



**MINUTES**  
**REAL ESTATE, FACILITIES & LAND MANAGEMENT**  
**COMMITTEE MEETING**  
**November 14, 2017**

**COMMITTEE MEMBERS**

Mr. Julian Davis, III, Chairman, District V  
Ms. Edda Cammick, District I  
Mr. Wayne McCall, District III

The Real Estate, Facilities & Land Management Committee met at 5:30 p.m. in the Conference Room, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present [except Mr. Mc Call], Administrator Scott Moulder, County Attorney David Root & Clerk to Council Katie D. Smith 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.oconeesc.com/council](http://www.oconeesc.com/council)]. In addition it was made available to the newspapers, radio stations, television stations and concerned citizens.

No member of the media present.

**Call to Order:**

Mr. Davis called the meeting to order at 5:40 p.m.

**Approval of Minutes:**

Ms. Cammick made a motion, seconded by Mr. Davis, approved 2 – 0 to accept the May 9, 2017 minutes as presented.

**Discussion Items**

**Update on Fair Oak Youth Center**

Ms. Terry Swain addressed the Committee highlighting the following to include but not limited to:

- Member of the Fair Oak Youth Center board
- In the process of taking over Oakway and providing recreation
- In 2015 only offered soccer due to the unavailability of a facility; 55 participants
- In 2016 added basketball; 52 in soccer and 50 in basketball for a total of 102 participants
- In 2017 added volleyball for the girls; 35 in volleyball, 43 in soccer, and 53 in basketball for a total of 131 participants
- Offering spring volleyball for girls and is the only facility in the County to offer this
- All volunteer basis
- Also adding girls softball

Mr. Davis thanked Ms. Swain for all she is doing with the Fair Oak Youth Center.

Mr. Tony Adams addressed the Committee highlighting the following to include but not limited to:

- Thanked the Committee for supporting them in their efforts
- Very confident about short term future
- Long term future is beginning to look better
- Three signed subleases
- Two pending subleases
- Four classrooms and media center left to lease
- Cafeteria has been used for two community events
- Movie night with over 200 in attendance
- Gym floor is stabilized
- No major maintenance or repairs
- Minor issues
- Major user of utilities is the kitchen; very rarely used
- Had 150 gallon heated water storage tank and three on-demand hot water heaters in kitchen; only one of the hot water heaters work properly
- Security system working well
- PA system working in the gym
- Utility cost
- Rental income
- Long term concern is the roof
- Grant money
- Cafeteria and gym are in good shape at Fair Play school building; potentially have remaining building demolished if possible

Mr. Davis thanked Mr. Adams and the volunteers for their hard work. Mr. Davis also asked the board to put a proposal together stating what is needed for the Fair Play school building.

**The Committee took no further action regarding this matter at this meeting.**

### **New Air System at Oconee County Courthouse**

Mr. Moulder addressed the Committee regarding issues related to the heating and air conditioning systems at the Oconee County Courthouse, which includes the chillers, boilers, etc. He also noted a proposal from Daikin [copy filed these minutes] to possibly replace the unit and the cost difference could potentially be a net zero as compared to a maintenance contract that is currently in place. Further, he noted the unit is roughly 14 to 15 years old and starting to have some significant issues. Discussion continued.

Honorable Beverly Whitfield, Clerk of Court, addressed the Committee highlighting the following to include but not limited to:

- Had issues with the unit from the beginning [too hot, too cold]
- Since 2012, issues with the unit had progressed
- Either too cold [around 60 degrees] or too hot [80 to 85 degrees]
- Run heaters in Clerk of Court's office
- Letters from jurors about temperatures
- Complaints from judges, public, staff, etc.

Mr. Moulder also noted he has received emails from judges having serious concerns of impacts that this is having in the courts.

Lake Julian, Director of Facility Maintenance, addressed the Committee highlighting the following to include but not limited to:

- Unit is 15 years old
- Units are built
- Due to age of chiller, cannot buy a new compressor
- Has gone out at least 5 times
- 15 to 20 years is life expectancy of new unit
- Contract with new unit is best
- If chiller needs work, the company has to fix and also pay
- Good asset to the County and Courthouse
- Unit sits in a hole and may be the issue
- Proposed to lift the new chiller off the ground for the fan to be up and let the air out

Discussion followed to include but not limited to:

- Multiple quotes needed
- Initial investment
- Equipment financing opportunities
- Annual savings

**Ms. Cammick made a motion, seconded by Mr. Davis, approved 2 – 0, to receive three quotes for the replacement of the unit with a \$130,000 limit and bring back to this committee for approval.**

#### **Update on Westminster Magistrate – Mr. Moulder**

Mr. Moulder updated the Committee regarding the temporary relocation of Westminster Magistrate facility due to security, sanitary, and layout conditions. He noted they have looked into leasing and purchasing available buildings and also assisting with the renovations of City Hall as a joint facility to share Council Chambers and court facility. As a more long term solution, efforts to find a temporary location in this particular area have been difficult. One option that was presented was the fire station but the training and meeting schedules would make it difficult for this to be an option. The fire station is used almost every night for trainings or meetings and it would be difficult to hold night court. Discussion continued.

**The Committee took no further action regarding this matter at this meeting.**

#### **Other Business**

None scheduled at this meeting.

#### **Adjourn:**

Ms. Cammick made a motion, approved unanimously, to adjourn the meeting at 6:18 p.m.

Respectfully Submitted:

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Katie D. Smith  
Clerk to Council