



# PUBLIC COMMENT SESSION SIGN IN SHEET

OCONEE COUNTY COUNCIL MEETING

Thursday, March 30, 2010

5:30 PM

Oconee County Administrative Offices  
415 South Pine Street, Walhalla, SC


Limited to forty [40] minutes, four [4] minutes per person.

**Comments MUST be related to a specific agenda item  
slated for action at the meeting.**


**If time permits the Council Chairman may allow citizens who have not signed up  
to speak to address Council regarding non agenda items.**

**PLEASE PRINT**

	FULL NAME	AGENDA ITEM FOR DISCUSSION
1	<i>Debra Roberts</i>	
2	<i>Gary Littlefield</i>	
3		
4		
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## CLT Appraisal Services



**Presenters:**  
David Johnston, President of Appraisal Services  
Steve Cooper, Sales Executive

**Oconee County, SC**  
General Reassessment Services  
March 30, 2010


## Selecting an Outside Vendor

### Vendor Qualifications

- Reputable
- Proven Track Record
- Knowledge and Expertise Level
- Financially Sound




## Challenges



External	Technical	Internal
<ul style="list-style-type: none"> <li>• <b>Public Acceptance</b> <i>General Economy, Real Estate Market, Accuracy, Fairness</i></li> <li>• <b>Media Buy-in</b></li> <li>• <b>DOR Compliance</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Software</b></li> <li>• <b>Maps</b></li> <li>• <b>Data Attributes</b></li> <li>• <b>GIS</b></li> <li>• <b>Photos</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Staff Participation</b></li> <li>• <b>Stakeholders</b></li> <li>• <b>Confidence</b></li> </ul>

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## Reappraisal: The Big Picture



- Office Functions
- Data Collection & Review
- Data Entry
- Quality Control Reports
- Models: Cost, Market
- Valuation, Ratio Studies
- Deliver Results, Notices to Property Owners

2010 Planning and Quality Assurance Throughout Process 2011

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## Public Relations

- Press Kits
- News Releases
- Videos / Brochures
- Door Hangers
- Data Mailers
- Mailings / Notifications



## Triumphs

- Accuracy
- Fairness
- Compliance
- Confidence
- Public Support and Acceptance



**AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: March 30, 2010  
COUNCIL MEETING TIME: 6:00 PM**

**ITEM TITLE OR DESCRIPTION:**

**RFP 09-20 Reappraisal Services**

Award RFP 09-20 Reappraisal Services to Tyler Technologies of Dayton, Ohio, in the amount of \$1,825,422.00.

**BACKGROUND OR HISTORY:**

The County is required by state law to conduct a general reassessment of all property within the County every five years in compliance with the South Carolina Department of Revenue rules and regulations. In the past, this has been performed by the Assessor's Office using County employees and some temporary part time employees. However, both the 2000 and 2005 reassessment programs were performed without the benefit of on-site inspections, and only 75% were inspected in conjunction with the 1993 reassessment program. Given the critical nature physical inspections play in the appraisal process, this step is much too important to continue leaving out of the reassessment process. Evidence of this fact include technical standards published by the International Association of Assessing Officials which recommend site visits a minimum of every six years, and a lack of confidence by the public in the values generated by the 2005 reassessment. Finally it should be noted that an audit performed by the South Carolina Department of Revenue in conjunction with the previous reassessment cited the County for this deficiency.

Staff has indicated that to complete the reassessment internally would cost between \$1.4 and \$1.5 million dollars, and would require seeking a postponement from the South Carolina Department of Revenue for a one year extension for the implementation of the program until 2012, a year later than the scheduled 2011 implementation date due to difficulty in overcoming significant staffing and resource obstacles.

Therefore, the County requested proposals from firms that could meet this current deadline without an extension and were experienced in the mass appraisal process. The County wanted to ensure that the taxpayers would have a high degree of confidence that this process would be conducted professionally, within the deadline, and would result in a high quality and fair reassessment process.

On March 8, 2010, formal sealed proposals were opened for Reappraisal Services. Nine firms were originally notified of this opportunity and five firms submitted proposals. An evaluation committee consisting of Art Holbrooks, Planning Director, Gene Klugh, Interim County Administrator, Paul Corbeil, County Councilman, Leslie Smith, County Assessor, Cindy Derrick, Office Manager for the Assessor's office, and Karen Lusk, Financial Analyst, reviewed all responses, interviewed the top two firms, and recommended Tyler Technologies of Dayton, Ohio as the most qualified firm to perform these services.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

**COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:**

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes

**STAFF RECOMMENDATION:**

Staff recommends that Council approve the award of RFP 09-20 to Tyler Technologies of Dayton, Ohio, in the amount of \$1,825,422.00 and a budget transfer for the 2009-2010 expenditures as detailed below.

*Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda. A calendar with due dates marked may be obtained from the Clerk to Council.*

**FINANCIAL IMPACT:**

The cost for these services will be funded from three separate fiscal years, with the total amount of \$1,825,422.00 split as follows:

FY 09-10	\$ 375,000
FY 10-11	\$1,200,000
FY 11-12	\$ 250,422

Proposed funding/budget transfer for fiscal year 2009-2010:

Human Resources Contingency	\$100,000
Contingency	100,000
Diesel Roads Department	25,000
Diesel Solid Waste Department	75,000
Gasoline Roads Department	25,000
Gasoline Contingency	32,000
Diesel Contingency	<u>18,000</u>
<b>TOTAL</b>	<u><u>5375,000</u></u>

**ATTACHMENTS****Reviewed By/ Initials:**


\_\_\_\_\_ County Attorney      \_\_\_\_\_ Finance      \_\_\_\_\_ Grants      \_\_\_\_\_ Procurement

**Submitted or Prepared By:**

**Kendra Brown**

Department Head/Elected Official

**Approved for Submittal to Council:**

  
Gene Klugh, Interim County Administrator

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March 23, 2010

Dear Oconee County Council,

We are writing this letter on behalf of Boy Scout Troop 45. Troop 45 occupies the Boy Scout Hut on Catherine Street, Walhalla, SC. Currently, we have our troop and two (2) Cub Scout dens meetings weekly at this location. Due to excessive drainage and traffic, the parking area has completely washed away and created a mess.

This property is in need of approximately 40 tons of crusher run gravel. In previous years, we have had these materials donated, but unfortunately there are no donors at this time. Our Scouts work hard throughout the year to keep the building and property clean and the gravel will help maintain the parking area. We are asking the Oconee County Council if they would consider donating the material to make this possible. Upon donation, the City of Walhalla has agreed to haul the gravel for us. The scouts and parents would greatly appreciate it.

Thank you for your consideration in this matter.

Sincerely,

Troop 45

C/O Stanley Nix



Gene Gravely

