



Richland County Council
Regular Session
MINUTES
October 17, 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, Gretchen Barron, Cheryl English, and Chakisse Newton (via Zoom)

NOT PRESENT: Paul Livingston

OTHERS PRESENT: Michelle Onley, Aric Jensen, Patrick Wright, Leonardo Brown, Anette Kirylo, Chelsea Bennett, Lori Thomas, Stacey Hamm, Thomas Gilbert, Susan O’Cain, Judy Carter, Dale Welch, Ashiya Myers, Kyle Holsclaw, Angela Weathersby, Wayne Thornley, Andrew Haworth, Quinton Epps, Michael Maloney, John Thompson, Jeff Ruble, and Venyke Harley

1. **CALL TO ORDER** – Chairman Overture Walker called the meeting to order at approximately 6:00 PM.
Mr. Walker indicated Mr. Livingston would not be attending tonight’s meeting, and Ms. Newton will be participating virtually.
POINT OF PERSONAL PRIVILEGE – Mr. Walker acknowledged that Sheriff Leon Lott was in the audience.
2. **INVOCATION** – The Invocation was led by the Honorable Cheryl English.
3. **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by the Honorable Derrek Pugh.
4. **PRESENTATION OF RESOLUTIONS**
 - a. **Honoring the Life of Richland County Deputy Jacob “Jake” Salrin** – Ms. Barron moved to adopt the resolution honoring the life of Richland County Deputy Jacob “Jake” Salrin, seconded by Ms. McBride.
In Favor: Branham, Pugh, McBride, Terracio, Weaver, Barron, Walker, Mackey, English, and Newton
Not Present: Livingston
The vote in favor was unanimous.
Mr. Walker presented a resolution on behalf of Council to Deputy Jacob “Jake” Salrin’s family.
5. **PRESENTATION OF PROCLAMATIONS**
 - a. **Recognizing the Junior League of Columbia on their Centennial Anniversary** – Ms. Barron presented a proclamation to the Junior League of Columbia recognizing their Centennial Anniversary.
6. **APPROVAL OF MINUTES**
 - a. **Regular Session: October 3, 2023** – Ms. McBride moved to approve the minutes as distributed, seconded by Mr. Pugh.
In Favor: Branham, Pugh, McBride, Terracio, Weaver, Barron, Walker, Mackey, English, and Newton
Not Present: Livingston
The vote in favor was unanimous.
7. **ADOPTION OF AGENDA** – Ms. McBride moved to adopt the agenda as published, seconded by Ms. English.
In Favor: Branham, Pugh, McBride, Terracio, Weaver, Barron, Walker, Mackey, English, and Newton
Not Present: Livingston

The vote in favor was unanimous.

8. **REPORT OF THE ATTORNEY FOR EXECUTIVE SESSION (Pursuant to SC Code 30-4-70) –**

POINT OF PERSONAL PRIVILEGE –County Attorney Patrick Wright recognized the life of Stanley Myers. Mr. Myers was a prominent attorney in the Midlands who sadly passed away.

Mr. Wright indicated the following items qualify for Executive Session under South Carolina Code section 30-4-70:

- a. Letter of support for the University of South Carolina purchase of real property from the Development Foundation, Richland County Tax Map Parcel Number R11201-02-10, R11100-01-04, R11100-01-15, and R11100-01-10
- b. County Attorney’s Contract
- c. Potential Acquisition of a workforce training facility [Pursuant to S. C. Code Sect. 30-4-70(a)(2) and (5)]

9. **CITIZENS’ INPUT**

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

10. **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.

11. **REPORT OF THE COUNTY ADMINISTRATOR**

- a. Updates for Consideration:

1. *Grievance Process* – The County Administrator, Leonardo Brown, noted in the agenda packet there is some information related to the grievance process. It has been a while since Council has had to review grievances because the committee did not have the proper number of members to hold the hearings. He indicated Council recently appointed members so we can begin having grievance hearings again. Following a hearing, the Grievance Committee provides its findings and recommendations via a written report to the County Administrator. As a part of the process, the County Administrator provides an evaluation to Council for their review. Council then can either support the Grievance Committee’s recommendation or not.

Ms. Terracio inquired if things are sometimes resolved during the grievance process without them coming to Council.

Mr. Brown replied that anything resolved would not need to come to Council. The fact that it comes to Council means the grievance process ran its course, there was a finding, and, ultimately, Council has to weigh in utilizing the information provided in the findings and the recommendation of the County Administrator. He noted the Administrator can submit something to Council without a recommendation if they cannot make an objective recommendation. As these are personnel matters, he does not see where that would happen as that is fundamentally his job.

Ms. Barron reminded Council that a couple of months ago, the Rules and Appointments Committee came before Council with a special allotment of applicants because we were having difficulty seating this committee. The Rules and Appointments Committee is glad staff can move forward with hearing these grievances.

Mr. Walker inquired why there was a challenge with obtaining a quorum for this committee.

Mr. Brown responded the members of this committee are County employees. Sometimes, you have individuals who do not want to participate. Another part is employees in the same department as the grievant have to recuse themselves, preventing the committee from having a quorum.

Ms. Barron noted one of the things the Rules and Appointments Committee did was appoint different layers of departments to help alleviate this problem.

- b. Administrator’s Nomination: Items in this section require action that may prejudice the County’s interest in a discernable way (i.e., time-sensitive, exigent, or of immediate importance)

1. *Community Planning & Development – Conservation Division – Mitigation Bank Credit Sales – Chester Village* – Mr. Brown stated staff recommends approval of the D. R. Horton, Inc. request to purchase 4.4 wetland credits for the construction of the Chester Village development in Chester County at a rate of \$20,000 per credit.

Ms. Barron moved to approve this item, seconded by Ms. Terracio.

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

Not Present: Livingston

The vote in favor was unanimous.

Ms. Barron moved to reconsider this item, seconded by Mr. Pugh.

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

Not Present: Livingston

The motion for reconsideration failed.

12. **REPORT OF THE CLERK OF COUNCIL** – Ms. Anette Kirylo, Clerk to Council, reminded Council members regarding the 2023 SCAC Institute of Government and Fall Advocacy Meeting, October 18-19, 2023, Embassy Suites, 200 Stoneridge Drive.

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

14. **APPROVAL OF CONSENT ITEMS**

- a. Case #23-023MA, Kevin Steelman, M-1 to RS-LD (21.98 Acres), 111 Pine Wedge Drive, TMS # R17700-01-94 & R17700-0114 [THIRD READING]

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

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

Not Present: Livingston

The vote in favor was unanimous.

15. **THIRD READING ITEM**

- a. Authorizing the execution and delivery of a 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 – Mr. Pugh moved to approve this item, seconded by Ms. English.

Ms. Mackey requested a brief overview of this item and if there were any changes since the Second Reading.

Mr. Jeff Ruble, Economic Development Director, stated the County approved the First Reading and Second Reading and held the public hearing. At that point, the City of Columbia requested us to consider making some changes. We went through the process, but ultimately, the City backed away and indicated they were not interested in any changes. Therefore, the terms of the incentive remain the same as those on the First and Second Readings.

Ms. Terracio inquired if the 4-star and 3-star hotels meet the goal of full-service hotels.

Mr. Ruble stated the hotels are meeting the goal of full-service hotels in the area. In addition to the hotels, an apartment complex will be on the backside.

Ms. Terracio requested Mr. Ruble provide what the public infrastructure investment will entail.

Mr. Ruble responded the public infrastructure investments will include street improvements, a parking garage, landscaping, and pedestrian improvements.

Mr. Walker stated that he understands the public infrastructure investment is \$25M.

Ms. McBride inquired if the 4-star hotel itself claimed to be a 4-star or if there is a union that certifies 4-star hotels.

Mr. Ruble replied it is defined in the agreement. There is a certification that documents this is a 4-star hotel.

Ms. Barron indicated she would like to have details about the public infrastructure.

Mr. Ruble acknowledged that he would follow up with those details.

Ms. McBride inquired if the apartments would be connected to the 3-star hotel.

Mr. Ruble responded that he does not believe they will be physically connected to the hotel but will be adjacent to it. He indicated he had not seen the layout.

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

Not Present: Livingston

The vote in favor was unanimous.

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

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

Not Present: Livingston

16. **SECOND READING ITEMS**

- a. Authorizing the issuance of General Obligation Bonds in one or more series, tax-exempt or taxable, in an amount not to exceed Ninety-Three Million Dollars (\$93,000,000), to fund the acquisition, construction, equipping, rehabilitation, and improvement of certain capital projects and to refund all or a portion of certain of the County's outstanding General Obligation Bonds; authorizing the County Administrator to prescribe the details of the issuance and sale of the bonds; providing for the disposition of the proceeds of the bonds and the payment of the bonds; and other related matters – Ms. Barron moved to approve this item, seconded by Ms. McBride.

Mr. Weaver stated that he understands this will bring our bond available down to approximately \$10M.

Mr. Brown responded the bonding capacity would be roughly \$12M.

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

Not Present: Livingston

The vote in favor was unanimous.

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

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

Not Present: Livingston

The vote in favor was unanimous.

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

- a. Requiring certain accountability practices concerning Economic Development projects in Richland County – Ms. McBride recommended this item be deferred until the next Council meeting. Changes made at the committee meeting are not reflected in the document.
- b. Authorizing the expansion of the boundaries of the I- 77 Corridor Regional Industrial Park jointly developed with Fairfield County to include certain property located in Richland County, the execution and delivery of a public infrastructure credit agreement to provide for public infrastructure credits to a company identified for the time being as Project Ore; and other related matters [FIRST READING] – Ms. McBride stated the committee recommended approval of this item.

Ms. Terracio requested that we obtain more details about the infrastructure before we move forward with the Second Reading on this item.

Ms. McBride stated this is the First Reading for a potential commercial development project named Project Ore. The developer proposes to construct a 360-unit multi-family project on a 22.3-acre site adjacent to I-20 in Northeast Richland County. The developer anticipates investing \$47.1M and creating approximately \$7.4M in public infrastructure or workforce housing.

Mr. Walker indicated his notes say the investment is \$65M and the public infrastructure investment is \$12.5M.

Mr. Ruble stated there is a taxable investment and a total investment. There is also public infrastructure and workforce housing, which is capped at \$12M. In response to Ms. Terracio's earlier question, we typically count physical infrastructure (i.e., parking garage and pedestrian improvements). In this case, it is outside Columbia, and they did not need to build a parking garage. What we did differently with this project was to count obtainable workforce housing.

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

Recuse: Mackey (due to her parent company representing the applicant.)

The vote in favor was unanimous.

19. **REPORT OF THE RULES AND APPOINTMENTS COMMITTEE**

a. **NOTIFICATION OF APPOINTMENTS**

- I. Central Midlands Council of Governments – One (1) Vacancy – Ms. Barron stated the committee recommended appointing Ms. Kimberley Brown.
- II. Transportation Penny Advisory Committee – Four (4) Vacancies – Ms. Barron stated the committee recommended appointing Mr. Ashton Williams.

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

Not Present: Livingston
The vote in favor was unanimous.

19. **OTHER ITEMS**

- a. A Resolution to appoint and commission Kimberly A. Bryant as a Code Enforcement Officer for the proper security, general welfare, and convenience of Richland County
- b. A Resolution to appoint and commission Daniel F. Leyden as a Code Enforcement Officer for the proper security, general welfare, and convenience of Richland County
- c. A Resolution to appoint and commission Donche Richardson as a Code Enforcement Officer for the proper security, general welfare, and convenience of Richland County

Ms. Newton moved to approve Items 19(a)-19(c), seconded by Ms. Terracio.

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

Not Present: Livingston

The vote in favor was unanimous.

Mr. Pugh moved to reconsider Items 19(a)-19(c), seconded by Ms. Barron.

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

Not Present: Livingston

The motion for reconsideration failed.

20. **EXECUTIVE SESSION**

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

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

Not Present: Livingston

The vote in favor was unanimous.

***Council went into Executive Session at approximately 6:57 PM
and came out at approximately 7:53 PM***

Ms. Barron moved to come out of Executive Session, seconded by Mr. Walker.

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

Not Present: Livingston and Newton

The vote in favor was unanimous.

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

- a. Letter of support for the University of South Carolina purchase of real property from the Development Foundation, Richland County Tax Map Parcel Number R11201-02-10, R11100-01-04, R11100-01-15, and R11100-01-10 – Ms. Mackey moved to authorize the County Administrator to move forward with gathering information for a letter of support for the University of South Carolina, seconded by Ms. Terracio.
- b. County Attorney Contract – No action was taken.
- c. Potential Acquisition of a workforce training facility – Ms. McBride moved to authorize the County Administrator and the Economic Development Director to proceed with negotiations to participate in the purchase of a pre-employment training center at 101 Research Court, seconded by Ms. Barron.

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

Not Present: Livingston and Newton

The vote in favor was unanimous.

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

22. **ADJOURNMENT** – Ms. Barron moved to adjourn the meeting, seconded by Ms. Terracio.

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

Not Present: Livingston and Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 7:55 PM.



Richland County Council

STATEMENT OF RECUSAL

In accordance with Section 8-13-700(B) [*provides in part that no public official, public member or public employee may make, participate in making, or in any way attempt to use their official office, membership or employment to influence a governmental decision in which they, a member of their immediate family, an individual with whom they are associated, or a business with which they are associated has an economic interest.*], I hereby recuse myself from all votes, deliberations and other action on the following matter(s):

(Please add agenda Item number and description):

17b. Project Orei (First Reading)
Authorizing the expansion of boundaries
execution and delivery of public infrastructure
credits

REASONS FOR DISQUALIFICATION:

My parent company represents the applicant.

Jessica Mackey Jessica Mackey
Print and sign your name

10-17-2023
Date

Print and sign your name

Date received by Clerk Dept.