



MINUTES
REAL ESTATE, FACILITIES & LAND MANAGEMENT
COMMITTEE MEETING
February 9, 2016

COMMITTEE MEMBERS

Ms. Edda Cammick, Chairman, District I
Mr. Wayne McCall, District II
Mr. Reg Dexter, District V

The Real Estate, Facilities & Land Management Committee met at 5:30 p.m. in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present [except Mr. McCall], Administrator Scott Moulder & Clerk to Council Elizabeth G. Hulse present.

Press:

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

Members of the press present: Ray Chandler – Anderson Independent & Steven Bradley – Daily Journal.

Call to Order:

Ms. Cammick called the meeting to order at 5:35 p.m.

Approval of Minutes:

Mr. Dexter made a motion, seconded by Ms. Cammick, approved 2 – 0 to accept the December 9, 2014 minutes as presented.

Discussion Items

County Owned Property

Ms. Cammick questioned Mr. Moulder regarding various county owned property and vacant land to include but not limited to the following issues:

County Facility Needs Ms. Cammick noted that the City of Seneca is requesting a new Oconee County Public Library [OCPL] branch in Seneca and the City of Westminster is requesting a new magistrate office. She questioned if any other offices have stated a need for a new facility and was any existing properties suitable for the uses.

Mr. Moulder stated he was not aware of any other needs in addition to the two city requests. Mr. Moulder also noted that he is in early talks with the School District of Oconee County [SDOC] regarding potential county uses of the old Oakway Middle School as an agriculture incubator and/or for Tri County Technical College [TCTC] to consolidate their agriculture program in the county. Lastly, he state that the manned convenience centers need upgrading and that the Salem center will require new land to upgrade as it is currently land locked.

Old Economic Development House in Walhalla Ms. Cammick questioned the ownership status of this property located on Main Street in Walhalla.

Mr. Moulder noted all issues with transfer of this property have been cleared up and ownership has been transferred to the new owner.

Old Courthouse Building Ms. Cammick questioned the status of progress on redevelopment of the Old Courthouse at the corner of Church and Main Street's in Walhalla.

Mr. Moulder stated that the developer has provided all requested information and has signed all necessary documents. Upon receipt he stated he would execute the documents so that due diligence work can begin. Additionally, he noted that the developer is working to get the building on the Historic Registry.

Vacant Land Ms. Cammick asked if any of the county owned vacant properties would be suitable for the following projects:

- **Dog Park:** Ms. Cammick asked if the 4.9 acres adjacent to SDOC property on Highway 59 would be suitable for a dog park. Mr. Moulder reviewed with the committee the history of the property; that the SDOC had donated the property initially to the county for an OCPL Seneca branch library; that the property has a reversion clause that if the land is not used for the library it would be transferred back to the SDOC; and lastly, he could talk with SDOC administration to identify if they would be willing to allow an alternate use of the property.
- **26.99 parcel:** Ms. Cammick asked what this parcel was being used for. Mr. Moulder noted it is currently being used as a sand storage facility to assist in weather events so that the Roads & Bridges staff doesn't have to go to Seneca for supplies.
- **Camp Road / Old Animal Shelter:** Ms. Cammick questioned if there were any plans to use this old building. Mr. Moulder noted that at one time there were plans to put the Coroner's office in the building [subsequently the office was placed near the hospital]; that Lakeview Nursing Home had requested to use the building for storage, but there are not any current plans for the facility.
- **Animal Control Facility / Seneca:** Ms. Cammick noted hygiene issue with the way the dog pens are laid out adjacent to a grass area. Mr. Moulder noted two proposed upgrades recommended by the Shelter Director to include [1] renovate the outside dog pen to make concrete with proper drainage, and [2] improve the animal intake area to ensure animal and citizen separation and safety.
- **Fall Creek Landing as County Park:** Ms. Cammick asked if there are plans to bring the Fall Creek Landing into the County's park system. Mr. Moulder noted that Duke Energy is happy to donate the property to the county for a park but acceptance would require major short and long term funding identification and commitment.

Other Business

None discussed at this meeting.

Adjourn:

Mr. Dexter made a motion approved unanimously to adjourn the meeting at 5:55 p.m.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council