



**RICHLAND COUNTY  
GOVERNMENT**  
Office of the County Administrator

**Council Actions Report  
Regular Session Council Meeting  
June 2, 2015  
6:00PM**

**Call to Order:** Rush

**Invocation:** Dixon

**Pledge of Allegiance:** Dixon

**Approval of Minutes**

- a. **Regular Session: May 19, 2015:** Approved as published.
- b. **Zoning Public Hearing: May 26, 2015:** Approved as published.

**Adoption of Agenda:** Adopted as published.

**Report of the Attorney for Executive Sessions Items**

- a. **ARD Sanitation Transfer**
- b. **Lower Richland Sewer Litigation Update**

**First Executive Session**

- a. **Lower Richland Sewer Litigation Update [Outside Legal Counsel]:** Received as information. No Council action was taken.

**Citizen's Input:** Eight people spoke.

**Report of the County Administrator:**

- a. **Upgrade Together Conference – June 13, 2015:** Mr. McDonald reminded Council of the first annual Upgrade Together Conference on Saturday, June 13, 2015 from 8AM – 2PM at Richland Northeast High School. Tracy Hegler, Director of the County's Planning Department, and Valeria Jackson, Director of the County's Community Development Department, provided a brief presentation to Council regarding the County sponsored Conference.



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- b. **Budget Update:** Mr. McDonald reminded Council of the upcoming Council Budget Work Session on Thursday, June 4, 2015 at 6PM.

## Report of the Clerk of Council:

- a. **New Employee:** Ms. McDaniels introduced Kimberly Roberts, Assistant Clerk of Council, to Council. Ms. Roberts has an undergraduate degree in English and graduate degrees in Business and Human Resources.

Ms. McDaniels also introduced A.C. Flora High School student Lindsey Johnson. Mr. Johnson will be volunteering with the Clerk's Office throughout the summer to gain hands-on knowledge of the function and role Richland County government.

- b. **Community Relations Council Luncheon - \$1,500:** Councilmembers that have funds available in their discretionary account to purchase tickets to attend the Community Relations Council's Luncheon may contact the Clerk's Office.

**Report of the Chairman:** No report provided.

## Open/Close Public Hearings

- a. **Authorizing an Amendment to the Master Agreement governing the I-77 Corridor Regional Industrial Park jointly developed with Fairfield County to increase the percentage of the revenues generated by properties located in Richland County to be deposited in the Richland County Industrial Park Fund from three percent to five percent; and other related matters:** No one spoke.
- b. **An Ordinance Amending the Fiscal Year 2014-2015 Hospitality Tax Fund Annual Budget to appropriate Two Million Twenty-Five Thousand Dollars (\$2,025,000) of Hospitality Fund Balance to provide funding for purchasing property associated with Project LM as recommended by the Economic Development Committee:** No one spoke.

## 1. Approval of Consent Items

- a. **An Ordinance Amending the Fiscal Year 2014-2015 Hospitality Tax Fund Annual Budget to appropriate Two Million Twenty-Five Thousand Dollars (\$2,025,000) of Hospitality Fund Balance to provide funding for purchasing property associated with Project LM as recommended by the Economic Development Committee:** Council gave third reading approval to the budget amendment in the amount of



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\$2,025,000. **ACTION: CLERK OF COUNCIL, LEGAL, FINANCE, CAPITAL PROJECTS, ADMINISTRATION, ECONOMIC DEVELOPMENT**

- b. **15-20MA**  
**Ashley Chason**  
**RU to OI (3.7 Acres)**  
**1551 Dutch Fork Rd.**  
**02411-04-03:** Council gave second reading approval to the rezoning amendment.  
**ACTION: LEGAL, CLERK OF COUNCIL, PLANNING**
  
- c. **15-21MA**  
**Deanna M. Shealy**  
**RU to RS-LD (2.22 Acres)**  
**Island Trail**  
**01300-01-01/02 & 01400-01-02/03/04:** Council gave second reading approval to the rezoning amendment. **ACTION: LEGAL, CLERK OF COUNCIL, PLANNING**
  
- d. **An Ordinance Amending the Richland County Code of Ordinances; Chapter 26, Land Development; Increasing the Number of Uses in the Light Industrial District (LI):** Council gave second reading approval to the ordinance amendment. **ACTION: LEGAL, CLERK OF COUNCIL, PLANNING**
  
- e. **An Ordinance Amending the Richland County Code of Ordinances; Chapter 6, Buildings and Building Regulations; Article III, Building Codes; Section 6-84, Boarded-Up Structures; Subsection (d), Paragraph (1); so as to change the language, "The Permit Fee Shall be \$25.53 for Residential Buildings and \$51.05 for Mixed-Use and Commercial Buildings" to "The Permit Fee Shall be charged at the rate on the current Richland County Fee Schedule":** Council gave first reading approval to the ordinance amendment. Staff will publish Section 6-84 on the County's website with the redlined changes to ensure that the public is aware thereof. **ACTION: CLERK OF COUNCIL, LEGAL, FINANCE, BUILDING SERVICES**
  
- f. **Department of Public Works: Ballentine Park Project:** Council approved the request to enter into a contract with Sox and Sons Construction Co., Inc. for the Ballentine Park Paving Project in the amount of \$111,048.31. **ACTION: LEGAL, FINANCE, PUBLIC WORKS, PROCUREMENT**
  
- g. **Jim Hamilton - LB Owens Airport (CUB), Taxiway 'A' Grading & Extension, Phase 1, Recommendation of Construction Contract Award:** Council approved the request to award the construction contract for Phase 1 of the Jim Hamilton – LB Owens Airport (CUB) Taxiway 'A' Grading & Extension Project to Graham County Land Company in



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the amount of \$827,350.00. **ACTION: LEGAL, FINANCE, AIRPORT, PROCUREMENT**

## 2. Third Reading Items

- a. **14-38MA, George Goff, HI to GC (15.39 Acres), 1117 & 1105 Sparkleberry Lane Ext., 22909-04-01 & 22905-06-10:** Council approved the withdrawal of this request. **ACTION: LEGAL, CLERK OF COUNCIL, PLANNING**
- b. **An Ordinance Amending the Richland County Code of Ordinances; Chapter 26; Land Development; so as to remain in compliance with the National Flood Insurance Program upon the adoption of the new flood insurance rate map:** Council deferred this item to a future Council meeting. **ACTION: LEGAL, CLERK OF COUNCIL, PUBLIC WORKS**
- c. **Authorizing the expansion of the boundaries of the I-77 Corridor Regional Industrial Park jointly developed with Fairfield County to include certain real property located in Richland County; the execution and delivery of a Credit Agreement to provide for Special Source Revenue Credits to Icon Columbia SC LLC, previously identified as Project Sandy; and other related matters:** Council gave third reading approval to the ordinance. The vote to reconsider failed. **ACTION: ECONOMIC DEVELOPMENT, AUDITOR, ASSESSOR, TREASURER, FINANCE, LEGAL, CLERK OF COUNCIL**
- d. **Authorizing an Amendment to the Master Agreement governing the I-77 Corridor Regional Industrial Park jointly developed with Fairfield County to increase the percentage of the revenues generated by properties located in Richland County to be deposited in the Richland County Industrial Park Fund from three percent to five percent; and other related matters:** Council deferred this item to a future Council meeting. **ACTION: ECONOMIC DEVELOPMENT, AUDITOR, ASSESSOR, TREASURER, FINANCE, LEGAL, CLERK OF COUNCIL**

## 3. Second Reading Items

- a. **An Ordinance Authorizing a ground lease between Richland County and Richland County School District Two on behalf of the Richland County Public Library; so as to allow for the automatic transfer of title to the library building to Richland County School District Two at the end of the lease term:** Council gave second reading approval to the ordinance. **ACTION: LEGAL, CLERK OF COUNCIL, FINANCE, ADMINISTRATION**



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- b. **15-23MA JR LEX 2, LLC RU to RC (2.61 Acres) 7743 Bluff Rd. 32403-03-05 & 32403-03-06(p):** Council gave second reading approval to the rezoning amendment. **ACTION: LEGAL, CLERK OF COUNCIL, PLANNING**

**4. Report of Economic Development Committee**

- a. **A Resolution adopting the amendment of the covenants and restrictions for the Richland Northeast Industrial Park, to remove certain restrictions on approximately a quarter of an acre:** Council approved the Resolution. The vote to reconsider failed. **ACTION: ECONOMIC DEVELOPMENT, AUDITOR, ASSESSOR, TREASURER, FINANCE, LEGAL, CLERK OF COUNCIL**

**5. Report of Rules and Appointments Committee**

a. **Notice Of Vacancies**

i. **Building Codes Board of Appeals - 1**

Council voted to advertise the vacancy. **ACTION: CLERK OF COUNCIL**

ii. **Library Board of Trustees – 4**

Council voted to advertise these vacancies. **ACTION: CLERK OF COUNCIL**

b. **Discussion From Rules And Appointments Committee**

i. **BOARD TERMS:**

- 1. Review any appointments that go beyond four (4) years and pursue all avenues to amend the terms to make them no more than four (4) years in length [MANNING]:** Council directed Staff pursue all avenues to amend the County's Boards, Committees and Commission terms to make them no more than four (4) years in length. **ACTION: CLERK OF COUNCIL, LEGAL, ADMINISTRATION**
- 2. MOTION: Move that the terms of Board members to the Lexington Richland Alcohol & Drug Commission [LRADAC] be changed from "two, three year terms" to "three, three year terms" so that Richland County appointees have the same opportunities for extended service on this board as Lexington County appointees are currently allowed [PEARCE]:** Council approved changing the terms



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of Board members on the Lexington Richland Alcohol & Drug Commission [LRADAC] from "two, three year terms" to "three, three year terms" so that Richland County appointees have the same opportunities for extended service on this Board as Lexington County appointees are currently allowed. **ACTION: CLERK OF COUNCIL, LEGAL**

## 6. Other Items

### a. REPORT OF THE SEWER AD HOC COMMITTEE

- i. **An Ordinance Amending the Richland County Code of Ordinances, Chapter 24, Utilities; Article IV, Sewers and Sewage Disposal; Division 2, Use of Public Sewers; Section 24-81, Use of Public Sewers Required; so as to clarify that the section only applies to new construction:** Council deferred this item to a future Council meeting. **ACTION: LEGAL, CLERK OF COUNCIL, UTILITIES**
  1. **Septic tanks that are functioning properly should not be disallowed in Richland County. Direct staff to contact DHEC to determine why a septic that needs maintenance or repair is not allowed to be done if a public sewer is within 200 feet of the property. Property owners should not be forced to incur expenses that will burden them for years to come and replacement septic system should be allowed provided it is shown the new system can function properly [MALINOWSKI]:** Council deferred this item to a future Council meeting. **ACTION: CLERK OF COUNCIL, UTILITIES, ADMINISTRATION**
- ii. **Lower Richland Sewer Update:** Raymond Peterson, Deputy Director – Richland County Utilities Department, provided an update to Council regarding the current status of the Lower Richland Sewer Project. Mr. Peterson's update was received as information. No Council action was taken.
- iii. **Lower Richland Sewer Litigation Update:** Council reaffirmed and expanded upon the motion passed at the March 17, 2015 Council meeting, which directed Staff to identify funding to waive all tap and connection fees prior to construction for the Lower Richland Sewer Project. Council has identified funding and will waive the tap fees and connection costs for the first 224 households that apply for connection to the Lower Richland sewer system prior to pre-construction bidding. While it is currently anticipated that the 224 households for which funding has been identified may meet the demand, Council further directs staff to keep



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Council informed as to the number of pre-construction sign-ups so that once the number of pre-construction sign-ups reaches 175, Council can direct staff to identify further funding avenues that are available to provide for the waiver of tap fees and connection costs for all households that seek to apply for connection to the Lower Richland sewer system prior to pre-construction bidding. **ACTION: UTILITIES, FINANCE, LEGAL, ADMINISTRATION**

7. **Citizen's Input:** Two people spoke.

8. **Executive Session**

a. **ARD Sanitation Transfer:** Received as information. No Council action was taken.

9. **Motion Period**

a. **Any group or entity requesting funds at budget time from Richland County Government must be made through a council member. Requests should not be arbitrarily sent to the Administrator or other staff member and then efforts made to seek a sponsor. The requesting group should take the time and effort to obtain support from at least one council member to get it on the budget motions list [MALINOWSKI]:** This item was sent to the A&F Committee. **ACTION: CLERK OF COUNCIL, ADMINISTRATION, FINANCE**

b. **Moving forward effective July 1, 2015, to add to the Neighborhood Improvement Guidelines, any Neighborhood/Community/HOA which does not allow public attendance and/or deny access to anyone is consider a private entity and is not allowed/authorized to receive any form of funding from Richland County [DIXON]:** This item was sent to the D&S Committee. **ACTION: CLERK OF COUNCIL, ADMINISTRATION, PLANNING**

c. **I move that Council record non-electronic roll call voting for all final votes that are not unanimous for third reading or one time votes; and which are not merely procedural in nature [DICKERSON, JETER, MALINOWSKI, MANNING]:** This item was sent to the Rules & Appointments Committee. **ACTION: CLERK OF COUNCIL**

10. **Adjournment:** Council adjourned at 7:52PM.