



**Richland County Council**  
Development & Service  
November 19, 2020 -5:00 PM  
Zoom Meeting

COMMITTEE MEMBERS PRESENT: Allison Terracio, Chair, Jim Manning and Chakisse Newton

OTHERS PRESENT: Paul Livingston, Joyce Dickerson Bill Malinowski, Michelle Onley, Leonardo Brown, Tamar Black, Angela Weathersby, Ashiya Myers, Mike Zaprzalka, Clayton Viognier, Ashley Powell, Stacey Hamm, Michael Maloney, John Thompson, Brian Crooks, Geo Price, James Hayes, Randy Pruitt, Ronaldo Myers, Brittney Hoyle-Terry, Hayden Davis, Jennifer Wladischkin, Brad Farrar, Michael Byrd, Sandra Haynes and Dwight Hanna

1. **CALL TO ORDER** – Ms. Terracio called the meeting to order at approximately 5:01 PM.
2. **APPROVAL OF MINUTES** – Mrs. Newton moved, seconded by Ms. Terracio, to approve the minutes as distributed.

In Favor: Terracio, Newton

No Present: Kennedy

The vote in favor was unanimous.

3. **ADOPTION OF AGENDA** – Ms. Terracio stated she had received a request from staff to add the “Transfer of Ownership of Water Lines from the City of Columbia to PRISMA Health” to the agenda. This item was deferred at the last committee meeting, and inadvertently left off of this motion’s agenda.

Mr. Manning moved, seconded by Ms. Newton, to add the “Transfer of Ownership of Water Lines from the City of Columbia to PRISMA Health” to the agenda.

In Favor: Terracio, Manning, Newton

Nor Present: Kennedy

The vote in favor was unanimous.

Ms. Newton moved, seconded by Ms. Terracio, to adopt the agenda as amended.

In Favor: Terracio, Manning, Newton

No Present: Kennedy

**Development & Service Committee**  
**October 27, 2020**

The vote in favor was unanimous.

4. **ITEMS FOR ACTION**

- a. **Transfer of Ownership of Water Lines from the City of Columbia to PRISMA Health** – Ms. Terracio stated the agenda addendum was circulated via email, and included answers to Council’s questions regarding this request to transfer ownership of the water lines. Since committee members may not have had enough time to digest this information, she assumes no action will be taken tonight, but she would like staff to brief us on the item.

Mr. Manning noted the briefing document and the addendum were sent to Council approximately a week ago.

Ms. Terracio inquired if the committee was prepared to move forward on this item.

Mr. Manning moved, seconded by Ms. Newton, to allow the hospital to move forward on this well water project.

Mr. Manning noted the agreement went through Richland County legal to make sure the indemnity clauses were in place, so if anything happened to them because it is on our property, that Richland County would not be held responsible for it. Apparently an ambitious engineer told the engineer at PRISMA that they needed to get permission from the County, which is how it ultimately got to Dr. Thompson. Before when PRISMA did thing on their property, they did not go to the City of Columbia Administration to come to the County. From what he can tell, they would traditionally go through the permitting process with DHEC through the City’s Water Division. This agreement will provide a backup well for the citizens of Richland County, so we do not have bring tanker trucks onto the PRIMSA Richland campus like we did in 2015. As a result of the situation in 2015, they dug a well to connect to City water and the City’s pipes. He believes it is very important for us to move forward on this project. Basically, the project is complete and they are waiting on Richland County’s permission for them to assume ownership.

Ms. Newton noted that Mr. Manning made some assertions about Legal and indemnifications. Since she has not seen the document she would like to hear from Legal on this item.

Dr. Thompson stated, in terms of the indemnification clause, County Legal advised that PRISMA put forth an indemnification clause and documentation for them to review. PRISMA did that and our County legal approved that particular document. Also, the County Utilities Department’s Director has approved this project, and has no objection to this. The County Finance and Budget Directors have also approved this project. It does not have a fiscal impact on us, and we will stand by that indemnification clause to ensure that PRISMA takes full responsibility for it. We support the project because it is a redundancy system for them. We want to make sure if something happens again they will have a backup system to provide the necessary water supply to their facility. There is no objection from Richland County staff with moving forward with PRISMA Health acquiring the water lines.

Mr. Farrar stated that they reviewed the documents and he sent out an attorney-client privilege email on November 3<sup>rd</sup> highlighting the various sections and the agreements going back to 1988, which contained indemnification and insurance provisions in favor of Richland County, as the property owner. He noted he had no concerns about the indemnification agreement that

tendered, in addition to the earlier protections.

Mr. Malinowski noted, at the last meeting, there were various amendments throughout the agreement that addressed other buildings on the grounds and other changes that came about. He wanted to ensure that we did not need go back and put an amendment into the overall restructure, not just a hold harmless.

Mr. Farrar responded, because of the various agreements, he paid special attention to ensure there were no gaps in coverage for the County, and did not find any. He found that this was more of an addition to, not in lieu of or to the exclusion of other provisions.

In Favor: Terracio, Manning, Newton

Not Present: Kennedy

The motion in favor was unanimous.

- b. Move to engage a third-party consultant to undertake work on Richland Renaissance, which was approved 11-0 by this Council in early 2019. Staff has chosen to postpone this Council-approved project, which would alleviate serious facility constraints and result in savings over time, as the County would not spend money on short-term repairs, but on long-term needed facilities planning and construction [MYERS] - Mr. Manning moved, seconded by Ms. Newton, to authorize the administration to engage a third-party consultants to undertake a comprehensive review of Richland County's long-term needed facilities and service delivery planning and construction work. Additionally, Administration will newly brand this plan and discontinue formal references to Richland Renaissance moving forward.

Ms. Newton requested clarity on the part of the motion that talks about service delivery planning.

Mr. Manning stated a lot of what the county does is deliver services. He thought that it was important, because if we are looking at where buildings are located, a lot of times services are delivered from those buildings (i.e. Treasurer's office, Comptroller's office, Auditor's office). So if we're looking at facilities being buildings, if we were to move some of those administrative functions to another facility, he thinks we ought to look at the services we are providing to the citizens, in connection to actual buildings.

Ms. Terracio inquired if this motion mirror the motion made at Tuesday night's Council meeting.

Mr. Manning responded in the affirmative.

In Favor: Terracio, Manning, Newton

Not Present: Kennedy

The motion in favor was unanimous.

- c. Move that Richland County proceed with completing the plan to move the EOC/EMS out of the

windowless basement of the parking garage to the old junkyard property brought years ago for that purpose at the corner of Two Notch Rd and Cushman Drive [MANNING] Mr. Manning moved, second by Ms. Newton, to table this item based on the previous motion (4b).

In Favor: Terracio, Manning, Newton

Not Present: Kennedy

The motion in favor was unanimous.

- d. Move that Richland County discontinue its practice of demolishing private property in the unincorporated areas of Richland County where that property is not on a public road without that property owner's consent and opportunity to be heard by Richland County council, and I further move that any and all such involuntary demolitions be incurred at the County's expense and not the property owner's expense. [MYERS] Mr. Manning moved, second by Ms. Newton, to defer this item to next month

In Favor: Terracio, Manning, Newton

Not Present: Kennedy

The motion in favor was unanimous.

5. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED**

- a. I move to evaluate affordable housing options to include the option of establishing an Affordable Housing Trust Fund for Richland County as a benefit to the public. Housing is considered to be "affordable" when 30% or less of one's income is spent on housing and utilities. In Richland County, nearly half of renters pay more than a third of their income on rent and utilities[TERRACIO] - No action was taken.
- b. I move to direct the County Attorney to work with the County Administrator to research and draft an absentee landlord ordinance. The ordinance should provide potential remedies for individuals who violate county ordinances and provide, via supplemental documentation, a comprehensive review of the legal impacts [potentially] associated with the adoption of such an ordinance. [NEWTON and DICKERSON] - Ms. Dickerson noted she has been in with the Legal Department on this particular item and it appears that there are several items already in our ordinance that pertain to this. She would like Legal to draft an ordinance to address just this particular item, without having to go through the whole ordinance.

Ms. Newton clarified staff had worked on making some revisions, and inquired if Legal had an update at this time.

Mr. Farrar stated he has not been assisting Ms. Dickerson on this matter, but he noted the County has an International Property Maintenance Code, which has a lot of provisions in line with what this is intended to accomplish. The problem is it is hard to get a hold of one of those copies, but he does agree with that probably should be brought into the main County code so you can search that online. The second thing, under State law, for many years, there has been something known as the South Carolina Residential Landlord Tenant Act, which has a lot of protections. He would emphasize those things need to be easier to access.

Ms. Dickerson noted we are dealing with some very serious issues in our County with absentee landlords, and the way that it is contributing to the blight in our communities.

Ms. Terracio stated that she could not agree with Ms. Dickerson more, even though their constituents' complaints may be slightly different, the source of the complaints is the same. In District 5, the result is the tenants are not making very good neighbors and contributing to trash, blight and general discomfort with the neighbors.

6. **ADJOURNMENT** – The meeting adjourned at approximately 5:37 PM.