



Development and Services
May 25, 2021 -5:00 PM
Zoom Meeting
2020 Hampton Street, Columbia, SC 29201

COMMITTEE MEMBERS PRESENT: Allison Terracio, Chair, Derrek Pugh, Gretchen Barron, Cheryl English, and Chakisse Newton.

OTHERS PRESENT: Paul Livingston, Bill Malinowski, Yvonne McBride, Jesica Mackey, Michelle Onley, Leonardo Brown, Tamar Black, Kyle Holsclaw, Ashiya Myers, Mike Zaprzalka, Mike Maloney, Clayton Voignier, John Thompson, Elizabeth McLean, Lori Thomas, Randy Pruitt, Stacey Hamm, Michael Byrd, Dante Roberts, Dale Welch, Lauren Hogan, Dwight Hanna, Geo Price, Andrea Mathis, Ronaldo Myers, Stephen Staley, Angela Weathersby, Bill Davis, Sandra Haynes and Brian Crooks

1. **CALL TO ORDER** – Ms. Terracio called the meeting to order at approximately 5:00 PM.

2. **APPROVAL OF MINUTES**

a. **Regular Session: April 27, 2021** – Ms. English moved, seconded by Ms. Barron, to approve the minutes as distributed.

In Favor: Pugh, Terracio, Barron, English and Newton

The vote in favor was unanimous

3. **ADOPTION OF AGENDA** – Ms. Barron moved, seconded by Ms. English, to adopt the agenda as published.

In Favor: Pugh, Terracio, Barron, English and Newton

The vote in favor was unanimous.

4. **ITEMS FOR ACTION**

a. **FY2022 Dirt Road Paving Project List** – Ms. Newton moved, seconded by Mr. Pugh, to forward to Council with a recommendation to move forward with the design and paving of twelve (12) dirt roads which are listed below.

District #1: Jacquelyn Powers Circle (1,164 LF), Stanley Fort Road (298 LF); District #2: Hardy Entzminger Road (2,227 LF). Jordan Road (837 LF); District #7: Wooten Road (2,018 LF); District #9: Nature Trail (2,170 LF); District #10: Lassiter Jacobs Road (4,047 LF), S. Crosshill Circle (2,025 LF), Sara Neal Road (1,166 LF), Chappel Creek Lane (2,121 LF); District #11: Pond Arch Road (1,122 LF), Wattsland Road (2,578 LF)

These roads are not funded by the Transportation Penny Department program.

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Ms. Newton inquired about how these roads were selected.

Mr. Maloney responded this goes back to the approval of the maintenance plan for the County roads. They coordinated the County's dirt road plan with the Transportation Penny Program to only pave the roads that were unfunded.

Mr. Staley stated these dirt roads are the first roads that are unfunded through the Transportation Penny Program. He noted there is a formula in the ordinance that ranked these roads based on length, if there is church nearby, the road is a cut through, and how many houses are on the roads. These were the highest ranked of the funded roads. Based on the size of the district, and the number of existing dirt roads in the district, staff tried to prorate the share of paving projects.

Mr. Maloney noted staff felt that twelve (12) roads was a fair amount in relation to the budget.

Ms. Newton inquired if the estimated cost was included in the briefing document.

Mr. Maloney stated, for the upcoming budget year, Public Works has over \$1M, which they believe will be more than enough. The first year will be mostly right-of-way and design. It will be 2023 before they will be looking for construction funds.

Mr. Pugh stated he will be meeting with staff offline to discuss his constituents concerns.

Ms. Barron stated she would like to understand how these roads are being prioritized.

Mr. Staley responded all of the dirt roads were ranked, based off of a formula in the ordinance. Public Works started their list where the unfunded roads started under the Transportation Penny Program. He stated he would be glad to meet with Council members to discuss the formula in more detail.

Ms. English noted she also would like to meet with staff to get a better understanding.

Ms. Terracio inquired if the condition of the road is also a part of the formula.

Mr. Staley responded there is a maintenance number given to the roads, which goes into the calculation.

Ms. Newton requested a list of the ranked dirt roads.

Mr. Malinowski inquired if the landowners will be queried to determine if they want their roads paved.

Mr. Staley responded that is still a part of the plan.

Ms. McBride inquired as to when the roads were ranked.

Mr. Staley responded he believes it was in 2013.

Ms. McBride inquired if there are any plans to do another study or look at the conditions of the roads.

Mr. Staley responded they are currently working on reevaluating the paved roads, but they have not discussed the dirt roads.

In Favor: Pugh, Terracio, Barron, English and Newton

The vote in favor was unanimous.

5. **ITEMS FOR PRELIMINARY ACTION**

- 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]** – Ms. Terracio noted there is information in the packet from grassroots organizations, State Law, staff research, and the City of Columbia Task Force.

The City of Columbia has received a presentation from the Columbia Affordable Housing Task Force, and they are prepared to present to County Council.

Ms. Newton noted she is not clear about the requested action because the committee did not address staff’s recommendations.

Ms. Terracio stated, because many of the individuals on the Columbia Affordable Housing Task Force would be duplicative to the one the County would form, it was prudent to join in with the City’s efforts. She requested staff’s efforts be circulated to Councilmembers.

Ms. Newton stated she believes it would be premature to send something to Council since the committee has not fleshed out the proposal.

Ms. Terracio stated her intention is to invite the Affordable Housing Task Force to make a presentation to Council.

Ms. Newton stated, for clarification, this item would remain in committee.

Ms. Terracio responded in the affirmative.

Mr. Malinowski suggested a work session instead of a presentation at a Council meeting.

Ms. Terracio moved, seconded by Mr. Pugh, to invite a representative from the Affordable Housing Task Force to present at the next Council meeting.

In Favor: Pugh, Terracio, Barron, English and Newton

The vote in favor was unanimous.

6. **ITEMS FOR DISCUSSION**

- a. **I move to authorize the County Attorney to take any and all necessary actions, including condemnation proceedings, to acquire ownership of the roadway parcels of Aiken Hunt Circle and Oak Brook Drive that are currently not in the County’s road maintenance program. These parcels are located in the Wildewood Subdivision, and the current owner has been nonresponsive to prior to prior requests by the Department of Public Works to acquire the roadway parcels [MACKEY]** – Ms. Mackey stated Wildewood is an established neighborhood that has been built out for several years. The majority of the roads in the subdivision were taken over by the County. Aiken Hunt Circle and Oak Brook Drive were not turned over to the County. Over the years, the roads have deteriorated. Public Works has come in, as needed, to help with removing debris and flooding. The constituents in the neighborhood have expressed an interest in bringing these roads under the County.

Mr. Malinowski noted, according to Council Rules, this motion is not properly on the committee agenda.

Ms. Newton stated this issue has come before Council several times. We obviously want everyone’s roads to be taken care, but at the same time we have people on County roads who have been waiting to have their

roads repaired. There were some policies put into place to ensure we are not put in situations where constituents are disenfranchised.

Ms. Mackey stated, as much as we need to prioritize roads, we also need to look at the County as a whole to determine which roads are in “doughnut holes” and fell through the cracks.

Ms. McLean noted the County does not have the right to maintain or repair roads that we do not own. If these roads were left out, that is when Council votes to take roads “as is”. If the developer/owner cannot be reached, then the County would have use the condemnation process. An appraisal of the road will have to be done, and just compensation will need to be offered to the owner. If the owner turns down the offer, the County can file an action with the Court. After 30 days, if the owner does not contest the action, the County can proceed with the work.

No action was taken on this item.

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

a. **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]** – No action was taken.

b. **Amend the County’s current ordinance, in order to allow lighting on Broad River Road [DICKERSON]** – No action was taken.

5. **ADJOURNMENT** – The meeting adjourned at approximately 5:45 PM.