



MINUTES
REAL ESTATE, FACILITIES & LAND MANAGEMENT
COMMITTEE MEETING
June 13, 2011

COMMITTEE MEMBERS
Mr. Archie Barron, Chairman, District III
Mr. Paul Corbeil, District I
Mr. Wayne McCall, District II

The Real Estate, Facilities & Land Management Committee met Monday, June 13, 2011 at 5:30 p.m. in Council Chambers, 415 South Pine Street, Walhalla, SC with all members present, Administrator Scott Moulder & Elizabeth G. Hulse Clerk to Council 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.oconee.com/council]. In addition it was made available to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Dick Mangrum – WGOG Radio, Ray Chandler – Anderson Independent & Carlos Galarza – Daily Journal

Call to Order: Chairman Barron called the meeting to order at 5:30 p.m.

Approval of Minutes:

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 3 – 0 to approve the minutes from the February 3, 2011 meeting as presented.

New Business:

OCPL / Seneca Property Site / Long Term Care & Maintenance

Mr. Moulder updated the Committee regarding the status of the property donated by the School District of Oconee County [SDOC] for use to build a new Oconee County Public Library [OCPL], Seneca Branch. He noted that when the property was transferred to the county that the DHEC permit was not terminated and remains open. He stated that work at the site is needed to comply [\$15,500 estimated] with the DHEC permit to include but not limited to piping, detention pond work, fencing, mowing and general cleaning. Mr. Moulder requested direction from the Committee as plans are not imminent to construct a new library. Lastly, Mr. Moulder noted that the City of Seneca broached discussions regarding keeping the library in the downtown area; however, no firm offer has been received. He stated that there are potential tax incentives to keep the library branch in the municipality. Discussion followed.

The committee directed the Administrator to continue to have the Road Department maintain the site until a final decision regarding a new branch library is made and to follow up with the City of Seneca Administrator regarding cost sharing for the upkeep and options in the downtown area for a Seneca branch of the OCPL.

West Union Historic School Demolition / ACOG Request for Assistance

Mr. Moulder updated the Committee regarding a request from the Town of West Union and ACOG for assistance with the demolition and removal of material from the old school building. He noted that West Union has received a grant to assist with the demolition of the building and transitioning the site into a park. Mr. McCall noted that the bricks in the structure were made in West Union and are potentially valuable for re-sale which could assist in offsetting the costs for demolition and disposal. Mr. Moulder requested input from the committee regarding what assistance the County could provide with either the actual demolition or the waiving of all or a portion of the disposal fees at the C&D landfill. Discussion followed.

The committee directed the Administrator to work with the Town of West Union and ACOG to identify a source to sell the brick to in order to help offset disposal costs at the county's C&D landfill.

Echo Hills

Mr. Corbeil addressed the Committee suggesting formation of a group utilizing existing staff and some citizen input to assist with the conceptual plans for the development of Echo Hills. Discussion followed.

The committee directed the Administrator to begin developing strategies for development of and marketing of Echo Hills to include citizen input into the process and to report back to the committee.

Old Business

Uses for Old Courthouse & Brown Building

Mr. Barron suggested addressing the two issues separately beginning discussion regarding the old courthouse.

Mr. Moulder stated that there is not a current county need for space in the old courthouse and the cost to renovate [\$3.5-4 million] was prohibitive. Mr. Corbeil read into the record a statement [copy filed with these minutes] outlining a potential structure for disposing of the building. Discussions centered on possible public/private options. The committee noted that if the building is saved that they would like to see the building utilized for a public purpose.

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 3 – 0 to direct the Administrator to first offer the building to the municipality and if they are not interested to begin developing a plan to bid out the sale of the building.

Mr. Moulder addressed the possibility of utilizing the Brown Building for some county operations noting his concerns however that it was not the best operational/supervisory option to split functions into this site. He stated that the building could be brought up to code for less than \$500,000. The committee discussed options for the building to include a cooperative effort with Tri-County Technical College for the creation of a county incubator, lease property either to a private or public entity, lease to the City of Walhalla for offices, etc. It was agreed that as the county has no need for the building that it either needs to be renovated for use or demolished. The Committee also discussed potential incentives to assist interested parties in the renovation of the building.

The committee directed the Administrator to contact the City of Walhalla and Tri-County Technical College to identify interest in the facility and report back to the committee.

City of Westminster Magistrate Office

Mr. Moulder noted that after discussions with the City of Westminster that there is not a pressing need to move the Magistrate offices and he requested that this issue be removed from further consideration until such time [3-5 years out] as the issue arises again.

Building Codes Rates

Mr. Corbeil noted that Mr. Thrift had voiced concerns with permitting and rates charged in the Building Code department. Discussion followed.

It was agreed that the Administrator would follow up with Mr. Thrift to identify any areas of concern.

Westminster Building on Library Site

Mr. Moulder noted that closing took place on the property adjacent to the OCPL Westminster branch library for approximately \$20,000 less than budgeted. Estimates have been received for demolition for under \$20,000. Mr. Moulder formally requested the committee's approval to begin the demolition process.

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 3 – 0 to direct the Administrator to proceed with demolition of the house adjacent to the OCPL Westminster branch library.

OCPL Grant/Loan for Seneca Branch

Mr. Moulder noted that the USDA has contacted the County to notify us that funds are currently available if the county wishes to proceed with a loan for construction of a new OCPL Seneca branch. Discussion followed.

The committee directed the Administrator to defer any decision regarding this issue as the County is not prepared to commit to proceed with the project at this time.

Adjourn:

Mr. McCall made a motion, approved unanimously to adjourn the meeting at 6:45 p.m.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council