

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE: Meeting Schedule

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, 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 01/04/2024 the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
01/04/2024



Jessica Wells
Notary Public
State of South Carolina
My Commission Expires November 13, 2030



Jessica Lee Wells
NOTARY PUBLIC
State of South Carolina
My Commission Expires
November 13, 2030

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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

DONATE YOUR CAR TO KIDS.
Your donation helps fund the search for missing children. Accepting Trucks, Motorcycles & RV's, too! Fast Free Pickup - Running or Not - 24 Hour Response - Maximum Tax Donation -
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Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-877-852-0368

Tuesday, January 9, 2024 is the last day to redeem winning tickets in the following South Carolina Education Lottery Instant Games: (1462) 50X

WANTED EMPLOYMENT

Advertise Your Driver Jobs in 99 S.C. newspapers for only \$375. Your 25-word classified ad will reach more than 2.1 million readers! Call Randall Savely at the S.C. Newspaper Network, 1-888-727-7377

PETS

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

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

ADOPT A DOG! Save a Life!
Loyal, loving dogs & puppies \$85 adoption fee includes spay/neuter, vaccines, microchip. Take a wonderful companion home today!
oconeehumane.org
Call 882-4719

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Snuggly, purry cats & kittens \$75 adoption fee includes: spay/neuter, vaccines, microchip. Take a SWEET companion home today!

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oconeehumane.org
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MERCHANDISE UNDER \$100

For Sale!
Chimney Free Infrared Heater 1500 Watts
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AUCTIONS

ADVERTISE YOUR AUCTION...
in 99 S.C. newspapers for only \$375. Your 25-word classified will reach more than 2.1 million readers. Call Randall Savely at the S.C. Newspaper Network, 1-888-727-7377

Real Estate Auction: Industrial Property on 2.57 AC with 3 Buildings. 26 Park Hill Drive Lugoff, SC. Online Bidding through Thurs. January 18th at 2PM www.TheLigonCompany.com, Call 803-366-3535. Randy Ligon, CAI, CES, BAS SCAL1716 SCRL17640 SC AFL4120

ESTATE AUCTION - Saturday, January 13, 9:30 A.M. 4715 Augusta Hwy., Brunson, SC. Selling Contents of Welding Shop and Home! Farm Tractors, Farm Implements, 2021 Tracker 0x400 UTV, Welding Equipment, Lots of Tools, Utility Trailers, Shop Equipment, Lawn Mowers, Dodge Van, Honda Motorcycle, River Boat, Nice Furniture, Antiques, Glassware, Sterling & Much More! Preview: Friday Jan. 12 10 A.M. - 6 P.M. Browse web: www.cogburnauction.com 803-860-0712

NOTICE OF PUBLIC SALE:
Pursuant to SC Self-Service Storage Facility Act and to satisfy Owner's lien Storage Sense located at 365 Keowee School Rd Seneca, SC 29672 864-885-0368 intends to sell the personal property described below. Everything sold is purchased AS-IS with money orders only. See and bid on all units 24/7 ending on December 29th, 2023, at 11:00 am@ www.Lockerfox.com Storage Sense reserves the right to refuse any bid or rescind any purchase until the winning bidder takes possession of the property. TERMS listed on auction website. Brandon Vanblarcam Unit 0011 misc items; Michael Talley Unit 0305, Misc items; Julia Ford Unit 0447, misc items; Chalanda Goodine unit 0087 misc items.

SERVICES

FREE high speed internet for those that qualify. Government program for recipients of select programs incl. Medicaid, SNAP, Housing Assistance, WIC, Veterans Pension, Survivor Benefits, Lifeline, Tribal. 15 GB internet service. Bonus offer: Android tablet FREE with one-time \$20 copay. Free shipping & handling.

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Ask About Our Weekly Specials!
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•On CAT Bus Route.
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VACATION RESORT RENTAL

ADVERTISE YOUR VACATION PROPERTY FOR RENT OR SALE
To more than 2.1 million South Carolina newspaper readers. Your 25-word classified ad will appear in 99 S.C. newspapers for only \$375. Call Alanna Ritchie at the South Carolina Newspaper Network, 1-888-727-7377.

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

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Seneca Greenleaf located at 600 Shiloh Rd Seneca SC 29678 intends to hold a Auction of storage units in default of payment. The sale will occur as an Online Auction via www.storageauctions.com on 1/19/2024 at 1:00PM. This sale is pursuant to the assertion of lien for rental at the self-storage facility. Unless listed otherwise below, the contents consist of household goods and furnishings. Micah Justus unit #108; Tatem Tollison unit #314; Jasmine Hunter unit #A101; Hala Searcy unit #A205; Alexis Smith unit #F3; Amanda Rogers unit #F808; Davonna Alex-

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Tarps and Covering Systems for Dump Trucks Since 1998
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ander unit #O13; Yandel Vivanco unit #O16; Chris Martin unit #P29. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

The City of Walhalla's Board of Zoning Appeals will hold a public hearing on Monday, January 22, 2024 at 5:30 PM to hear the following items: A request for a Special Exception to allow the placement of a manufactured home at Austin Drive (TMS# 500-06-02-018), zoned General Residential (GR). A request for a variance to allow a manufactured home with a different roof pitch than the permitted roof pitch to be placed at Austin Drive (TMS# 500-06-02-018), zoned General Residential (GR). The meeting will be held in the City Council Chambers located at 206 N. Church Street, Walhalla. Please contact the Community Development Department at 864-638-4343 for more information.

NOTICE OF APPLICATION
Notice is hereby given that Yoshi 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 1510 Blue Ridge Blvd., Ste. 108, Seneca, SC 29672. To object to the issuance of this permit/license, written protest must be postmarked no later than January 13, 2023.

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 29214-0070.

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
IN THE COURT
OF COMMON PLEAS
SUMMONS, LIS PENDENS
AND NOTICES
C/A NO. 2023-CP-37-00262

Equity Trust Company FBO Robert W. Schumacher IRA, PLAINTIFF, vs. Any heirs-at-law or devisees of Mary Jo Moody deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; Any heirs-at-law or devisees of Molly Ann Chastain, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons having or claiming any right, title, or interest in or to, or lien upon the real property described as 221 Thompson Avenue, Walhalla, SC 29691, their heirs and assigns; any persons who may be in the military service of the United States of America, being a class designated as John Doe, any unknown minors, incompetent or imprisoned person, or persons under a disability being a class designated as Richard Roe, was filed and recorded with the Clerk of Court for Oconee County on December 8, 2023. SUMMONS: YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, and to serve a copy of your Answer upon the Plaintiff's attorney at his office located at 336

Old Chapin Road, Lexington, S.C. 29072 or to otherwise appear and defend the action pursuant to applicable court rules within thirty (30) days after service hereof, exclusive of the day of such service; except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of such service; and if you fail to answer the Complaint or otherwise appear and defend within the time aforesaid, the Plaintiff in this action will apply to the Court for judgment by default 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) RESIDE(S), 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's attorney. LIS PENDENS: NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon Complaint of the above-named Plaintiff against the above-named Defendants to have the Court declare Plaintiff holds marketable, fee simple title to real property located in Oconee County, and any interest that may have been claimed by the above-named Defendants was extinguished by the tax sale conducted by the Delinquent Tax Collector of Oconee County. The real property which is the subject of this action is described as follows: All that certain piece, parcel, or lot of land lying and being situate in the State of South Carolina, County of Oconee, designated as Lots 8 and 9, as shown and more fully described on a plat thereof recorded in Plat Book J, Page 62, records of Oconee County, South Carolina.

Columbia, SC 29260, as Attorney for unknown party defendants who may be in the Military Service of the United States of America who may be entitled to benefits of the Servicemembers Civil Relief Act, 50 U.S.C. §501 et seq, being a class designated as John Doe, was filed and recorded with the Clerk of Court for Oconee County on December 8, 2023.

MP Morris Law Firm, P.A.
Michael P. Morris,
SC Bar #73560,
336 Old Chapin Rd.,
Lexington, S.C. 29072.
Phone: 803-851-1076
Fax: 803-851-1978.
Attorney for Plaintiff

Tax Map Number: 500-17-02-002
Property Address: 221 Thompson Avenue, Walhalla, SC 29691

NOTICE OF FILING:
NOTICE IS HEREBY GIVEN that the Lis Pendens, Summons and Complaint in this action were filed in the Office of the Clerk of Court for Common Pleas for Oconee County, South Carolina on April 6, 2023.

NOTICE OF ORDER APPOINTING GUARDIAN AD LITEM NISI:
YOU WILL PLEASE TAKE NOTICE that an Order appointing Kelley Yarborough Woody, Esq., P.O. Box 6432, Columbia, SC 29260, as Guardian ad Litem Nisi for unknown party defendants who may be minors, incompetent or imprisoned person, or persons under a disability being a class designated as Richard Roe, was filed and recorded with the Clerk of Court for Oconee County on December 8, 2023.

NOTICE OF ORDER APPOINTING ATTORNEY:
YOU WILL PLEASE TAKE NOTICE that an Order appointing Kelley Yarborough Woody, Esq., P.O. Box 6432,

The Oconee County Council will meet in 2024 on the first and third Tuesday of each month with the following exceptions:
June, July, August, and November meetings, which will be only on the third Tuesday of each of these months;
December meeting, which will be only the first Tuesday of the month. All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina at 6 p.m.
Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 23, 2024 to establish short- and long-term goals.
Oconee County Council will also meet on Tuesday, January 7, 2025 in Council Chambers at which point they will establish their 2025 Council and Committee meeting schedules.
Oconee County Council will also hold a Budget workshop on Friday, March 22, 2024 in Council Chambers.
Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.
Oconee County Council Committees will meet in 2024 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 20, May 21, July 16, & September 17, 2024.
The Transportation Committee at 4:30 p.m. on the following dates: February 20, May 21, July 16, & September 17, 2024.
The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 19, June 18, August 20, & October 15, 2024.
The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 19, June 18, August 20, & October 15, 2024.
The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 23 [Strategic Planning Retreat] & March 22 [Budget Workshop] and 4:30 p.m. on the following dates: March 5, April 16, & May 7, 2024.

THE JOURNAL



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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

Julian Davis, III
District IV

J. Glenn Hart
Chairman Pro Tem
District V



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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)

MARKETPLACE

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NOTICES

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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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Your donation helps fund the search for missing children. Accepting Trucks, Motorcycles & RV's, too! Fast Free Pickup - Running or Not - 24 Hour Response - Maximum Tax Donation - Call (888) 515-3810

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from Physicians Mutual Insurance Company. Coverage for 350 plus procedures. Real dental insurance- NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-597-7030 www.dental5oplus.com/60 #6258

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Tuesday, January 23, 2024 is the last day to redeem winning tickets in the following South Carolina Education Lottery Instant Games: (1480) SUPER 7-11-21; (1482) \$5,000 BONUS SCRATCH; (1468) BLUE DIAMOND DOLLARS; (1483) \$30,000 BONUS SCRATCH

Is 2024 your year? We're here for it and here for you. Reach your goals this year with WeightWatchers. Get started with THREE months FREE, visit www.weightwatchersoffer.com/52

WANTED EMPLOYMENT

Advertise Your Driver Jobs in 99 S.C. newspapers for only \$375. Your 25-word classified ad will reach more than 2.1 million readers! Call Randall Savely at the S.C. Newspaper Network, 1-888-727-7377

PETS

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

ADOPT A DOG!

Save a Life!
Loyal, loving dogs & puppies \$85 adoption fee includes spay/neuter, vaccines, microchip. Take a wonderful companion home today! **oconeehumane.org**
Call 882-4719

ADOPT A CAT!

Save a Life!
Snuggly, purry cats & kittens \$75 adoption fee includes: spay/neuter, vaccines, microchip. Take a SWEET companion home today! **oconeehumane.org**
Call 882-4719

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

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ELIMINATE GUTTER CLEANING FOREVER!
LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off Entire Purchase. 10% Senior & Military Discounts. Call 1-855-875-2449

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LIKE NEW WOMAN'S BLACK LEATHER COAT. FULLY LINED. SIZE 8 P. ON LINE FOR \$225.00 WILL SELL FOR \$100. CALL DONNA 864 710-5890.

Always Discreet ladies disposable underwear size XXL. 15 still left in package. \$10.00 864-533-3156

For Sale!
Kitchen or Nook Table with Drop Leafs
All Wood - Brown Rectangular 40"L x 25"W. With Leafs up - 40" round
Two high back wood chairs with cushion seats
Pictures available upon request

Excellent condition. \$55.00
Interested call 864-280-2211

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Automotive radiator from 07 5.4 triton Complete

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LEGALS

LEGAL NOTICE
THE CLEMSON UNIVERSITY Cooperative Extension Service is a cooperative program financed from federal, state, and local funds. We are subject to the rules and regulations of the Civil Rights Act of 1964 and Title IX of the Education Amendments of 1972. "Clemson University Cooperative Extension Service offers its programs to people of all ages, regardless of race, color, gender, religion, national origin, disability, political beliefs, sexual orientation, gender identity, marital or family status and is an equal opportunity employer." Accordingly, persons who believe them or their organization to be subjected to discrimination by the Extension Service may file a written complaint. Such complaints should be sent to either: Director, Cooperative Extension Service 103 Barre Hall Clemson University Clemson, SC 29634-0110 Administrator, Extension Service U.S. Department of Agriculture Washington, DC 20250 Secretary of Agriculture U.S. Department of Agriculture Washington, DC 20250 Secretary of Agriculture U.S. Department of Agriculture Washington, DC 29250

The Oconee County of Clemson University Cooperative Extension Service is located at 301c W. South Broad St., Walhalla, SC 29691. Office hours are 8:00 a.m. - 4:30 p.m., Monday through Friday.

STATE OF SOUTH CAROLINA COUNTY OF OCONEE IN THE COURT OF COMMON PLEAS SUMMONS, LIS PENDENS AND NOTICES
C/A NO. 2023-CP-37-00262

Equity Trust Company FBO Robert W. Schumacher IRA, PLAINTIFF vs. Any heirs-at-law or devisees of Mary Jo Moody deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; Any heirs-at-law or devisees of Molly Ann Chastain, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons having or claiming any right, title, or interest in or to, or lien upon the real property described as 221 Thompson Avenue, Walhalla, SC 29691, their heirs and assigns; any persons who may be in the military service of the United States of America, being a class designated as John Doe, any unknown minors, incompetent or imprisoned person, or persons under a disability being a class designated as Richard Roe; and Donna Jo Reams, DEFENDANTS.

SUMMONS: YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, and to serve a copy of your Answer upon the Plaintiff's attorney at his office located at 336 Old Chapin Road, Lexington, S.C. 29072 or to otherwise appear and defend the action pursuant to applicable court rules within thirty (30) days after service hereof, exclusive of the day of such service; except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of such service; and if you fail to answer the Complaint or otherwise appear and defend within the time aforesaid, the Plaintiff in this action will apply to the Court for judgment by default 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) RESIDE(S), AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY: YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian ad item 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's attorney. LIS PENDENS: NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon Complaint of the above-named Plaintiff against the above-named Defendants to have the Court declare Plaintiff holds marketable, fee simple title to real property located in Oconee County, and any interest that may have been claimed by the above-named Defendants was extinguished by the tax sale conducted by the Delinquent Tax Collector of Oconee County. The real property which is the subject of this action is described as follows: All that certain piece, parcel, or lot of land lying and being situate in the State of South Carolina, County of Oconee, designated as Lots 8 and 9, as shown and more fully described on a plat thereof recorded in Plat Book J, Page 62, records of Oconee County, South Carolina.

Tax Map Number: 521-17-02-002 Property Address: 200 Thompson Avenue, Walhalla, SC 29691

NOTICE OF FILING:
NOTICE IS HEREBY GIVEN that the Lis Pendens, Summons and

Complaint in this action were filed in the Office of the Clerk of Court for Common Pleas for Oconee County, South Carolina on April 6, 2023.

NOTICE OF ORDER APPOINTING GUARDIAN AD LITEM NISI: YOU WILL PLEASE TAKE NOTICE that an Order appointing Kelley Yarborough Woody, Esq., P.O. Box 6432, Columbia, SC 29260, as Guardian ad Litem Nisi for unknown party defendants who may be minors, incompetent or imprisoned person, or persons under a disability being a class designated as Richard Roe, was filed and recorded with the Clerk of Court for Oconee County on December 8, 2023.

NOTICE OF ORDER APPOINTING ATTORNEY: YOU WILL PLEASE TAKE NOTICE that an Order appointing Kelley Yarborough Woody, Esq., P.O. Box 6432, Columbia, SC 29260, as Attorney for unknown party defendants who may be in the Military Service of the United States of America who may be entitled to benefits of the Servicemembers Civil Relief Act, 50 U.S.C. §501 et seq, being a class designated as John Doe, was filed and recorded with the Clerk of Court for Oconee County on December 8, 2023.

MP Morris Law Firm, P.A. Michael P. Morris, SC Bar #73560, 336 Old Chapin Rd., Lexington, S.C. 29072. Phone: 803-851-1076 Fax: 803-851-1978. Attorney for Plaintiff

NOTICE OF SPECIAL MEETING OF MEMBERS OF OCONEE FEDERAL, MHC

Notice is hereby given that a Special Meeting of Members of Oconee Federal, MHC (the "MHC") will be held at the main office of Oconee Federal Savings and Loan Association, located at 115 E. North 2nd Street, Seneca, South Carolina, on Thursday, January 25, 2024 at 9:00 a.m., local time. The business to be taken up at the Special Meeting is to vote on a proposal to approve a proposed amendment to the MHC's Charter that would confer membership rights in the MHC upon certain depositors and borrowers of Mutual Savings Bank, Hartsville, South Carolina ("Mutual"). If approved, the proposed amendment would only become effective concurrently with the effective time of the proposed merger between Oconee Federal Savings and Loan Association and Mutual, which would result in Oconee Federal Savings and Loan Association as the surviving institution. No other business, except as may be required by law or regulation, is to be taken up at the Special Meeting.

Seneca, South Carolina January 18, 2024

Notice of Sale
C/A No.: 2023-CP-37-00683

BY VIRTUE OF A DECREE of the Court of Common Pleas for Oconee County, South Carolina, heretofore issued in the case of Foxwood Hills Property Owners Association vs. Joshua Cochran; Ricky Cochran; South Carolina Department of Revenue I the undersigned as Clerk of Court for Oconee County, will sell on February 5, 2024 at 11:00 AM at Oconee County Court House, Walhalla, South Carolina to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN, piece, parcel or tract of land situated, lying and being in Oconee County, SC, and shown and designated as Lot 45, Section "Kinston" of Foxwood Hills Subdivision (previously known as Mountain Bay Estates) in Plat Book Number 1708, Page 276 in the Office of the Clerk of Court for Oconee County, SC. For a more detailed description as to the courses, metes and bounds reference is made to said plat of record. This conveyance is SUBJECT to all Restrictions and Easements of record in the Office of the Clerk of Court for Oconee County. This conveyance is SUBJECT to any and all Easements, Restrictions, Covenants, and Conditions, Right of Way, Zoning Rules and Laws and Regulations, any of which may be found on the premises or of record in the Office of the Clerk of Court for Oconee County, South Carolina. THIS BEING the same property conveyed unto Joshua M. Cochran and Ricky M. Cochran by virtue of a Deed from Foxwood Hills POA (Property Owners Association) dated April 9, 2015 and recorded April 28, 2015 in Book 2101 at Page 122 in the Office of the Register of Deeds for Oconee County, South Carolina.

523 Kinston Loop Drive Westminster, SC 29693 TMS# 316-05-01-045

TERMS OF SALE: For cash. Interest at the current rate of 0% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Clerk of Court for Oconee County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Thirty (30) days, the Clerk of Court for Oconee County shall forthwith resell the said property, after the due notice, and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk

of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.

CLERK'S SIGNATURE PAGE TO FOLLOW

Hutchens Law Firm LLP
P.O. Box 8237
Columbia, SC 29202
(803) 726-2700

Notice of Sale
C/A No.: 2022-CP-37-00727

BY VIRTUE OF A DECREE of the Court of Common Pleas for Oconee County, South Carolina, heretofore issued in the case of Foxwood Hills Property Owners Association vs. Tony Mulkey, individually, as Heir or Devisee of the Estate of Janie Louise Lawson. Deceased, Michelle Turner, individually, as Heir or Devisee of the Estate of Janie Louise Lawson, Deceased, Gene Mulkey, individually, as Heir or Devisee of Janie Louise Lawson, Deceased; and any other Heirs-at-Law of Devisees of the Estate of Janie Louise Lawson, Deceased, their heirs or devisees, successors and assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; any unknown minors or persons under disability being a class designated as Richard Roe, I the undersigned as Clerk of Court for Oconee County, will sell on February 5, 2024 at 11:00 AM at Oconee County Court House, Walhalla, South Carolina to the highest bidder:

Legal Description and Property Address:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Oconee, in Center Township, being designated as Lot Number Eleven (11), Section HS-A on plat of Mountain Bay Estates (n/k/a Foxwood Hills Subdivision), made by Alvin Freeman, RLS, dated September 13, 1973, and recorded in Plat Book P-38, Page 3, records of Oconee County, South Carolina. The metes and bounds, courses and distances as upon said plat appear being incorporated herein by reference thereto.

This being the same property conveyed to Janie Louise Lawson and Tony Mulkey by Deed of Charles L. Hightower dated February 26, 2018 and recorded February 26, 2018 in Book 2338 at Page 231, in the Office of the Register of Deeds for Oconee County, South Carolina.

160 Sweetbriar Trail Westminster, SC 29693 TMS# 316-00-05-024

TERMS OF SALE: For cash. Interest at the current rate of 1% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Clerk of Court for Oconee County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Thirty (30) days, the Clerk of Court for Oconee County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.

CLERK'S SIGNATURE PAGE TO FOLLOW

Hutchens Law Firm LLP
P.O. Box 8237
Columbia, SC 29202
(803) 726-2700

STATE OF SOUTH CAROLINA COUNTY OF OCONEE
NOTICE OF SALE
C/A No.: 2023-CP-37-00541

PURSUANT to the terms of a Decree of Foreclosure and Sale by

the undersigned Steven C. Kirven, Master in Equity for Oconee County, South Carolina, dated January 11, 2024 in the case of Pinnacle Bank, Plaintiffs vs Joshua G. Ledbetter et al., Defendants, The Clerk of Court, Melissa C. Burton will sell at public outcry in the Auditorium at the Courthouse for Oconee County, South Carolina, on February 5, 2024, during the usual hours of public sale to the highest bidder for cash the following-described real estate:

All that tract or parcel of land lying and being in Oconee County, South Carolina, Township of Seneca, being known and designated as Parcel A, containing eight hundred forty-four one-thousandths (0.844) ACRES, more or less, as shown and more fully described on a Plat thereof by Gregory Blake Sosebee, PLS 14818, dated May 8, 2019, as more particularly depicted on a plat recorded in Plat Book B-724, Page 8, in the Register of deeds for Oconee County, South Carolina, which plat is incorporated herein by reference hereto.

This being the same property as conveyed to Ledbetter Holdings, LLC, via deed from Joshua G. Ledbetter, dated September 18, 2020, and recorded with the Oconee County Register of Deeds Office in Book 2610, at Page 215, on September 28, 2020. This property is subject to certain title exceptions and easements as identified in both the deed and the aforementioned mortgage. The sale includes any personal property or fixtures situate in the improvements on the above described property.

TMS No. 238-00-01-034

The above-mentioned property shall be sold for cash to the highest bidder. The highest bidder, other than the Plaintiff, shall be required, at the conclusion of the bidding, to deposit five (5%) per cent of the bid with the Clerk of Court, Melissa C. Burton in cash or equivalent as evidence of good faith; said deposit to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance.

If the highest bidder fails or refuses to make the required deposit at the time of the bid or to comply with the other terms of the sale within twenty (20) days from the date of sale, then the Master-in-Equity shall resell the property at the risk and expense of the defaulting bidder upon the same terms as above set out. Purchaser shall pay extra for the preparation of the Clerk's Deed, for documentary stamps on the deed, recording of the deed and interest on the amount of the bid from the date of sale to the date of compliance with the bid at the rate of 10%, as designated in the Decree. The sale shall be subject to Assessments, Taxes due on the day of sale, Existing Easements, Easements and Restrictions of Record and other senior encumbrances. Personal or deficiency judgment being demanded, the sale of the subject property shall remain open for thirty (30) days pursuant to Sec. 15-39-720, Code of Laws of South Carolina (1976).

s/Melissa C. Burton
Melissa C. Burton
Clerk of Court
for Oconee County

January 8, 2024

Marshall P. Sherard, Jr.,
SC Bar# 5062
McIntosh, Sherard, Sullivan & Brousseau
P.O. Box 197
Anderson, SC 29622
(864) 225-0001
(864) 225-0004 (fax)
marshalls@mssblawfirm.com
Attorneys for Plaintiff

There will be a public hearing at 6 pm on Tuesday, February 6, 2024 in Oconee County Council Chambers located at 415 S. Pine St., Walhalla, SC for the following:

ORDINANCE 2023-24 AN ORDINANCE TO REZONE PARCEL 177-00-02-184 FROM THE CONTROL-FREE DISTRICT TO THE LAKE RESIDENTIAL DISTRICT, PURSUANT TO OCONEE COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE 8.

The Oconee County Council will hold a special meeting at 6 pm on Tuesday, January 23, 2024 in Oconee County Council Chambers located at 415 S. Pine St., Walhalla, SC.

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526, 536, 542 Brasstown Ct., Pendleton.....	3BR/2.5BA, Brand New.....	\$1,700
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702 Woodlands.....	4BR/4BA, Utilities Included.....	\$2,600
119 Sloan St.....	3BR/2BA.....	\$2,700
The Retreat.....	4BR/4BA w/ Garage.....	Range from \$2,700-\$2,900
Cedarwood #704.....	2BR/2BA.....	\$900
215 Kirk Ln., Pendleton.....	2BR/1BA.....	\$850
118 Clemson St., Clemson.....	2BR/1BA, Pest Control & Lawn Care Inc.....	\$1,100
#1110 Retreat.....	4BR/4BA.....	\$2,800
504 Lorane Pt., Seneca.....	Short Term Vg - 1108 Tiger Blvd.....	2BR/1.5BA.....
220 Calhoun St.....	2BR/1BA, Townhouse.....	\$1,000
207 W. 6th Ave., Easley.....	2BR/2BA, House.....	\$1,350
381-A Garvin Rd., Liberty.....	1BR/1BA, Duplex Included Utilities & Lawn Care.....	\$900

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Jennifer C. Adams

From: gcyantis2@gmail.com
Sent: Monday, January 22, 2024 11:06 AM
To: Jennifer C. Adams
Subject: Public Comment Request for Jan 23rd Council Meeting

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Ms. Adams:

Please arrange to have the following comment read at the Count Council Meeting tomorrow evening as I am not able to attend due to prior commitment.

“There are thousands of acres available for property developments throughout the county particularly along the corridor of Hwy 130 and Hwy 183 where there are over 3,500 acres currently available and under consideration for development. This does not include a similar number of development properties in Pickens County along Hwy 133 that will impact Oconee’s roads and traffic congestion.

I strongly recommend that the County Council work with the Planning Commission to implement stronger land management and development standards, ordinances, and/or regulations. Pickens County is already recognizing these requirements and has recently announced such standards. For Oconee County, we need to be pro-active in protecting against poor development; costly tax burdens for new infrastructure (sewer, water, roads, landfill, etc.); and increasing traffic congestion and road safety concerns.”

Thank you very much.

Gerry Yantis

COMMENTS BY LINDA M. LOVE TO OCONEE COUNTY COUNCIL - JANUARY. 23, 2024

Thank you for this opportunity to address this Council concerning the \$25,000,000.00 General Obligation Bond secured by Oconee County for the purposes of designing, acquiring, constructing, installing, equipping, or rehabilitating various capital projects, including wastewater improvements and related equipment.

My comments will be in the form of five (5) questions, four (4) to Council Members, and one (1) to the County Attorney:

- (1) What is the current proposed plan for distributing these funds, specifically what percentage will be put into developing sewer infrastructure near Exit 1 through Exit 4 on Interstate I-85 South or that general area?
- (2) Were specific use allocations included in the original bond application process for securing the \$25,000,000 General Obligation Bond, and if so, what were those original proposed fund allocations?
- (3) Do any current County Council members own property located in or near this area of I-85 Exit 1 or Exit 4, or bordering SC Highway 11 off Exit 1 on I-85, or any other areas that would most likely directly benefit from construction of Sewer South?
- (4) If the answer to Question 3 is "yes", please identify those County Council Members, and have each state on the record whether the construction of new sewer infrastructure in those areas of Interstate I-85 or SC Highway 11 South, would likely increase the monetary value and development potential of those properties?
- (5) Respectfully to the County Attorney: At any point prior to Council voting to seek the \$25,000,000 General Obligation Bond, during the bond application process or since securing the \$25,000,000 General Obligation Bond and discussing allocating those funds, did you or have you advised any Council Members that there may exist a semblance of impropriety, or potential conflict of interest and that they should recuse themselves from this process, and if so which Councilmen were advised?

***In the event the County Attorney cannot or will not respond, I ask that the Councilmen state whether they were so advised by the County Attorney as to whether they were warned of the stated potential conflict and the need to recuse.

Thank you.

Linda McClain Love, District 1 Resident/Tax Payer

Jennifer C. Adams

From: Timothy Donald <[REDACTED]>
Sent: Friday, January 19, 2024 3:50 PM
To: Jennifer C. Adams
Subject: Sewer South

As a Fair Play farmer and life long resident of Oconee, I am deeply concerned for the Farms in the proposed development [area](#). Farmers have invested millions in their operations and have contributed to the local economy for decades and now they seem to be expendable. Oconee has owned the Golden corner commerce park in fair play for 19 years now and many potential projects there have failed. There's no workforce here! Most residents of Fair Play have relocated here and living by the lake because they like the way it is now! Will new industries compete with existing industries in the county or will the workforce come from the nearest municipality which is Lavonia GA

Sincerely ,

Tim Donald

EXEC VP SC FARM BUREAU FEDERATION

Sent from my iPhone

Jennifer C. Adams

From: Grady Moorhead <gradymoorhead@gmail.com>
Sent: Tuesday, January 23, 2024 10:02 AM
To: Jennifer C. Adams
Subject: Sewer South Comments



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Hello Chairman and distinguished Councilmembers. For years now, Oconee County's south end has gone without necessary funding earmarks - both in terms children deserve when it comes time play ball (or soccer) but also basic services that allow families like yours & mine access proper sanitation systems at home or work every day-the latter being something many take granted until they don t have them anymore!

Grady Moorhead
Southern Oconee Resident

Jennifer C. Adams

From: Gary Owens <[REDACTED]>
Sent: Tuesday, January 23, 2024 1:12 PM
To: Jennifer C. Adams
Subject: Council Meeting comments

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Ms. Adams:

I am unable to attend the Council meeting tonight. Please arrange to have these comments read this evening. Thank you.

Due to the ongoing development growth in Oconee County, I strongly urge the County Council to direct the Oconee County Planning Commission to implement a stronger set of development standards in our County. Recently Pickens County has done so. The obvious effect on Oconee County is that developers will naturally migrate to Oconee County with the less strict standards in place. We are vulnerable not to only less quality development, but increased density, increased traffic issues, increased safety risks, etc., in Oconee County.

It's time to see Oconee County invest in new and more current development standards.

Any new investment in infrastructure should be spread throughout all districts in the County.

Thank you.

Gary Owens

Salem, SC

Jennifer C. Adams

From: Jim Corey <[REDACTED]>
Sent: Tuesday, January 23, 2024 12:33 PM
To: Jennifer C. Adams
Subject: Public Comment Request for Jan 23rd Council Meeting



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Ms. Adams:

I would like to see the County Council Meeting address the following as I am not able to attend due to prior commitment:

Line item budget on where the \$25mm will be spent.

Who has final approval of each line item expense.

Can future bond proposals only be approved by a vote of county residents.

Is the County Council willing to work with the Planning Commission to implement stronger land management and development standards, ordinances, and/or regulations.

How is the county planning to control rapid development; costly tax burdens for new infrastructure (sewer, water, roads, landfill, etc.); and increasing traffic congestion and road safety concerns.

Thanks.

Jim Corey

Jennifer C. Adams

From: Jean Hightower <[REDACTED]>
Sent: Tuesday, January 23, 2024 10:18 AM
To: Jennifer C. Adams



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Dear Mr. Chairman and council members, I am writing to express my concern about the lack of investment in our local community in southern Oconee County. As a single parent working two jobs, it is challenging to commute to Anderson for work, and I believe that we need more locally-based job opportunities with better pay to improve our quality of life. The proposed sewer project could be a step towards achieving this goal and ensuring a brighter future for ourselves and our children.

Jean Hightower
Fairplay resident and single mother

Jennifer C. Adams

From: Martha Steele [REDACTED]
Sent: Tuesday, January 23, 2024 4:20 PM
To: Council Clerk Info
Subject: Letter to council

Ms. Adams:
Please have my below concerns read at the Oconee Council Meeting tonight.

Oconee County Council Members:

I am very concerned about the available property throughout Oconee County and its possible development and the resulting impact of this development without stronger land management and development standards than are in effect at the present. Lack of strong development standards could have disastrous consequences on increased traffic congestion and road safety, sewer infrastructure, water, and costly tax burdens for any needed new infrastructure.

Please work with the Planning Commission to create and implement strong standards for all new development in Oconee County.

Thank you for considering my concerns.

Martha Steele, Seneca

Sent from my iPad

Jennifer C. Adams

From: Sonya Land landsonya80@gmail.com
Sent: Tuesday, January 23, 2024 11:01 AM
To: Jennifer C. Adams
Subject: Public Comment



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For far too long, our district's needs have gone unaddressed - illustrated poignantly by both Councilmember District 4's inaction & OUR RECREATION CENTER'S BAN FROM COUNTY SPORTS. IT IS TIME TO FOCUS ON BRINGING JOB OPPORTUNITIES CLOSER TO HOME AND ENSURE THAT WE PLAN FOR THE FUTURE OF OUR COMMUNITY.

Sonya Land



**Public Comment
SIGN IN SHEET
6:00 PM**

January 23, 2024

The Public Comment Sessions at this meeting is limited to a total of 50 minutes, 5 minutes per person. Please be advised that citizens not utilizing their full four [5] minutes may not "donate" their remaining time to another speaker.

PLEASE PRINT

	FULL NAME	PURPOSE OF COMMENT
1	MATT ALEXANDER	BOND BOND & ECON DEV
2	DAVID NIX	" " " "
3	CHRIS ROWEN	BOND & ECON DEV
4	JIM MANN	BUDGET
5	HELEN BARNES	SEWER SOUTH
6	JACKY GOULIN	NEGLECT OF INFRASTRUCTURE / BOND
7	LUKE MOORE	BOND
8	ANDY WHITEN	BOND
9	LARRY DAY	DELPHI DRIVE WATERLINE REPAIR
10	DWIGHT BAKER	BOND / SEWER SOUTH
11	BEN THRESH	LAND VALUE INFRASTRUCTURE
12	BOB HOOVER	BOND
13	DAVID McMAHAN	AG.
14	HOLLY WHITEN	AG
15	Sharon DeRidder	Grants & Financing
16	Justin Agles	BOND
17	REAN SMITH	DEVELOPER STANDARDS
18	MICKEY HANLEY	BOND
19	Ellen Hotz	Growth & infrastructure
20		
21		
22		
23		
24		
25		

Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

Industrial Site Selection Process

Mike Huskey Biography

- Spent 40 years in Manufacturing Operations & Supply Chain for Tier 1 Automotive and Building Products
- 25 years of Multi-plant responsibility as Vice President and Director
- Retired from Fortune Brands, September 2023
- Currently working for United Forestry Products, EDGE Group, on multi-plant optimization
- Executive Committeeman, New Hope precinct, OCRP

My Last assignment as VP of Strategic Projects Development for Fortune Brands was the site selection and construction of a mega facility for their Fiberon brand Composite Decking Business. This facility is a major investment and vitally important to the future growth of the business. The 750,000 sq. ft. facility will employ 400 people. The manufacturing site is in Columbia, TN on 135 acres outside of Nashville.

The team spent 2 years on the site location process. We were focused on 2 primary drivers of cost/benefit. Labor availability and Freight lanes. When you analyze most preferred sites, these 2 areas will be in the top 5 items to consider. Rail and/or access to major interstates are primary factors related to freight. Having to navigate 2 lane roads and municipal traffic is costly and time consuming. This is why you see most industrial property next to major highways.

Freight

The Oconee I85 corridor is ideally placed to satisfy any company's Freight and Logistics needs. This North/South corridor connects to all other lanes going to the Northeast, Southeast, Midwest, and West.

Labor

When analyzing labor and skill levels for a particular location, we look at many factors. High School graduation rates, population growth (young people moving out or staying), proximity to technical schools and universities, union activity, training subsidies, and state and local incentives.

The Site

We look for electrical power availability. The Columbia, TN, site requirement was 39 megawatts. The TVA and local power company (CPWS) worked very hard to accommodate us because the Economic Impact Study revealed the growth in tax revenue from the corporate taxes and Labor generated taxes were of great benefit to the city and county.

Natural Gas supply was also important to this facility. It was made available within 800 ft of the building.

CPWS (local utility) supplied water and sewer service to the operation as well. There were some negotiations on water usage and sewer discharge but the upside to the community for providing these services were readily obvious.

If any of these utilities were unavailable to the site or were cost prohibitive (which includes uncompetitive surcharges and/or impact fees) the plant would have been built in Springfield, MO. That was our back up location if our priority items could not be met.

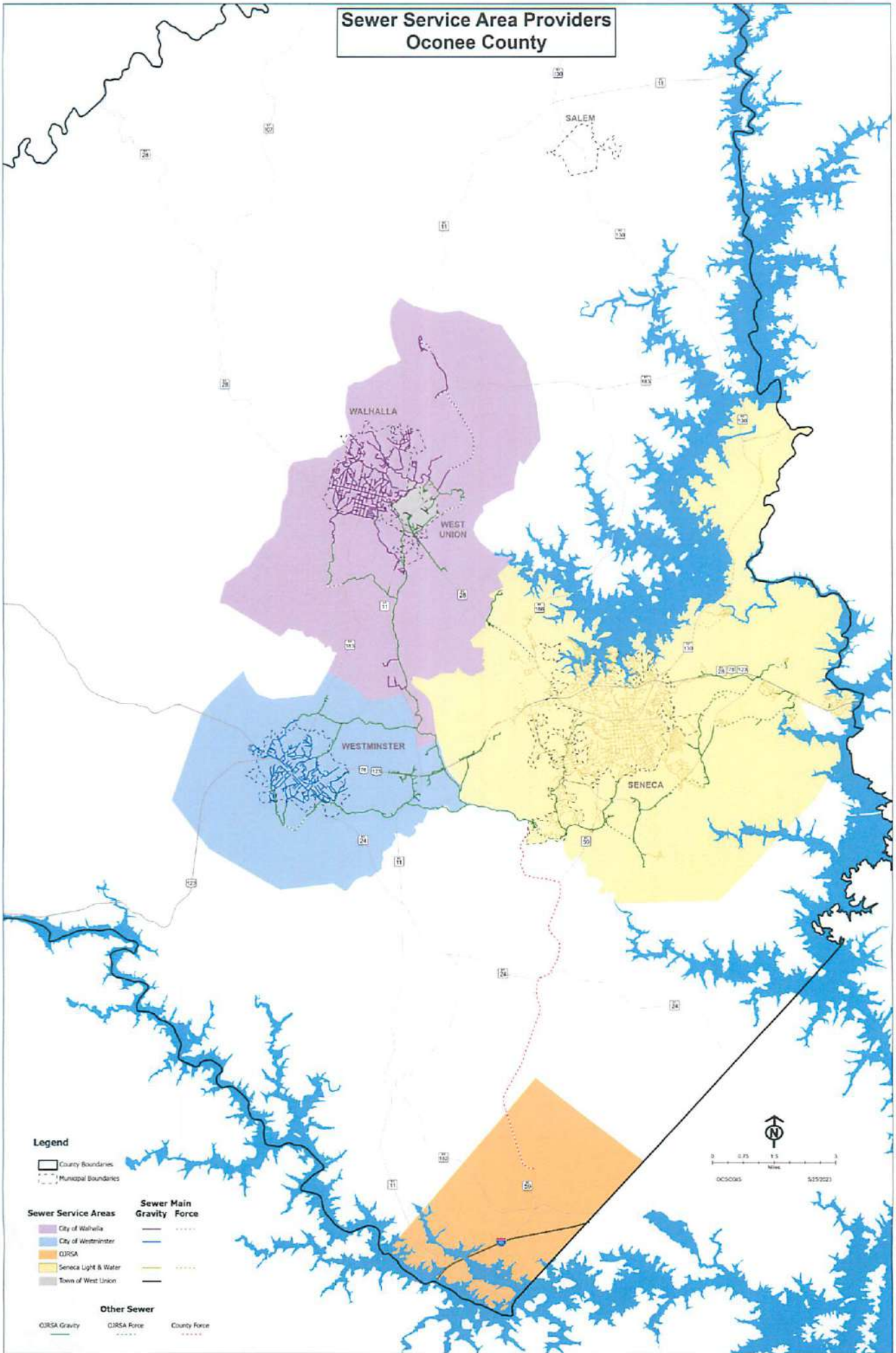
It's worth noting that the hourly workers at the Fiberon plant in Columbia, TN, will make between \$25 and \$35 per hour to start. Good jobs with good wages for stable growth in the local economy.

If Oconee County wishes to balance its future between industrial and recreational industries, Sewer South is an imperative. No industry will build in the Oconee I85 corridor without it.

The fact that Georgia Tech, University of Georgia, Clemson University, ICAR, and Tri-County Tech, are all nearby also makes the Oconee I85 corridor very attractive to potential companies.

If we want good jobs for our children and grandchildren, there has to be a balanced approach to the future development of Oconee County. And development requires investment.

Sewer Service Area Providers Oconee County



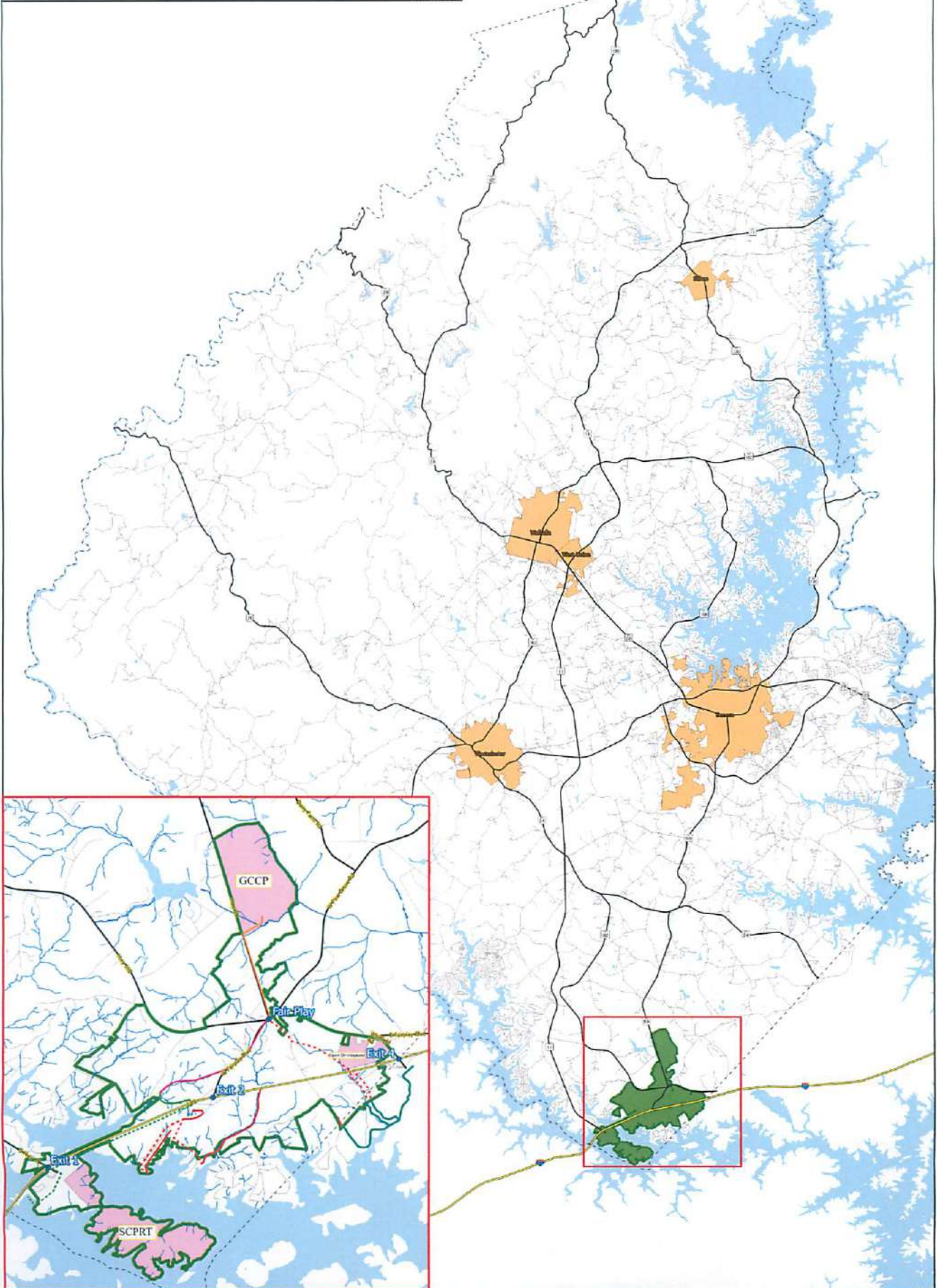
I-85 Sewer Project Location Map

Legend

- Project Boundary
- Other County Boundary
- Lake Area
- Phase 1 & 2 Public Main
- Phase 1 Public Main
- Phase 2 Gravity Sewer
- WWT Treatment Plant
- Phase 1 & 2 Gravity Sewer
- Phase 1 & 2 Gravity Sewer
- Phase 1 & 2 Gravity Sewer
- Basin
- WWT Treatment Plant
- Parcel 50 Acres or more
- Basin
- WWT Treatment Plant
- Parcel 50 Acres or more



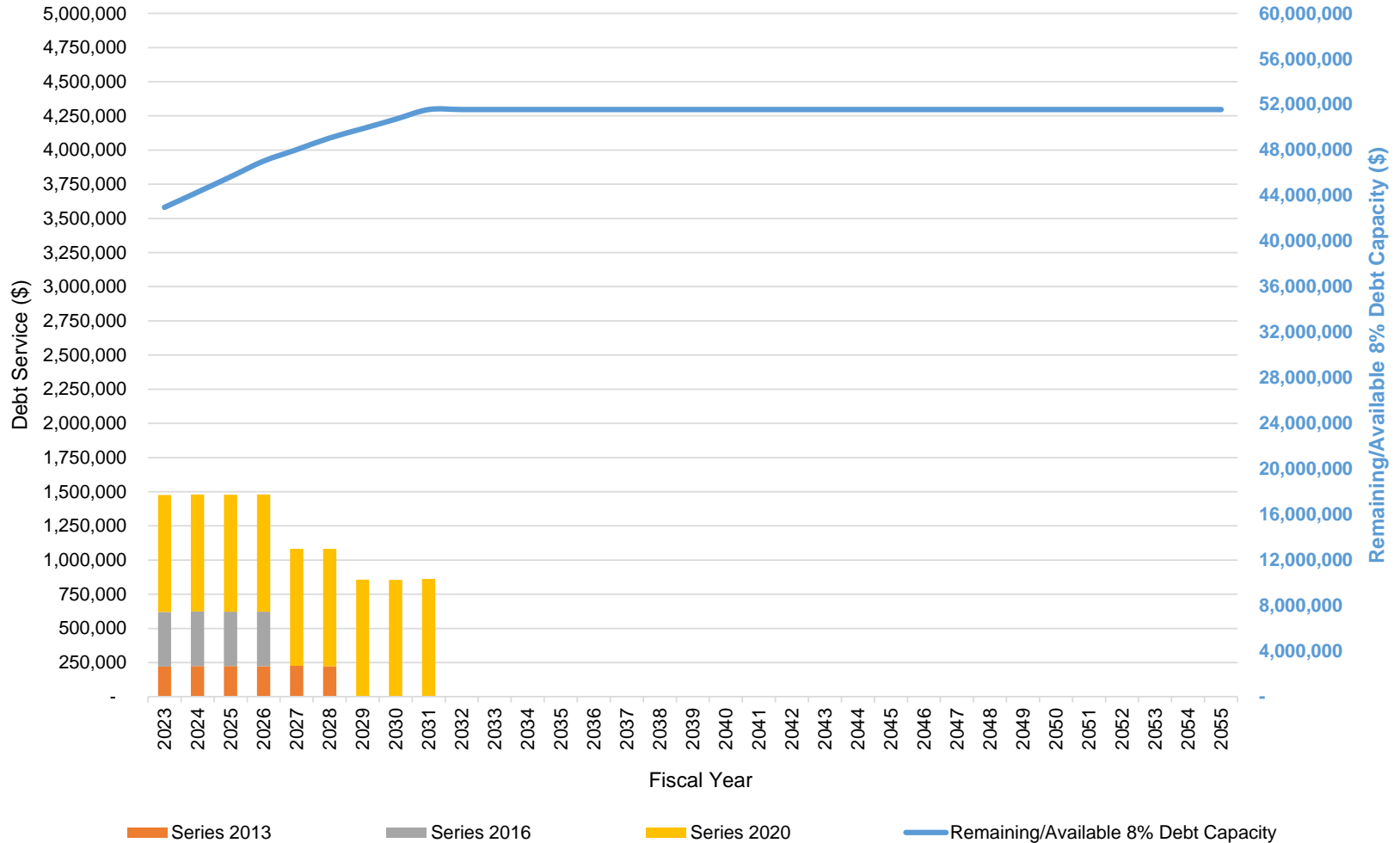
0 3 6 12 Miles



GO Debt Profile: Before 2023 Bonds



Oconee County, South Carolina
General Obligation Bonds Debt Profile
(pre issuance of 2023 Bonds)



GO Debt Profile: After 2023 Bonds



Oconee County, South Carolina
 General Obligation Bonds Debt Profile
 (post issuance of 2023 Bonds - **ESTIMATED**)

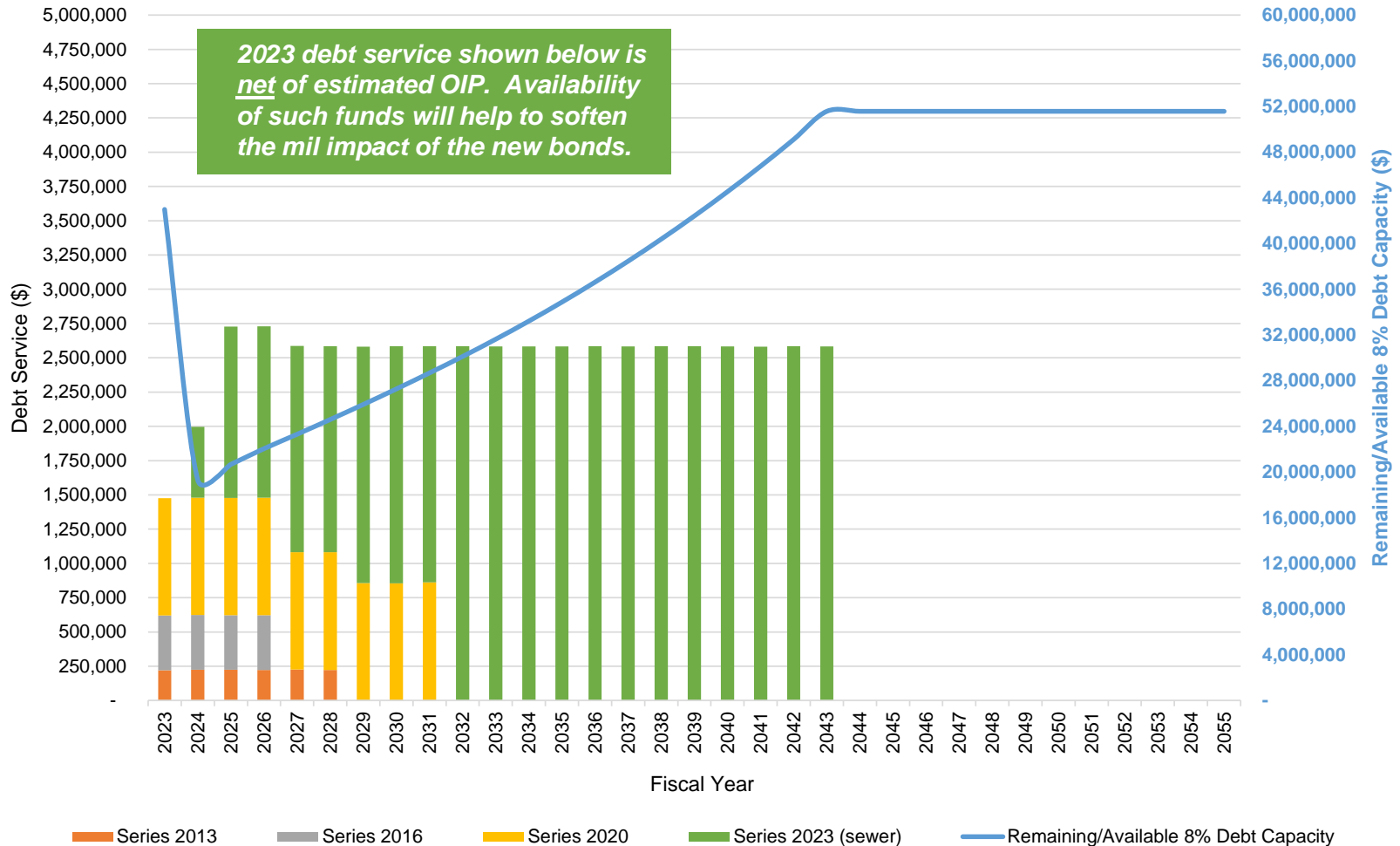


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2023 GO Bonds (20-yr amort, wrapped around existing 8% debt) 14sep2023

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Bond Pricing	2
Bond Summary Statistics	3
Bond Debt Service	4
Bond Solution	5

SOURCES AND USES OF FUNDS

Oconee County, SC

2023 GO Bonds (20-yr amort, wrapped around existing 8% debt) 14sep2023

Sources:

Bond Proceeds:

Par Amount	25,000,000.00
Premium	2,562,202.60

27,562,202.60

Uses:

Project Fund Deposits:

Debt Service Fund	2,562,202.60
-------------------	--------------

Delivery Date Expenses:

Cost of Issuance	600,000.00
Underwriter's Discount	150,000.00
	<hr/>
	750,000.00

Other Uses of Funds:

Rounding	24,250,000.00
----------	---------------

27,562,202.60

BOND PRICING

Oconee County, SC

2023 GO Bonds (20-yr amort, wrapped around existing 8% debt) 14sep2023

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Call Date	Call Price	Premium (-Discount)
13sep2023 Double-A GO:								
	04/01/2024		5.000%	3.280%	100.696			
	04/01/2025		5.000%	3.160%	102.522			
	04/01/2026		5.000%	3.050%	104.502			
	04/01/2027	255,000	5.000%	2.960%	106.575			16,766.25
	04/01/2028	265,000	5.000%	2.960%	108.380			22,207.00
	04/01/2029	500,000	5.000%	2.970%	110.080			50,400.00
	04/01/2030	530,000	5.000%	2.980%	111.711			62,068.30
	04/01/2031	550,000	5.000%	3.020%	113.061			71,835.50
	04/01/2032	1,440,000	5.000%	3.070%	114.212			204,652.80
	04/01/2033	1,510,000	5.000%	3.120%	115.231			229,988.10
	04/01/2034	1,585,000	5.000%	3.210%	114.441 C	04/01/2033	100.000	228,889.85
	04/01/2035	1,665,000	5.000%	3.340%	113.311 C	04/01/2033	100.000	221,628.15
	04/01/2036	1,750,000	5.000%	3.480%	112.109 C	04/01/2033	100.000	211,907.50
	04/01/2037	1,835,000	5.000%	3.620%	110.923 C	04/01/2033	100.000	200,437.05
	04/01/2038	1,930,000	5.000%	3.750%	109.834 C	04/01/2033	100.000	189,796.20
		<u>13,815,000</u>						<u>1,710,576.70</u>
2043 Term:								
	04/01/2039	2,025,000	5.000%	4.020%	107.614 C	04/01/2033	100.000	154,183.50
	04/01/2040	2,125,000	5.000%	4.020%	107.614 C	04/01/2033	100.000	161,797.50
	04/01/2041	2,230,000	5.000%	4.020%	107.614 C	04/01/2033	100.000	169,792.20
	04/01/2042	2,345,000	5.000%	4.020%	107.614 C	04/01/2033	100.000	178,548.30
	04/01/2043	2,460,000	5.000%	4.020%	107.614 C	04/01/2033	100.000	187,304.40
		<u>11,185,000</u>						<u>851,625.90</u>
		25,000,000						2,562,202.60

Dated Date	11/02/2023	
Delivery Date	11/02/2023	
First Coupon	04/01/2024	
Par Amount	25,000,000.00	
Premium	2,562,202.60	
Production	27,562,202.60	110.248810%
Underwriter's Discount	(150,000.00)	(0.600000%)
Purchase Price	27,412,202.60	109.648810%
Accrued Interest		
Net Proceeds	27,412,202.60	

BOND SUMMARY STATISTICS

Oconee County, SC
2023 GO Bonds (20-yr amort, wrapped around existing 8% debt) 14sep2023

Dated Date	11/02/2023
Delivery Date	11/02/2023
Last Maturity	04/01/2043
Arbitrage Yield	3.657765%
True Interest Cost (TIC)	4.060713%
Net Interest Cost (NIC)	4.298956%
All-In TIC	4.283845%
Average Coupon	5.000000%
Average Life (years)	13.763
Duration of Issue (years)	10.157
Par Amount	25,000,000.00
Bond Proceeds	27,562,202.60
Total Interest	17,204,361.11
Net Interest	14,792,158.51
Total Debt Service	42,204,361.11
Maximum Annual Debt Service	2,585,750.00
Average Annual Debt Service	2,173,926.17
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	6.000000
	<hr/>
Total Underwriter's Discount	6.000000
Bid Price	109.648810

Bond Component	Par Value	Price	Average Coupon	Average Life
13sep2023 Double-A GO	13,815,000.00	112.382	5.000%	10.729
2043 Term	11,185,000.00	107.614	5.000%	17.511
	<hr/>			
	25,000,000.00			13.763

	TIC	All-In TIC	Arbitrage Yield
Par Value	25,000,000.00	25,000,000.00	25,000,000.00
+ Accrued Interest			
+ Premium (Discount)	2,562,202.60	2,562,202.60	2,562,202.60
- Underwriter's Discount	(150,000.00)	(150,000.00)	
- Cost of Issuance Expense		(600,000.00)	
- Other Amounts			
	<hr/>	<hr/>	<hr/>
Target Value	27,412,202.60	26,812,202.60	27,562,202.60
Target Date	11/02/2023	11/02/2023	11/02/2023
Yield	4.060713%	4.283845%	3.657765%

BOND DEBT SERVICE

Oconee County, SC
 2023 GO Bonds (20-yr amort, wrapped around existing 8% debt) 14sep2023

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/01/2024			517,361.11	517,361.11	517,361.11
10/01/2024			625,000.00	625,000.00	
04/01/2025			625,000.00	625,000.00	1,250,000.00
10/01/2025			625,000.00	625,000.00	
04/01/2026			625,000.00	625,000.00	1,250,000.00
10/01/2026			625,000.00	625,000.00	
04/01/2027	255,000	5.000%	625,000.00	880,000.00	1,505,000.00
10/01/2027			618,625.00	618,625.00	
04/01/2028	265,000	5.000%	618,625.00	883,625.00	1,502,250.00
10/01/2028			612,000.00	612,000.00	
04/01/2029	500,000	5.000%	612,000.00	1,112,000.00	1,724,000.00
10/01/2029			599,500.00	599,500.00	
04/01/2030	530,000	5.000%	599,500.00	1,129,500.00	1,729,000.00
10/01/2030			586,250.00	586,250.00	
04/01/2031	550,000	5.000%	586,250.00	1,136,250.00	1,722,500.00
10/01/2031			572,500.00	572,500.00	
04/01/2032	1,440,000	5.000%	572,500.00	2,012,500.00	2,585,000.00
10/01/2032			536,500.00	536,500.00	
04/01/2033	1,510,000	5.000%	536,500.00	2,046,500.00	2,583,000.00
10/01/2033			498,750.00	498,750.00	
04/01/2034	1,585,000	5.000%	498,750.00	2,083,750.00	2,582,500.00
10/01/2034			459,125.00	459,125.00	
04/01/2035	1,665,000	5.000%	459,125.00	2,124,125.00	2,583,250.00
10/01/2035			417,500.00	417,500.00	
04/01/2036	1,750,000	5.000%	417,500.00	2,167,500.00	2,585,000.00
10/01/2036			373,750.00	373,750.00	
04/01/2037	1,835,000	5.000%	373,750.00	2,208,750.00	2,582,500.00
10/01/2037			327,875.00	327,875.00	
04/01/2038	1,930,000	5.000%	327,875.00	2,257,875.00	2,585,750.00
10/01/2038			279,625.00	279,625.00	
04/01/2039	2,025,000	5.000%	279,625.00	2,304,625.00	2,584,250.00
10/01/2039			229,000.00	229,000.00	
04/01/2040	2,125,000	5.000%	229,000.00	2,354,000.00	2,583,000.00
10/01/2040			175,875.00	175,875.00	
04/01/2041	2,230,000	5.000%	175,875.00	2,405,875.00	2,581,750.00
10/01/2041			120,125.00	120,125.00	
04/01/2042	2,345,000	5.000%	120,125.00	2,465,125.00	2,585,250.00
10/01/2042			61,500.00	61,500.00	
04/01/2043	2,460,000	5.000%	61,500.00	2,521,500.00	2,583,000.00
	25,000,000		17,204,361.11	42,204,361.11	42,204,361.11

BOND SOLUTION

Oconee County, SC
2023 GO Bonds (20-yr amort, wrapped around existing 8% debt) 14sep2023

Period Ending	Proposed Principal	Proposed Debt Service	Existing Debt Service	Total Adj Debt Service
04/01/2024		517,361	1,479,147	1,996,508
04/01/2025		1,250,000	1,477,300	2,727,300
04/01/2026		1,250,000	1,479,025	2,729,025
04/01/2027	255,000	1,505,000	1,081,465	2,586,465
04/01/2028	265,000	1,502,250	1,082,059	2,584,309
04/01/2029	500,000	1,724,000	857,250	2,581,250
04/01/2030	530,000	1,729,000	855,032	2,584,032
04/01/2031	550,000	1,722,500	862,665	2,585,165
04/01/2032	1,440,000	2,585,000		2,585,000
04/01/2033	1,510,000	2,583,000		2,583,000
04/01/2034	1,585,000	2,582,500		2,582,500
04/01/2035	1,665,000	2,583,250		2,583,250
04/01/2036	1,750,000	2,585,000		2,585,000
04/01/2037	1,835,000	2,582,500		2,582,500
04/01/2038	1,930,000	2,585,750		2,585,750
04/01/2039	2,025,000	2,584,250		2,584,250
04/01/2040	2,125,000	2,583,000		2,583,000
04/01/2041	2,230,000	2,581,750		2,581,750
04/01/2042	2,345,000	2,585,250		2,585,250
04/01/2043	2,460,000	2,583,000		2,583,000
	25,000,000	42,204,361	9,173,943	51,378,304

**Summary of Capital and Annual Costs
For I-85 Sewer & Water by Phases
(As of December 2004)**

Phase/Item	Capital Cost	Projected Completion Date
Phase I Sewer- Welcome Center and Highway 59	<u>\$9,921,000</u>	2007
Phase I Water	\$3,745,000	2007
Subtotal Phase I	\$13,666,000	
Phase II- Sewer for Other Oconee County Exits	\$1,806,000	2008
Phase II-Water for Other Oconee County Exits	\$6,226,000	2008
Phase II Sewer for Anderson County Exits	\$5,438,000	2008
Subtotal Phase II	\$13,470,000	
Phase III – Sewer Expansion in Oconee County	\$3,094,000	2009

These cost estimates are based on preliminary engineering plans and will be refined as we proceed with the projects. **Phase I and Phase II sewer projects (\$17,165,000 in 2007 and 2008)** are the most important projects and are where funding assistance in the near future is the most critical.



Fall Creek Falls

Name: Fall Creek Falls

Description: Fall Creek is aptly named, for it is home to three waterfalls, each roughly 30 to 50 feet high, in a mile-long stretch. The less intrepid among us can enjoy a fine view of the first level just below the west side of FS 722. But if you're planning to explore the entire Fall Creek chain – including the third level, where this photograph was taken – you'll need to budget about two hours for the difficult, two-mile downstream hike. There is no marked trail and dense rhododendron thickets blanket each side of the creek.

Height: First level, 35 feet; second level, 20 feet; third level, 40 feet

Length of hike: 2 miles

Time to hike: Minimum of two hours to see all levels

Difficulty: Difficult

Creek or river: Fall Creek

Credit Perspectives from South Carolina's Golden Corner

General Obligation Bonds, Series 2023

***Oconee County, South Carolina
415 South Pine Street
Walhalla, SC 29691
864 638-4235***

September 2023

Contents



- 1. *Presentation Team***
- 2. *County Profile***
- 3. *Economy/Demographics***
- 4. *County Finances***
- 5. *Use of 2023 GO Bonds***
- 6. *Debt Profile***
- 7. *Financing Schedule***

1. *Presentation Team*



Presentation Team



- **Matthew Durham**
 - County Council Chairman
 - District II Councilman
 - NRC Licensed Nuclear Operator
- **Amanda Brock**
 - County Administrator (2019-present)
 - Graduate of SC Institute of Government, National Association of Counties High Performance Leadership Academy, and Coca-Cola Scholars Leadership Summit
 - 21 years with Oconee County (15 of those years in Administration)
- **Ladale Price**
 - Director of Finance (2015-present)
 - Prior roles with Oconee County include Budget Analyst, Senior Accountant, Assistant Director of Finance
 - 30 years with Oconee County
- **David Root**
 - County Attorney (2015-present)
 - Member of SC Economic Developers Association; graduate of SC Institute of Government (Levels II and II), SC Economic Development Institute, and 2020 Community and Economic Development Program
 - 22 years practicing government law
- **Michael Kozlarek**
 - King Kozlarek Law LLC
 - Bond Counsel to the County
- **Brent Robertson**
 - Stifel, Nicolaus & Company, Inc.
 - Financial Advisor to the County

2. County Profile



“Land Beside the Water”

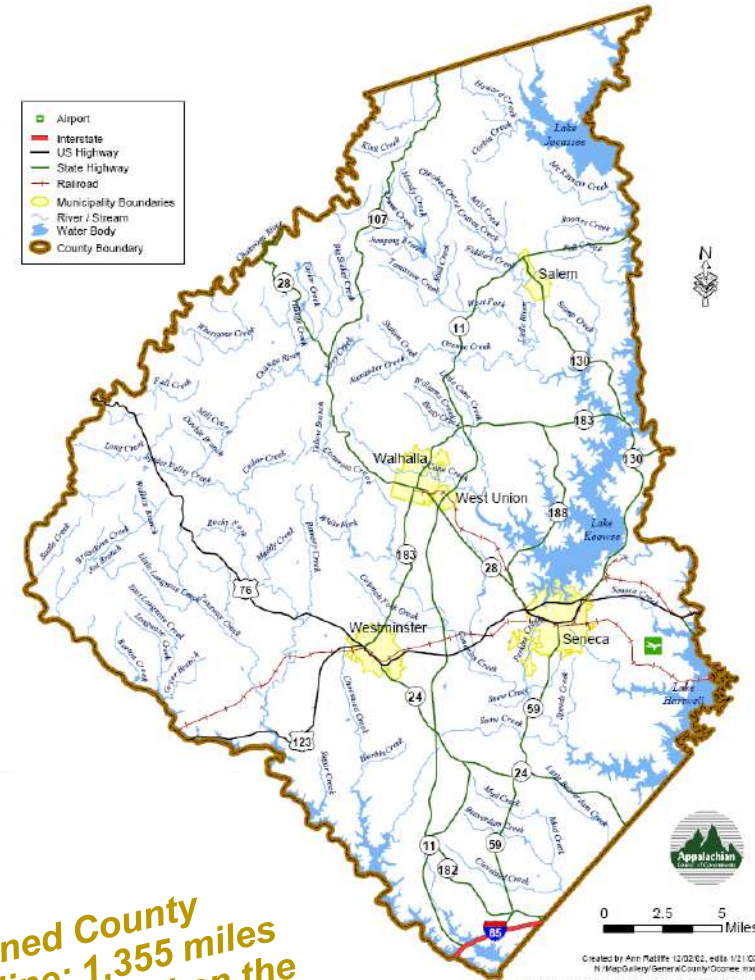


• Shared Borders

- States of North Carolina and Georgia
- SC Counties of Pickens and Anderson

• Geographic Characteristics

- Land area of 654 square miles
- Sumter National Forest
- Extensive network of rivers and creeks
- Lakes
 - Hartwell
 - 55,950 acres; 962-mile shoreline
 - Completed 1962 by Corp of Engineers
 - Keowee
 - 18,372 acres; 300-mile shoreline
 - Completed 1972 by Duke Power
 - Jocassee
 - 7,565 acres; 75 miles
 - Completed 1973 by Duke Power
 - Tugalo
 - 597 acres; 18-mile shoreline
 - Shared with Rabun County, GA



**Combined County
Shoreline: 1,355 miles
... that's more than the
State of Hawaii's total
shoreline miles of 1,052!**

Created by Ann Matthe (2/20/02, edit: 1/2/03)
© Wabash/Sevier/Sumter/Oconee/Trans
This map is a product of the Appalachian Council of Governments.
Reasonable efforts have been made to ensure the accuracy of this
map. The Appalachian Council of Governments expressly disclaims
any responsibility with regards to the use of this map.

Transportation



• Major Roads

- US Highway 123
 - Connecting corridor between Gainesville, GA and Clemson/Greenville, SC
 - Bisepts City of Seneca
 - Largest municipality
 - Retiree destination
 - Home of Ramcat Alley
- Interstate 85
 - Gateway into South Carolina from Atlanta approaching Greenville

• Oconee County Airport

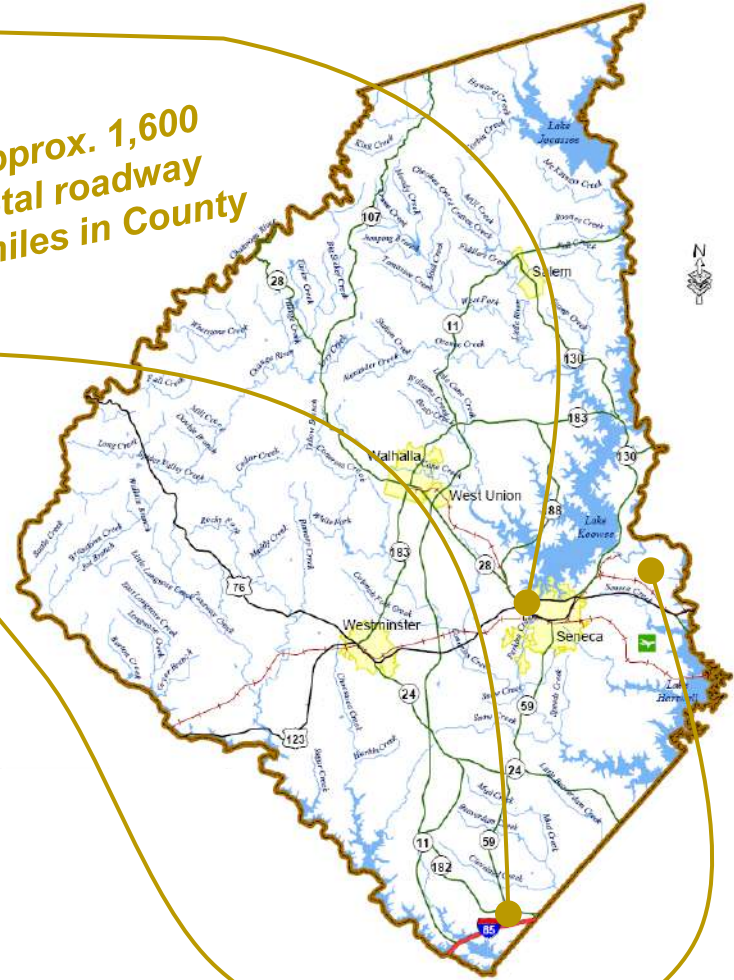
- 5,000 ft runway
- Aviation gateway to three premier educational institutions (Clemson University, Southern Wesleyan University, and Tri-County Technical College)

• Drive Times from County Seat (Walhalla)

- To Commercial Air Travel: Greenville-Spartanburg Airport (GSP) <90 minutes; Hartsfield-Jackson Atlanta International Airport (ATL) ~2 hrs
- To Major Cities: Atlanta, GA (~2 hrs); Greenville, SC (~1 hr); Asheville, NC (<2 hrs); Spartanburg, SC (<2 hrs)


- **Commercial rail service** provided by Norfolk-Southern Rail Lines

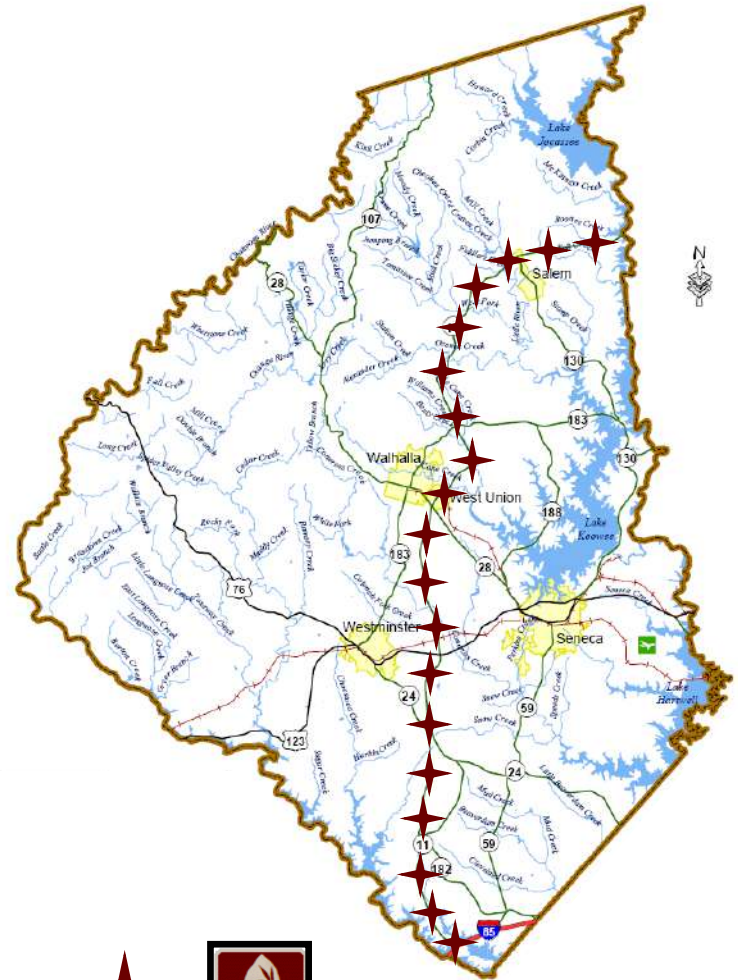
*Approx. 1,600
total roadway
miles in County*



Transportation/Tourism



- Oconee County is vertically bisected by nationally recognized historic highway
 - **Cherokee Foothills Scenic Highway 11**
 - Once known as “Keowee Path” or “Cherokee Path”, this 130 mile road was the route used by the Cherokee, English, and French fur traders. Offers scenic alternative to I-85 through SC. Extending from I-85 near NC border to I-85 at the GA line, this route allows travelers to experience unparalleled views and visit many attractions along the way.
 - Featured in national publications including
 - **Southern Living**
 - » Best Place to Dine With a View
 - » Best Place to Rent a Cabin for the Week
 - » Best Hiking Trails
 -  NATIONAL GEOGRAPHIC



Tourism/Retirement



... in addition to being recognized by visitors for its numerous waterfalls and outdoor activities



Laurel Fork Falls



Lake Keowee

... and the Jocassee Gorges (50,000+ acres of protected forestlands)
<https://discoversouthcarolina.com/jocassee-gorges>



Lake Jocassee



Yellow Branch Falls



Pigpen Falls & Licklog Falls

... Oconee County is the home of the City of Seneca which was recognized by Retirement Lifestyles magazine as one of the top-10 places to retire in the Carolinas

County Government and Management



- Council-Administrator form of government
- County Council
 - 5 officials elected from single member districts for staggered four-year terms
 - Members/Occupation
 - District I – John Elliott (CPA – retired)
 - District II (Chairman) – Matthew Durham (NRC Licensed Nuclear Operator)
 - District III (Vice Chairman) – Don Mize (Sr. NRC Licensed Nuclear Operator – retired)
 - District IV – Julian Davis III (Insurance Agency Owner/Agent)
 - District V – James Glenn Hart (Licensed Land Surveyor)
- Administrator
 - Amanda Brock
 - Appointed by Council to serve as chief operating and administrative officer for all County related services
- Other elected officials
 - Auditor, Clerk of Court, Probate Judge, Sheriff, Treasurer, Coroner



Utilities, Governmental Services, Health Care

- **Utilities**

- Water

- Municipalities of Walhalla, Westminster, Seneca and Salem operate water services inside and outside corporate limits
- Pioneer Water District provides water services to large portion of unincorporated areas

- Sewer

- Oconee Joint Regional Sewer Authority operates a waste treatment plant and trunk line system which receives and processes liquid waste collected by sewer systems of Walhalla, Westminster and Seneca

- Power

- Major power suppliers include Duke Energy, Blue Ridge Electric Co-op., Seneca Light and Water, and Westminster Commission of Public Works

- **Governmental Services**

- County-provided include administrative, judicial, public safety/law enforcement, public health, social services, building inspection, rural fire protection, library services, public works/roads/streets, recreational/tourism, elections, civil defense, airport commission, economic development
- Municipalities within County provide some of the services listed above and additional services not offered by County; special purpose districts within County provide other services as well

- **Health Care**

- Prisma Health Oconee Memorial Hospital (OMH)

- Award winning 169-bed hospital offering a wide variety of services including ER, open intensive care unit, comprehensive labor and delivery unit, inpatient pediatric unit, a breast care center, inpatient hospice and palliative care services, and a non-invasive heart catheterization lab
- Located on OMH campus, the Center for Family Medicine is a 14,000 sf state of the art family medicine clinic and home to the Seneca Family Medicine Residency Program

- Prisma Health satellite locations (10 total)

Education



- **Oconee County School District**
 - 10 elementary schools, 3 middle schools, and 3 high schools presently serving >10,200 pupils
 - Educational offerings include gifted & talented education programs, >20 AP classes, dual-credit classes, state of the art career/technology resources
- **Oconee County Workforce Development Campus**
 - Located within Oconee Industry and Technology Park and home to
 - **Tri-County Technical College (TCTC) – Oconee Campus**
 - TCTC is one of the 16 public two-year colleges comprising the SC Technical Education System. Total enrollment >6,000 across three counties.
 - Oconee Campus
 - » Supports regional manufacturing. Programs include CNC Programming and Operations, Manufacturing Management and Leadership, Business Administration and Operations Management, Industrial Electronics Technology, and Mechatronics
 - » Offers dual-enrollment for high school students, university transfer courses, and SC Manufacturing Certification
 - » Home to School District of Oconee County Career Center
 - **Hamilton Career and Technology Center**
 - Wide variety of certification programs
 - » ICAR Pro Level 1 & 2; ASE (Automotive Service Excellence); S/P2 Auto Collision; OSHA; CPR; AED; First Aid; Microburst Learning Employability Soft Skills; Emergency Medical Responder; Emergency Medical Technician; AWS (American Welding Society); Family & Consumer Science Culinary; Firefighter, Certified Nursing Assistant
 - » During 2021/22 academic year, >80 completed internships and >430 industry-recognized credentials earned
- **Oconee Academy**
 - Alternative to traditional middle and high school path providing specialized services to students in grades 7-12

And of course ...



3. Economy/Demographics



Manufacturing/Industry



- >60 **manufacturers**, foreign and domestic, call Oconee County home
 - <http://oconeealliance.org/business-climate-2/#business-directory>
- Three **industrial parks** within the County
 - All certified by the South Carolina Department of Commerce
 - Approx. 538 total County-owned buildable acreage
 - All utilities on-site
 - <http://oconeealliance.org/properties/#industrial-parks>
 - **Oconee Industry & Technology Park**
 - Buildable Acreage: 150
 - Focus: manufacturing
 - Main Access: SC Highway 11 (15 minutes off I-85 Exit 1)
 - **Golden Corner Commerce Park**
 - Buildable Acreage: 260
 - Focus: manufacturing, warehouse, distribution
 - Main Access: SC Highway 59 (2 miles off I-85 Exits 2 or 4)
 - **Seneca Rail Park (SRP)**
 - Buildable Acreage: 128 (90 available)
 - Focus: manufacturing
 - Main Access: Norfolk Southern, SC Highway 123
 - Certified fiber-ready industrial park (first industrial park in Upstate SC to received this distinction)
 - Located within New Market Tax Credit Zone and Qualified Opportunity Zone



Oconee County hosts a diverse and growing base of manufacturing interests and complimentary infrastructure that provide a stable base of employment and competitive wages!





Capital Investment and Job Creation

- **May 2021 ...**
BASF announces expansion of existing Oconee County operations. \$40.8M investment, ~50 new jobs.
- **October 2021 ...**
PreZero US announces expansion of existing operations in Oconee County. \$11.5M, ~32 new jobs.
- **March 2022 ...**
CurTec announces new manufacturing operations in Oconee County. \$13M investment, ~32 new jobs.
- **August 2022 ...**
Impact Housing announces new operations in Oconee County. \$30M investment.
- **April 2023 ...**
Borg Warner announces expansion of Oconee County Operations. \$42.7M investment, ~122 new jobs.
- **May 2023 ...**
Meyn America announces new distribution facility in Oconee County. \$10.8M investment, ~25 new jobs.
- **May 2023 ...**
Itron announces \$28.5M expansion of Oconee County operations. ~100 new jobs.
- **September 2023 ...**
Books for Less announces new distribution facilities in Oconee County. \$4M investment, ~20 new jobs.
- **Top Private Employment Sectors ...**
manufacturing, retail trade, construction, accommodation/food services, health care/social assistance, real estate, scientific/technical services, finance/insurance

Fiscal Year	Total Capital Investment	Additional Employment
2018	\$ 95,100,000	238
2019	-	125
2020	10,000,000	-
2021	40,800,000	50
2022	24,500,000	64
2023	99,500,000	247
2024 YTD	3,975,000	20



Top Employers



Employer	Sector	Approx. # Employees
School District of Oconee County	Public Education	1,530
▶ Prisma Health	Health Services	1,310
Duke Energy Corp.	Energy	1,300
▶ Itron, Inc.	Electric Utility Manufacturer	1,000
▶ BorgWarner	Auto Parts Manufacturer	1,000
▶ Schneider Electric	Equipment Manufacturer	600
Oconee County Government	Government	575
JTECKT	Bearing Supplier	500
▶ BASF	Auto Parts Manufacturer	400
▶ Greenfield Industries	Tool Manufacturer	350

- ▶ Private sector employment within the top-10 list above is dominated by manufacturing and health care which rank among the highest annual wage employment sectors in the County

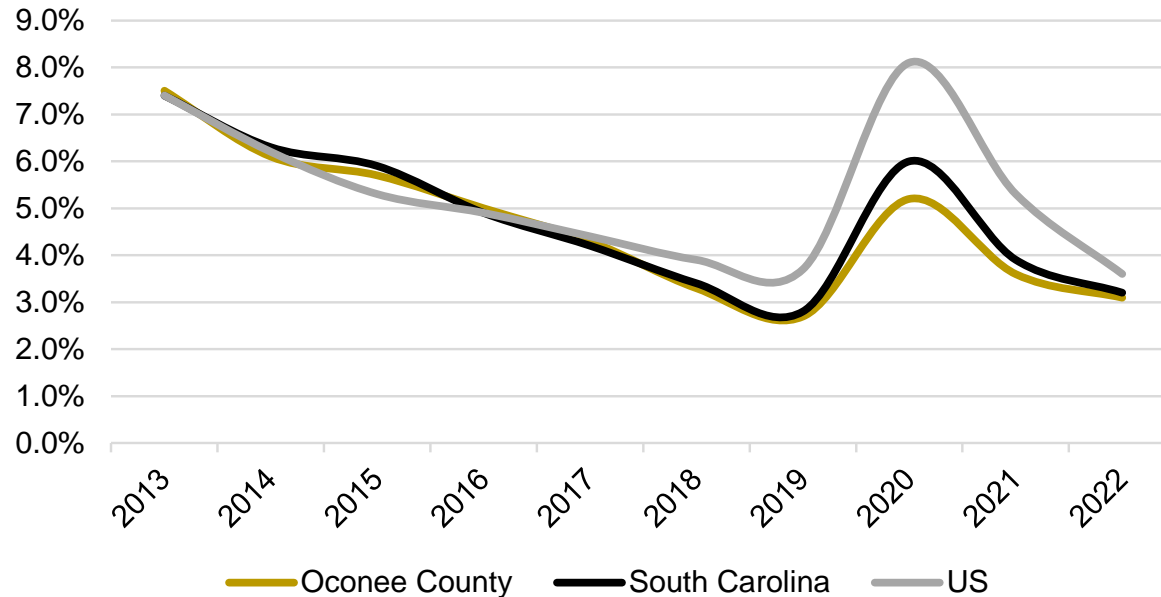
Construction Activity and Investment



Fiscal Year	Residential		Commercial	
	# of Permits	Value of Permits	# of Permits	Value of Permits
2018	1,213	\$ 115,008,218	159	\$ 23,984,656
2019	1,080	132,420,992	127	20,423,807
2020	1,424	141,503,141	225	85,778,886
2021	1,217	147,118,123	137	79,164,422
2022	1,363	190,352,408	150	18,503,052

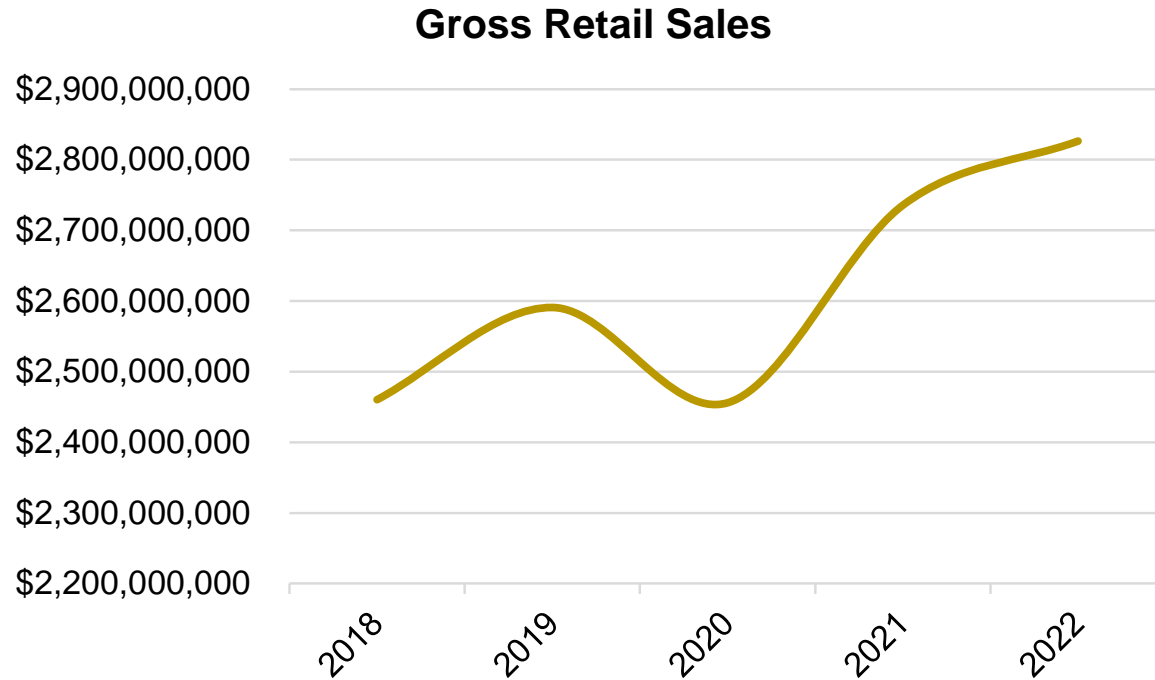
- High quality educational and health care resources, diverse job-training and career opportunities, and abundant outdoor activities rank among the factors driving **residential** investment countywide
 - Between 2018-2022 alone, the County experienced consistent year-over-year growth in residential permitting
 - Average annual # permits = 1,259
 - Average annual total investment = \$145.3 million
- 2018-2022 **commercial** investments countywide
 - Average annual # permits = 160
 - Average annual total investment = \$45.6 million
- **Note:** COVID-19 pandemic had little impact on residential/commercial investment during FY20 and FY21 in terms of number of permits or total annual investment

Unemployment



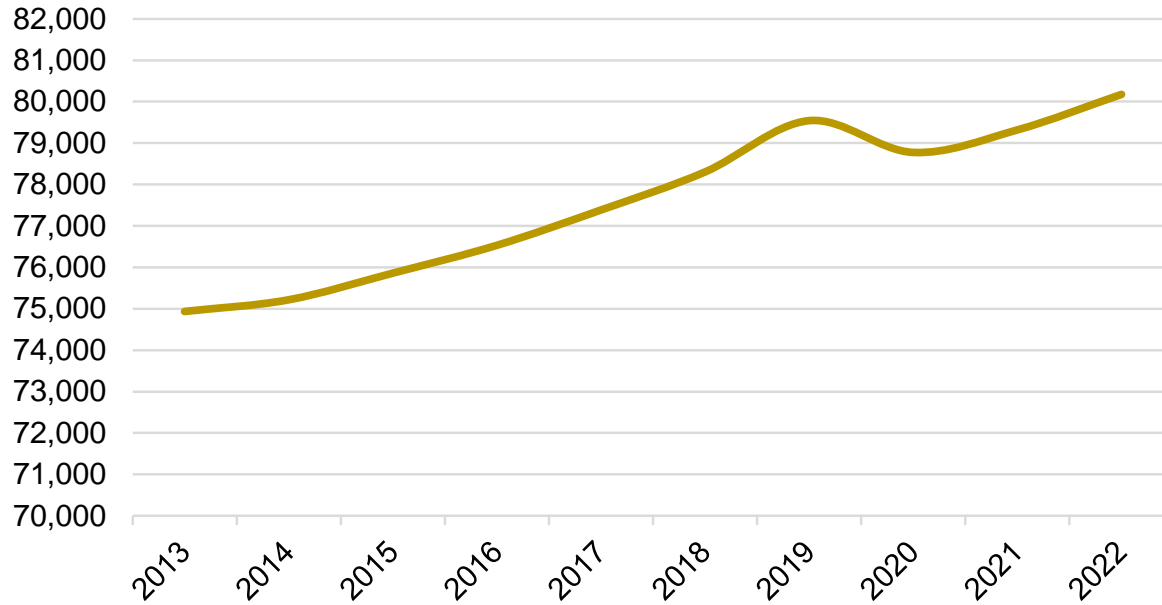
- Career opportunities within the County have helped sustain a 10-year history of unemployment which rivals that experienced at the State and national levels
- In the last five years alone (2018-2022), the County's unemployment rates have been consistently lower than those of South Carolina and the US
- Top three employment sectors presently include manufacturing (*\$61,100), retail trades (*\$33,644), and health care/social assistance (*\$65,624)

Gross Retail Sales



- Gross retail sales in the County have fully recovered since their dip in 2020 during the COVID-19 pandemic
- Between 2018 and 2022, gross retail sales experienced total growth of almost 15%

Population



- Between 2013-2022, the County's population grew by 7.0%
- Since 2013, the County experienced only one year of population decline (<800 people in 2020) from which it rebounded the following year

4. County Finances



FY	Property Classification (000's omitted)			Total AV (000's omitted)	FMV (000's omitted)
	Real	Personal	Other		
2013	\$ 318,171	\$ 35,811	\$ 161,575	\$ 515,557	\$ 9,047,218
2014	322,552	41,213	157,530	521,295	9,142,100
2015	320,743	40,299	164,301	525,343	9,169,352
2016	323,167	42,705	180,422	546,294	9,438,561
2017	333,937	42,505	183,479	559,921	9,511,693
2018	335,400	42,664	190,688	568,752	9,622,041
2019	342,029	44,397	190,206	576,632	9,827,455
2020	349,404	48,724	171,731	569,859	9,870,473
2021	360,945	52,374	186,069	599,388	10,326,755
2022	378,414	57,131	209,036	644,581	10,952,701

Total AV \$ 644,580,960

Total 8% Debt Capacity \$ 51,566,477

Less: Outstanding 8% GO Debt \$ 8,587,000

Remaining Available 8% Debt Capacity (as of FY23 yearend) \$ 42,979,477

- Between 2013-2022, the County's total AV grew by >25% representing an average annual growth rate of just over 2.5%
- The single year of decline in total AV in the table above (2020) is attributable to a change in State law with respect to taxes calculated on boats and motors. Note that FMV in the same year experienced modest growth.
- FY 2022 FMV/capita of \$138,286

Property Tax Collections



FY	Current Year (000's omitted)			Delinquent Collections (000's omitted)	Total Collections	
	Levy	Collections	Collection Rate*		Amount (000's omitted)	Collection Rate*
2013	\$ 35,707	\$ 34,513	96.7%	\$ 901	\$ 35,414	99.2%
2014	36,786	35,519	96.6%	736	36,255	98.6%
2015	37,439	36,299	97.0%	704	37,003	98.8%
2016	40,371	39,276	97.3%	698	39,974	99.0%
2017	41,053	40,032	97.5%	825	40,857	99.5%
2018	42,031	40,697	96.8%	1,004	41,701	99.2%
2019	43,593	42,455	97.4%	900	43,355	99.5%
2020	45,760	44,455	97.1%	1,205	45,660	99.8%
2021	48,131	46,843	97.3%	1,180	48,023	99.8%
2022	49,182	48,132	97.9%	981	49,113	99.9%

*Percent of current year levy

**Consistently high rate
of current collections**

Top Taxpayers



Taxpayer	FY22/Tax Year 2021 (000s omitted)				FY21/Tax Year 2020 (000s omitted)			
	Assessed Value	Rank*	Taxpayer AV as % of County AV	Taxes Paid	Assessed Value	Rank*	Taxpayer AV as % of County AV	Taxes Paid
Duke Energy Corporation	\$ 180,925	1	28.07%	\$ 36,379	\$ 153,256	1	25.57%	\$ 32,995
Blue Ridge Electric Coop Inc.	10,520	2	1.63%	2,303	8,540	2	1.42%	1,954
Borg Warner Torg Systems, Inc.	5,431	3	0.84%	1,183	5,259	3	0.88%	1,198
Sandvik Inc.	3,418	4	0.53%	744	3,428	5	0.57%	778
BASF Catalyst, LLC	3,260	5	0.51%	710	3,541	4	0.59%	807
Cryovac Inc.	2,928	6	0.45%	638	2,844	6	0.47%	645
Clairos, LLC	2,851	7	0.44%	503	2,488	8	0.42%	480
Itron Electricity Metering Inc.	2,640	8	0.41%	573	2,374	9	0.40%	461
Epoch Clemson, LLC	2,389	9	0.37%	521	-	-	-	-
US Engine Valve Company	2,389	10	0.37%	460	2,653	7	0.44%	524
BASF Corporation	-	-	-	-	2,155	10	0.36%	491
Totals	\$ 216,751		33.63%	\$ 44,014	\$ 186,538		31.12%	\$ 40,333
Total Assessed Value of County	\$ 644,581				\$ 599,388			

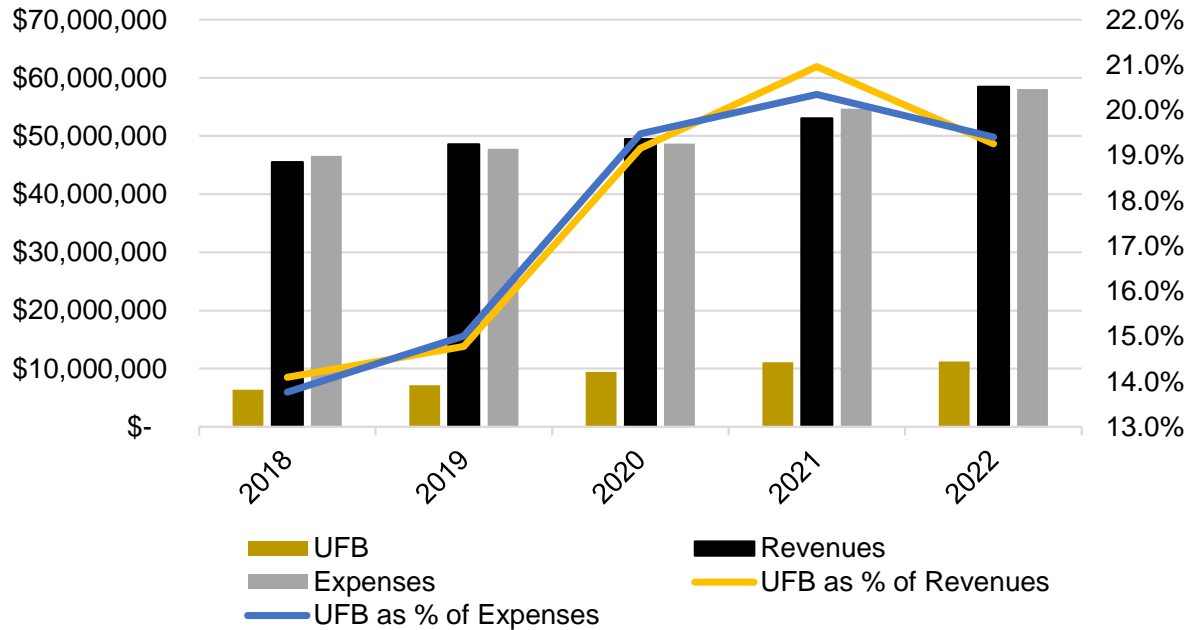
*Ranking based on assessed value of taxpayer as their % of total County AV

- County's tax base and related property tax collections are consistently led by Duke Energy's **Oconee Nuclear Station**
 - Stable and long-standing corporate citizen of the County; important asset to Duke's balance sheet and competitive advantage
 - Largest of Duke's nuclear stations ... 2,554 MW capacity (enough to power 1.9 million homes)
 - Three reactors (Unit 1 est. 1973; Units 3 and 4 est. 1974)
 - Licensing
 - Expiration of current licenses: 2033 and 2034
 - Duke has filed an application with the US Nuclear Regulatory Commission to renew Oconee Nuclear Station's operating license for an additional 20 years thereby extending operations into 2053 and 2054

Reserves/Liquidity (General Fund)



Unassigned Fund Balance (UFB), Revenues/Expenses, and UFB as % of Rev/Exp



FY	Unassigned Fund Balance	Revenues	Expenses	UFB as % of	
				Revenues	Expenses
2018	\$ 6,412,141	\$ 45,479,629	\$ 46,583,522	14.1%	13.8%
2019	7,172,523	48,546,810	47,784,538	14.8%	15.0%
2020	9,478,187	49,477,557	48,660,801	19.2%	19.5%
2021	11,122,634	53,053,492	54,658,100	21.0%	20.3%
2022	11,260,698	58,482,868	58,045,144	19.3%	19.4%



Capital Improvement Program (CIP)

- County manages capital needs through designated millage or General Fund allocations
- Notable capital completions
 - Completion of 10-year Fire Plan including construction of 10 substations
 - Construction of new Magistrate Facility
 - Land acquisitions for expanded industrial parks
 - Construction of a Sheriff's Substation and Coroner's Office
 - \$13M (mostly grant funded) in airport improvements
 - Completion of secondary (off-site) E-911 Center
- Upcoming capital (funding approved)
 - Mass grading at Golden Corner Commerce Park (pad-ready site)
 - Reconstruction of roadway infrastructure at Landfill / new scalehouse
 - Expansion of E-911 Radio tower sites (2)

OPEB



- Employees hired before July 1, 2005 who retire from service or terminate with at least 20 consecutive years of service and meet SCRS or PORS retirement eligibility are also eligible for certain County-provided health care benefits
- The County presently pays for OPEB benefits on a pay-go basis
 - FY22 payment totaled \$622,547
- FY22 total OPEB liability

Balance at beginning of year	\$ 11,684,636
Changes for the year	
Service cost	165,299
Interest on the OPEB liability	283,606
Changes of benefit terms	-
Difference between expected and actual experience of the total OPEB liability	321,143
Changes of assumptions	897,501
Benefit payments	(383,044)
Net change in total OPEB liability	1,284,505
Balance at end of year	\$ 12,969,141

Sensitivity of Total Liability to Discount Rate		
1% Decrease to 0.92%	Current Discount Rate of 1.92%	1% Increase to 2.292%
\$ 14,216,886	\$ 12,969,141	\$ 11,885,183



FY24 General Fund Budget: Revenues



Revenues and Other Financing Sources						
Description	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Amended Budget	FY 2024 Budget Amendment	% Change from FY 2023
Property Taxes	\$ 36,730,275	\$ 38,531,227	\$ 41,474,316	\$ 44,493,703	\$ 39,796,440	(10.56%)
Intergovernmental	3,995,120	4,686,613	4,888,193	3,968,222	4,834,181	21.82%
Licenses, Permits and Fees	5,352,745	6,694,932	7,342,104	6,783,600	8,115,850	19.64%
Fines and Forfeitures	231,260	242,004	257,591	222,600	302,600	35.94%
Charges for Services	2,053,881	2,554,699	4,085,819	2,823,328	3,195,328	13.18%
Interest and Investment Income	903,344	75,750	-	200,000	900,000	350.00%
Miscellaneous and Other	210,933	267,164	254,689	242,214	242,214	-
Other Financing Sources	3,052,463	805,631	2,893,684	1,879,297	1,450,620	(22.81%)
Use of Fund Balance	-	-	-	384,056	-	-
	\$ 52,530,020	\$ 53,858,020	\$ 61,196,396	\$ 60,997,020	\$ 58,837,233	(3.54%)

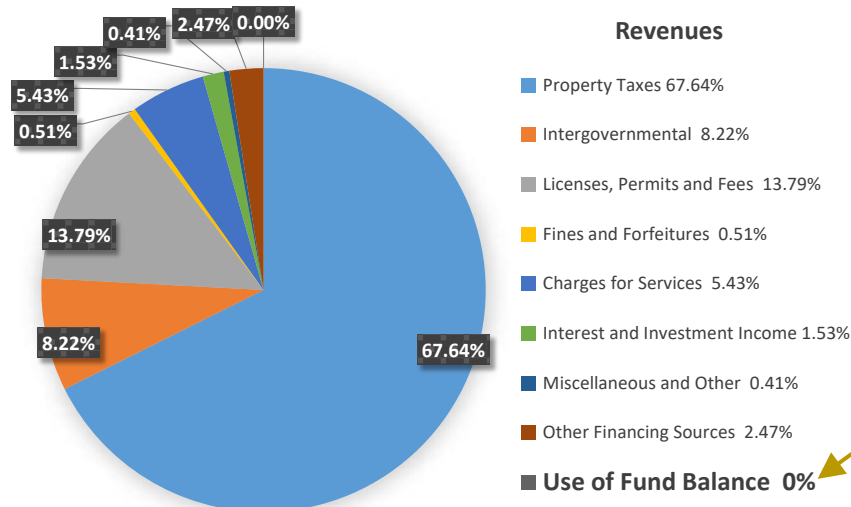
Change from Prior Year

2.528%

13.625%

(0.326%)

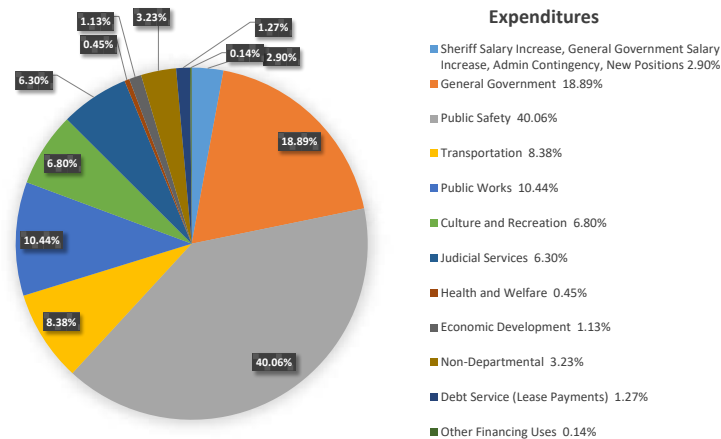
(3.541%)





FY24 General Fund Budget: Expenses

Expenditures and Other Financing Uses						
Description	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Amended Budget	FY 2024 Budget Amendment	% Change from FY 2023
3% COLA, New Positions, Salary Savings, Fuel Contingency, Admin Contingency	\$ -	\$ -	\$ -	\$ 300,219	\$ 1,705,283	
General Government	8,732,555	9,112,716	9,509,470	10,491,959	11,112,548	5.91%
Public Safety	19,165,625	19,939,063	21,048,696	23,573,808	23,570,641	(0.01%)
Transportation	3,727,397	3,996,246	4,710,528	5,521,948	4,933,137	(10.66%)
Public Works	4,373,084	4,759,895	5,086,095	5,441,966	6,141,556	12.86%
Culture and Recreation	3,187,563	3,356,741	3,556,088	4,009,510	4,002,232	(0.18%)
Judicial Services	2,801,152	2,898,988	3,378,026	3,414,755	3,707,224	8.56%
Health and Welfare	230,990	233,118	285,382	262,775	266,861	1.56%
Economic Development	564,167	581,958	530,555	665,752	666,025	0.04%
Non-Departmental	1,538,345	3,399,458	4,651,806	1,935,000	1,900,000	(1.81%)
Debt Service (Lease Payments)	982,646	1,401,748	886,296	742,574	746,726	0.56%
Other Financing Uses	275,000	140,000	1,718,765	149,367	85,000	(43.09%)
	\$ 45,578,524	\$ 49,819,930	\$ 55,361,708	\$ 56,509,633	\$ 58,837,233	4.12%
Net Change in Fund Balance	\$ 6,951,496	\$ 4,038,089	\$ 5,834,688	\$ 4,487,387	\$ 0	
Actual Value of a Mill	\$ 545,613	\$ 561,398	\$ 586,604	\$ 602,892	\$ 620,000	



5. Use of 2023 GO Bonds



2023 Projects



- Sewer Infrastructure expansion to the I-85 Corridor – which is barren of any sewer service
- Encompasses 3 interstate exits, prime for Economic Development / growth

... please refer to accompanying maps on pages that follow

... placeholder for 11x17 foldout Map 1

... placeholder for 11x17 foldout Map 2



Anticipated Impacts of 2023 Projects

- Sewer to this geographic area addresses the service void in the entire southern portion of the County
- Projects will likely be a catalyst for historic industrial & commercial investment, with the potential to create 5,000 jobs
- Industrial development will trigger residential growth

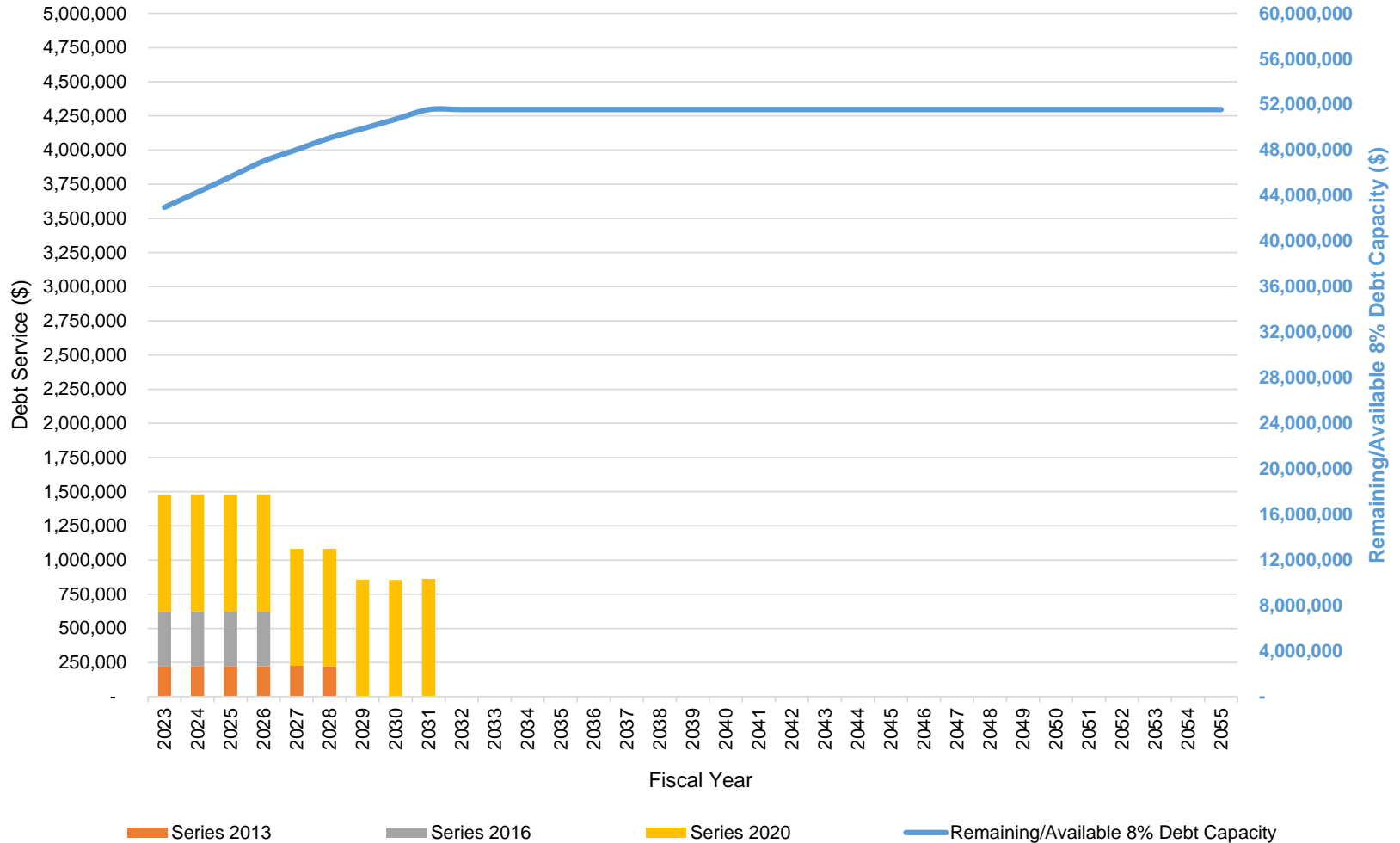
6. Debt Profile



GO Debt Profile: Before 2023 Bonds



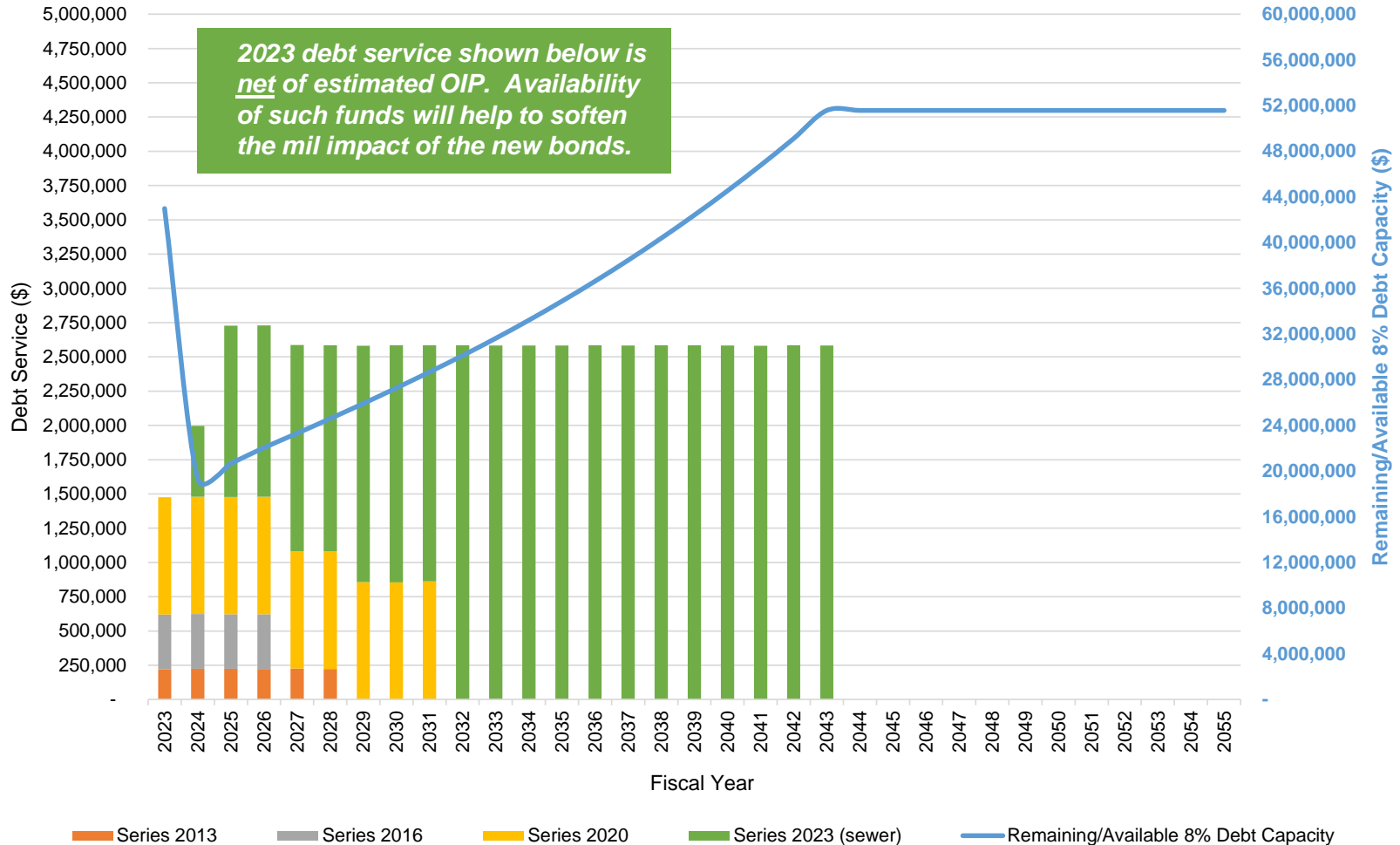
Oconee County, South Carolina
General Obligation Bonds Debt Profile
(pre issuance of 2023 Bonds)



GO Debt Profile: After 2023 Bonds



Oconee County, South Carolina
 General Obligation Bonds Debt Profile
 (post issuance of 2023 Bonds - **ESTIMATED**)



Future Borrowing Plans



- The County has no plans for future borrowing

7. *Financing Schedule*



Financing Schedule



October						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

County = Oconee County

BC = King Kozlarek Law

FA = Stifel

 = holiday

 = FOMC meeting

 = County Council meeting

Date	Task	Responsible Party
6-Oct	Ratings received	FA
10-Oct	Due diligence process completed	All parties
10-Oct	CUSIPs ordered	FA
11-Oct	POS posted	BC
18-Oct	Price	All parties
1-Nov	Pre close	All parties
2-Nov	Close	All parties



Mountain Rest GOP Precinct



1d · 🌐

You can add Christian and Male to that list.



Presented to Council from
Mr. Chris Rouen 01/23/2024