



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

**DECEMBER 21, 2010
6:00 PM**

2020 Hampton Street, Columbia, South Carolina

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Session: November 23, 2010 [pages 4-6]

ADOPTION OF AGENDA

ITEMS FOR ACTION

2. Automatic Vehicle Locations Systems-Sheriff's Department [pages 8-9]
3. Change Order Approval for Landfill Phase 1A Closure Project [pages 11-12]

4. Establish a formal review of financial data [Malinowski] [pages 14-15]
5. Ordinance to amend Chapter 6, Building and Building Regulations, regarding language affecting the Building Codes Board of Adjustment [pages 17-21]
6. The Chair of County Council request and schedule a joint meeting with Lexington County officials to consider the feasibility of a collaborative impact fee study for both counties [Hutchinson] [page 22]
7. Update on negotiations for property purchase on the Northern Boundary of the C&D County Landfill [pages 24-25]

ITEMS FOR DISCUSSION / INFORMATION

8. Caughman Creek Property Appraisal [page 26]

ITEMS PENDING ANALYSIS

9. a. Based on the new sewer planned for the Lower Richland County area and the possibility of assistance being provided to Low/Middle Income Households (LMIH) I move that staff create an ordinance that sets forth criteria for qualifications to receive assistance and that it will apply equally to all LMIH throughout Richland County [Malinowski]
- b. Council allocate \$12,000 from Hospitality Funds for Highway Lighting to be established on Richland County's International Corridor [Manning and Jackson]

ADJOURNMENT



Richland County Council Request of Action

Subject

Regular Session: November 23, 2010 [pages 4-6]

Reviews

MINUTES OF



**RICHLAND COUNTY COUNCIL
ADMINISTRATION AND FINANCE COMMITTEE
TUESDAY, NOVEMBER 23, 2010
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.

=====

MEMBERS PRESENT

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

ALSO PRESENT: Bill Malinowski, Norman Jackson, Damon Jeter, Jim Manning, Michielle Cannon-Finch, Milton Pope, Tony McDonald, Sparty Hammett, Randy Cherry, Brad Farrar, Stephany Snowden, Tamara King, Sara Salley, Jim Wilson, Anna Almeida, Monique Walters, Michelle Onley

CALL TO ORDER

The meeting started at approximately 6:01 p.m.

APPROVAL OF MINUTES

October 26, 2010 (Regular Session) – Ms. Hutchinson moved, seconded by Mr. Pearce, to approve the minutes as distributed. The vote in favor was unanimous.

ADOPTION OF AGENDA

Ms. Dickerson requested unanimous consent to add a Citizens' Input to allow Mr. Cliff Anderson to speak.

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

CITIZENS' INPUT

Mr. Cliff Anderson spoke regarding issues with the Assessor's Office.

ITEMS FOR ACTION

Reduction in Hospitality Tax from 2% to 1.5% – Mr. Pearce moved, seconded by Mr. Washington, to forward this item to Council with a recommendation to forward this item to the 2011 Council Retreat. The vote in favor was unanimous.

Sisters of Charity Providence Hospitals JEDA Hospital Revenue Bonds – Ms. Hutchinson moved, seconded by Mr. Pearce, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Palmetto Health JEDA Bond Issuance – Ms. Hutchinson moved, seconded by Mr. Pearce, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Conservation Easement Donation of 60 Acres near Abney Estates Development – Mr. Washington moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Shelley Conservation Easement Donation of 82 Acres near Ashley Oaks Development – Mr. Washington moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Monroe Conservation Easement Donation – Mr. Washington moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Palmetto Pride Grants – Ms. Hutchinson moved, seconded by Mr. Washington, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Funding for the "Good to Great" Initiative – Mr. Pearce moved, seconded by Ms. Smith, to forward this item to Council with a recommendation to forward this item to the FY 2011-2012 budget and to include budget and performance measurement standards. The vote in favor was unanimous.

ITEMS FOR DISCUSSION/INFORMATION

Caughman Creek Property Appraisal [Recommend Executive Session] – This item was held in committee.

Council allocate \$12,000 from Hospitality funds for Highway Lighting to be established on Richland County's International Corridor – Ms. Smith moved,

seconded by Ms. Hutchinson, to defer this item to the January committee meeting. The vote in favor was unanimous.

ADJOURNMENT

The meeting adjourned at approximately 6:25 p.m.

Submitted by,

Joyce Dickerson, Chair

The minutes were transcribed by Michelle M. Onley

Richland County Council Request of Action

Subject

Automatic Vehicle Locations Systems-Sheriff's Department [pages 8-9]

Reviews

Richland County Council Request of Action

Subject: Automatic Vehicle Locations Systems

A. Purpose

County Council is being requested to approve a proposal of \$300,000.00 that was not included in the Sheriff's Budget Request for 2010-2011. This amount will be for the down payment. We will also need approval for lease payments of \$99,039.33 (total of \$297,117.99) to be made for three consecutive years starting in 2011 and ending in 2013.

B. Background / Discussion

The Richland County Sheriff's Department is requesting approval to expend these funds to purchase an Automatic Vehicle Locations Systems. This need has been evolving starting from the beginning of the talks for the new Computer Aided Dispatch system over 5 years ago. Fire, EMS and CPD have already implemented AVL systems in their emergency response vehicles.

C. Financial Impact

2011 Sheriff Down payment (to be made in 2010)	Costs \$300,000.00
Payments to be made: \$99,039.93 September 15, 2011 \$99,039.93 September 15, 2012 \$99,039.93 September 15, 2013	\$297,117.99
Total Request	\$597,117.99

D. Alternatives

1. Approve the request to fund the purchase of these systems to enable 911 Dispatchers to instantly and automatically locate and dispatch the closest emergency vehicle to any call for service. Other units on the road will be able to quickly and accurately locate fellow officer's vehicles in the event of an emergency. Commanders in the field will be able to constantly check on unit movement to more effectively deploy manpower.
2. Do not approve, RCSD will continue to operate without the benefit of instant and automatic location dispatch delaying response to calls for service.

E. Recommendation

It is recommended that Council approve this request to improve response times, increase dispatch efficiency, increase officer safety and track fleet movement.

Recommended by: *Chief Deputy Steve Birnie* Department: *Richland County Sheriff's Department* Date: *December 7, 2010*

Item# 2

F. Reviews

(Please **SIGN** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by: Daniel Driggers

Date: 12/10/10

Recommend Council approval

✓ Recommend Council denial

Comments regarding recommendation: Recommendation is based solely on timing and not the merits of the request. If operationally feasible we would recommend that all capital requests be submitted and considered during the budget process. This would provide the opportunity to establish continuity of funding and a more thorough review of competing requests. Approval as requested will require the identification of funding source and a budget amendment for the initial cost and the recurring lease payment.

Procurement

Reviewed by: Rodolfo Callwood

Date: 12/13/10

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: No comments

Legal

Reviewed by: Larry Smith

Date:

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Council discretion

Administration

Reviewed by: Sparty Hammett

Date:

Recommend Council approval

✓ Recommend Council denial

Comments regarding recommendation: Recommend that the request be considered during the FY12 budget process.

Richland County Council Request of Action

Subject

Change Order Approval for Landfill Phase 1A Closure Project [pages 11-12]

Reviews

Richland County Council Request of Action

Subject: Change order approval for Landfill Phase 1A Closure Project

A. Purpose

"County Council is requested to approve a \$40,796 change order for the landfill phase 1A closure project.

B. Background / Discussion

- On June 1, 2010 Council approved the award of a construction contract for construction of final closure cap on Phase 1A C&D landfill. The contract was awarded to McClam and Associates for the sum of \$443,242.
- During construction of the final cap a change in the closure design plan was recommended by the design engineer, which required additional materials to complete the project. As a result an additional \$40,796.00 in soil and rip rap stone was required to complete the project.

C. Financial Impact

There is no financial impact to budget as shown below:

Original Budgeted amount	\$ 500,000
Contract award amount	\$ -443,242
Change order amount	\$ - 40,769
<hr/>	
Budget remaining balance after change order	\$ 15,989
<hr/>	

D. Alternatives

1. Approve change order request
2. Do not approve change order which could result in uncompleted project and non compliance of DHEC regulations closure schedule.

E. Recommendation

"It is recommended that Council approve the request for the \$40,769 Change order ..."

Recommended by: Department: Date:
Solid Waste Staff Solid Waste Department 11/19/2010

F. Reviews

(Please **SIGN** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by: Daniel Driggers
✓ Recommend Council approval
Comments regarding recommendation:

Date: 11/29/10
 Recommend Council denial

Procurement

Reviewed by: Rodolfo Callwood
 Recommend Council approval
Comments regarding recommendation:

Date: 11/30/10
 Recommend Council denial

Legal

Reviewed by: Larry Smith
✓ Recommend Council approval
Comments regarding recommendation:

Date:
 Recommend Council denial

Administration

Reviewed by: Tony McDonald
✓ Recommend Council approval
Comments regarding recommendation:

Date: 12/1/10
 Recommend Council denial

Richland County Council Request of Action

Subject

Establish a formal review of financial data [Malinowski] [pages 14-15]

Reviews

Richland County Council Request of Action

Subject: Establish a formal review of financial data

A. Purpose

County Council is requested to approve a formal process for Council to be provided periodic financial updates from staff as requested.

B. Background / Discussion

Currently, the Finance Department produces the following standard financial reports which are available on the County Intranet website for review as desired. There is currently no formal process for an interaction with Council and Staff on financial updates.

Monthly

- **Budget Comparison report** - summary Budget-to-Actual comparisons for all Funds as of the previous month.
- **Accounts Payable Check Register** - The check register is a detailed report that shows an accumulated listing of all checks made payable to vendors within the previous month. The information can be used to review the payments that are made to vendors for purchases and services.
- **Purchasing Card Activity** – The report shows transactional level detail of activity charged on any County purchasing card by department for the previous month.
- **Financial Statements** – This section includes a balance sheet and income statement for all reporting units based on the previous months closing data.

Annually

- **Comprehensive Annual Financial Report (CAFR)** – Audited financial statements for all funds June 30th ending results.
- **Annual Budget Book** – Appropriated budget for current year with multi-year comparative data.
- **Capital Improvement Program (CIP)** – Five year plan of major capital projects.

During the November 9th council meeting, Councilman Malinowski made the following motion for additional financial data:

"I make a motion that the Richland County Utilities Department be required to provide a spending and income general ledger monthly to D&S Committee members for review and that they provide quarterly reports in person to the D & S Committee to show where they stand fiscally for the year."

C. Financial Impact

The incremental financial impact would be the cost of the time investment for preparation and discussion. This would be determined based on the approved process.

D. Alternatives

List the alternatives to the situation. There will always be at least two alternatives:

1. Approve the request to establish the recommended reporting structure.
2. Do not approve the change

E. Recommendation

This is a policy decision for Council.

Recommended by: Department: Date:

F. Reviews

(Please **SIGN** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by: Daniel Driggers Date: 12/2/10
 Recommend Council approval Recommend Council denial
Comments regarding recommendation: This is a policy decision for Council. If approved, Finance could provide additional monthly and/or quarterly reporting for discussion.

Legal

Reviewed by: Larry Smith Date:
 Recommend Council approval Recommend Council denial
Comments regarding recommendation: Policy decision of Council

Administration

Reviewed by: Tony McDonald Date: 12/15/10
✓ Recommend Council approval Recommend Council denial
Comments regarding recommendation:

Richland County Council Request of Action

Subject

Ordinance to amend Chapter 6, Building and Building Regulations, regarding language affecting the Building Codes Board of Adjustment [pages 17-21]

Reviews

Richland County Council Request for Action

Subject: Ordinance to amend Chapter 6, Building and Building Regulations, regarding language affecting the Building Codes Board of Adjustment.

A. Purpose

County Council is requested to approve an ordinance to amend Chapter 6, Building and Building Regulations; Article II, Administration; Section 6-75, Building Codes Board of Adjustment; so as to properly empower the Board to hear appeals under the International Fire Code.

B. Background / Discussion

The proposed ordinance was drafted to empower the Building Codes Board of Adjustment to hear appeals under the International Fire Code. None of the currently appointed members have the background or experience in dealing with hazardous materials or other fire related issues. The language has now been amended to include alternate members who could participate in a hearing based on the nature of the appeal.

In addition, the ordinance further amends the language to clarify that only appeals of orders, decisions, or determinations that have been made by the Building Official or Fire Official relative to the application and interpretation of the various codes adopted in this Chapter can be heard and that the board would have no authority to waive the requirements of any currently adopted code dealing with existing or proposed structures within Richland County. With that in mind, the ordinance would also rename the Board from “Building Codes Board of Adjustment” to “Building Codes Board of Appeals”.

C. Financial Impact

None.

D. Alternatives

1. Approve the ordinance as presented.
2. Approve an amended ordinance.
3. Do not approve the ordinance.

E. Recommendation

It is recommended that County Council approve the ordinance as presented.

Recommended by: Donny Phipps Department: Building Inspections Date: 11/12/10

F. Approvals

(Please **SIGN** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by: Daniel Driggers
✓ Recommend Council approval
Comments regarding recommendation:

Date: 12/2/10
 Recommend Council denial

Building and Inspections

Reviewed by: Donny Phipps
✓ Recommend Council approval
Comments regarding recommendation:

Date:
 Recommend Council denial

Planning

Reviewed by: Amelia Linder
Recommend Council approval
Comments regarding recommendation:

Date: 12/2/10
 Recommend Council denial

Legal

Reviewed by: Larry Smith
 Recommend Council approval; Council discretion
denial

Date:
 Recommend Council denial

Comments regarding recommendation: The ordinance could serve as a starting point in the various steps that should be taken in establishing a board of appeals pursuant to the International Building Code (IBC) and International Fire Code (IFC). The Legal Department has independently provided guidance to the principals and stakeholders vis-à-vis the boards of appeal required by the IBC and IFC enforcement, and would suggest that the overall board of appeals establishment and functioning should build upon whatever ordinance may be passed, to include the adoption of rules of procedure [which are described in the proposed amended ordinance subsection 6-75(e)] (i.e., this ordinance, if adopted, should be built upon along the lines of guidance Legal has previously given).

Administration

Reviewed by: Sparty Hammett
✓ Recommend Council approval
Comments regarding recommendation

Date:
 Recommend Council denial

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS; ARTICLE II, ADMINISTRATION; DIVISION 5. BUILDING CODES BOARD OF ADJUSTMENT; SECTION 6-75, BUILDING CODES BOARD OF ADJUSTMENT; SO AS TO EMPOWER THE BOARD TO HEAR APPEALS UNDER THE INTERNATIONAL FIRE CODE.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article II, Administration; Division 5. Building Codes Board of Adjustment; Section 6-75, Building Codes Board of Adjustment; is hereby amended to read as follows:

Sec. 6-75. Building codes board of adjustments appeals.

(a) *Establishment.* The building codes board of adjustment appeals is hereby established and shall consist of seven (7) members. Such board shall consist of one (1) architect, one (1) engineer, ~~and~~ one (1) contractor, ~~and~~ one (1) alternate member from each of the building, electrical, gas and plumbing industries, ~~and three (3) alternate members from the fire protection industry.~~ All members shall be residents of the county. All members shall be appointed by the council and serve without compensation. Based on the nature of the pending appeal(s), the Building Official shall select four (4) of the alternate members to serve on the board for any scheduled meeting and shall take into consideration the expertise offered by said member in making such selections.

(b) *Term of office.* All appointments shall be for three (3) year terms. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made.

(c) *Quorum.* For any scheduled meeting, ~~Four (4) members of the board shall constitute a quorum. In varying the application of any provisions of this chapter or in modifying an order of the Building Official or Fire Official management director,~~ affirmative votes of the majority present, but not less than three (3) affirmative votes, shall be required. No board member shall act in a case in which he or she has a personal interest.

(d) *Records.* The ~~director~~ Building Official or Fire Official, or their designee, shall act as secretary of the board of adjustment appeals and shall make a detailed record of all its proceedings, which shall set forth the reasons for its decisions, the vote of each member participating therein, the absence of a member, and any failure of a member to vote.

(e) *Procedures.* The board shall establish rules and regulations for its own procedures not inconsistent with the provisions of this chapter. The board shall meet at regular intervals, to be determined by the chairman, or in any event, the board shall meet within ten (10) days after notice of appeal is received from the ~~director~~ Building Official or Fire Official.

(f) *Variations and modifications.*

- (1) The board of ~~adjustment~~ appeals shall hear and decide appeals of orders, decisions, or determinations made by the Building Official or Fire Official relative to the application and interpretation of the various codes adopted in this Chapter, ~~when so appealed to~~ and after a hearing, may modify or reverse ~~vary the application of any provision of this chapter to any particular case when, in its opinion, the enforcement thereof would do manifest injustice, and would be contrary to the spirit and purpose of this chapter or public interest, or when, in its opinion, the interpretation of the director~~ said Building Official or Fire Official should be modified or reversed.
- (2) A decision of the board of ~~adjustment~~ appeals ~~to vary the application of any provision of this chapter or to~~ modify an order of the ~~director~~ Building Official or Fire Official shall specify in what manner such variation or modification is made, the conditions upon which it is made and the reason thereof.
- (3) The board shall have no authority to waive the requirements of any currently adopted code dealing with existing or proposed structures within Richland County.

(g) *Decisions.*

- (1) Every decision of the board of ~~adjustment~~ appeals shall be final, subject, however, to such remedy as any aggrieved party might have at law or in equity. It shall be in writing and shall indicate the vote on the decision. Every decision shall be promptly filed in the office of the ~~director~~ Building Official or Fire Official and shall be open to public inspections; a certified copy shall be sent by registered mail or otherwise delivered to the appellant.
- (2) The board of ~~adjustment~~ appeals shall, in every case, reach a decision without unreasonable or unnecessary delay.
- (3) If a decision of the board of ~~adjustment~~ appeals reverses or modifies a refusal, order, or disallowance of the ~~director~~ Building Official or Fire Official, ~~or varies the application of any provision of this chapter~~, the ~~director~~ Building Official or Fire Official shall immediately take action in accordance with such decision.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be effective from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE _____ DAY

OF _____, 2011

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading:
Second Reading:
Public Hearing:
Third Reading:

Richland County Council Request of Action

Subject

The Chair of County Council request and schedule a joint meeting with Lexington County officials to consider the feasibility of a collaborative impact fee study for both counties [Hutchinson] [page 22]

Reviews

Richland County Council Request of Action

Subject

Update on negotiations for property purchase on the Northern Boundary of the C&D County Landfill [pages 24-25]

Reviews

Richland County Council Request of Action

Subject: Update on negotiations for property purchase on the Northern Boundary of the C&D County Landfill

A. Purpose:

"To update County Council on status of negotiations between the heirs of the adjacent property and County staff for the purchase of 57 acres of property located on the northern boundary of the C&D County Landfill."

B. Background / Discussion

- In approximately 2004 it was determined that the County landfill should purchase the adjacent northern boundary property for the purpose of expansion, additional cover material.
- Purchasing the adjacent property would also allow the landfill to extend our monitoring on that side of the landfill.
- During the last few years' County staff has met with the property owners heirs in an effort to negotiate for the purchase of the property based on appraised value and all attempts have failed.
- In mid-2009 County Staff and the heirs of the property met at an independent mediator's facility to discuss the purchase of the property. No resolution was reached and the mediation process was declared an impasse.
- In early 2010 County Staff and legal counsel again sent an offer for the purchase of the property to the owner's legal counsel and it was again refused.
- Installing monitoring wells on that side of the county landfill property as been suggested by DHEC to meet the new C&D monitoring regulations that become effective January 01,2010.

C. Financial Impact

Funds have been budgeted for the purchase of the property at its appraised value as well as funds for legal actions necessary for obtaining the property. There is no financial impact associated with this request.

D. Alternatives

1. Approve the request to move forward with the condemnation action for the 57 acres of property ...
2. Do not approve action, which will result in the continued cost of legal fees, engineering fees, temporary repairs and possible DHEC intervention resulting in fines.

E. Recommendation

"It is recommended that Council approve the request to move forward with the condemnation process of the 57 acres of property..."

Recommended by: *Solid Waste Staff* Department: *Solid Waste Department* Date: *12/07/2010*

F. Reviews

(Please **SIGN** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by: Daniel Driggers Date: 12/08/10
✓ Recommend Council approval Recommend Council denial
Comments regarding recommendation: Funds are available as stated.
Recommendation is based only on funding availability.

Procurement

Reviewed by: Rodolfo Callwood Date:12/13/10
 Recommend Council approval Recommend Council denial
Comments regarding recommendation:

Legal

Reviewed by: Larry Smith Date:
✓ Recommend Council approval Recommend Council denial
Comments regarding recommendation: The property is currently the subject of pending litigation. All efforts to resolve this matter have failed. Allowing the county to go forward with the condemnation process hopefully will bring the litigation to a conclusion.

Administration

Reviewed by: Tony McDonald Date: 12/14/10
✓ Recommend Council approval Recommend Council denial
Comments regarding recommendation:

Richland County Council Request of Action

Subject

Caughman Creek Property Appraisal [page 26]

Reviews

Richland County Council Request of Action

Subject

- a. Based on the new sewer planned for the Lower Richland County area and the possibility of assistance being provided to Low/Middle Income Households (LMIH) I move that staff create an ordinance that sets forth criteria for qualifications to receive assistance and that it will apply equally to all LMIH throughout Richland County [Malinowski]
- b. Council allocate \$12,000 from Hospitality Funds for Highway Lighting to be established on Richland County's International Corridor [Manning and Jackson]

Reviews