



Richland County Council

ADMINISTRATION AND FINANCE COMMITTEE

June 23, 2020 – 6:00 PM

Zoom Meeting

COMMITTEE MEMBERS PRESENT: Joyce Dickerson, Chair; Bill Malinowski, Joe Walker and Yvonne McBride

OTHERS PRESENT: Michelle Onley, Ashiya Myers, Angela Weathersby, Leonardo Brown, Chris Eversmann, Kimberly Williams-Roberts, Ashley Powell, Randy Pruitt, Art Braswell, Clayton Voignier, Dale Welch, Brittney Hoyle-Terry, Synithia Williams, John Hopkins, Tariq Hussain, Larry Smith, Geo Price, Stacey Hamm, Dwight Hanna, Daniel Coble, Michael Niermeier, Michael Byrd, and Tomothy Edmond

1. **CALL TO ORDER** – Ms. Dickerson called the meeting to order at approximately 6:00 PM.
2. **APPROVAL OF MINUTES**
 - a. May 21, 2020 – Ms. McBride moved, seconded by Ms. Dickerson, to approve the minutes as distributed.

In Favor: Malinowski, Dickerson, McBride and Walker

The vote in favor was unanimous.
3. **ADOPTION OF AGENDA** – Mr. Walker noted the heading for the Items for Action was not listed on the printed agenda.

Ms. McBride moved, seconded by Mr. Malinowski, to adopt the agenda as corrected.

In Favor: Malinowski, Dickerson, McBride and Walker

The vote in favor was unanimous.
4. **ITEMS FOR ACTION**
 - a. Intergovernmental Agreement (IGA) between Richland County, Lexington County and Town of Irmo for Engineering Services and Infrastructure Maintenance – Mr. Malinowski moved, seconded by Mr. Walker, for discussion.

Mr. Malinowski noted, on p. 16 of the agenda, it states, “The updated IGA includes the removal of the insurance provision found in Section VI of the 2007 IGA between Richland County and the Town of Irmo.” He inquired as to why the insurance provision is removed.

Mr. Brown responded he is not sure why that item was removed, but it may have been an oversight. He is sure we will not be removing required insurance information.

Mr. Malinowski stated there are changes in Section 2 that are not highlighted, and he believes we should be able to see all of the changes. He also noted the Stormwater Ordinance and Land Development Manual for Lexington County have been formally adopted, but not those for Richland County. In addition, he noted, on p. 18 of the agenda, it says, "Commercial Developments - The County having more than fifty (50) percent of the acreage of disturbance..." He inquired what if the County has over 50% of the acreage, but not acreage of disturbance.

Ms. Dickerson inquired if this item is time-sensitive.

Mr. Brown responded it is his understanding this item has been pending, in various forms, before the committee over the course of years. He has not been made aware it is time-sensitive. It appears we need to address specific questions raised, so when it comes it back we can move forward one way or the other.

Mr. Malinowski moved, seconded by Ms. McBride, to defer this item.

In Favor: Malinowski, Dickerson, McBride and Walker

The vote in favor was unanimous.

- b. Midlands Business Leadership Group – Gateway Beautification – Mr. Walker moved, seconded by Ms. Dickerson, to forward to Council with a recommendation for approval.

Mr. Malinowski stated it indicated, under "Discussion", it states, [it] "...is a worthwhile endeavor as critics have harshly judged the County's appearance." He would like to have these critics identified.

Ms. Dickerson responded one of them is her.

Mr. Malinowski stated, if these are businesses or other organizations, we need to get them financially involved.

Mr. James Bennett, Midlands Business Leadership Group, stated one of the focal points is the governmental cooperation piece. We have identified 17 elected officials, to include top Administrators, 6 local governments (Lexington County, Richland County, City of Columbia, City of Cayce, City of West Columbia and the Town of Springdale). We came together in an effort to try to identify initiatives that we could all agree on. The one initiative that rose to the top was to identify gateways in the region, and to beautify those gateways, so that whether you are in Richland County or the Town of Springdale, the landscaping of those gateways are identifiable to the Columbia region. Of the eight (8) gateways, we are relying on private industries to pay for the input of the beautification, which will include the landscaping, flowers, trees and signage. In February, we requested all the governmental entities to take a vote in support of the governmental cooperation. They received positive votes from five (5) of the local governments. Everyone has taken this issue up, with the exception of Richland County. Lexington County, City of Columbia, City of Cayce, City of West Columbia and Town of Springdale have vote in favor of the initiative. Today, we are asking for Richland County to join us in this effort. They are not requesting funds, at this time. The intent is for the businesses to pay for it. This project could be from a \$1M - \$1.5M. In the future, the entities will be asked to contribute maintenance dollars/services for the continued upkeep of the gateways.

Mr. Malinowski inquired if the municipalities of Blythewood, Irmo and Chapin, as there are certainly gateways coming into those areas.

Mr. Bennett responded, at this point, the group is the six (6) local governmental entities mentioned. They have not reached out beyond that.

Ms. Dickerson stated the gateway to Blythewood has already been taken care of. When the Richland Renaissance did not happen, they went ahead and improved their gateway.

Mr. Malinowski stated there were nine (9) maps in the agenda packet. It was his understanding that all the gateways were desirous of being looked into, yet we only highlight the one coming from the airport, and we do not have any ranking on how we move forward with the other eight.

Mr. Bennett responded the ranking will be 302 and Fort Jackson.

Mr. Malinowski stated, in the future, he would like to have the ranking included in the briefing documentation. He noted the Legal Department proposed some changes to the resolution, and we should consider those changes before we approve the resolution.

Ms. McBride stated this is an area we have discussed for the last four (4) years. Through the Renaissance we had plans, and staff put a time into developing the gateways system. She inquired about who is representing Richland County on the committee.

Mr. Bennett responded Mr. Brown, Mr. Livingston, Ms. Myers and Ms. Terracio serve on the committee.

Ms. McBride inquired if the committee will determine the design of the signage.

Mr. Bennett responded they would be willing to share that with Council, as most of these areas are within Richland County. It was not part of the original plan to obtain approval from Council, but he would be happy to share the design. He stated most of the vegetation is heat and drought tolerant because we do not have infrastructure.

Ms. McBride stated she is more concerned with signage. She requested to remove the language regarding future potential financial obligations. She inquired if Mr. Brown has any comments regarding this item.

Mr. Brown stated he was made aware that Richland County did have beautification efforts in place. As a part of the initial process, in determining the regional gateways, he reached out to staff, in particular Ms. Powell. She gave the committee feedback on how Richland County had determined what its gateways look like. Those gateways overlaid very similarly to what the MBLG was looking at. From a regional standpoint, those outer rings of the County were very consistent. Inside, Richland County will continue to do its own beautification. This would not prohibit or keep Richland County from moving forward with its internal efforts to beautify and identify the County. Overall, there were no conflicts between the two (2) programs.

Ms. McBride noted on committees we usually have our Chairperson look at Council members to determine the most appropriate person for those committees.

Mr. Livingston stated this is a group of private businesses that said they wanted to get together and improve the corridors in the region, so we have more of a regional perspective. It does not take away from the County, or the municipalities. These businesses committed to funding and resources to try to make this happen. The group invited him and the Administrator to participate on behalf of the County. He thought they did a great job by making sure the key corridors were identified. He thinks it is a great initiative for the County, and it would help us to identify other corridors that we can work on. All of the design work has been done by this

committee, and which included feedback from representatives from the County, and other areas. He believes it will be in the County's best interest to move forward.

Ms. Dickerson stated she thinks this a great initiative to help us move forward.

Mr. Malinowski inquired as to what motion the committee it taking up, and if it takes into consideration Ms. Powell's comments.

Mr. Brown responded Ms. Powell's comments are consistent with the amended resolution.

Ms. McBride made a substitute motion, seconded by Ms. Dickerson, to forward this item to Council with a recommendation to approve the amended resolution.

In Favor: Dickerson, McBride and Walker

Opposed: Malinowski

The vote was in favor.

- c. Columbia Area Mental Health Lease Agreement Renewal – 2000 Hampton St. – Ms. Dickerson moved, seconded by Ms. McBride, for discussion.

Ms. McBride stated she is a strong advocate for Mental Health; however, she noted we have had numerous problems because County staff does not have enough space. Last year, we were put on notice about finding another location. Richland County has been providing them this space for free, but we have been doing it at the risk of not having adequate space for County staff. Her concern is, with the Coronavirus, and social distancing requirements, how will this impact our employees.

Dr. Thompson noted that is a valid concern, in terms of the lack of space, and trying to locate our staff members in County facilities. With COVID-19, we certainly want to keep our staff members separated. It is his understanding, some employees work in cubicles. Having office space where employees can close their doors is definitely ideal. At the same time, he understands having Columbia Area Mental Health next door, at 2000 Hampton Street, is an opportunity for individuals to receive health and human services in a co-located manner.

Mr. Brown stated there are two (2) ways to look at this, in the new COVID-19 situation. One, we could look at how many people we will ultimately be bringing back to the office. Or, is this an opportunity for us to look at areas where we have the ability to work remotely, which could free up space. Right now we can function, but it is not the most convenient. However, he does not want to give the impression that if Council decided to extend the lease, it would prohibit us from doing our work. It certainly would be more convenient for us to spread out, but again it would not prohibit us from functioning.

Ms. McBride stated with Columbia Area Mental Health being located here on Hampton Street there is a parking problem. She is wondering about the accessibility for clients coming in, and if there is not another place more appropriate.

Ms. Denise Morgan, Executive Director, Columbia Area Mental Health, stated we do have parking challenges, but many of their patients are underserved, and most do not drive their own vehicles. Some are dropped off by family and friends, but many take the Medicaid van.

Ms. McBride stated her major concern is that we give the citizens the mental health services they need.

Ms. Morgan stated in FY19 they provided over 15,000 services to over 1,500 residents of Richland County; and in FY20 they provided over 13,242 services to over 1,300 residents. Typically, they have 30+ new patients a month that are served at Adult Clinic services. The population, for mental health services, continues to grow.

Ms. McBride stated we need to be able to locate for other places and ask the State to support them, so we can support their resources rather than a building.

Mr. Malinowski stated, in 2015, Columbia Area Mental Health requested to temporarily locate at the Hampton Street location. To him, temporarily means you are going to begin looking for a permanent space. The committee requested the State to explain their plans and efforts, relative to finding a permanent location, the last time this was discussed, and the answer has still not been provided. He believes they are taking advantage of the generosity of Richland County by not looking for a place, and not providing an answer to the question. He inquired about the number of individuals served outside of Richland County.

Ms. Morgan responded only Richland County residents are served.

Mr. Malinowski inquired as to what the County Health Occupational Wellness Center is that has been planned for 2 years.

Ms. Terry's response was inaudible.

Mr. Malinowski made a substitute motion, seconded by Mr. Walker, to instruct the SC Dept. of Mental Health to immediately begin looking for an alternate location; and to extend the lease for up to six months, on a month to month basis, because the County needs the space for its own employees and the employees' health.

In Favor: Malinowski, Dickerson, McBride and Walker

The vote in favor was unanimous.

- d. Pontiac Magistrate Rent Increase – Mr. Malinowski moved, seconded by Mr. Walker, for discussion.

Ms. McBride stated the amount of rent has significantly increased. She inquired if it is normal for rent to increase that much.

Mr. Brown stated he cannot say that is the norm. However, he will say the renter communicated they have not given any increase in multiple years. Therefore, they felt as though it was appropriate.

Judge Edmond stated the landlord has not requested an increase since 2008. At this time, the landlord is requesting an increase from \$2,500 to \$3,500. He noted that other properties at this location are renting for at least \$4,000.

Ms. Dickerson stated, for clarification, there are funds available to cover the increase.

Judge Edmond responded they could use their operating budget to offset the costs.

Ms. McBride inquired as to who is responsible for the maintenance costs.

Judge Edmond responded, in the new agreement, the County has been asked to support the maintenance costs.

Ms. McBride stated, for clarification, the rent is increasing by \$1,000, and we will be responsible for covering maintenance costs.

Mr. Malinowski noted, on p. 88 of the agenda, it states, "we do not have the funds in our operational budget for this rent increase." He requested clarification from Judge Edmond.

Judge Edmond responded they were looking at moving some funds around to make it work. During the last meeting, there was a recommendation to move the cases to the Decker Boulevard location. The challenge is, we already have two (2) magistrate offices located at the Decker Center.

Dr. Thompson stated the Budget Director has indicated he will cover the increase for one year.

Mr. Malinowski stated, at the last meeting, there was a question if the 40% increase was allowable within the City/County, and an answer was not provided. In addition, the number of DUI and DUAC cases per month were requested, and that information has not been provided. He noted there was a letter provided that outlined some maintenance problems. He inquired if those issues been resolved by the landlord.

Judge Edmond responded those issues have been addressed. After the issues were addressed, the landlord suggested a rent increase, since there had not been an increase in many years.

Mr. Malinowski noted the lease agreement is by and between Rhett Jacobs. There is never a mention of the Pioneer Land Company, LP. He inquired if we have anything showing the change in responsible party.

Judge Coble responded Rhett Jacobs is the actual owner of the building, and Pioneer Land Company, LP would be the property owner. Either one would be responsible.

Mr. Malinowski noted the term of the lease states, "The term of this Lease Agreement shall commence on July 1, 2008 and shall end on July 10, 2010, with an option to go month to month thereafter at the mutual agreement of both parties." It also says, in Sec. 4, "Each party may terminate this lease, effective July 1st of any years, provided that at least six month written notice shall be given to the other party." It sounds to him, we have until July 1st before anything can be terminated, and he is not sure we were given six month notice about anything. He would like to have this review by Legal to make sure everything is being taken care of properly.

Ms. McBride moved, seconded by Ms. Dickerson, to forward to Council with a recommendation to accept the Chief Magistrate's recommendation to allocate funds for the new rental agreement between the Pontiac Magistrate's Office and Pioneer Land Company.

In Favor: Dickerson and McBride

Opposed: Malinowski and Walker

The motion failed.

Mr. Malinowski suggested the answers to the questions previously asked be provided and brought back to the next committee. Any additional questions can be directed to Judge Coble or Judge Edmond prior to the next committee meeting.

Mr. Malinowski moved, seconded by Mr. Walker, to hold this item in committee.

In Favor: Malinowski, Dickerson, McBride and Walker

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The vote in favor was unanimous.

Ms. Dickerson inquired about the impact of the July 1st deadline on this item.

Judge Edmond stated they have been in contact with Peake & Fowler. This is the 3rd time this item has been to committee, since January. At this point, we may have to look at potentially moving the Pontiac Magistrate to the Decker Center until we can look at other properties.

Mr. Malinowski moved, seconded by Ms. McBride, to reconsider the agenda to move Item (i) to Item (e).

In Favor: Malinowski, Dickerson, McBride and Walker

The vote in favor was unanimous.

- e. Sweetwater Drive Culvert Repair Project – This item was held in committee.
- f. Melody Garden Stream/Ditch Stabilization Construction Contract – This item was held in committee.
- g. Replacement of Metal Storage Building at the Eastover Camp for the Department of Public Works, Roads and Drainage Division – This item was held in committee.
- h. Contract Award, RC-336-B-2020, Riverwalk and Stockland Drive Resurfacing – This item was held in committee.
- i. Award of Records Management Storage Services – Mr. Walker moved, seconded by Ms. McBride, to forward to Council with a recommendation to approve the award for Records Management Storage Services.

In Favor: Malinowski, Dickerson, McBride and Walker

The vote in favor was unanimous.

- j. Airport Construction Contract Award Recommendations – This item was held in committee.
 - k. Solid Waste – Host Community Agreement – This item was held in committee.
 - l. Request for Sewer Availability Approval – Proposed Development on Koon Road Tract (Tax # R03400-02-56) – This item was held in committee.
 - m. Richland School District One’s Recommendation to Deny Richland County’s Request for an Additional \$500,000 Payment for the Southeast Sewer and Water Expansion Project – This item was held in committee.
5. **ADJOURNMENT** – The meeting adjourned at approximately 6:58 PM.