



**Richland County Council**  
**BUDGET AD HOC COMMITTEE**  
**MARCH 27, 2017 – 10:30 AM**  
**ADMINISTRATION CONFERENCE ROOM**  
**2020 Hampton Street, Columbia, SC 29201**

Bill Malinowski District One	Joyce Dickerson District Two	Yvonne McBride District Three	Greg Pearce District Six	Dalhi Myers District Ten
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1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **ELECTION OF CHAIR**
4. **ITEMS FOR DISCUSSION**
  - a. Midlands Technical College Capital Project Request [PAGES 2-18]
  - b. Sheriff’s Facility [PAGES 19-31]
  - c. Council Motion: Imposing a uniform service charge on tax exempt property [PAGES 32-35]
5. **ADJOURNMENT**



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# RICHLAND COUNTY GOVERNMENT

Office of the County Administrator

## REQUEST OF ACTION SUMMARY

Agenda Item No.: 4.a. Meeting Date: March 27, 2017

To: Chair -TBD, Budget Ad Hoc Committee

From: Gerald Seals, County Administrator

Department: Outside agency: Midlands Technical College (MTC)

Item Subject Title: Center for QuickJobs Training and Workforce Development: Replacement of the Lindau Engineering Technical (LET) building at the Beltline Campus

Action Taken by Committee previously: None.

Options: 1. Approve the half mill increase request from MTC to replace the LET building.  
2. Do not approve the half mill increase request from MTC.

Motion Requested Today: Approve the half mill increase request form MTC to fund \$10 million with a bond to partially fund the replacement of the LET building that will house the Center for QuickJobs Training and Workforce Development; that Midlands Technical College issue the bonds; and that the approved millage increase for this purpose ends when the bond/debt is paid off.

Staff Recommendation: Approve motion.

Impact of Action: Operating Budget: This project will not impact the county's operating budget.

Capital Budget: This project will impact neither the county's capital budget nor the debt margin.

Funding Amount/Source: Half mill increase for MTC.

Requested by: Debbie Muller Walker, Vice President for Business Affairs, MTC.

Staff Representative: Sandra E. Yúdice, Ph.D., Assistant County Administrator

Outside Representative: Debbie Muller Walker, Vice President for Business Affairs, MTC.

List of Attachments:

1. Council Memorandum #2-7, MTC summary request, 2014-2034 Master Facilities Plan (excerpt), and LET Project estimated renovation costs.

3/20/2017  
Date Submitted

Gerald Seals  
Approved by the County Administrator

6  
Council District



**COUNCIL MEMORANDUM 2 – 7**

**To:** County Council  
**From:** County Administrator Gerald Seals  
**Date:** February 21, 2017  
**Subject:** Midlands Technical College Millage Increase Request  
**CC:** W. Kevin Bronson, Assistant County Administrator  
 Daniel Driggers, Chief Financial Officer  
 Jamelle H. Ellis, Ph.D., Director of Community and Government Services  
 Brandon Madden, Assistant to the County Administrator  
 Sandra E. Yúdice, Ph.D., Assistant County Administrator

**Center for QuickJobs Training and Workforce Development**

Midlands Technical College (MTC) has requested the assistance of Richland County to finance the construction of its Center for QuickJobs Training and Workforce Development at the MTC’s Beltline Campus. The Center’s “programs will directly target the rapid training of specific workforce skills critically required by employers in the college’s service area,” especially the needs in the emerging manufacturing and information technology fields.

According to MTC, the total cost is

<b>Description</b>	<b>Cost</b>
Construction	\$24.00 Million
Equipment	\$3.50 Million
Design	\$2.50 Million
<b>Total</b>	<b>\$30.00 Million</b>

MTC requested assistance from Richland County with raising \$10 million for this capital project through the issuance of debt by either Richland County or MTC. To issue debt, MTC will need an additional half mill commitment from the county above its current capital allocation. The State of South Carolina and the college will provide the remaining funds.

MTC justified the construction of a new facility, which will replace the current Lindau Engineering Technology (LET) building, by indicating that the cost of renovating and bringing the LET building up to current code requirements could exceed the construction cost of a new facility. MTC provided renovation estimates totaling \$24.2 million and listed renovation shortcomings including inflexible layout of the current facility due to column locations, exterior masonry has not been upgraded, no additional parking, and no efficiencies due to the room sizes. According to MTC’s

2014-2034 Master Facilities Plan, the LET building was constructed in 1968 and is a “four-story masonry building with a flat roof and exposed steel accents.” The last renovation was conducted in 1994 and the roof replaced in 2006. In August 2014, an assessment of the building found that the LET building is inadequate in meeting current International Building Code requirements and “a major renovation effort with significant improvements are necessary to bring the building up to current standards regarding building codes and life safety, lateral stability, energy efficiency, indoor environment, finishes, and the overall quality expected for today’s higher education facilities.” A tour of the LET building on February 9, 2017, confirmed the 2014 updated assessment from LTC Associates, Inc. and CDA Architects of the LET building and additional LET building shortcomings such as configuration of an old building not conducive to current learning environments and institutionalized building settings.

### **Background on Richland County Priorities**

During its priority setting session in September 2016, Richland County Council established four priority areas. These priority areas include:

1. Core County Government,
2. Constituent Services,
3. Special Interests, and
4. Economic Development.

Under each priority area, Council also established several priorities that would assist with fulfilling the goals under each area of focus. For example, under the Core County Government, County Council determined that “In order to attract new citizens, we need to participate in an investment process that makes this a good place to live, work & play.” Under the Constituent Services priority, Council established that the county needs to “Assess constituent needs.” Under the Special Interest area, Council determined that the county needs to “Align their [(special interest groups)] with county needs.” Last, under the Economic Development priority area there is a list of priorities that would assist with the “Recruitment and Retention of business services” and “Creating an environment that attracts businesses to our area.”

### **Aligning MTC’s Request with Richland County Council’s Priorities**

Midland Technical College plays an important role in workforce development, hence, in economic development also. MTC’s request clearly aligns with Richland County Council’s priorities as described in the previous section.

### **Funding and Fiscal Impact**

Finance Department Director Daniel Driggers provided the following information to fund the replacement of the Lindau Engineering Technology at MTC’s Beltline Campus building based on a half mill increase:

- Current mill value for MTC is \$1,473,000.
- An additional half mill would generate approximately an additional \$736,500.
- Based on the current interest rates available to the county, the debt could be structured for the incremental debt service for borrowing \$10 million for a 20-year period for approximately \$810,000 per year.

It is estimated that the county could absorb the loan payment, inclusive of the incremental increase in the mill value over the life of the loan, with an additional half

mill for debt service. Once the bonds are issued, the actual interest rate and debt service requirement can be determined. However, according to Richland County's financial policies, the county has a self-imposed debt limit of 6% of the assessed value that equates to a \$92.25 million debt limit as of June 30, 2016. Based on this limit and a net GO bond debt applicable to the limit of \$52.94 million as of June 30, 2016, the legal debt margin available to the county is \$39.31 million (or 42.61%). If Richland County issues a \$10.0 million bond the net applicable debt would increase to \$62.94 million and the legal debt margin would decrease to \$29.31 million (or 31.77%). If MTC issues the bonds, the county's debt margin would not be affected.

**Recommendation**

Staff recommends that Richland County Council approves the half mill increase request from MTC to fund the \$10 million request to replace the Lindau Engineering Technology building that will house the Center for QuickJobs Training and Workforce Development and that Midlands Technical College issue the bonds.

As part of the current biennium budget process, I have approved that this item be included in the agenda for the next meeting of County Council's Budget Committee for consideration and discussion.

In the Spirit of Excellence,



Gerald Seals

February 10, 2017

Greetings Dr. Yudice,

Thank you for meeting and touring with us through our Lindau Engineering Technology (LET) building. This most important replacement project will become the **Center for QuickJobs Training and Workforce Development** at the MTC Beltline Campus.

While we have continued to maintain the current building with funding from Richland County, we agree with your assessment that the facility is 'institutional' in appearance and function.

Enclosed you will find the information you requested which includes: Our Master Facilities Plan as related to the LET building and the summary section of the architectural report of the LET building.

As we toured the LET building, we mentioned by comparison the modern labs and auditorium at our new facility on the Northeast Campus. We have enclosed pictures of those rooms on both campuses so you may have a visual of the differences in form and functional efficiency.

Please do not hesitate to call me with any questions.

Sincerely,



Ms. Debbie M. Walker  
Vice President for Business Affairs

Enclosures



MIDLANDS  
TECHNICAL COLLEGE



# 2014-2034 MASTER FACILITIES PLAN

## BELTLINE CAMPUS



The Beltline Campus was purchased in several tracts beginning in 1962 as part of Richland Technical Education Center. In 1974, what is now Midlands Technical College was founded with Beltline serving as the main campus. The architectural philosophy of *"form follows function"* could not be truer than at this campus. The facilities were designed and constructed for teaching technical/industrial courses and consist of one-story to four-story, tan, industrial-size, brick buildings. Nearly all of the buildings are consistent in treatment and similar in style and use of materials. This style continued through the mid-1970s until the construction of the pre-cast concrete Wade Martin Hall. Facilities have been added to the original three-building campus over the years and now total nine. The Beltline Student Center was built on the site of the demolished Scott Building in 1997 with the architecture purposefully different to serve as the front door for campus visitors. An Automotive Training Facility/Parking Garage was completed in 1999.

In 2005, the College completed replacement of the Tool and Die Building with a state-of-the-art, 14,500-square-foot Precision Machining Building and added 12,600 square feet of student

services space to the Beltline Student Center. In 2007, the breezeway between the buildings was replaced and expanded with a cantilevered masonry structure that unifies the campus. In 2011 a generator was added to back up the critical IT infrastructure for the College. In 2012, replacement of the campus electrical infrastructure was undertaken. Construction plans are being drawn for a Learning Resource Center to replace the current Library Building in 2016.

The Beltline Campus currently has 32 acres of land; however, approximately nine acres are in a flood plain and not suitable for development. The campus's nine buildings contain approximately 273,000 square feet along with an 87,570-square-foot parking garage. Continuing landscape improvements give the campus a park-like atmosphere.

### **Program Clusters**

The Beltline Campus houses programs in Business, Information Systems Technology and Industrial Technologies including automotive, electrical and precision machining. In addition, the College offers courses in the Associate in Arts (AA) and Associate in Science (AS) transfer programs and noncredit course

Center to replace the current Library Building. The new facility will have a third floor and include the Success Center and many student-centered study and collaboration spaces.

*Lindau Engineering Technology Building* – This building was constructed in 1968 with the last major renovation completed in 1994 and a roof replacement in 2006. In 2010 many of the HVAC units were replaced. The building functions as a classroom facility, with faculty and administrative offices all located in a 40' x 40' wing in front of the building. There are many special function laboratories and lecture halls throughout the building. Major functional areas are business and assembly occupancies. It is a four-story masonry building with a flat roof and exposed steel accents. The building is adequate for code requirements for existing conditions, but inadequate for current International Building Code requirements. A decision will be made if the facility should be renovated or replaced.

*Precision Machining Building* – This building was constructed in 2005 to replace the Tool and Die building in order to provide state-of-the-art machining facilities. It includes a large open bay space for machining and grinding, a welding bay, storage space, measurement lab and classrooms and offices. It is a single-story brick veneer with steel-framed structure. It is to remain in present use for the foreseeable future.



*Richland Hall* – This building was constructed in 1962 with renovations in 1992 and minor life-safety upgrades in 2004 to accommodate Richland One Middle College. In 2013, the Middle College began expansion into additional rooms. It was constructed as a classroom building with faculty and administrative offices. The building functions as a classroom building with computer labs. It also houses the IRM department and critical IT infrastructure backed up by a generator. It is a single-story brick veneer on concrete unit masonry building with a flat roof and exposed steel accents. The building is to remain in its present condition for the foreseeable future. However, if the need arises, the building should be replaced with a multi-story 48,000-square-foot structure.

*Wade Martin Hall* – This building was constructed in 1976 with interior renovations and functional changes at various times over the years including a complete renovation of the second floor in 2006 and complete restroom renovation in 2007. A new roof was installed in 2011. Constructed as a classroom building, it combines classrooms with significant support services office space. It is a four-story brick/concrete veneer unit masonry building with a skeletal steel interior. The building meets code requirements for existing conditions but is inadequate for current International Building Code requirements. The building is a candidate for future renovations and upgrades.

Please refer to the Midlands Technical College Master Plan Campus Development Analysis on page 50 for College-wide facility analysis.

**2001 ASSESSMENT**

LTC Associates, Inc.  
1229 Lincoln Street  
Columbia, South Carolina 29201  
[www.ltcarch.com](http://www.ltcarch.com)



1122 Lady Street, Suite 810  
Columbia, South Carolina 29201  
[www.cdacolumbia.com](http://www.cdacolumbia.com)



**2014 UPDATE**

**A Building Assessment of**  
Lindsay Engineering Technology Building  
**for**

**Midlands Technical College**

**Beltline Campus**

Columbia, South Carolina

April 11, 2001

**August 8, 2014**



## Lindau Engineering Technology Building Summary

~~LTC Associates, Inc. recommends immediate action to replace the existing window system and existing elevator. Once the new elevator addition construction is completed the existing elevator can be taken out of service and replaced with little disruption to current class activities.~~ The laboratories, acoustical ceiling system, ADA door hardware, mechanical upgrades and seismic upgrades should also be implemented as soon as feasible. This construction can be phased to allow for ongoing class schedules. Any major renovations will require the building to be upgraded to meet the current code requirements. In general, this is a ~~33-year-old~~ building that is showing its age and is in need of upgrading to continue the quality of education building space required by Midlands Technical College.

The building is now approximately 45 years old. A major renovation effort with significant improvements are necessary to bring the building up to the current standards regarding building codes and life safety, lateral stability, energy efficiency, indoor environment, finishes, and the overall quality expected for today's higher education facilities.



Beltline LET  
chemistry



Northeast  
chemistry



Beltline LET  
auditorium



Northeast  
auditorium

Midlands Technical College  
LET Project  
**ESTIMATED RENOVATION COSTS**

Construction, from study (attached)	\$ 9,903,316
Demolition, Abatement, Seismic	\$ 1,173,000
construction sub total	\$ 11,076,316
Fees	\$ 1,300,000
Furniture & Equipment	\$ 2,700,000
Contingency	\$ 3,000,000
rental/busing to alternate site during renov.	\$ 3,500,000
inflation	\$ 2,600,000
additional costs, sub total	\$ 13,100,000
TOTAL	\$ 24,176,316

**Renovation shortcomings**

inflexible layout due to current column locations  
exterior masonry not upgraded  
no additional parking  
no efficiencies with same room size

# Midlands Technical College

## LET Project - Estimated Renovation Costs

### MASTER SUMMARY Budget Estimate

For

### Building Assessment

Lindau Engineering Technology Building  
Columbia, SC



<b>Client:</b> CDA Architects 1122 lady Street, Suite 810 Columbia, SC 29201	<b>Owner:</b> Midlands Technical College Beltline Campus Columbia, SC	<b>Cost Estimator:</b> Aiken Cost Consultants 1010 East North Street Greenville, SC 29601
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	Building		Sitework		Total	
	Cost	%	Cost	%	Cost	%
Building Assessment	8,884,241				8,884,241	
LEED Documentation & Certification	270,000				270,000	
<b>Total Probable Base Bid</b>	<b>\$9,154,241</b>	<b>100.0%</b>			<b>\$9,154,241</b>	<b>100.0%</b>

Site Cost per Adjusted Gross 1 LS						
Building Cost per Adjusted Gross 64,880 SF	\$141.09	SF			\$141.09	SF

Construction Phase Contingency	457,712	5.0%			457,712	5.0%
<b>Total Construction Cost (TCC)</b>	<b>\$9,611,953</b>				<b>\$9,611,953</b>	

#### ALTERNATES

(5% Construction Phase Contingency Not Included)

Alternate No 1: New Stair Tower	\$386,023
Alternate No 2: Replace Cooling Tower	\$125,331
Alternate No 3: Energy Recovery	\$237,721
	<b>\$9,903,316</b>

**Midlands Technical College**  
**Richland County Special Capital Request**  
**Beltline Campus Center for QuickJobs Training and Workforce Development**

**Sample Richland County Companies That Will Benefit from QuickJobs Rapid-Ready**

- Aflac
- BlueCross BlueShield
- China Jushi
- FN Manufacturing
- International Paper
- Palmetto Health
- PurePower
- SCE&G
- Schneider Electric
- Westinghouse

**MTC Center for QuickJobs Training and Workforce Development Request**

Construction	\$24.0 million
Equipment	3.5 million
Design/site prep	<u>2.5 million</u>
<b>Total</b>	<b>\$30.0 million</b>

**Preparing Richland County Citizens for Livable Wage Jobs, Fast**

Career readiness of the workforce is the primary objective of the proposed Midlands Technical College (MTC) **Center for QuickJobs Training and Workforce Development** at the MTC Beltline Campus. The facility's programs will directly target the rapid training of specific workforce skills critically required by employers in the college's service area.

This is a compelling regional need due to the ramping up of manufacturing and information technology operations and the collateral demand for a workforce to sustain and grow these essential employment sectors. Midlands Technical College's QuickJobs programs offer fast-paced, intensive job training to help the unemployed and underemployed obtain these middle and high-skilled jobs that are in constant demand by regional employers.

Midlands Technical College is requesting additional support of \$10 million dollars. The source of funds may include debt issuance by the college or county. In order for the college to issue the additional debt, it would require an estimated additional half mil commitment by the county above its current capital allocation. The balance of funds will be provided by state and college resources.

The project is the replacement of the Lindau Engineering Technology Building (LET) which is located on the Beltline Campus in Richland County. The LET building was constructed in 1968 and it functions as a classroom facility, with faculty and administrative offices. The building is inadequate to meet current code requirements. The project will replace the LET building which will eliminate significant deferred maintenance and be more prudent than renovation. The new facility will become the home of the MTC Center for QuickJobs Training and Workforce Development.

Please note that this request is not subject to Lexington County participation. Both Lexington and Richland counties are providing support for other MTC projects through the half mil provided for debt service.



**YOU CAN GET ANYWHERE FROM HERE**



# The Real Deal

KEY FACTS | 2016

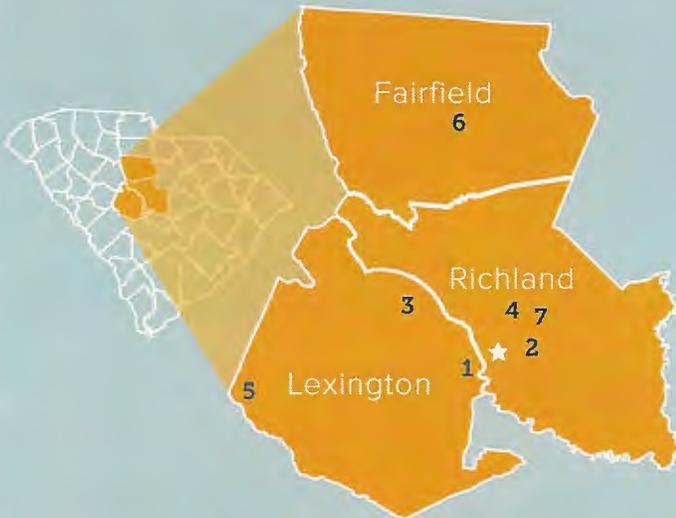
## MISSION

Midlands Technical College is a comprehensive, multicampus, two-year public college serving the primary region of Richland, Lexington and Fairfield counties of South Carolina. College programs and services provide accessible, affordable, quality education that prepares a diverse student population to enter the job market, transfer to senior colleges and universities, and achieve their professional and personal goals. Through its programs and services, MTC equitably provides higher education opportunities and strengthens the economic and social vitality of the community.

**\$835 MILLION+**  
ECONOMIC IMPACT IN THE CENTRAL MIDLANDS

## SERVICE AREA AND GOVERNANCE

Midlands Technical College serves Richland, Lexington and Fairfield counties in South Carolina. The college's governing board, the Commission, is appointed by the Governor upon the recommendation of the legislative delegations from Richland, Lexington and Fairfield counties.



- |  |  |
|--|--|
| <b>1 Airport Campus</b><br>1260 Lexington Drive<br>West Columbia, SC 29170 | <b>5 Batesburg-Leesville Campus</b><br>423 College Street<br>Batesburg-Leesville, SC 29070                   |
| <b>2 Beltline Campus</b><br>316 South Beltline Blvd.<br>Columbia, SC 29205 | <b>6 Fairfield Campus</b><br>1674 Hwy. 321 North Business<br>Winnsboro, SC 29180                             |
| <b>3 Harbison Campus</b><br>7300 College Street<br>Irmo, SC 29063          | <b>7 Fort Jackson Center</b><br>Army Continuing Education Center<br>1mboden Street<br>Fort Jackson, SC 29207 |
| <b>4 Northeast Campus</b><br>151 Powell Road<br>Columbia, SC 29203         |  |

## QUICK FACTS

- MTC is the largest provider of transfer students to four-year colleges and universities in South Carolina.
- MTC is the fifth-largest provider of higher education in South Carolina.
- MTC's Corporate and Continuing Education division is the largest and most comprehensive in South Carolina.

## ANNUAL BUDGET



**\$83 million**  
total budget



**622**  
total full-time  
faculty and staff



**716**  
total part-time  
faculty and staff

**79%** of MTC graduates are employed or continuing their education within six months of graduation

# 14,000+

Academic students served annually in:

- > Arts and Sciences
- > Business
- > Engineering Technology
- > Health Sciences
- > Industrial Technology
- > Information Systems Technology
- > Nursing
- > Public Service

# 25,000+

Enrollments annually in Corporate and Continuing Education courses offering career-specific training in:

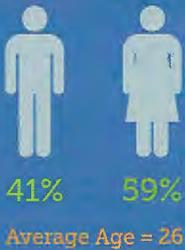
- > Business
- > Computers
- > Creative Careers
- > Employee and Leadership Development
- > Healthcare and Human Services
- > Industrial, Trades, and Manufacturing
- > Personal Enrichment

\*Courses can be completed in a matter of weeks or months.

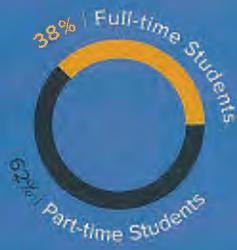
## DEMOGRAPHICS



51% White, Non-Hispanic | 37% Black, Non-Hispanic | 3% Hispanic



Average Age = 26



{ 79% of students receive financial aid }

# 120+

degree,  
diploma and  
certificate  
programs of  
study



## TUITION, BOOKS AND FEES

Approximately \$3,300 per semester (varies depending on program of study)

## THE MTC FOUNDATION

more than **\$9 million** in total assets

- > Annually provides more than \$100,000 in scholarship support for MTC students
- > Annually provides more than \$100,000 in program support to college faculty and staff

You can get anywhere from here.<sup>SM</sup> | MIDLANDSTECH.EDU



# RICHLAND COUNTY GOVERNMENT

Office of the County Administrator

## REQUEST OF ACTION SUMMARY

Agenda Item No.: 4.b. Meeting Date: March 27, 2017

To: Chair – TBD, Budget Ad Hoc Committee

From: Gerald Seals, County Administrator

Department: Richland County Sheriff's Department

Item Subject Title: Purchasing of Shakespeare Road Properties

Action Taken by

Committee previously: None.

- Options:
1. Approve purchasing the Shakespeare Road properties and funding for phases 1 and 2 for the Biennium Budget 1 (FY 2018 and FY 2019) as described in Council Memorandum 3-2.
  2. Do not approve purchasing the properties and funding for phases 1 and 2 for the Biennium Budget 1 (FY 2018 and FY 2019).

Motion Requested Today: Approve motion to acquire SCANA properties located on Shakespeare Road (not to exceed \$1.3 million) and funding for phases 1 and 2 for the Biennium Budget 1 (FY 2018: \$700,000) and FY 2019: \$325,000).

Staff Recommendation: Approve motion.

Impact of Action: Operating Budget: Costs such as janitorial services and utilities will become part of the budget.

Capital Budget: This project will impact the county's capital budget as follows:

1. Property acquisition upon Council's approval: \$1.3 million.
2. Phase 1 (FY 2018): \$700,000 to transfer Forensics, Evidence, and RCSD Fleet.
3. Phase 2 (FY 2019): \$325,000 to up-fit the RCSD fleet services.

Funding Amount/Source: Purchasing of properties and Phase 1 totaling \$2.0 million: Appropriated funds for Judicial Center renovation/relocation (\$400,000 available) and borrowed funds for the Decker Center (unencumbered funds totaling \$1.6 million).  
Phase 2: FY 2019 Capital Budget (\$325,000).

Requested by: Sheriff Leon Lott

Staff Representative: Janelle Ellis, Ph.D., Director of Community and Government Services  
Sandra E. Yúdice, Ph.D., Assistant County Administrator

Outside Representative: Deputy Chief Chris Cowan

List of Attachments:

1. Council Memorandum #3-2.
2. Properties maps:
  - (a) 5921 Shakespeare Rd.: TMS R14210-06-05
  - (b) 5947 Shakespeare Rd.: TMS R14210-06-06
  - (c) E/S Shakespeare Rd.: TMS R14211-02-12
  - (d) 6011 Shakespeare Rd.: TMS R14211-02-11

3/23/2017  
Date Submitted

Gerald Seals  
Approved by the County Administrator

3  
Council District



**Council Memorandum 3-2**

**To:** County Council  
**C/O** Budget Committee  
**From:** County Administrator Gerald Seals  
**Date:** March 21, 2017  
**Subject:** Purchasing of Shakespeare Road Properties

**Background**

SCANA is currently relocating services from its Shakespeare Road location in Columbia to West Columbia, SC. Relocation will be completed by March 2017. Recently, SCANA proposed to sell the Shakespeare Road location, a 24-acre SCANA property, to the Sheriff for \$1.2 - \$1.3 million.

As a part of its proposal, SCANA committed to conduct, at its expense, an appraisal of the property. SCANA also committed to conduct and pay for a Phase 1 environmental assessment and any resultant required remediation on the properties.

Richland County records show the following information:

TMS	Zoning	Address	Land Value	Building Value
R14211-02-11	M-1	6011 Shakespeare Rd.	\$1,300,000	\$1,287,100
R14211-02-12	M-1	5921 Shakespeare Rd.	\$126,500	\$0

**Richland County Sheriff's Department Needs**

Sherriff Lott is interested in the property since it would solve several long-standing space issues. Specifically, inter alia, the proposed purchase would address such long-standing needs as:

1) Forensics Laboratory Space.

RCSD conducts rapid DNA analysis, ballistics and fire debris, and drug analysis to name a few services to compensate the lag time in working with SLED offices. Built about 14 years, the laboratory is located on the 2<sup>nd</sup> floor at RCSD headquarters on Two Notch Road. The laboratory is overcrowded, for example, investigators share offices which results in moving furniture around if investigators are working concurrently in the same office, analysts take turns in using instruments, and processing areas have limited space and are often used as storage space. The RCSD has a need to expand the laboratory to conduct analysis more efficiently. It will be difficult to expand the Forensics Lab due to overcrowding at the current facility (see attached pictures). The warehouse at the proposed Shakespeare Road site has plenty of space to relocate the Forensics Lab and use it for future expansions.

2) Evidence Section Storage Space.

There is a need to properly store crime evidence, which must be stored indefinitely as per the SC Evidence Recovery Act. Evidence is currently stored in about a dozen Conex trailers

(shipping containers) at the Sheriff's substation at 401 Powell Road and at RCSD headquarters. RCSD converted containers to temperature-controlled evidence storage in order to meet the regulatory requirements of the Evidence Recovery Act. Security of stored crime evidence is compromised because the facility has been broken into on a regular basis at the RCSD Compound on Powell Road.

3) "Up fit" fleet services.

Fleet services provide services to radios, emergency equipment upkeep, mobile data, etc. The up fit of fleet services will include transferring the compound's current operations, radio services, mobile data, etc. from 401 Powell Road to the 4,000 sq. ft. substation storage building at the rear of developed portion of SCANA property.

4) Specialized equipment.

Specialized equipment/units such as SWAT truck and command post could be relocated to and stored at the new property; placing them all central to the entire County. In addition, the current gas operations building on SCANA's properties is proposed to be repurposed as a two-story office space, which will house 1-2 employees (evidence custodians) and provide the necessary space (from 3,000 sq. ft. to 30,000 sq. ft.) for evidence storage.

### **Considerations**

The RCSD suggests that any proceeds from the sale of the substation property located at 401 Powell Road could be used to cover costs associated with the move and/or future renovations at the proposed Shakespeare Road site. Built in the 1970s, the Powell Road substation is comprised of 2,000 sq. ft. of heated/cooled office space and 2,000-3,000 of heated/cooled garage space, which was built in 2005.

It should be noted that the 24 acre size of the Shakespeare Road properties coupled with the roughly 80,000 square feet of (in good condition) buildings on site and its centralized location allows the property to be a candidate for a new RCSD headquarters.

### **Time Frame and Fiscal Impact**

The RCSD proposes to complete the project in three phases:

Acquire Property – upon approval of County Council: not to exceed \$1,300,000.

Phase 1 (FY 2018):

Development/transfer of Forensics, Evidence, and RCSD Fleet – not to exceed \$700,000.

Phase 2 (FY 2019):

Up-fit RCSD Fleet Services – not to exceed \$325,000.

Phase 3 (FY 2020):

Consolidate other RCSD facilities/departments at the proposed RCSD headquarters and move Specialized Units to location – not to exceed \$400,000.

Phase 4 (FY 2021):

Continue consolidation and 'up-fit' of RCSD facilities/departments) – not to exceed \$250,000.

Deputy Chief Chris Cowan indicated that the Sheriff Department will act as project manager for the entire project; i.e., obtain outside bids to complete the projected work. Such costs as janitorial services and utilities will become a part of the budget.

**Recommendation**

To facilitate this request, as part of Biennium Budget I process, I have approved that this item be included in the agenda for the next meeting of County Council’s Budget Committee for consideration and discussion to include up to \$1.3 million for the acquisition of the properties upon County Council’s approval; \$700,000 for Phase 1 in FY 2018; and \$325,000 for Phase 2 in FY 2019. I have also approved for the Budget Team to include phases 3 and 4 in Biennium Budget II at \$400,000 in FY 2020 and \$250,000 in FY 2021, respectively.

Funding from this project (i.e., acquisition of properties and Phase 1) is accomplished by redirecting appropriated and borrowed funds that are available from two projects as follows:

• Judicial Center renovation or relocation	\$400,000
• Decker Center project residual:	
◦ Unencumbered funds	<u>\$1,600,000</u>
Total	<u><u>\$2,000,000</u></u>

The following motion will approve this project for full consideration by the Richland County Council for adoption and funding in the adopted Biennium Budget I.

In the Spirit of Excellence,

Gerald Seals  
County Administrator

- CC: W. Kevin Bronson, Assistant County Administrator  
 Daniel Driggers, Chief Financial Officer  
 Jamelle H. Ellis, Ph.D., Director of Community and Government Services  
 Brandon Madden, Assistant to the County Administrator  
 Sandra E. Yúdice, Ph.D., Assistant County Administrator



**Figure 1. Property: 6011 Shakespeare Rd., Columbia, SC**



**Figure 2. Property: 5921 Shakespeare Rd., Columbia, SC**

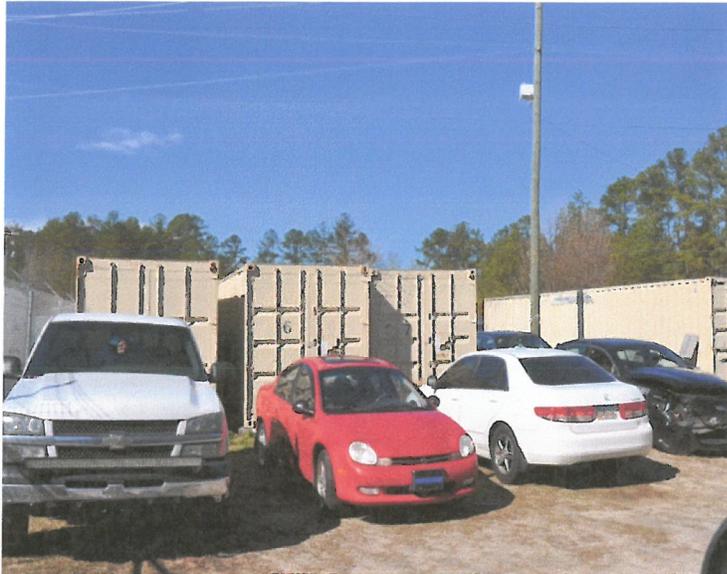


**Figure 3. Evidence Section storage**

## Back of Evidence Section



**Figure 4. Back of Evidence Section**



**Figure 5. Conex trailers used for evidence storage on Powell Road Compound**



**Figure 6. Laboratory with three separate analysts' workbenches to accommodate five employees**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Shakespeare Road Property (+/-23.648 acres)



1 inch = 300 feet

### Legend

-  Tower - 0.238 acre
-  Shakespeare Road Property

5921 SHAKESPEARE RD | R14210-06-05

Print



**Address**

Address	5921 SHAKESPEARE RD
Municipality	Unincorporated
School District	Richland School District 2
Garbage Coll. Day	Monday
Recycling Coll. Day	Monday EOW-B
Yard Trash Coll. Day	Monday
Latitude	34.05812
Longitude	-80.97825
Elevation	391 ft

**Property**

TMS	R14210-06-05
Owner	SOUTH CAROLINA ELECTRIC &
Beds	0.0
Baths	0.0
Heated Sqft	0
Year Built	
Tax District	2ER
Land Value	\$121,100
Building Value	\$0
Assessed Value	\$121,100
Last Sale	\$0 (09/00/1984)
Zoning	M-1
Secondary Zoning	
Owner Occupied	Exempt

**Political**

Voting Precinct	Dentsville
Voting Location	Dent Middle School
County Council Dist.	3
County Council Rep.	Yvonne McBride
SC Senate Dist.	21
SC Senate Rep.	Darrell Jackson
SC House Dist.	76
SC House Rep.	Leon Howard
County Magistrate Dist.	UPPER TOWNSHIP
County Magistrate	JUDGE TOMOTHY EDMOND
Congressional Dist.	6
Congressional Rep.	James Clyburn

**Census**

Year	2010	2000	1990
Avg Hshld Income	\$28,814	\$40,057	\$30,000
Avg Home Value	\$92,400	\$73,300	\$56,100
Pop. Density (/sqmi)	1,472	1,208	1,347

Disclaimer: This application is a product of the Richland County GIS Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. However, the information presented should be used for general reference only. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of the information presented herein.

5947 SHAKESPEARE RD | R14210-06-06

Print



**Address**

Address	5947 SHAKESPEARE RD
Municipality	Unincorporated
School District	Richland School District 2
Garbage Coll. Day	Monday
Recycling Coll. Day	Monday EOW-B
Yard Trash Coll. Day	Monday
Latitude	34.05818
Longitude	-80.97776
Elevation	396 ft

**Census**

Year	2010	2000	1990
Avg Hshld Income	\$28,814	\$40,057	\$30,000
Avg Home Value	\$92,400	\$73,300	\$56,100
Pop. Density (/sqmi)	1,472	1,208	1,347

**Property**

TMS	R14210-06-06
Owner	SOUTH CAROLINA ELECTRIC &
Beds	0.0
Baths	0.0
Heated Sqft	0
Year Built	
Tax District	2ER
Land Value	\$30,000
Building Value	\$0
Assessed Value	\$30,000
Last Sale	\$0 (01/00/1985)
Zoning	M-1
Secondary Zoning	
Owner Occupied	Exempt

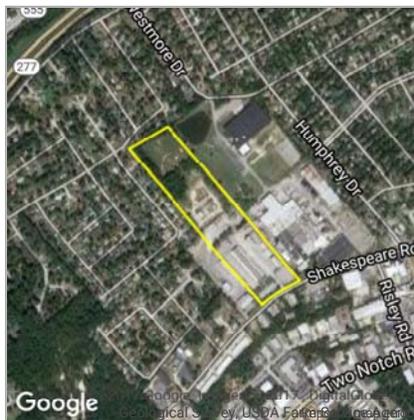
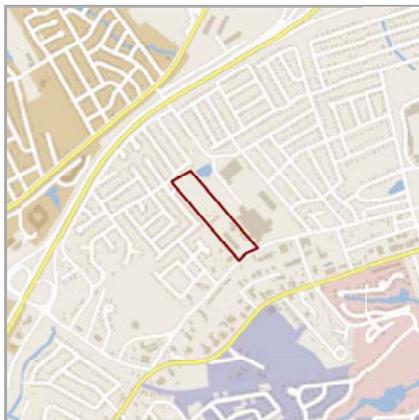
**Political**

Voting Precinct	Dentsville
Voting Location	Dent Middle School
County Council Dist.	3
County Council Rep.	Yvonne McBride
SC Senate Dist.	21
SC Senate Rep.	Darrell Jackson
SC House Dist.	76
SC House Rep.	Leon Howard
County Magistrate Dist.	UPPER TOWNSHIP
County Magistrate	JUDGE TOMOTHY EDMOND
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Congressional Rep.	James Clyburn

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6011 SHAKESPEARE RD | R14211-02-11

Print



**Address**

Address	6011 SHAKESPEARE RD
Municipality	Unincorporated
School District	Richland School District 2
Garbage Coll. Day	Monday
Recycling Coll. Day	Monday EOW-B
Yard Trash Coll. Day	Monday
Latitude	34.05873
Longitude	-80.97721
Elevation	367 ft

**Census**

Year	2010	2000	1990
Avg Hshld Income	\$28,814	\$40,057	\$30,000
Avg Home Value	\$92,400	\$73,300	\$56,100
Pop. Density (/sqmi)	1,472	1,208	1,347

**Property**

TMS	R14211-02-11
Owner	SOUTH CAROLINA ELECTRIC &
Beds	0.0
Baths	2.0
Heated Sqft	11,500
Year Built	1955
Tax District	2ER
Land Value	\$1,300,000
Building Value	\$1,287,100
Assessed Value	\$2,854,600
Last Sale	\$0 (09/00/1984)
Zoning	M-1
Secondary Zoning	
Owner Occupied	Exempt

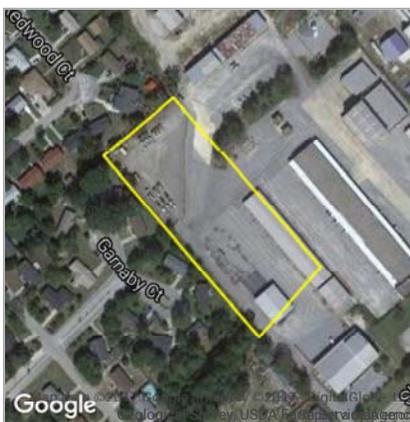
**Political**

Voting Precinct	Dentsville
Voting Location	Dent Middle School
County Council Dist.	3
County Council Rep.	Yvonne McBride
SC Senate Dist.	21
SC Senate Rep.	Darrell Jackson
SC House Dist.	76
SC House Rep.	Leon Howard
County Magistrate Dist.	UPPER TOWNSHIP
County Magistrate	JUDGE TOMOTHY EDMOND
Congressional Dist.	6
Congressional Rep.	James Clyburn

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E/S SHAKESPEARE RD | R14211-02-12

Print



**Address**

Address	E/S SHAKESPEARE RD
Municipality	Unincorporated
School District	Richland School District 2
Garbage Coll. Day	Monday
Recycling Coll. Day	Monday EOW-B
Yard Trash Coll. Day	Monday
Latitude	34.05901
Longitude	-80.97891
Elevation	383 ft

**Census**

Year	2010	2000	1990
Avg Hshld Income	\$28,814	\$40,057	\$30,000
Avg Home Value	\$92,400	\$73,300	\$56,100
Pop. Density (/sqmi)	1,472	1,208	1,347

**Property**

TMS	R14211-02-12
Owner	SOUTH CAROLINA ELECTRIC &
Beds	0.0
Baths	0.0
Heated Sqft	0
Year Built	
Tax District	2ER
Land Value	\$126,500
Building Value	\$0
Assessed Value	\$126,500
Last Sale	\$0 (09/00/1984)
Zoning	M-1
Secondary Zoning	
Owner Occupied	Exempt

**Political**

Voting Precinct	Dentsville
Voting Location	Dent Middle School
County Council Dist.	3
County Council Rep.	Yvonne McBride
SC Senate Dist.	21
SC Senate Rep.	Darrell Jackson
SC House Dist.	76
SC House Rep.	Leon Howard
County Magistrate Dist.	UPPER TOWNSHIP
County Magistrate	JUDGE TOMOTHY EDMOND
Congressional Dist.	6
Congressional Rep.	James Clyburn

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**RICHLAND COUNTY  
GOVERNMENT**  
Office of the County Administrator

**Council Memorandum 3-3**

**To:** County Council  
**From:** County Administrator Gerald Seals  
**Date:** March 24, 2017  
**Subject:** Follow Up on Purchasing of Shakespeare Road Properties

In Council Memorandum 3-2, dated March 21, 2017, I informed you that SCANA is currently relocating services from its Shakespeare Road location in Columbia to West Columbia, SC, and that the company proposed to sell the properties on Shakespeare Road to the Sheriff's Department. In that memorandum, I informed you that the SCANA site included two properties; however, it has come to my attention that the site includes four properties as described below and that SCANA will maintain and receive easement/access to the cellular tower located at the site:

- (a) 5921 Shakespeare Rd.: TMS R14210-06-05
- (b) 5947 Shakespeare Rd.: TMS R14210-06-06
- (c) E/S Shakespeare Rd.: TMS R14211-02-12
- (d) 6011 Shakespeare Rd.: TMS R14211-02-11

The terms of the proposed purchasing remain the same as described in Council Memorandum 3-2. This item is included in the agenda of the Budget Ad Hoc Committee meeting on March 27, 2017, for discussion.

In the Spirit of Excellence,

Gerald Seals  
County Administrator

CC: Sheriff Leon Lott, RC Sheriff's Department  
Deputy Chief Chris Cowan, RC Sheriff's Department  
W. Kevin Bronson, Assistant County Administrator  
Daniel Driggers, Chief Financial Officer  
Jamelle H. Ellis, Ph.D., Director of Community and Government Services  
Brandon Madden, Assistant to the County Administrator  
Sandra E. Yúdice, Ph.D., Assistant County Administrator



# RICHLAND COUNTY GOVERNMENT

Office of the County Administrator

## REQUEST OF ACTION SUMMARY

Agenda Item No.: 4.c. Meeting Date: March 27, 2017

To: Chair, Budget Ad Hoc Committee

From: Councilman Pearce, District 6; Councilman Manning, District 8

Department: County Council

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Item Subject Title: Uniform service charge on tax exempt property

Action Taken by

Committee previously: None.

Options: 

1. Consider the motion and approve accordingly.
2. Consider the motion and do not approve.

Motion Requested Today: None.

Staff Recommendation: None, as this item is a Council motion to be discussed by the Budget Ad Hoc Committee.

Impact of Action: Operating Budget: Unable to determine at this time.

Capital Budget: None.

Funding Amount/Source: None.

Requested by: Councilman Pearce, District 6; Councilman Manning, District 8

Staff Representative: County Administrator, Gerald Seals

Outside Representative: None at this time.

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List of Attachments:

1. Council Memorandum #3-4.

3/23/2017  
Date Submitted

Gerald Seals  
Approved by the County Administrator

All  
Council District



# RICHLAND COUNTY GOVERNMENT

Office of the County Administrator

## Council Memorandum 3-4

**To:** County Council  
**From:** County Administrator Gerald Seals  
**Date:** March 23, 2017  
**Subject:** Uniform service charge on tax exempt property

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### Background

As passed by the State Legislature in 2006, Act 388 exempted owner-occupied homes from paying operating taxes for local schools. This change, effectively, shifted the tax burden for funding schools to non-owner occupied properties (e.g., commercial properties, rental properties). Additionally, the State Legislature increased the State sales tax by \$.01, with the rationale that this increase in revenue would be provided to schools; however, it is unclear as to whether this increase has generated enough funds to adequately support local schools.

At the February 7, 2017 Council meeting, Councilmembers Pearce and Manning brought forth the following motion:

“I move that if the State Government does not fully fund Richland County as specified by the original formula when Act 388 was passed, that a uniform service charge on tax exempt property be imposed.”

This motion was forwarded to the Budget Ad Hoc Committee for review and action.

Imposing a uniform fee on those tax exempt properties may offset the amount of operating taxes needed from non-owner occupied properties to fund the County's schools. Staff research has not revealed any governmental entities in South Carolina that have imposed this type of fee.

The table below details the percentage of tax exempt parcels in the County.

Tax District	Parcel Count	% of Parcels Exempt	Market Value	Estimated \$'s % Not Taxed
1AL (Arcadia Lakes)	3	4%	\$361,700	4%
1CC (City of Columbia)	3,355	8%	\$3,035,775,000	43%
1CY (City of Cayce)	6	3%	\$392,100	1%

1ER (East Richland Public SD)	31	3%	\$3,270,600	2%
1FA (Forest Acres)	110	3%	\$27,957,500	3%
1LR (Lower Richland)	1,279	6%	\$213,102,900	15%
1TE (Town of Eastover)	59	9%	\$2,578,700	19%
1UR (Urban & Rural Areas)	1,174	6%	\$248,223,400	16%
2AL (Arcadia Lakes)	4	1%	\$1,476,800	2%
2CC (City of Columbia)	80	4%	\$117,238,000	16%
2DP (Dentsville / Pontiac Area)	1,668	4%	\$441,149,200	9%
2ER (East Richland Public Service)	826	5%	\$166,279,400	7%
2FA (Forest Acres)	34	4%	\$9,937,500	11%
2SH (Village at Sandhills)	3	1%	\$5,085,300	4%
2TB (Town of Blythewood)	96	4%	\$32,325,500	11%
6CC (City of Columbia)	45	4%	\$128,817,700	41%
6TI (Town of Irmo)	95	3%	\$31,772,200	8%
6UD (Upper Dutch Fork)	366	2%	\$81,906,300	3%
<b>Total</b>	<b>9,234</b>	<b>5%</b>	<b>\$4,547,649,800</b>	<b>20%</b>

There are 18 tax districts in Richland County.

- 1 – is in School District 1
- 2 – are in School District 2
- 6 – are in Lexington / Richland School District 5

Pursuant to the aforementioned data, Council may consider the following alternatives:

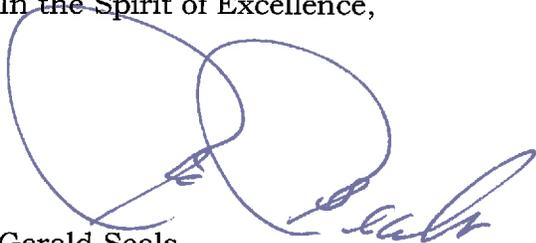
1. Consider the motion and approve accordingly.
2. Consider the motion and do not approve.

If approved, staff requests direction as to the type of fee to be imposed. Imposing a flat fee on tax exempt property may not be equitable as the size and value of the properties differ. As such, any fee imposed may be calculated based on a set of criteria, similar to the manner in which the County calculates its stormwater management fee. Staff can develop an appropriate formula (e.g., size of property, value of the property, age of any structures on the property) relative to the amount of the fee per the tax exempt property.

The State's Fiscal Year 2017 - 2018 budget will become effective on July 1, 2017, at which time a determination can be made as to amount of funding provided by the State to local governments pursuant to Act 388.

Please let me know of any questions or concerns regarding this.

In the Spirit of Excellence,

A handwritten signature in blue ink, appearing to read 'Gerald Seals', is written over a large, faint circular stamp or watermark.

Gerald Seals  
County Administrator