



MINUTES
REAL ESTATE, FACILITIES & LAND MANAGEMENT
COMMITTEE MEETING
February 28, 2012

COMMITTEE MEMBERS

Mr. Archie Barron, Chairman, District III

Mr. Paul Corbell, District I

Mr. Wayne McCall, District II

The Real Estate, Facilities & Land Management Committee met Tuesday, February 28, 2012 at 5:30 p.m. in Council Chambers, 415 South Pine Street, Walhalla, SC with all members present, Administrator Scott Moulder, Assistant Administrator Glenn Breed & 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. Corbell made a motion, seconded by Mr. McCall, approved 3 – 0 to approve the minutes from the December 12, 2011 meeting as presented.

New Business:

Anderson – Oconee Behavioral Health Services / Proposal for New Building

Ms. Karen Beck, Executive Director, Anderson – Oconee Behavioral Health Services [AOBHS], addressed the Committee utilizing a PowerPoint presentation and plat identifying the property purchased for the construction of a new facility [copies filed with these minutes].

Ms. Beck's presentation highlighted the following areas:

- History, Vision, Mission & Philosophy
- Services, Hours of Service, Staffing & Board of Directors
- Accreditation
- Fee & Revenue Information
- Current Facility Review
- Future Facility Review

Mr Mike Burns, McNair Attorneys, representing AOBHS, addressed the Committee outlining the specific assistance requested to fund the construction of a new facility at the corner of East North First Street and Holleman Street in Seneca, SC; highlights below:

- AOBHS is requesting that Oconee County take out a General Obligation [GO] Bond [\$1.5 - \$1.6 Million] to fund the construction
- The land has already been acquired

- AOBHS would lease the building upon completion from Oconee County for a fee that would cover the debt service on the bond and other related expenses to the ownership and operation of the building.
- There would not be any millage utilized to repay the bond.
- The County would be required to authorize the issuance of a GO Bond through an ordinance.
- After the final bond payment is satisfied, the County would deed the building to AOBHS for a nominal fee.

Mr. McCall questioned if Council could fund from available fund balance and not take out an additional bond. Discussion followed regarding this option.

Mr. Moulder noted that he would recommend a design build process for this project and that with any county involvement it would also require that all county procurement guidelines / bid processes be followed.

Questions arose regarding the ability to add on to the existing building. Ms. Beck addressed concerns with the current facility [concrete block, plumbing in ceilings, foundation leaks] that would be ongoing even with enlarging the facility. She stated that the owner of the facility offered to sell it to AOBHS but she declined the offer.

Discussion followed.

Chairman Barron thanked Ms. Beck and Mr. Burns for their presentation noting that the Committee will consider the matter and report to Council.

Old Business

Old Courthouse

Mr. Moulder noted that information gathering and review by staff and the attorney regarding the Memorandum of Understanding submitted for consideration by Mr. Frank Warlick, Red Clay Development, is ongoing and a report will be forthcoming in the future.

Joseph Sullivan Center

Mr. McCall asked staff if representatives from the Joseph Sullivan Center had contacted the county regarding using two open offices in the Health Department Building. Mr. Moulder asked Ms. Amanda Brock, Executive Assistant, to address this issue. She stated that contact has been made and the Center was requested to submit a written proposal outlining their request. Ms. Brock noted that a response has not yet been received.

Adjourn:

Mr. McCall made a motion, approved unanimously to adjourn the meeting at 6:17 p.m.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council