



MINUTES
REAL ESTATE, FACILITIES & LAND MANAGEMENT
COMMITTEE MEETING
October 19, 2021

COMMITTEE MEMBERS

Mr. Julian Davis, III, Chairman, District IV
Mr. Hart, District V
Mr. Paul Cain, District III

The Real Estate, Facilities & Land Management Committee met at 4:30 p.m. in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with Mr. Davis and Mr. Cain present, Administrator Amanda F. Brock, County Attorney David Root, & Clerk to Council Jennifer C. Adams present. Mr. Hart was not in attendance for this meeting.

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.

Riley Morningstar from The Journal arrived after the start of the meeting.

Call to Order:

Mr. Davis called the meeting to order at 4:30 p.m.

Moment of Silence:

Mr. Davis asked for a moment of silence prior to the Invocation by County Council Chaplain.

Invocation by County Chaplain:

Mr. Root, County Council Chaplain, gave invocation.

Pledge of Allegiance:

Jennifer C. Adams led the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

Mr. Davis made a motion, seconded by Mr. Cain, approved 2 – 0, to approve the December 1, 2020 minutes as presented.

Discussion Items:

Update regarding Energy and Efficiencies Upgrade

Michael S. Wilson, Performance Infrastructure - Carolinas, Johnson Controls Inc., accompanied by Edward K. Novak PMP, Construction Manager - Performance Infrastructure Building Solutions, Johnson Controls, presented updates concerning Performance Infrastructure Project in Oconee County in relation to the FEMS (scopes of work that are components of the contract). Mr. Novak stated that the lighting component of the contract is largely complete.

He also stated that they were able to find some additional savings/funds which has allowed the project to include more buildings that were originally outside of the scope of the contract, and thus providing increased future energy savings for Oconee County.

Mr. Novak also remarked, that in relation to the new roofing system for the Sherriff's office, they would start some preemptive work with the savings that have been found but did suggest that the roofing component for the Sheriff's Office be reallocated into a separate contract

Discussion regarding feasibility of facility construction at Pine Street for increased citizen services

Ms. Brock addressed the conditions of the Oconee County Sheriff's Office roof/gutter system and the need for a new roof and not repairs. The current roof has been engineered and bids have been sent out, but the current cost is considerably more than anticipated to replace the entire roof and not just portions, as was the case in the past.

Ms. Brock recognized enormous 2020 voter turnout and the fact that our current building, located at 415 S. Pine Street, Walhalla, SC, had it been open to the public, would not have been considered secure regarding the storage and placement of voting machines. She further stated, that based on past elections and consistently increased voter turnout, it's likely that future elections will result in increased interest from voters, and that a safer, more secure, permanent, facility for absentee voting is necessary.

Ms. Brock noted a feasibility study would be required for the proposed site, which would provide information necessary for a cost estimate.

Mr. Davis made a motion for a feasibility study for the relocation of the Voter Registration Headquarters.

Mr. Davis stated he would like to see if a meeting room could be included in the possible new construction. Ms. Brock also noted that current Council Chambers have, in the past, proven to be too small on various occasions.

Mr. Davis made a motion, seconded by Mr. Cain, approved, 2-0, to move forward with a feasibility study for the construction of an annex facility at the Pine Street location.

Mr. Davis touched base on the energy report from the Johnson Controls project and that the savings are phenomenal. Mr. Davis extended his appreciation to the whole Johnson Controls staff for their hard work on the Energy and Efficiencies Upgrade throughout the county.

Ms. Brock emphasized the importance of working with local contractors on this project and that we are very pleased to put local contractors to work in our buildings.

Westminster Magistrate Facility Update

Ms. Brock addressed the construction of the new Westminster Magistrate Facility with onsite photos [copy filed with backup materials] illustrating the progress of the facility. She further stated the project is both on time and on budget.

Mr. Davis expressed his excitement of the new building and extended his appreciation to Council for approval of the new Magistrate Facility in Westminster. Mr. Cain agreed with Mr. Davis concerning the importance of the new Magistrate Facility.

Adjourn:

Mr. Davis made a motion, approved unanimously, to adjourn the meeting at 4:59 p.m.

Respectfully Submitted:

Jennifer C. Adams
Clerk to Council