



Richland County Council
SPECIAL CALLED
MINUTES

July 11, 2023 – 6:00 PM

Council Chambers

2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Overture Walker, Chair; Jesica Mackey, Vice-Chair; Jason Branham, Derrek Pugh, Yvonne McBride, Allison Terracio, Don Weaver, Cheryl English, and Chakisse Newton.

Not Present: Paul Livingston and Gretchen Barron

OTHERS PRESENT: Michelle Onley, Kyle Holsclaw, Dale Welch, Aric Jensen, Patrick Wright, Leonardo Brown, Anette Kirylo, Jeff Ruble, Ashiya Myers, Chelsea Bennett, Lori Thomas, Michael Maloney, John Thompson, Sandra Haynes, Stacey Hamm, Jennifer Wladischkin, Quinton Epps, Susan O'Cain, Tamar Black, Jani Hussain, Zachary Cavanaugh, Thomas Gilbert, Crayman Harvey, Judy Carter, Terry Wise Abhijit Deshpande, and Wayne Thornley

1. **CALL TO ORDER** – Chairman Overture Walker called the meeting to order at approximately 6:00 PM.

Mr. Walker stated, for the record, Mr. Livingston was not present due to a personal matter, and Ms. Barron was traveling for business.

2. **INVOCATION** – The Invocation was led by the Reverend Stephen Robinson, Unitarian Universalist Church.

3. **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by the Honorable Allison Terracio.

POINT OF PERSONAL PRIVILEGE – Mr. Walker acknowledged that former Councilmember Bill Malinowski, Recreation Commission Chair Rob Lapin, and Vice-Chair Donzetta Lindsay were in the audience.

4. **PRESENTATION OF PROCLAMATIONS**

- a. A Proclamation supporting the SC American Revolution Sestercentennial Commission and recognizing the Richland County 250 Committee [WEAVER] – Mr. Weaver presented a proclamation supporting the SC American Revolution Sestercentennial Commission and recognizing the Richland County 250 Committee.
- b. A Proclamation recognizing Richland County's Economic Development Director Jeff Ruble on being named the "Local Developer of the Year" by the South Carolina Economic Developers' Association [MACKEY, BRANHAM, PUGH, McBRIDE, LIVINGSTON, TERRACIO, BARRON, WALKER, ENGLISH, and NEWTON] – Ms. Mackey presented a proclamation recognizing the Economic Development Director Jeff Ruble on being named the "Local Developer of the Year" by South Carolina Economic Developers' Association.
- c. A Proclamation recognizing the Richland County Recreation Commission and declaring July as Park and Recreation Month [WALKER, BRANHAM, PUGH, McBRIDE, LIVINGSTON, TERRACIO, BARRON, MACKEY, and NEWTON] – Ms. Mackey presented a proclamation recognizing the Richland County Recreation Commission and declaring July as Park and Recreation Month.

POINT OF PERSONAL PRIVILEGE – Mr. Pugh stated the Recreation Commission holds a big space in his heart. He spent seven years of his professional career there. He thanked everyone associated with the Recreation Commission for everything they do for Richland County.

5. **APPROVAL OF MINUTES**

- a. Special Called Meeting: June 13, 2023
- b. Special Called Meeting: June 20, 2023
- c. Zoning Public Hearing: June 27, 2023

Ms. Terracio moved to approve Items 5(a) – 5(c) as distributed, seconded by Ms. McBride.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

6. **ADOPTION OF AGENDA** – Ms. McBride moved to adopt the agenda as published, seconded by Mr. Weaver.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

7. **REPORT OF THE ATTORNEY FOR EXECUTIVE SESSION (Pursuant to SC Code 30-4-70)** – Mr. Patrick Wright, County Attorney, indicated the following item qualifies for Executive Session under South Carolina Code section 30-4-70:

- a. Community Planning and Development – Conservation – Cabin Branch Property Acquisition

8. **CITIZENS' INPUT**

- a. For Items on the Agenda Not Requiring a Public Hearing – No one signed up to speak.

9. **CITIZENS' INPUT**

- a. Must Pertain to Richland County Matters Not on the Agenda (Items for which a public hearing is required or a public hearing has been scheduled cannot be addressed at this time.) – No one signed up to speak.

10. **REPORT OF THE COUNTY ADMINISTRATOR**

- a. Request to Purchase – 1430 Colonial Life Blvd. W, Columbia, SC 29210 – TMS # 07304-04 – Mr. Leonardo Brown, County Administrator, stated the County had received a letter of interest in acquiring the property commonly referred to as the Haverty's Building. Additional information will be provided at the next Council meeting.

Ms. McBride reiterated this offer will go through the proper procedures, as with other properties the County has sold.

Mr. Brown stated the process is that Council has to be notified. Council would then need to choose whether to take action, and we would proceed from there. Generally, the information has been shared with the person of interest. He noted he would be following up with the interested party to explain the details of how it moves through the body.

Ms. Newton indicated she was curious about how the body wishes to handle the initial notification to Councilmembers of offers regarding County property purchases.

Mr. Brown responded that there must be a mechanism for an item to come before the body. If someone approaches the County and is interested in donating or acquiring a property, the initial process will be a notice to Council. Councilmembers will hear general information, and he will provide details. From there, the County has multiple steps it could take to consider the offer. The offer would not necessarily come from an individual Councilmember because he is charged with managing the County's property on behalf of Richland County. Therefore, he feels this is the best way to get it on the record and begin the process.

- b. Interactive LDC Map Update – Mr. Brown noted individuals interested in seeing the proposed zoning designations can go to the County's Website - Planning Department, and click on the proposed zoning maps. This will show if there is a proposed change in their particular locale.
- c. Prioritization of Communication Efforts – Mr. Brown requested Councilmembers to give some thought to forming a Communications Advisory Team to assist with prioritizing communication efforts for the County.

Ms. Newton requested the Communications Office continue providing the constituents with information regarding the Land Development.

11. **REPORT OF THE CLERK OF COUNCIL**

- a. Strategic Planning Forum Update – Ms. Anette Kirylo, Clerk to Council, proposed..... January 17-19, 2024, or January 24-26, 2024, to hold the 2024 Strategic Planning Forum.

Ms. Mackey moved to select January 17-19 as Option #1 and January 24-26 as Option #2, seconded by Ms. Terracio.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

12. **REPORT OF THE CHAIR** – No report was given.

13. **OPEN/CLOSE PUBLIC HEARING**

- a. An Ordinance authorizing deed to the City of Columbia for certain sanitary sewer lines to serve the Arthurtown, Little Camden, and Taylors Sanitary Sewer System, Phase I – No one signed up to speak.
- b. An Ordinance Authorizing the deed to Allen University for 1741 Cushman Drive, Columbia, South Carolina, Richland County TMS # 14103-02-20A
 1. Ms. Shirley Geiger, 4202 Pine Forest Drive, Columbia, SC 29204
- c. An Ordinance Amending the Richland County Code of Ordinances, Chapter 21, Roads, Highways, and Bridges; Section 21-20, Road Paving Program; Subsection (i); so as to remove specific language
 1. Kim Murphy, 154 Old Laurel Lane, Chapin, SC 29036
 2. Bill Malinowski, 11824 Broad River Road, Chapin, SC 29036
- d. Authorizing the joint development and creation of a multi-county park with Fairfield County for the Scout Motors Project; authorizing the execution and delivery of an agreement governing the multi-county park; authorizing the inclusion of certain property located in Richland County in the multi-county park; and other related matters – No one signed up to speak.

14. **APPROVAL OF CONSENT ITEMS**

- a. An Ordinance authorizing deed to the City of Columbia for certain sanitary sewer lines to serve the Arthurtown, Little Camden, and Taylors Sanitary Sewer System, Phase I [THIRD READING]
- b. Case #23-009MA
Michael Bell
RU to GC (3 Acres)
S/S Garners Ferry Road
TMS # R21800-05-20 (portion of) [SECOND READING]
- c. An Ordinance Amending the Richland County Code of Ordinances; Chapter 16, License and Miscellaneous Business Regulations; by amending the Business License Class Schedule Table and the Business License Schedule Rates Table so as to make conforming changes [FIRST READING]
- d. County Administrator – Reimbursement Resolution for 2023-24 General Obligation Bond for Family Services Center and Improvements at Alvin S. Glenn Detention Center

Mr. Pugh moved to approve Items 14(a) – 14(d), seconded by Ms. Newton.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

15. **THIRD READING ITEM**

- a. An Ordinance authorizing a deed to Allen University for 1741 Cushman Drive, Columbia, South Carolina, Richland County TMS # 14103-02-20A – Ms. McBride moved to approve this item, seconded by Ms. Mackey.

In Favor: Branham, McBride, Terracio, Weaver, Walker, English, and Newton

Recuse: Pugh (due to being on the faculty of Allen University)

Not Present: Livingston and Barron

The vote in favor was unanimous.

Ms. Mackey moved to have the proceeds from the sale go into the Capital Improvement account, seconded by Mr. Weaver.

Ms. Newton requested to amend the motion to designate the funds for a future Emergency Operations Center.

Mr. Walker inquired as to what would give Mr. Brown the most flexibility.

Mr. Brown replied Ms. Mackey's motion would give him the most flexibility. Ms. Newton is very specific.

Ms. Newton noted the land, when purchased, was specifically for the Emergency Operations Center. Funds would have to be acquired if we should start the process again. To her, it felt like preserving what the original purpose was.

Ms. Mackey accepted the friendly amendment to her motion.

Ms. McBride inquired if proceeds from the sale of property typically go to the General Fund.

Mr. Brown responded when the County receives funds, they usually go into the General Fund unless they are a Special Revenue or other designated fund.

Ms. McBride noted Council has set priorities on some capital projects and would hate to see us tie the funds down to a particular area when there are other places the funds may be needed.

Ms. Newton pointed out that if the funds were no longer needed for an Emergency Operations Center Council could make a motion to release the funds.

Mr. Wright reiterated that at any point Council could move the funds into the General Fund.

In Favor: Branham, Terracio, Weaver, Walker, Mackey, English, and Newton

Recuse: Pugh (due to being on the faculty of Allen University)

Opposed: McBride

The vote was in favor.

Ms. Mackey moved to reconsider Item 15(a), seconded by Ms. English.

In Favor: McBride

Recuse: Pugh (due to being on the faculty of Allen University)

Opposed: Branham, Terracio, Weaver, Walker, Mackey, English, and Newton

The motion for reconsideration failed.

For the record, Ms. McBride stated she intended to vote in opposition to the motion for reconsideration and supported the motion to approve Item #15(a).

- b. Authorizing the joint development and creation of a multi-county park with Fairfield County for the Scout Motors Project; authorizing the execution and delivery of an agreement governing the multi-county park; authorizing the inclusion of certain property located in Richland County in the multi-county park; and other related matters – Ms. English moved to approve this item, seconded by Ms. Mackey.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

16. **SECOND READING ITEMS**

- a. Authorizing the execution and delivery of a fee-in-lieu of ad valorem taxes agreement by and between Richland County, South Carolina and Project Foundation to provide for payment of a fee-in-lieu of taxes; authorizing certain infrastructure credits; and other related matters – Ms. McBride moved to approve this item, seconded by Ms. Mackey.

Ms. Terracio inquired if this company is already headquartered in Richland County and will be expanding.

The response was in the affirmative.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

17. **REPORT OF THE ECONOMIC DEVELOPMENT COMMITTEE**

- a. Authorizing the execution and delivery of fee-in-lieu of ad valorem taxes and incentive agreement by and between Richland County, South Carolina, and Vista Depot Holding, LLC, among other of its affiliates, to provide for payment of

a fee-in-lieu of taxes; authorizing certain infrastructure credits and other related matters [FIRST READING] – Ms. McBride indicated this item is for the development of an 11.9-acre parcel in the Vista, with two new hotels. One of which will be a 4-Star hotel. In addition, a 183-unit multi-family housing complex. This proposed development represents a potential investment of \$135M and the creation of 100 new full-time positions. The County proposes a 30-year fee-in-lieu of tax agreement, with a 50% special revenue credit for 15 years. The committee recommended approval of this item.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

- b. Committing to negotiate a fee-in-lieu of ad valorem taxes agreement between Richland County and Project Growth; identifying the project; and other matters related thereto – Ms. McBride stated this is a resolution legally recognizes Project Growth so they can capture expenditures. The committee recommended approval of this item.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

- c. Authorizing the execution and delivery of one or more fee-in-lieu of ad valorem taxes and incentive agreements by and between Richland County, South Carolina and Project Growth to provide for payment of a fee-in-lieu of taxes; authorizing certain infrastructure credits; and other related matters [FIRST READING] – Ms. McBride stated this is First Reading for a potential investment of \$29M in 341,000 sq. ft. of industrial space near Shop Road. The County proposes a 30-year fee-in-lieu of tax agreement, with a 10-year special source revenue credit of 35%. The committee recommended approval of this item.

Ms. Terracio inquired about what kind of industrial project this will be.

Mr. Ruble responded it is speculative development. They will be building the space. The idea is to take the property off the tax bill and put it into a fee agreement. If a manufacturer or someone occupies the property, that gives the County more latitude to offer incentives for the real and personal property.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

18. **REPORT OF THE DEVELOPMENT AND SERVICES COMMITTEE**

- a. An Ordinance of the County of Richland County, South Carolina, revising the zoning map of unincorporated Richland County, South Carolina, to change the zoning designation for all real property located in the unincorporated areas of Richland County, as described herein; and providing for severalty and an effective date [FIRST READING] – Ms. Newton moved to defer First Reading until September 12, 2023, seconded by Ms. Terracio.

Ms. Newton requested staff to distribute the potential dates of July 18th or August 29th for a Land Development Code work session.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

- b. Direct the Administrator to research and present to Council current laws and benefits of enacting impact fees in Richland County. The purpose is to help reduce the tax burden on residents by not having to pay the complete cost of development in Richland County [MALINOWSKI (PUGH & NEWTON) – January 3, 2023] – Ms. Newton stated the committee recommended directing the Administrator to secure outside sources or resources to support the request made by the committee.

Ms. Terracio thanked Mr. Malinowski for bringing this matter forward.

In Favor: Branham, Pugh, McBride, Terracio, Walker, Mackey, English, and Newton

Opposed: Weaver

Not Present: Livingston and Barron

The vote was in favor.

19. **REPORT OF THE ADMINISTRATION AND FINANCE COMMITTEE**

- a. Community Planning and Development – Conservation – Cabin Branch Property Acquisition – This item was taken up in Executive Session.

20. **REPORT OF THE TRANSPORTATION AD HOC COMMITTEE**

- a. Transportation Facility Needs Study – Mr. Walker stated the committee recommended Council approve issuing a request for proposals (RFP) for a study to determine County-wide transportation needs. The Penny Program County-wide Fund will fund the work in an amount not to exceed \$300,000.

Ms. Newton inquired about the completion date of the study.

Mr. Michael Maloney, Public Works Director, responded that 90% completion is planned for January/February 2024.

Ms. Newton also inquired if the plan will also take into account input from the Long-Range Transportation Plan from the Central Midlands Council of Governments (CMCOG).

Mr. Maloney responded the study would take input from the CMCOG, NPO, SCDOT, and the City of Columbia.

Ms. Terracio inquired if we are considering other types of public transportation in the study.

Mr. Maloney responded we are looking at what we currently have and other multi-use opportunities.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

Ms. Newton moved to reconsider this item, seconded by Ms. Terracio.

Opposed: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The motion for reconsideration failed.

21. **REPORT OF THE CORONAVIRUS AD HOC COMMITTEE**

- a. American Rescue Plan Application Review and Recommendation:

1. Workforce Training
2. Education Assistance
3. Food Insecurity

Mr. Branham moved to defer this item to the July 18th Council meeting, seconded by Ms. Newton.

In Favor: Branham, Pugh, McBride, Weaver, Walker, Mackey, English, and Newton

Recuse: Terracio

The vote in favor was unanimous.

22. **OTHER ITEMS**

- a. FY23 – District 2 Hospitality Tax Allocations: (Omega Men of Columbia - \$10,000)
- b. FY23 – District 3 Hospitality Tax Allocations: (Columbia World Affairs Council - \$10,000)

Mr. Pugh moved to approve Items 22(a) and (b), seconded by Ms. Newton.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

Ms. English moved to reconsider Items 22(a) and (b), seconded by Ms. Newton.

Opposed: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The motion for reconsideration failed.

- c. A Resolution to appoint and commission John M. Thompson as a Code Enforcement Officer for the proper security, general welfare, and convenience of Richland County – Ms. Terracio moved to approve this item, seconded by Ms. Newton.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

Ms. English moved to reconsider this item, seconded by Ms. Terracio.

Opposed: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The motion for reconsideration failed.

23. **EXECUTIVE SESSION**

- a. Community Planning and Development – Conservation – Cabin Branch Property Acquisition

Mr. Pugh moved to go into Executive Session, seconded by Ms. Mackey.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

***Council went into Executive Session at approximately 7:21 PM
and came out at approximately 7:30 PM***

Ms. Terracio moved to come out of Executive Session, seconded by Ms. Mackey.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

Mr. Walker indicated no action was taken in Executive Session.

- a. Community Planning and Development – Conservation – Cabin Branch Property Acquisition – Ms. Mackey stated the committee recommended allowing staff to move forward with a grant application related to the property acquisition.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

Ms. Mackey moved to reconsider this item, seconded by Ms. Terracio.

Opposed: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The motion for reconsideration failed.

24. **MOTION PERIOD** – No motions were submitted.

25. **ADJOURNMENT** – Mr. Pug moved to adjourn the meeting, seconded by Ms. Terracio.

In Favor: Branham, Pugh, McBride, Terracio, Weaver, Walker, Mackey, English, and Newton

Not Present: Livingston and Barron

The vote in favor was unanimous.

The meeting adjourned at approximately 7:32 PM.