



MINUTES CONSERVATION BANK BOARD

September 19, 2021

Oconee County Administrative Offices, Council Chambers
415 S. Pine Street, Walhalla, SC 29691

MEMBERS

Mr. Andrew Smith, Chair, District II
Ms. Emily Hitchcock, Vice Chairman, At Large
Mr. Ryan Keese, Secretary, District, III
Ms. Laura Havran, Treasurer, District I

Mr. Nicholas Gambrell, District IV
Mr. Scuddy Walker, District V
Mr. Charles VanOver, At Large

The Oconee County Conservation Bank Board [OCCB] met at 9:00 a.m. in Council Chambers, 415 South Pine Street, Walhalla, SC with all members present [except Mrs. Laura Havran] and Kim Wilbanks, acting as staff liaison.

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeesc.com/council]. In addition, it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Norm Cannada from The Journal was present.

Call to Order

Mr. Smith called the meeting to order at 9:13 a.m.

Approval of Minutes

Mr. Walker made a motion, seconded by Ms. Hitchcock approved 6 – 0, to approve the minutes from August 10, 2021 meeting as presented.

Treasurer's Report

Mr. VanOver read the Treasurer's Reports for Community First Bank and the Local Government Investment Pool [State Pool

Community First Bank for July 2021 \$14,905.00 and August 2021 is \$33,004.00;

Local Government Investment Pool [State Pool] for July 2021 is \$334,491.83 and August 2021 is \$316,522.11.

Mr. Keese made a motion to approve, seconded by Mr. Walker. Mrs. Hitchcock pointed out discrepancy in Community First account. 6-0 in favor of not approving Treasurer's report. Ms. Havran will look over and report at next meeting.

Discussion Items

Mr. Smith moved to adjust agenda to move Crawford Mill application to end of meeting. Ms. Hitchcock second. Approved 6-0.

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Fundraising & Public Relations Reports

Mr. Keese discussed Mr. Cannada going to Crawford Mill property. Mr. Cannada had head photographer take pictures of property. Mr. Cannada also brought drone for aerial photos. Mr. Keese stated he received call from Raleigh West, Executive Director of the South Carolina Conservation Bank about doing an article for the SCCB's Annual Report. Chair Smith volunteered to communicate with Mr. West.

Mr. Smith talked to Mr. McBride with the SC Association of Counties about endowments. Mr. Smith talked to Upstate Forever and they led him to Foothills Community Foundation. Mr. Smith received some material to look over. Mr. Woods will be attending the November 9th meeting to discuss options.

Discussion Items

Discussion and/or action regarding OCCB Letters of Support

Ms. Hitchcock revised the letter of support for board to review. Mr. Keese made a motion to approve letter, seconded by Mr. VanOver. 5-0 approved letter of support. (Mr. Smith had exited meeting to speak with Mr. Root).

Discussion and/or action regarding amendment of OCCB Ordinance

Mr. Smith will be meeting with Mr. Root to discuss the language for the ordinance. No action taken.

Continued discussion and/or action regarding amendment of OCCB Policy 0002 & Policy 0003

Mr. Smith explained the bank account needs to be managed by chair and/or secretary and Oconee County staff liaison. Ms. Hitchcock made a motion, seconded by Mr. Keese 6-0 approved to accept amendment to OCCB Policy 0002.

Update on approved projects [Whetstone Creek Preserve/Lyles Estate, Peggy Moore, Taychoedah, & Whetstone Hill]

Mr. Smith stated Taychoedah closed on September 2, 2021. Mr. Eddie Martin gave update on Peggy Moore will close October 7, 2021. Mr. Smith requested to review settlement statement. Chris Starker emailed Mr. Smith will update on Whetstone Hill. Mr. Starker anticipates closing before Thanksgiving. Mr. Smith gave an update on Whetstone Creek Preserve/Lyles Estate. He stated that once federal government acquires land the OCCB would have little control of what happens to land.

Mr. Keese discussed a dove field near the Whetstone Creek Preserve property. The dove field is a concern for neighboring property. The concern is the amount of lead from shells. OCCB needs to be prepared about an issue with this property and future properties. Mr. Smith states the grant agreement and deed language shows the control the OCCB has concerning these properties. Ms. Hitchcock states for future grants the board and the applicant would need to agree to terms of grant agreement and have

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it recorded. No action was taken. Mr. VanOver, Mr. Smith, and Ms. Hitchcock will work on another policy to address these issues.

Discussion and/or action regarding Crawford Mill Application

Mr. Keese and Mr. Gambrell recused themselves from discussion. Board to discuss application based on application presented and not on there being an applicant present representing the application. Ms. Hitchcock was scorekeeper of criteria worksheet. Mr. Martin spoke with Lake Hartwell Country as a partner in this project. Mr. VanOver asked if a joint applicant would be an issue. Crawford Mill application was scored by each of board members. Mr. VanOver made motion to approve evaluation scoresheet. Mr. Smith seconded, approved 4-0. Mr. Van Over made motion for Mr. Smith to do 404 findings report, seconded by Ms. Hitchcock. 4-0 approved for Mr. Smith to do 404 findings report.

Next Meeting:

The next meeting will be held at 9:00 a.m., Tuesday, November 9, 2021 at the Oconee County Council Chambers, 415 South Pine Street, Walhalla, SC 29691.

Adjourn:

Mr. VanOver made a motion, Mr. Walker seconded approved unanimously, to adjourn the meeting at 11:17 a.m.

Respectfully Submitted:

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