. Box 125, Columbia, SC 29214-097.

PUBLIC NOTICE P/N: SAC-2026-01184
Stephen W. Steadings has applied to the South Carolina Department of Environmental Services for a Permit for Construction in Navigable Waters to restore navigation around a dock by removing accumulated silt for private use in Lake Hartwell, Seneca, SC.
Comments will be received by the South Carolina Department of Environmental Services at, 2600 Bull Street Columbia, SC 29201, Attn: William R. "Rusty" Wenerick, Division of Water Quality until November 27, 2026.

NOTICE OF APPLICATION
Notice is hereby given that Long Creek Lodge LLC DBA Willie's Tavern intends to apply to the South Carolina Department of Revenue for a license/permit that will allow the sale and On Premises consumption of Beer, Wine & Liquor at 110 Blalock Place, Long Creek, SC, 29658.
To object to the issuance of this permit/license, written protest must be postmarked no later than November 27, 2026.

For a protest to be valid, it must be in writing, and should include the following information:

(1) The name, address and telephone number of the person filing the protest;
(2) The specific reasons why the application should be denied;
(3) That the person protesting is willing to attend a hearing (if one is requested by the applicant);
(4) That the person protesting resides in the same county where the proposed place of business is located or within five miles of the business; and,
(5) The name of the applicant and the address of the premises to be licensed.

Protests must be mailed to: S.C. Department of Revenue, ABL SECTION, P.O. Box 125, Columbia, SC 29214-097.

THE JOURNAL

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA COUNTY OF OCONEE

OCONEE COUNTY COUNCIL
IN RE:

BEFORE ME *the undersigned, a Notary Public for the State and County above named, This day personally came before me, Larry Davidson, who being first duly sworn according to law, says that he is the General Manager of* ***THE JOURNAL****, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in* ***Oconee County, Pickens County*** *and the Pendleton area of* ***Anderson County*** *and the notice (of which the annexed is a true copy) was inserted in said papers on*

January 10, 2026

the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

Larry Davidson
General Manager

Subscribed and sworn to before me this 1/10/2026

VELMA J. NELSON
NOTARY PUBLIC
SOUTH CAROLINA

Velma J. Nelson
Notary Public
State of South Carolina

F I E D
PLACE
864.973.6676
upstatetoday.com

HOUSES FOR SALE

PUBLISHERS NOTICE
All real estate advertising in this newspaper is subject to Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitations or discrimination" based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

LEGALS

Public Notice

Linda A. Trayl[illegible] the South Carolina Department of Health and Environmental Control for a Construction in Navigable Waters Permit to remove 177 cubic yards of silt by using an excavator on a barge at the edge of the shoreline and transported by barge to the off-load staging area. The silt will be removed from under and around the privately owned dock located at 122 Fair Haven Ct in Seneca, SC on Lake Keowee. Comments will be received by South Carolina Department of health and Environmental Control at 2600 Bull St, Columbia SC 29201, ATTN: Charles Hightower, Division of Water Quality, until January 23, 2025.

Public Notice

Sharon Swindale has applied to the South Carolina Department of Health and Environmental Control for a Construction in Navigable Waters Permit to remove 256 cubic yards of silt by using an excavator on a barge at the edge of the shoreline and transported by barge to the off-load staging area. The silt will be removed from under and around the privately owned dock located at 13058 Janda Road in Seneca, SC on Lake Keowee. Comments will be received by South Carolina Department of health and Environmental Control at 2600 Bull St, Columbia SC 29201, ATTN: Charles Hightower, Division of Water Quality, until January 23, 2025.

The Oconee County Aeronautics Commission meeting scheduled for Thursday January 29, 2026 has been canceled.

The meeting will instead be held on Tuesday January 27, 2026 at 3:30 pm in the Oconee County Chambers located at 415 S. Pine St., Walhalla, SC.

MEETING NOTICE OF THE PIONEER RURAL WATER DISTRICT

5500 West-Oak Hwy., Westminster, SC
Tuesday January 13, 2026 @ 3:00 pm

Agenda:
Call To Order
Concerns of the District
Limited: 2 citizens per meeting. for 5 minutes,
prior scheduling required.
Agenda & Non Agenda Items: Combined both
are limited to a total of forty (40) minutes, four
(4) minutes per person.
Approval of Minutes
Financial Report / System Report
Treatment Plant PER Discussion
Old Business
New Business
Adjourn

The Oconee County Council will meet in 2026 on the first and third Tuesday of
each month with the following exceptions:

June and November meetings, which will be
only on the third Tuesday of each of these
months; October and December meetings, which will be only on the first Tuesday of each of these
months.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street,
Walhalla, South Carolina.
Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 20, 2026 to establish short- and long-term goals. This meeting will be held off-site at Tri-County Technical College, Oconee Campus,
conference room located at 552 Education Way, Westminster, South Carolina.
Oconee County Council will also meet on Tuesday, January 5, 2027 in Council Chambers at which point they will establish their 2027 Council and Committee meeting schedules. Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.
Oconee County Council Committees will meet in 2026 prior to County Council meetings on the following dates/ times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.
The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 17, May 19, July 21, & September 15, 2026.
The Transportation Committee at 4:30 p.m. on the following dates: February 17, May 19, July 21, & September 15, 2026.
The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: April 7, June 16, August 18, & October 06, 2026.
The Planning & Economic Development Committee at 4:30 p.m. on the following dates: April 7, June 16, August 18, & October 06, 2026.
The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: Friday, February 20th [Strategic Planning Retreat], Friday, February 27th [Budget Workshop] and 4:30 p.m. on the following dates: March 3, April 21, & May 5, 2026.

The Corinth-Shiloh Fire Commission will meet during 2026 on the third Thursday of each month. All Commission meetings, unless otherwise noted, will be held at the Corinth-Shiloh Fire Department, 940 Old Clemson Highway, Seneca, SC 29672, at 6:00 p.m. in the training room.

The Commission will hold two budget workshops on Tuesday, February 12, and Tuesday, March 6, at 6:00 p.m. at the fire department. The annual budget meeting will be held on Thursday, March 19, 2026, at 6:00 p.m.

Additional Commission meetings and/or workshops may be scheduled throughout the year as needed. A monthly schedule is available at the fire department.

Members of the Commission are invited to attend Corinth-Shiloh Volunteer Fire Department meetings, trainings, and community activities. These events will have no Commission agenda items and no Commission action will be taken. The monthly department meeting is held on the first Monday of each month. Training is held on the third Monday of each month, as well as the Saturday following the third Monday. A monthly schedule of activities, including dates and times,
is available at the fire department.

Several fire department ceremonies are planned for 2026, to which the Fire Commission is invited. These events will have no Commission agenda items and no Commission action will be taken. Scheduled events include Meet the Chief on January 15 from 5:00 p.m. to 6:00 p.m., and
the Transfer of Command on Friday, February 27, at 6:00 p.m. Summer and fall family events, Station Open Houses and other community fire department events, and the annual Christmas dinner has not yet been scheduled. Once
finalized, dates, times, and locations will be available at the fire department. These events will have no Commission agenda items and no Commission action will be taken.

Commission agendas will be available and publicized no later than the day prior to the scheduled meeting and/or workshop at
www.corinthshilohfd.com. All meetings and workshops, with the exception of executive sessions, are open to the public.

CLASSIFIEDS WORK!

Oconee County Council

Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
jennifercadams@oconeesc.com

John Elliott
District I

Matthew Durham
Chairman
District II

Don Mize
Vice Chairman
District III

Thomas James
Chairman Pro Tem
District IV

J. Glenn Hart
District V

The Oconee County Council will meet in 2026 on the first and third Tuesday of each month with the following exceptions:

- June and November meetings, which will be **only** on the third Tuesday of each of these months;
- October and December meetings, which will be **only** on the first Tuesday of each of these months.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 20, 2026 to establish short- and long-term goals. This meeting will be held off-site at Tri-County Technical College, Oconee Campus, conference room located at 552 Education Way, Westminster, South Carolina.

Oconee County Council will also meet on Tuesday, January 5, 2027 in Council Chambers at which point they will establish their 2027 Council and Committee meeting schedules.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

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The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: Friday, February 20th [Strategic Planning Retreat], Friday, February 27th [Budget Workshop] and 4:30 p.m. on the following dates: March 3, April 21, & May 5, 2026.

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not pre-empted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

(1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.

(2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.

(3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when

the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.

(4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.

(5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.

(6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

(7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.

(8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.

(9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.

(10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.

(11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.

(12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.

(13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.

(14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.

(d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)