



Richland County Council

ADMINISTRATION AND FINANCE COMMITTEE

December 17, 2019 – 6:00 PM

Council Chambers

2020 Hampton Street, Columbia, SC 29204

COMMITTEE MEMBERS PRESENT: Joyce Dickerson, Chair; Bill Malinowski, Yvonne McBride and Dalhi Myers

OTHERS PRESENT: Michelle Onley, Larry Smith, Stacey Hamm, Jennifer Wladischkin, John Thompson, Clayton Voignier, Ashiya Myers, Angela Weathersby, Leonardo Brown, Chris Eversmann, James Hayes, Brad Farrar, Tariq Hussain, Dwight Hanna, Dale Welch, Kimberly Williams-Roberts, Ashley Powell, Michael Niermeier, Stephen Staley, Denise Teasdell and Sandra Haynes

1. **CALL TO ORDER** – Ms. Dickerson called the meeting to order at approximately 6:00 PM.
2. **APPROVAL OF MINUTES**
 - a. November 21, 2019 – Ms. McBride moved, seconded by Ms. Myers, to approve the minutes as distributed.

In Favor: Malinowski, Myers, Dickerson and McBride

The vote in favor was unanimous.

3. **ADOPTION OF AGENDA** – Ms. Myers moved, seconded by Ms. McBride, to adopt the agenda as published.

In Favor: Malinowski, Myers, Dickerson and McBride

The vote in favor was unanimous.

4. **ITEMS FOR ACTION**
 - a. Memorandum of Understanding – COMET—Mapping Services – Ms. Myers moved, seconded by Ms. McBride, to forward to Council with a recommendation to approve the Memorandum of Understanding (MOU) with the COMET so as to display COMET's transportation data on RichlandMaps.com to include COMET's routes and stops and to update map layers from COMET as they are received.

Mr. Malinowski inquired if it is the COMET or the CMRTA.

Ms. Dickerson responded it should be CMRTA/COMET.

Mr. Malinowski suggested to update the MOU to correctly identify the entity as CMRTA/COMET and to include the CMRTA's address on the last page of the MOU.

Mr. Malinowski made a substitute motion, seconded by Ms. Myers, to forward to Council with a recommendation to approve the MOU, as corrected.

In Favor: Malinowski, Myers, Dickerson and McBride

The vote in favor was unanimous.

- b. Approval of Award of Community Housing Development Organization (CHDO) funding – Ms. McBride moved, seconded by Ms. Myers, to forward to Council with a recommendation to approve the award HOME funds in the amount of \$528,144.00 to Community Assistance Provider for the construction of a four unit townhouse in the New Castle/Trenholm Acres master plan area.

Ms. McBride stated this project has been going on for approximately 4 years, and she has concerns about the progress that has been made. She inquired, if we will lose these funds, if we do not approve the award of the funds to Community Assistance Provider.

Ms. Teasdell responded in the affirmative.

Ms. McBride stated that is important because we have a shortage in affordable housing in Richland County, so she does not want to hold up the project. She stated her constituents are requesting the status of the program, and the projected date of completion.

Ms. Teasdell stated four (4) have been completed. There was a delay in the whole process because they did not know they were going to have to do a blast barrier wall, and they had to come back the County to request funds to build the wall. The goal, once they receive these funds, is to have, at least, eight (8) completed within 18 – 24 months.

Ms. McBride inquired when the four (4) that are completed will be available for occupancy.

Ms. Teasdell stated there is already a wait list. They are verifying that the applicants meet all of the HUD requirements before the applicants they are allowed to move in.

Ms. McBride inquired if there is a projected date for applicants to move in.

Ms. Teasdell stated, it is her understanding, it should be by the end of March 2020.

Ms. McBride inquired what they will be doing with the new funding.

Ms. Teasdell stated they will continue to build these phases. They also would like to build a community development center for the neighborhood.

Ms. McBride stated, for clarification, all of the apartments are 3 bedrooms. She inquired what happens if a senior citizen or a small family only needs 2 bedrooms.

Ms. Teasdell stated this project it is 3 bedrooms. Community Assistance Provider does offer different rental properties.

Ms. McBride stated, for clarification, if an applicant only needs 2 bedrooms, they would not be able to get the apartment.

Ms. Teasdell responded that is not correct. As long as the applicant meets all of the HUD requirements, they will be able to utilize one of the apartments.

Ms. McBride stated it seems like a waste of money not to have not built 2 bedroom apartments, as well.

Mr. Malinowski stated, for clarification, on p. 19 it states, "Community Assistance Provider has more than 20 years' experience developing affordable housing within Richland County." Then, on p. 21, it states, "CAP has been in existence for 15 years...", so how can they have 20 years' experience, if they have only existed for 15 years.

Ms. Teasdell stated they have changed ownership. The previous owner has been in business longer than 20 years, but CAP itself has only been in existence for 15 years.

Mr. Malinowski inquired if the land they are going to build these units on has been purchased.

Ms. Teasdell responded in the affirmative.

Mr. Malinowski inquired if this is the same group we deferred action on until they came back with additional information regarding the negotiated purchase price for the property.

Ms. Teasdell responded that was a different group.

Mr. Malinowski stated, for clarification, we do not know if they negotiated for this property, or if they paid the list price.

Ms. Teasdell responded she would not know, but she could find that out.

Mr. Malinowski inquired, if the expected \$650,000 in advancement is required for Phase I, and we are giving the \$500,000, where is the remaining funds coming from?

Ms. Teasdell stated they are also partnering with Midlands Housing Trust Fund and Wells Fargo. CAP is also contributing funding.

Mr. Malinowski stated, on p. 21, it states, "The community will benefit immediately as property values increase, the crime rates shrink..." He inquired how we know that crime rates shrink because property values increase.

Ms. Teasdell stated the statement was actually written by CAP, but she obtain the information for Mr. Malinowski.

Mr. Malinowski stated, in the past, we have had a breakdown of the costs for each unit, and we do not have that included in the briefing documents. He inquired if they could receive that information.

Ms. Teasdell stated she does not know if the breakdown was included in their proposal.

Ms. Dickerson inquired as to when this project began.

Ms. Teasdell responded there have been three (3) contracts, and the County has contributed approximately \$300,000; \$100,000 was used for the blast barrier wall/environmental. Anytime you are using Federal funds there has to be an environmental. There have been a lot of hiccups along the way that slowed the development.

Ms. McBride inquired if this was a time-sensitive matter.

Ms. Teasdell responded in the affirmative. If we do not draw down the funds by September 2020, HUD will request the funds back. She stated, we have to allow time for CAP to spend down the funding once the funding is awarded.

Ms. McBride inquired when the drop dead deadline is.

Ms. Teasdell stated they need a decision on the award within the next 30 days, in order to allow CAP time to spend down the funds.

In Favor: Myers, Dickerson and McBride

Opposed: Malinowski

The vote was in favor.

- c. Approval of Award of Southeast Sewer and Water Project – Division 1 & Division 2 – Ms. Myers moved, seconded by Ms. Dickerson, to forward to Council with a recommendation to approve the awarding of construction of Division I and II of the SE Sewer and Water Project to Tom Brigman Contractors, contingent on the appropriation of bond funds.

Mr. Malinowski inquired if the bond is for use within the entire system.

Mr. Hussain responded the bond will cover the whole project. Divisions III and IV are being rebid because they only received one bid.

Mr. Malinowski noted the briefing document states that staff recommends no awards for Divisions III and IV, and will reissue a request for bids. Yet, the estimate is included for those two (2) divisions, so now anybody can say, “Well as long as I keep below \$2M I could get it.” It seems like we would want to hold back on what we are holding in our hand, but we just told everybody what they can go up to for a bid.

Mr. Hussain stated they can check the material price, but the labor and the bids are different. The pump stations are different than this one. They can look at the material price, and reuse it, which will be good because this is \$3M less than Engineering estimated.

Mr. Malinowski stated, his point is, we said the bids were too high, based on the Engineers estimates. Then, we turn around and we tell the bidders what the Engineers’ estimates were.

Mr. Brown stated that is a good point. It has to be a combination between when we give the Council monetary figures, and when we do not because that has come up as a point of conversation. He stated we will try to figure out and strike an appropriate balance, to acknowledge what Mr. Malinowski is saying.

In Favor: Malinowski, Myers, Dickerson and McBride

The vote in favor was unanimous.

- d. Approval to Purchase Mobile Data Routers for Fire Vehicles – Ms. McBride moved, seconded by Mr. Malinowski, to forward to Council with a recommendation to approve the purchase of Sierra Routers including support equipment, installation and system start-up support in the amount of \$152,626.80 from Simple Com Technologies.

Mr. Malinowski noted the briefing document says this is a sole source provider, and he wanted to ensure there was no one else that can provide the equipment to the County.

Mr. Byrd stated as far as they know this is the only company that can provide the equipment.

Mr. Malinowski stated, on p. 34, it states, "Sole Source must be justified with information of efforts undertaken to locate possible alternative suppliers" and he did not see it in the briefing documents.

Mr. Byrd responded they asked everyone they knew to ask.

Mr. Malinowski stated he would like to have that information provided to him.

Ms. Myers inquired if this is for 5 trucks.

Mr. Byrd responded he believes it is 83 trucks.

Ms. Myers inquired if that is all the trucks in the fleet.

Mr. Byrd responded in the affirmative.

Ms. Myers inquired if it the trucks maintained by the City and the County.

Mr. Byrd responded it is only the County trucks. The City is undertaking this on their side.

Ms. Myers inquired if all the trucks have the same level of technical capabilities.

Mr. Byrd responded in the affirmative.

In Favor: Malinowski, Myers, Dickerson and McBride

The vote in favor was unanimous.

- e. Broad River WWTF Sequential Batch Reactor (SBR) Upgrade – Diffusers replacement – Ms. Myers moved, seconded by Mr. Malinowski, to forward to Council with a recommendation to approve awarding replacement of diffusers in the sequential batch reactor (SBR) to Republic Contracting Corporation.

Mr. Malinowski inquired as to when this treatment facility completed.

Mr. Hussain responded the original facility was completed in 2009.

Mr. Malinowski stated, in the briefing document, it states, "[We] have experience several violations of the discharge limits [at this system]." He inquired if 10 years is a normal wear out time for a facility that costs \$35M.

Mr. Hussain responded it is not, but when the facility was constructed there was a lack of funding, so some of the equipment placed in the facility was not per spec.

Mr. Malinowski stated, for clarification, we paid \$35M and got secondary equipment.

Mr. Hussain stated Aquarobic designed the plant, but the diffuser unit that was used was a cheaper kind, and not the appropriate one for this plant.

Mr. Malinowski stated, for clarification, it is something the County agreed to accept.

Mr. Hussain responded in the affirmative.

In Favor: Malinowski, Myers, Dickerson and McBride

The vote in favor was unanimous.

- f. Intergovernmental Agreement – Municipal Judge – Town of Blythewood – Mr. Malinowski moved, seconded by Ms. Myers, to forward to Council with a recommendation to accept the Chief Magistrate’s recommendation to enter into an IGA with the Town of Blythewood for the municipal judge.

Mr. Malinowski noted there were scrivener's errors in the IGA. He also inquired if there is a separate IGA for the Honorable Sandra Ann Sutton.

Judge Edmond stated there is not a different IGA for Judge Sutton. In Judge Hightower’s absence, Judge Sutton can preside over the proceedings.

Ms. Myers inquired if this IGA is the same as the IGA that was done for the Town of Eastover.

Mr. Smith stated this IGA is different (i.e. Additional compensation for Judge Hightower, if the Judge rendered additional services related to the Town’s ordinance.) He does not believe this particular provision was in the IGA with the Town of Eastover.

Ms. Myers inquired if that would have any implications for the County (i.e. FICA payments), but would be borne by the Town of Blythewood.

Mr. Smith responded in the affirmative.

Ms. Myers requested that the contract recites that the extra costs will be covered by the Town of Blythewood.

In Favor: Malinowski, Myers, Dickerson and McBride

The vote in favor was unanimous.

5. **ITEMS PENDING ANALYSIS** – Mr. Malinowski stated he believes this what Mr. Eversmann referenced at the Development & Services Committee.

Mr. Eversmann stated the issue before the committee is the award for professional services, which would be the design of the Kneece Road and Longreen Parkway Sidewalk Projects. The funds have been issued from the CTC. If we want to spend the funds, we need a contract to do so.

Mr. Malinowski stated this was deferred by Council, pending a sidewalk program being put in place, so why would this not be an item for action.

Mr. Eversmann stated he could not answer that question.

Mr. Malinowski stated, for clarification, we have CTC funds for these projects and there is not a long list of sidewalks in front of these two (2) projects. Therefore, rather than chance losing the funds, we should move forward with approval.

Mr. Malinowski moved, seconded by Ms. Myers, to move Items 5(a) and 5(b) to “Items for Action.”

In Favor: Malinowski, Myers, Dickerson and McBride

The vote in favor was unanimous.

- a. Approval of Award for Engineering Services – Kneece Road Sidewalk Design
- b. Approval of Award for Engineering Services – Longreen Parkway Sidewalk Design

Mr. Malinowski moved, seconded by Ms. Myers, to move forward with the award of Engineering Services for the Kneece Road and Longreen Parkway Sidewalk Projects, unless somebody in the awarding entity, be it a subcontractor or whoever, has some type of a lawsuit with the County.

Ms. Myers offered a friendly amendment to include the following language: “or any claim.”

In Favor: Malinowski, Dickerson and McBride

Present but Not Voting: Myers

The vote in favor was unanimous.

6. **ADJOURNMENT** – The meeting adjourned at approximately 6:40 PM.