



2020 Hampton Street · Room 3063A Columbia, SC 29204
(803) 576-2083
Minutes
November 21, 2022
4th Floor Conference Room

Attendance

Commissioner	District	Present
Charles Weber	1	Yes
Tim McSwain	2	Yes
Wayman Stover	3	Yes
Glenice Pearson	4	Yes
Kip Dillihay	5	Yes
John Grego	6	Yes
Robert Squirewell	7	Yes
Deborah DePaoli	8	Yes
Khali Gallman	9	Yes
Darrell Jackson Jr.	10	No
Gail Rodriguez	11	Yes

Staff & Visitors	Affiliation
Quinton Epps	Conservation Division
John McKenzie	Conservation Division
Aric Jensen	County Administration
Val Morris	Conservation Division
Christopher Ziegler	Richland County Assistant Attorney

Call to Order

Grego welcomed everyone and called the meeting to order with a quorum at 3:30pm. Members, staff, and guests met in-person or by telephone.

Approval of Agenda

- ⇒ **McSwain moved to approve the agenda which was seconded by Rodriguez. Motion passed unanimously.**

Approval of Minutes

- ⇒ **Stover moved to approve the minutes of the October meeting which was seconded by Weber. Motion passed unanimously.**

Commissioner Training

- Christopher Ziegler, Assistant County Attorney for Richland County presented a PowerPoint overview of Robert’s Rule of Order. Attorney Ziegler spoke about Richland County Ordinances 2-332(h)(3), The Order of Business, Motions and Enforcing the Rules.

Report of the Chair

- **Lower Richland Tourism Plan (LRTP) – update:** Grego reported the LRTP is still waiting for approval from the Planning Commission and has not been presented to County Council.
- **Land Development Code – Letter for Council - action item:** Grego reported he distributed the correspondence to the Planning Commission. Grego also reported the Planning Commission stripped out one of the Green Construction incentives for solar power. Jensen explained solar power installers wouldn't work behind any pre-installations because it would void any warranties.

⇒ **Weber moved the RCCC approve and adopt Grego letter so it can be forwarded on which was seconded by Dillihay. Motion passed unanimously.**

- **General Commission Strategic Plan - Goal 5 – action item:** Grego stated Executive Committee edited Goal 5 by removing Strategy A and left the strategy from before which is to develop a process to strengthen the capacity and leadership of commission, to focus more on commission development versus leadership development. Strategy B was changed to seek more partnerships versus internships.

⇒ **DePaoli moved to approve the updated Strategic Goal 5 which was seconded by McSwain. Motion passed unanimously.**

- **Strategic Plan – action item:**

⇒ **Pearson moved to accept the Strategic Plan in its entirety which was seconded by Rodriguez. Motioned passed unanimously.**

There was a discussion of the frequency of updating the strategic plan. Epps suggested every year and it was decided to address it later.

- **Officers elections - discussion:** Grego and Epps reported that the Officer's Elections will take place in January 2023. Grego reminded the Commissioners there was an email attachment with the Richland County Conservation Commission (RCCC) Rules of Procedures for Officer's Elections.

⇒ **December RCCC Meeting – action item:** Grego stated meetings aren't usually held in December due to the annual Conservation Drop-In, however, if an urgent matter should arise a meeting would be called.

⇒ **Weber moved to cancel December meeting which was seconded by McSwain. Motion passed unanimously.**

- **Advocacy – discussion:** Pearson had a brief conversation with Paul Livingston and others during the historical marker event at the SC State Library.

Report from Community Planning and Development

- **Land Development Code-Remapping Restart - update:** Jensen shared how the Planning Commission is considering eliminating the current 2005 and 2021 codes. These codes allow developers to put space aside in a conservation easement to create smaller lots in order to get the same number of units and preserve greenspace in the subdivision.

Treasurer's Report

- **FY22 General Budget status – update** Squirewell inquired about a \$13,000.00 payment to Carolina Tea. Epps explained Carolina Tea was an engineering firm that was hired to design the replacement bridge at Mill Creek.

Historic Preservation Committee Report

- **Donaldson Meeting – discussion:** There was no discussion on this item.
- **Heritage Tourism Marketing Plan – update:** There was no update on this item.
- **Randolph Cemetery – discussion:** There was no discussion on this item.
- **Benjamin Mack House – discussion:** There was no discussion on this item.
- **Special Reserve Fund Motions – action item:**
 - ⇒ **Pearson moved the RCCC proceed with the purchase of the Benjamin Mack House. This house in which Benjamin Mack, who built, resided in with his family until his death and, on occasion, entertained other leaders of the Civil Rights Era during a period when he along with other African American leaders, including Dr. Martin Luther King held leadership positions in SCLC. The motion was seconded by Gallman. There was no vote taken on this motion.**

There was discussion about the wording of the motion, placing emphasis on the word “purchasing.” It was discussed how more investigation, including an appraisal and an inspection, needs to be done before the RCCC can consider the sale of the property. There was discussion on how value is added to a property based on its historical background. Pearson suggested the RCCC should send this matter before Richland County Council and seek their advice/input as to whether the RCCC should purchase this property.

⇒ **McSwain moved to extend the meeting by 30 minutes which was seconded by Gallman. Motion passed unanimously.**

⇒ **Pearson moved to make an alternative motion for the RCCC to prepare for the benefit of the Richland County Council a document that basically spells out the historic value of the Mack house in advance, submitting any proposals to the Commission about whether or not this purchase should move forward, which was seconded by Gallman. There was no vote on this motion.**

There was more discussion on the wording of the motion.

- ⇒ **Grego moved that RCCC present correspondence to County Council with the hope of investigating potential purchase of the Mack property. There was no second? The vote was started and Grego was asked to restate the motion. Grego stated “The RCCC will prepare material for County Council on the Benjamin Mack house and inform them of our intention to negotiate with the owners of the potential purchase of the property.”**

There was more discussion on the wording of the motion.

- ⇒ **Grego called for a vote and asked for those in favor of the motion and the vote was unclear. Grego did not ask for those opposed to the motion and the result was not declared.**

Natural Resource Committee Report

- **Lake Elizabeth Home Owners Association (LEHOA) donation - update:** There was a meeting with the LEHOA to inform them of the decision to not accept the donation. A conservation easement was suggested to the LEHOA during the meeting.
- **Columbia Rowing Club – work in progress/no action needed**
- **Bates Old River – work in progress/no action needed**

- ⇒ **Executive Session: Weber moved to enter into an executive session to discuss a contractual matter which was seconded by McSwain. Motion passed unanimously.**

RCCC entered Executive Session at approximately 5:10pm and exited at approximately 5:25pm. No actions were taken during executive session.

- ⇒ **Weber moved to hire an appraiser for potential property for purchase which was seconded by McSwain. Motion passed unanimously.**

Conservation Program Analyst’s Report

- **FY2022-2023 RCCC Grants – update:** McKenzie reported all grants are on track. There has been a press release for the new grant cycle that will start December 1, 2022 and run through February 1, 2023.
- **Fabel Conservation Easement – update:** McKenzie reported preparation of the potential easement was on track.
- **Events/Celebrations – update:** McKenzie stated the historical marker at SC State Library was well attended. The Conservation Division Holiday Drop-In will be on December 13, 2022 at 4:30pm-6:00pm on the Third Floor Atrium 2020 Hampton Street. The next RCCC meeting will be January 23, 2023 in lieu of Monday, January 16, 2023 Martin Luther King holiday.

Conservation Manager's Report

- **Staff vacancies – update:** Epps welcomed Val Morris as the new Administrative Assistant. Epps reported he is seeking different avenues to advertise and hire a qualified candidate on the Land Program Planner position.
- **Mitigation Bank Credits – update:** Epps reported 148.395 wetland and 24,797.72 stream credits are in the process of being sold which will bring in about \$6.4 million to the Penny Program which funds the Mitigation Bank.

New Business: There was no new business.

Public Input: There was no public input.

- ⇒ **At 5:25 pm, McSwain moved to adjourn the meeting which was seconded by Weber. Motion passed unanimously.**