



RICHLAND COUNTY COUNCIL

ADMINISTRATION AND FINANCE COMMITTEE

Kit Smith	Greg Pearce	Joyce Dickerson, Chair	Kelvin Washington	Valerie Hutchinson
District 5	District 6	District 2	District 10	District 9

**MAY 26, 2009
6:00 PM**

**2020 Hampton Street
Council Chambers**

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Session: April 28, 2009

ADOPTION OF AGENDA

ITEMS FOR ACTION

2. Request to approve purchase orders and contract renewals for the Emergency Services Department contingent upon approval of the FY 2009-10 Budget
3. Request to release a parcel of property (0.13 acre) from the lease agreement between Richland County,

the Richland Memorial Hospital Board of Trustees, Richland Memorial Hospital, and the Palmetto Health Alliance

4. Council Motion (Jackson): Request to delay the 2009 countywide reassessment for a period of one year

ADJOURNMENT



Richland County Council Request of Action

Subject

Regular Session: April 28, 2009

Purpose

Background / Discussion

Financial Impact

Alternatives

- 1.
- 2.
- 3.
- 4.
- 5.

Recommendation

Recommended By:

Department:

Date:

Reviews

MINUTES OF



RICHLAND COUNTY COUNCIL ADMINISTRATION AND FINANCE COMMITTEE TUESDAY, MARCH 24, 2009 6:00 P.M.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building.

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MEMBERS PRESENT

Chair: Joyce Dickerson
Member: Valerie Hutchinson
Member: L. Gregory Pearce, Jr.
Member: Kit Smith
Member: Kelvin E. Washington, Sr.

ALSO PRESENT: Paul Livingston, Damon Jeter, Bill Malinowski, Gwendolyn Davis Kennedy, Michielle Cannon-Finch, Milton Pope, Tony McDonald, Sparty Hammett, Roxanne Matthews, Joe Cronin, Larry Smith, Jennifer Dowden, Tamara King, Rodolfo Callwood, Michelle Onley

CALL TO ORDER

The meeting started at approximately 6:02 p.m.

APPROVAL OF MINUTES

March 24, 2009 (Regular Session) – Ms. Hutchinson moved, seconded by Mr. Washington, to approve the minutes as submitted. The vote in favor was unanimous.

ADOPTION OF AGENDA

Mr. Washington moved, seconded by Ms. Smith, to add a request for \$500,000 from the hospitality tax for the Hotel Association. The vote in favor was unanimous.

Mr. Pope stated that Item #9 needs to be taken up during Executive Session and suggested that it be moved to the end of the agenda for action.

Mr. Pearce moved, seconded by Ms. Hutchinson, to adopt the agenda as amended. The vote in favor was unanimous.

ITEMS FOR ACTION

Request to approve a contract in the amount of \$1,466,434.19 to ABL Food Service for food service management at the Alvin S. Glenn Detention Center – Mr. Pearce moved, seconded by Ms. Hutchinson, to forward to Council a recommendation for approval. The vote in favor was unanimous.

Request to approve a contract in the amount of \$3,571,090.93 to Correct Care Solutions for prison health services at the Alvin S. Glenn Detention Center – Ms. Hutchinson moved, seconded by Mr. Pearce, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Request to approve a contract in the amount of \$259,201.00 to Honeywell, Inc. for full maintenance coverage on the fire and security system at the Alvin S. Glenn Detention Center – Ms. Hutchinson moved, seconded by Mr. Washington, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Request to approve a contract with PayTel Communication for inmate telephone services at the Alvin S. Glenn Detention Center – Mr. Washington moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Request to approve a contract in the amount of \$143,748.00 to W. B. Guimarin & Company for the heating and air conditioning system maintenance at the Alvin S. Glenn Detention Center – Mr. Washington moved, seconded by Mr. Pearce, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Request to approve funding from undesignated Hospitality Tax funds for repairs on the Hampton Preston Mansion – Mr. Pearce moved, seconded by Ms. Hutchinson, to forward a recommendation to Council to appropriate the funds recommended by staff to make the necessary emergency repairs and to also forward a budget amendment for First Reading to Council to appropriate up to \$100,000 from the Hospitality Tax Fund Balance for additional repairs based on an assessment and cost evaluation. The vote in favor was unanimous.

Request to approve a contract with Palmetto Posting, Inc. for the purpose of posting properties with delinquent ad valorem property taxes – Ms. Hutchinson moved, seconded by Mr. Washington, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Request to approve a construction contract with the lowest responsive bidder for renovation of the Township Auditorium – Ms. Hutchinson moved, seconded by Mr. Pearce, to forward Alternative #1 to Council with a recommendation for approval. The vote in favor was unanimous.

Request to approve a budget revision to the VAWA Criminal Domestic Violence Grant – Ms. Hutchinson moved, seconded Mr. Pearce, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Request to approve a funding request in the amount of \$500,000 from the South Carolina Hospitality Association for marketing and tourism promotions in unincorporated Richland County – Ms. Smith moved, seconded by Mr. Washington, to forward a recommendation for \$500,000 to Council approval.

Mr. Pearce offered the following amendment: to provide an financial analysis of the fund balance.

Ms. Smith and Mr. Washington accepted the amendment.

The vote in favor was unanimous.

Request to authorize the County Administrator to proceed with negotiations for the purchase of a 17,000 square foot public safety facility on 2.89 acres on Pineview Drive – This item was taken up during Executive Session.

The Administrator was authorized to proceed with the purchase of property as instructed in Executive Session. The vote in favor was unanimous.

ADJOURNMENT

The meeting adjourned at approximately 6:45 p.m.

Submitted by,

Joyce Dickerson, Chair

The minutes were transcribed by Michelle M. Onley

Richland County Council Request of Action

Subject

Request to approve purchase orders and contract renewals for the Emergency Services Department contingent upon approval of the FY 2009-10 Budget

Purpose

Background / Discussion

Financial Impact

Alternatives

- 1.
- 2.
- 3.
- 4.
- 5.

Recommendation

**Recommended
By:**

Department:

Date:

Reviews

Richland County Council Request of Action

Subject: Emergency Services Purchase Orders for 2009-2010

A. Purpose

The purpose of this report is to obtain Council approval to award Purchase Orders for services in the 2009-2010-budget year. These services are required for the operations of the Emergency Services Department. These Purchase Orders and Contract approvals are subject to Council's adoption of the 2009-2010 budgets.

B. Background / Discussion

The Emergency Services Department uses vendors to provide service for operations. It is necessary to have agreements in place July 1, 2009, so that service will not be interrupted at the start of the new budget year.

<u>VENDOR</u>	<u>SERVICE</u>	<u>EST. AMOUNT</u>
City of Columbia	EMS/ESD Diesel & Gasoline	\$240,000
Phillips Medical	Annual Service, EKG Monitors	\$ 70,000
Motorola	EMS/Radio Service	\$ 60,000
Motorola	ETS/911 Equip.Service Agreement	\$150,000
Motorola	FIRE Radio Service	\$ 90,000

C. Financial Impact

Funding is included in the 2009-2010 budget request.

D. Alternatives

1. Approve the purchase orders and contracts.
2. Do not approve the purchase orders and contracts.

E. Recommendation

It is recommended that Council approve the purchase orders and contracts for the services, contingent on the 2009-2010 budget, so there will not be an interruption of these mission essential services at the beginning of the new budget year.

Report by: Michael A. Byrd **Department:** Emergency Services **Date:** May 11, 2009

F. Reviews

Finance

Reviewed by: Daniel Driggers

Date:

✓ Recommend Approval

- Recommend Denial
- No Recommendation

Comments: Approval should be contingent upon budget approval to ensure funding is included

Procurement

Reviewed by: Rodolfo Callwood

Date:

- Recommend Approval
- Recommend Denial
- No Recommendation

Comments:

Legal

Reviewed by: Larry Smith

Date:

- Recommend Approval
- Recommend Denial
- No Recommendation

Comments:

Administration

Reviewed by: Tony McDonald

Date: 5/18/09

- Recommend Approval
- Recommend Denial
- No Recommendation

Comments: Recommend approval contingent upon the Council's adoption of the FY 10 budget.

Richland County Council Request of Action

Subject

Request to release a parcel of property (0.13 acre) from the lease agreement between Richland County, the Richland Memorial Hospital Board of Trustees, Richland Memorial Hospital, and the Palmetto Health Alliance

Purpose

Background / Discussion

Financial Impact

Alternatives

- 1.
- 2.
- 3.
- 4.
- 5.

Recommendation

**Recommended
By:**

Department:

Date:

Reviews

Richland County Council Request for Action

Subject: Release of Property from Lease with Palmetto Health

A. Purpose

County Council is requested to, at the request of Palmetto Health, release a parcel from the Lease signed between the parties.

B. Background / Discussion

Palmetto Health is requesting that a parcel be released from the Lease signed between the parties on February 9, 1998.

The proposed Release and supporting documents are attached for Council's review.

C. Financial Impact

There is no known financial impact associated with this request beyond reduction in potential fines paid to the County.

D. Alternatives

1. Approve a Release of Property from Lease.
2. Do not approve the Release of Property from Lease.

E. Recommendation

Approve the Release of Property from Lease.

Recommended by: Larry C. Smith **Department:** Legal **Date:** 5/19/09

F. Reviews

Finance

Reviewed by: Daniel Driggers

Date:

Recommend Approval

Recommend Denial

No Recommendation

Comments: This is a policy decision for council. Our understanding of the lease agreement is that any release of property would not have an affect on the lease payment from Palmetto Health to the County based on article 13.01. However we would recommend a legal opinion prior to approval.

Legal

Reviewed by: Larry Smith

Date:

- Recommend Approval
- Recommend Denial
- No Recommendation

Comments: Release of the property will not affect the lease payments that Richland Memorial is required to make to Richland County.

Administration

Reviewed by: Tony McDonald

Date:

- Recommend Approval
- Recommend Denial
- No Recommendation

Comments:

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

RELEASE OF PROPERTY FROM LEASE

NOW, THEREFORE, FOR VALUE RECEIVED, Richland County, South Carolina, The Board of Trustees of Richland Memorial Hospital, Richland Memorial Hospital and Palmetto Health Alliance (formerly known as BR Health System, Inc.) agree to and do hereby release the property described in Exhibit A attached hereto and incorporated herein by reference from that certain Lease by and between them dated February 9, 1998, and that certain Memorandum of Lease by and between them dated February 9, 1998, and recorded with the Richland County Registrar of Deeds in Book 0010, at page 0866. The Lease, as amended, and Memorandum of Lease, as amended, shall remain in full force and effect in all other respects.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Richland County, South Carolina by
Richland County Council

By: _____
Its: _____

The Board of Trustees of Richland
Memorial Hospital

By: _____
Its: _____

Richland Memorial Hospital

By: _____
Its: _____

Palmetto Health Alliance f/k/a BR
Health System, Inc.

By: _____
Its: _____

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who being duly sworn, deposes and says that s/he saw the within-named Richland County, South Carolina, by _____ its _____, sign, seal and as its act and deed deliver the within-written instrument for the uses and purposes therein mentioned, and that s/he with the other witness subscribing above, witnessed the execution thereof.

 Witness

SWORN TO BEFORE ME THIS _____
 day of _____, 2009.

 Notary Public for South Carolina
 My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who being duly sworn, deposes and says that s/he saw the within-named Board of Trustees of Richland Memorial Hospital, by _____ its _____, sign, seal and as its act and deed deliver the within-written instrument for the uses and purposes therein mentioned, and that s/he with the other witness subscribing above, witnessed the execution thereof.

 Witness

SWORN TO BEFORE ME THIS _____
 day of _____, 2009.

 Notary Public for South Carolina
 My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who being duly sworn, deposes and says that s/he saw the within-named Richland Memorial Hospital, by _____ its _____, sign, seal and as its act and deed deliver the within-written instrument for the uses and purposes therein mentioned, and that s/he with the other witness subscribing above, witnessed the execution thereof.

Witness

SWORN TO BEFORE ME THIS _____
day of _____, 2009.

Notary Public for South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who being duly sworn, deposes and says that s/he saw the within-named Palmetto Health Alliance f/k/a BR Health System, Inc., by _____ its _____, sign, seal and as its act and deed deliver the within-written instrument for the uses and purposes therein mentioned, and that s/he with the other witness subscribing above, witnessed the execution thereof.

Witness

SWORN TO BEFORE ME THIS _____
day of _____, 2009.

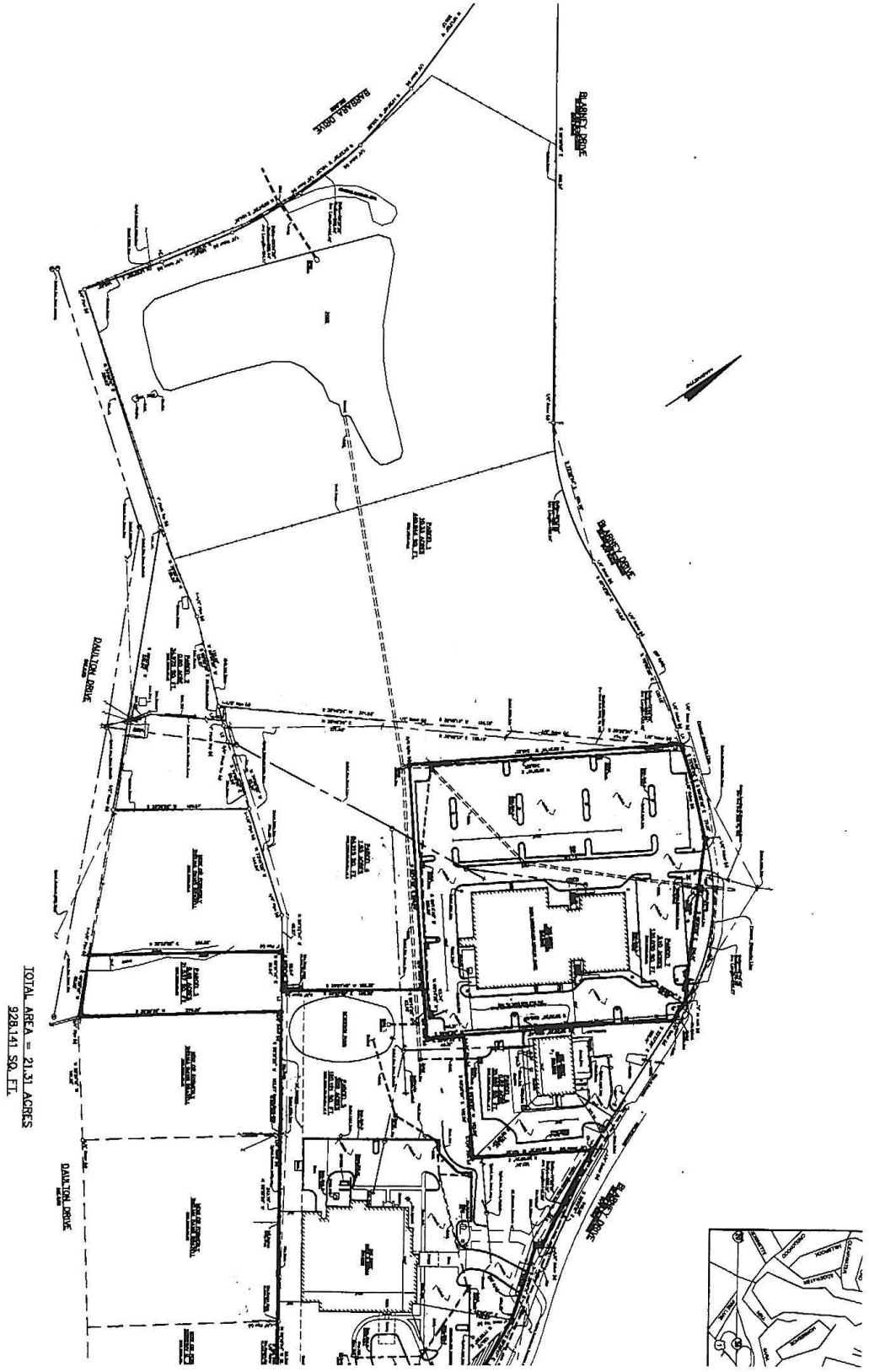
Notary Public for South Carolina
My Commission Expires: _____

Exhibit "A"

All that certain piece, parcel or tract of land with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being approximately thirteen-hundredths (0.13) of an acre of land, shown and designated as Parcel 9 on that certain plat by prepared for Palmetto Health Alliance by Cox and Dinkins, Inc., dated May 12, 2006, last revised October 21, 2008, and recorded in the Office of the Register of Deeds for Richland County in Record Book 1471 at Page 3284, to which reference is hereby craved for a more complete description.

DERIVATION: The above described property is the same property conveyed to the Grantor herein by deed from South Carolina Department of Highways and Public Transportation, dated July 20, 1988 and recorded on July 26, 1988 in the office of the Register of Deeds for Richland County, South Carolina in Deed Book 897 at Page 664.

Portion of TMS # 17012-02.02.A



TOTAL AREA = 21.31 ACRES
 928,141 SQ. FT.

Richland County Council Request of Action

Subject

Council Motion (Jackson): Request to delay the 2009 countywide reassessment for a period of one year

Purpose

Background / Discussion

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- 5.

Recommendation

Recommended By: **Department:**

Date:

Reviews

Information for the 2009 Tax Year (from Richland County Assessor John Cloyd)

The market value of Richland County for tax year 2009 is \$23,927,286,700 with an assessment of \$1,138,226, 590.

The CAP value requires that you subtract \$1,440,776,200 from the market value and it would require that you remove \$70,049,940 from the assessed value.

The Richland County Assessor's Office has completed reassessments in 1986, 1992, 1999, 2004 and 2009. The reason for the delay for tax year 2004 was that the General Assembly granted 20 percent CAP on owner occupied properties. The best legal minds believe that this was unconstitutional and we would have had to make over 85,000 refunds at a cost of approximately \$3 per refund. It seemed that it was just a bad idea. Additionally, we had no programming in place for a 20 percent CAP. In addition, new construction was complete.

The Richland County Assessor's Office has 166,000 properties. Of these, 114,000 received a Notice of Classification, Appraisal & Assessment of Real Estate. A total of 52,000 taxpayers did not receive an increase of more than \$1000; therefore, with an adjusted millage due to the 2009 Reassessment Program, these folks would receive a tax reduction.

By delaying a reassessment program, the number of years in which to solve the appeals is narrowed, and thus preparations must immediately begin for the next reassessment.

The most important reason for not delaying the reassessment program is that we are required to take the 2009 tax year and convert back to 2008. This means replacing the 2008 tables which essentially refers to 2005 reassessment figures. We have 30 to 40 thousand land values that would have to be recalculated, or manually entered, and we have changed boundaries on neighborhoods and created new neighborhoods, and we need to complete the balance of new construction.

Since items are not year sensitive, what is found on the computer, historically, is the neighborhood that we ascribe to it for 2009. When we delayed the reassessment in 2004, we spent almost four months doing the work in order to restore the prior tax year. It is problematic that we could continue with new construction and correct the data base back to 2008.

We continually find properties that we made errors on because we did not then get them into the correct neighborhood, the effective year was not correct, and the effective age of the property was not correct.

We have passed the point of no return. At this point, we have over 3,000 pieces of new construction completed. We have approximately 7,000 pieces of new construction that must be completed in order to do tax bills in November.

In order to accommodate Act 388, it was necessary for us to hire an outside programmer who lives in Maryland. We have spent in excess of \$50,000. By the time you look at the programming necessary for the Assessable Transfer of Interest, which was accomplished in 2008, and we are now paying the outside programmer to do the necessary programming to implement the fifteen percent CAP. The CAP has been accomplished; however, the area in which we are working now is any new construction that is done on an existing property we have the new assessed value which is capped at fifteen percent, and any value added must be added to the CAP value. We still have weeks to go in getting this programming done. This man charges \$125 an hour for four months you can see that we could spend a substantial amount of money.

Again, I believe that we have passed the point of “no return.”