

MINUTES OF REGULAR MEETING
SALUDA COUNTY COUNCIL
MONDAY, OCTOBER 9, 2023 AT 6:00 P.M.
COUNCIL CHAMBERS, SALUDA COUNTY ADMINISTRATION BUILDING
400 WEST HIGHLAND STREET, SALUDA, SOUTH CAROLINA

A. CALL TO ORDER

Chairman Jim Moore called the regular meeting of Saluda County Council to order at 6:00 P.M.

Present were: Chairman Jim Moore
Vice-Chairman Jack Atkinson
Councilman Carey Bedenbaugh
Councilman Justin Anderson
Councilman J. Frank Daniel, Sr.

Also present were: County Administrator, Sandra G. Padgett
Regina H. Turner, Clerk to Council
Attorney, Virginia Bozeman

B. INVOCATION Councilman Daniel delivered the invocation.

C. PLEDGE OF ALLEGIANCE Chairman Moore led the Pledge of Allegiance.

D. PUBLIC INFORMATION

It is noted by the Clerk herein, that in compliance with the Freedom of Information Act, notice of the regular meeting was given to the local news media and properly posted, to include the county website. The following notice was placed at the beginning of the agenda:
Please note meetings are open to the public. Access to the live video is available by going to the County's Facebook page (Saluda County, SC Government).

E. APPROVAL OF AGENDA

On motion of Councilman Bedenbaugh seconded by Vice-Chairman Atkinson to approve the agenda it was unanimously approved as amended by a motion of Councilman Anderson, seconded by Councilman Bedenbaugh to exclude item 2 under new business, first reading of Ordinance No. 12-23 an ordinance requiring the registration of short-term rentals.

F. APPROVAL OF MINUTES

On motion of Councilman Bedenbaugh, seconded by Vice-Chairman Atkinson the Minutes for September 11th and 13th, 2023 were unanimously approved as submitted.

G. REPORTS OF COUNCIL MEMBERS

Councilman Bedenbaugh thanked everyone that supported the Lions Club Golf Tournament and expressed his appreciation to county employees for the work they do.

Councilman Anderson gave notice of the Richland Creek Antique Power Association will be having their fall festival at the end of the month.

Vice-Chairman Atkinson welcomed everyone out to the wagon rides and activities at the farm.

Councilman Daniel thanked everyone for the turn out to the meeting and invited residents to attend the Harvest Festival in Ridge Spring.

Chairman Moore gave permission for residents to pick up fire wood on county properties that had just been harvested for timber at their own risk.

H. PUBLIC HEARING

Chairman Moore opened the public hearing on Ordinance No. 09-23, "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT EXCEEDING FIVE MILLION SIX HUNDRED SIXTY THOUSAND DOLLARS (\$5,660,000) GENERAL OBLIGATION BONDS OF SALUDA COUNTY, SOUTH CAROLINA, FOR THE ISSUANCE OF NOTES IN ANTICIPATION OF SUCH BONDS, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS OF SUCH OBLIGATIONS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO." No one signed up to speak and the Public Hearing was closed.

I. OLD BUSINESS

On motion of Councilman Daniel, seconded by Vice-Chairman Atkinson, Third reading was unanimously approved on Ordinance No. 08-23, "AN ORDINANCE AMENDING SALUDA COUNTY ORDINANCE NO. 06-18 ENTITLED "AN ORDINANCE TO LEVY AND IMPOSE A ONE PERCENT SALES AND USE TAX, SUBJECT TO A REFERENDUM IN SALUDA COUNTY PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT, SOUTH CAROLINA CODE ANNOTATED SECTION 4-10-300, ET SEQ.; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF THE TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR THE IMPOSITION AND COLLECTION OF THE TAX AND THE MAXIMUM AMOUNT OF NET PROCEEDS TO BE RAISED BY THE TAX; TO PROVIDE FOR A COUNTY-WIDE REFERENDUM AND TO PRESCRIBE THE CONTENTS OF THE BALLOT QUESTION IN THE REFERENDUM; TO PROVIDE CONDITIONS PRECEDENT TO THE IMPOSITION OF THE TAX AND CONDITIONS OR RESTRICTIONS ON THE USE OF THE TAX REVENUE; TO ESTABLISH THE PRIORITY IN WHICH THE NET PROCEEDS OF THE TAX ARE TO BE EXPENDED FOR THE PURPOSES AND PROJECTS STATED; TO PROVIDE FOR THE CONDUCT OF THE REFERENDUM BY THE SALUDA COUNTY BOARD OF VOTER REGISTRATION AND ELECTIONS; TO PROVIDE FOR THE PAYMENT OF THE TAX; TO PROVIDE FOR THE ISSUANCE OF BONDS, IN ONE OR MORE SERIES, TAX-EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO EXCEED THE AGGREGATE OF \$9,400,000; AUTHORIZING THE COUNTY ADMINISTRATOR TO PRESCRIBE THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND PLEDGE OF REVENUES RELATED TO THE BONDS; PROVIDING OTHERWISE FOR THE DISPOSITION OF THE PROCEEDS OF THE BONDS; PROVIDING FOR BORROWING IN ANTICIPATION OF THE ISSUANCE OF THE BONDS; PROVIDING FOR THE DISPOSITION OF PROPERTY RELATED TO THE BONDS; AND OTHER RELATED MATTERS" IN ORDER TO PROVIDE CERTAIN DETAILS ASTO THE SALE OF THE BONDS AUTHORIZED THEREBY AND OTHER MATTERS RELATED THERETO.

On motion of Councilman Daniel, seconded by Vice-Chairman Atkinson, Second Reading was unanimously approved on Ordinance No. 09-23, "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT EXCEEDING FIVE MILLION SIX HUNDRED SIXTY THOUSAND DOLLARS (\$5,660,000) GENERAL OBLIGATION BONDS OF SALUDA COUNTY, SOUTH CAROLINA, FOR THE ISSUANCE OF NOTES IN ANTICIPATION OF SUCH BONDS, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS OF SUCH OBLIGATIONS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO." Chairman Moore recognized David Cheatwood with First Tyron Advisors presented the banking and financial information regarding borrowing funds to build the Detention Center. The best rate was submitted by South State Bank at 4.45%. Theo Dubose, the county bond attorney, also explained the terms allowed under state law as to how funds are to be expended.

J. NEW BUSINESS

On motion of Vice-Chairman Atkinson, seconded by Councilman Daniel, First Reading was unanimously approved on Ordinance No. 11-23, "AN ORDINANCE AMENDING AND RESTATING CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, SECTION 6-7, DISTANCE AND SETBACK REQUIREMENTS, OF THE SALUDA COUNTY CODE OF ORDINANCES TO MODIFY DISTANCE REQUIREMENTS, DECREASE SETBACK REQUIREMENTS, AND OTHER MATTERS RELATED THERETO." Councilman Anderson discussed the changes of footage to the setbacks.

On motion of Councilman Bedenbaugh, seconded by Councilman Anderson, it was unanimously approved to allow Thomas and Hutton to move forward with the Commerce Park Design.

On motion of Vice-Chairman Atkinson, seconded by Councilman Daniel, it was unanimously approved to authorize council staff to work with a real estate attorney to prepare for sale the property at the corner of Highland and Banks Streets. Councilman Anderson asked about the Libraries usage of the house and Chairman Moore clarified that the Library would prefer the using funds from the sale to apply to their building.

On motion of Councilman Daniel, seconded by Councilman Anderson, it was unanimously approved to re-appoint David Bruce Horne to the Behavioral Health Board with his term expiring October 13, 2026.

K. EXECUTIVE SESSION

On Motion of Councilman Bedenbaugh, seconded by Vice-Chairman Atkinson it was unanimously approved for Council to go into Executive Session pursuant to Section 30-4-70(a) (1), (2) and (5) of the South Carolina Code of Laws, 1976, as amended to discuss personnel in the Roads and Bridges Department, Economic Development agreement and for the purpose of receiving legal advice on short-term rental regulations and to return at the call of the Chair.

Chairman Moore called the council meeting back to open session and there were no actions coming out of Executive Session.

L. ADJOURNMENT

On motion of Councilman Bedenbaugh, it was unanimously approved to adjourn the meeting at 7:27 P.M.

James L. Moore, Saluda County Council
Chairman

Regina H. Turner
Clerk to Council
Date Approved: November 13, 2023