



MINUTES
REAL ESTATE, FACILITIES & LAND MANAGEMENT
COMMITTEE MEETING
February 13, 2018

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. [immediately following the Budget, Finance, & Administration Committee meeting, which is also scheduled at 5:30 pm] in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, 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]. 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 7:08 p.m.

Approval of Minutes:

Ms. Cammick made a motion, seconded by Mr. Davis, approved 2 – 0 [Mr. McCall abstained – he was not present at the meeting to approve the November 14, 2017 minutes; copy filed with these minutes] to accept the November 14, 2017 minutes as presented.

Development of Priorities for Inclusion of Strategic Plan

Mr. Davis opened up the discussion regarding the development of priorities to include:

- Westminster Magistrate is in need of facilities
- Pine Street security
- Park upgrades / ADA compliance

Lengthy discussion followed to include but not limited to:

- Looking at the Westminster Magistrate location for a while
- Facility report completed a number of years ago
- Westminster City Hall renovations
- City of Westminster would like Oconee County to submit a letter of approval to assist with renovations
- Temporary solutions

Discussion Items

Lengthy discussion followed regarding the topics indicated below, with various opinions expressed, to include but not limited to:

Farm Center Update / Stanley Gibson

Mr. Stanley Gibson, Chairman of the FARM Center board, addressed Council highlighting the following:

- Thankful for the support over the years and hopeful for the continued support
- Topography of the site to do as little grading as possible
- Construct permanent structures for use during the Fair as well as other events
- Amphitheater
- Working with Blue Ridge Electric and Seneca Light & Water
- Planned events for this year include
 - Farmer's Market to potentially open in April
 - High School Rodeo on April 27, 2018 and April 28, 2018
 - Hay Day put on by Oakway Tractor to be determined
 - Fair from September 25, 2018 thru September 29, 2018
- Outside interest in using the facility
- Liability insurance
- Applied for small grants for infrastructure funding
- Will look into larger grants in the coming year for the larger buildings
- Planning to move the farmer's market building from the Thrift property out to new site
- Potentially opening the market on Friday evening instead of Saturday morning
- Secured a \$12,000 grant for the market to offer education in the health benefits of fresh fruits and vegetables, food preservation techniques, using high tunnels and biodynamic gardening to extend the growing season, teaching small farmers in small business management and social media marketing, & using rain gardens and native vegetation to decrease in erosion
- Workshops will be held during the farmer's market
- Next meeting is scheduled for Tuesday, February 20, 2018

Mr. Davis thanked Mr. Gibson for presentation.

No action was taken from the Committee at this time.

Development of Priorities for Inclusion of Strategic Plan [continued]

Mr. Moulder addressed the Committee noting an idea from Mr. Richard Blackwell, Oconee Economic Alliance, and the discussions coming from the Destination Oconee projects to include but not limited to:

- ADA compliance restrooms at Chau Ram
- Use existing funding which would consist of millage from Economic Development, the remainder of the Destination Oconee grant, and contribution of local ATAX funds from PRT commission and out of this year's budget, pay for the Chau Ram ADA restroom \$285,000 using the available funding in this millage
- Designated money to be spent on miscellaneous projects; use this money in addition to ATAX to complete Chau Ram ADA restrooms, playground improvements, Palmetto Trail contributions, Gateway signage
- Engineering on Sewer South and submit with grant application in March
- In order to apply, must have construction drawings & cost estimates; sewer authorities must completed a cost analysis and rate study

Mr. Davis made a motion, seconded by Ms. Cammick, approved 3 – 0, to recommend to full Council to use the existing funds of millage from Economic Development, the remainder of the Destination Oconee grant, and contribution of local ATAX funds from PRT commission to make Chau Ram restrooms compliant and other miscellaneous projects as listed above.

Discussion and approval to recommend the purchase of property bordering the Oconee County Airport per FAA guidance

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

- First time this project has been introduced to the Committee
- Approach zone
- Identify obstructions that need to be cleared
- FAA has identified another piece of property that is .75 acres
- House on the property is about 750 feet from the runway and FAA has identified as a hazard zone due to house falling within the Runway Protection Zone
- Purchase property so property and obstructions can be cleared
- Total cost / total relocation is approximately \$245,000
- FAA pays 90% / SC Aeronautics pay 5%
- Funds remaining in the Capital Projects fund
- Reimbursable basis
- Reimbursed by September 30th and occurs within the same budget year
- FAA has a property purchase division
- Property owner has been relocated at the expense of the FAA
- Project has been discussed with the Aeronautics Commission

Mr. McCall made a motion, seconded by Mr. Davis, approved 3 – 0, to recommend to full Council to purchase the property bordering the Oconee County Airport.

Discussion regarding possible shared facility for Westminster Magistrate's Office and City Hall

Mr. Chris Carter, Westminster City Administrator, addressed the Committee highlighting the following to include but not limited to:

- Submitted a letter to the County based on previous discussions with the City
- Budgeted sum of money for architectural programming study to evaluate a combined facility between the Magistrate's Office and City Hall
- New Board asked for a commitment that there was interest
- Magistrate's Office and Police Department need a better place
- County upon completion of the facility would make a cash contribution to the project
- Police Department and City Hall personnel would potentially be the only departments using the facility
- Renovation existing building is not going to be a possibility due to the energy inefficiency of the building
- City has about 1.6 acres

- Plans from 2015 show the existing buildings being removed
- Adequate parking and adequate space to put building on existing site at the corner of Mimosa and Windsor
- Continue to use the old building while the new building is being built and tear down the old once construction is complete

Mr. Davis made a motion, seconded by Mr. Cammick, approved 2 – 0 [Mr. McCall abstained – recusal form filed with these minutes] to recommend to full Council a 9 month maximum commitment to work toward a partnership with the City of Westminster to construct a Magistrate/City Hall with a County commitment of \$500,000 per being able to find the money in the budget.

Discussion regarding land donation request in Foxwood Hills for potential Sheriff’s Office Substation and Helicopter Landing Zone

Mr. Davis made a motion, seconded by Ms. Cammick, approved 3 – 0, to remove Discussion regarding land donation request in Foxwood Hills for potential Sheriff’s Office Substation and Helicopter Landing Zone from the agenda.

Other Business

None scheduled at this meeting.

Adjourn:

Ms. Cammick made a motion, approved unanimously, to adjourn the meeting at 7:45 p.m.

Respectfully Submitted:

Katie D. Smith
Clerk to Council



OCONEE COUNTY COUNCIL
RECUSAL FORM

Council Member Name: Wayne McCall
(Please Print)

Council Member Signature: [Handwritten Signature]

Meeting Date: 2/13/2018 - Real Estate, Facilities, & Land Management

Item for Discussion/Vote: _____

Discussion regarding possible shared facility for Westminster Magistrate's Office & City Hall

Reason for Recusal I was not present for original meeting/discussion

I have a personal/familial interest in the issue.

Other: disagreed w/ language of motion

[Handwritten Signature]
Katie Smith
Clerk to Council



OCONEE COUNTY COUNCIL
RECUSAL FORM

Council Member Name:

Wayne McCall

[Please Print!]

Council Member Signature:

[Handwritten Signature]

Meeting Date:

2/13/2018

Item for Discussion/Vote:

11-A-2017 minutes - Real Estate

Facilities & Land Management

Reason for Recusal



I was not present for original meeting/discussion

I have a personal/familial interest in the issue.

Other:

[Handwritten Signature]

Katie Smith
Clerk to Council