



Richland County
Development and Services Committee
MINUTES
July 23, 2024 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Chakisse Newton, Jason Branham, Allison Terracio, Gretchen Barron (via Zoom), and Cheryl English (via Zoom)

OTHERS PRESENT: Don Weaver, Angela Weathersby, Anette Kyrlo, Jackie Hancock, Aric Jensen and Patrick Wright

1. **CALL TO ORDER** –Chairwoman Chakisse Newton called the meeting to order at approximately 5:00 PM.
She stated that Ms. Barron and Ms. English would be attending tonight’s meeting virtually.
2. **APPROVAL OF MINUTES** – Ms. Terracio moved to approve the minutes as distributed, seconded by Mr. Branham.
In Favor: Branham, Terracio, Barron, English, and Newton
The vote in favor was unanimous.
3. **ADOPTION OF AGENDA** – Ms. Terracio moved to adopt the agenda as presented, seconded by Mr. Branham.
In Favor: Branham, Terracio, Barron, English and Newton
The vote in favor was unanimous.
4. **ITEMS FOR ACTION**
 - a. Department of Public Works – Engineering – Dominion Energy Easement Request at 1403 Jim Hamilton Blvd.

Ms. Terracio moved to forward to Council with a recommendation to provide an easement to Dominion Energy for the location of power at 1403 Jim Hamilton Blvd. (R13702-01-30), seconded by Mr. Branham.
In Favor: Branham, Terracio, Barron, English and Newton
The vote in favor was unanimous.
5. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED**
 - a. I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained.) [Branham (District 1), English (District 10), Newton (District 11)]

Mr. Weaver stated this is needed because developers do a poor job of turning over roads once a subdivision is finished. He suggested developers post bonds; therefore, if they do not turn over the roads in a timely manner, they will forfeit their bond.

Assistant County Administrator Aric Jensen stated that he contacted the County Attorney’s office and asked a staff member to join us. He is putting together a team and is moving forward. He noted he has thoughts and ideas concerning what can be accomplished. He pointed out we had already improved the bonding process last year by updating and renewing old bonds.

Ms. Newton pointed out on page 15 of the agenda packet, it states the first draft recommendations will come before the body in January 2025.

Mr. Jensen stated that is the staff’s goal.

Ms. Terracio inquired if there could be any updates throughout this process.

Mr. Jensen stated that updates would be provided at every committee meeting.

Ms. Barron stated that it is critically important as Council moves forward to obtain information concerning ownership of roads and how the county could obtain possession of those roads in an expeditious manner.

Mr. Branham stated that he has communicated with his peers, Administration, and other staff members concerning the origins of the motion and the issue at hand. He noted the motion was intentionally broken down into two parts to ensure the committee can recognize and distinguish that some roads have already been developed and have not been deeded to the county. There are residents of those roads who perceive that the county is obligated to maintain those roads. He stated that Part II is meant to be more forward-thinking to prevent the title to these roads from being conveyed to the county, which makes it difficult for us to have the right to go in and maintain the roads.

Ms. Newton stated for the record, for any citizens who may be listening, not only can the county not maintain roads that do not belong to it, but due to those roads being private, they have to be up to county standard before being turned over to the county. Often, communities hold ownership for such a long time and complete little to no maintenance during that time, which creates an issue when the roads are conveyed to the county.

6. **ADJOURNMENT** – Ms. Terracio moved to adjourn the meeting, seconded by Ms. Newton.

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

The vote in favor was unanimous.

The meeting adjourned at approximately 5:13 PM.

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Shirani W Fuller	Title:	County Engineer
Department:	Public Works	Division:	Engineering
Date Prepared:	July 2, 2024	Meeting Date:	July 23, 2024
Legal Review	Elizabeth McLean via email	Date:	July 5, 2024
Budget Review	Maddison Wilkerson via email	Date:	July 5, 2024
Finance Review	Stacey Hamm vi email	Date:	July 15, 2024
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCEM	
Meeting/Committee	Development & Services		
Subject	Dominion Energy Easement Request at 1403 Jim Hamilton Blvd		

RECOMMENDED/REQUESTED ACTION:

Staff recommends providing an easement to Dominion Energy for the location of power at 1403 Jim Hamilton Blvd (R13702-01-30), Richland County owned property.

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department’s current fiscal year budget?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

There is no anticipated fiscal impact to the County.

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

Dominion Energy requests an easement at 1403 Jim Hamilton Blvd., at the Richland County property commonly known as Owens Field Park. The park is leased by the City of Columbia who has enlisted Dominion to install new underground cable to power a new restrooms and irrigation.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INTIATIVE:

Goal: Foster Good Governance

Objective: Collaborate with other governments

ATTACHMENTS:

1. Easement document with exhibit
2. Ordinance

INDENTURE, made this _____ day of _____, 2024 by and between RICHLAND COUNTY, of the State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the DOMINION ENERGY SOUTH CAROLINA, INC., a South Carolina corporation, having its principal office in Cayce, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, being the owner of land situate in the County of Richland, State of South Carolina, hereby grants and conveys to Grantee, its successors and assigns, the right to construct, extend, replace, relocate, perpetually maintain and operate an overhead or underground electric line or lines consisting of any or all of the following: poles, conductors, lightning protective wires, municipal, public or private communication lines, cables, conduits, pad mounted transformers, guys, push braces and other accessory apparatus and equipment deemed by Grantee to be necessary or desirable, upon, over, across, through and under land described as follows: a tract or lot of land containing 62.89 acres, more or less, and being the same lands conveyed to Grantor, dated or recorded 1/1/1962, and filed in the Register of Deeds office for Richland County in Deed book 330 at Page 131.

The property is located at 1403 Jim Hamilton Blvd., Richland County, SC.

The right of way granted herein is for the installation, operation and maintenance of DESC facilities. These facilities are more fully shown on Exhibit "A" attached hereto, which is by reference only made a part hereof. Thee actual final Right of Way to be determined by the final location of the facilities as installed in accordance with the easement.

TMS: R13702-01-30

Together with the right from time to time to install on said line such additional lines, apparatus and equipment as Grantee may deem necessary or desirable and the right to remove said line or any part thereof.

Together also with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land ("Easement Space") extending Fifteen (15) feet on each side of any pole lines and Five (5) feet on each side of any underground wires and within, over, under or through a section of land extending Twelve (12) feet from the door side(s) of any pad mounted transformers, elbow cabinets, switchgears or other devices as they are installed; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee; provided further, however, that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the applicable above specified Easement Space, and in case such structure is built, then Grantor, or such successors and assigns as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines.

Together also with the right of entry upon said lands of Grantor for all of the purposes aforesaid.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has caused this indenture to be duly executed the day and year first above written.

WITNESS:

RICHLAND COUNTY

By: _____(SEAL)

Print: _____

Title: _____

1st Witness

2nd Witness

Easement # 905615

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF **RICHLAND**

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the within named, _____, for **RICHLAND COUNTY**, personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument.

Sworn to before me this _____ day of _____, 2024

Signature of Notary Public State of SC

My commission expires: _____

Print Name of Notary Public

**RIGHT OF WAY GRANT TO
DOMINION ENERGY SOUTH CAROLINA, INC.**

Line: **Owens Field Ball Park - Bathroom**

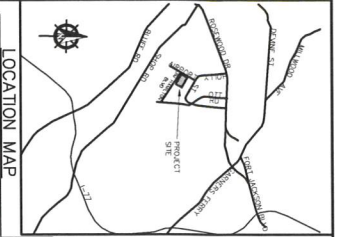
County: **RICHLAND**

R/W File Number: **27333**

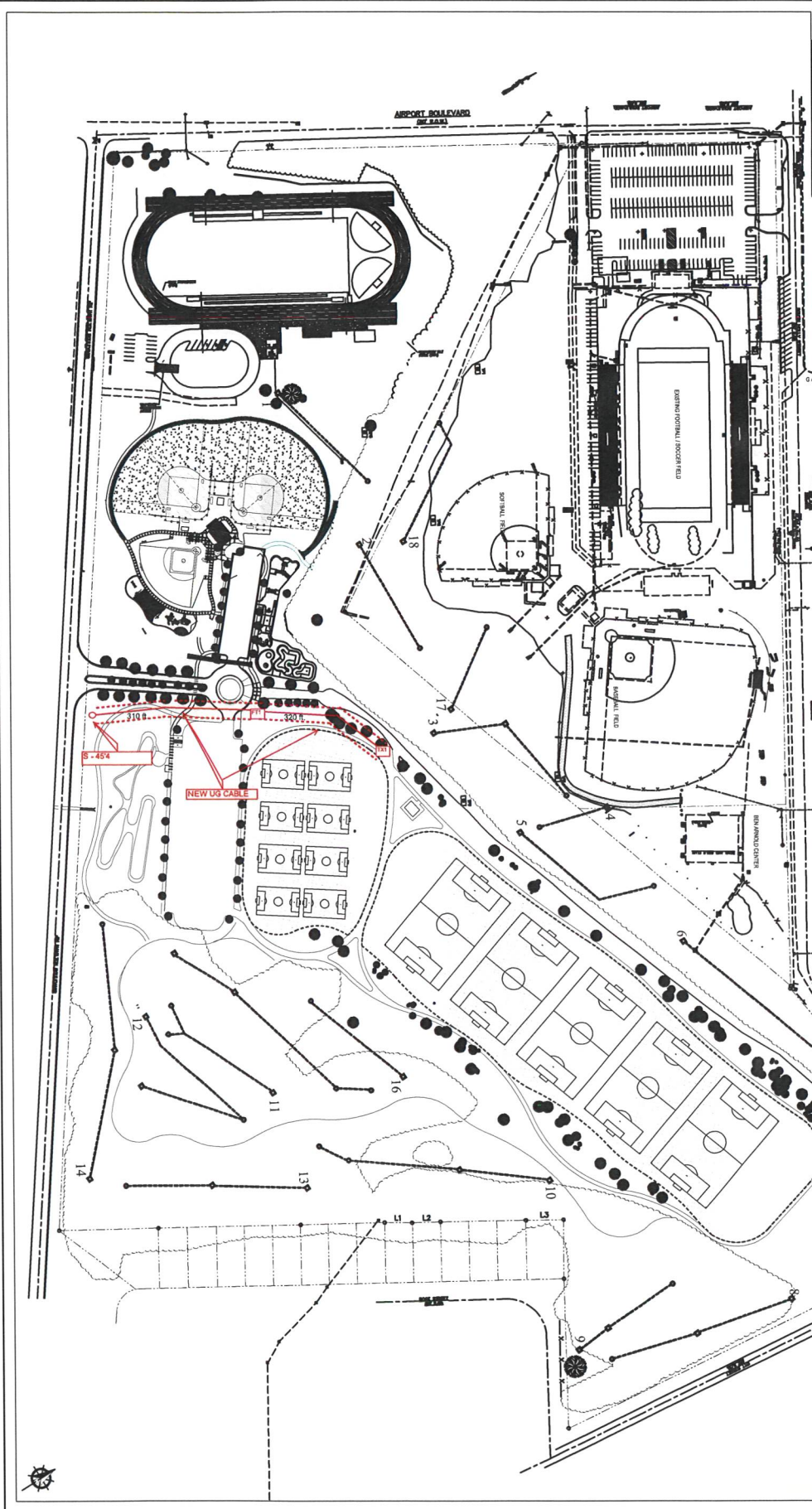
Grantor(s): **RICHLAND COUNTY**

Return to: DESC

EXHIBIT "A"



- GENERAL NOTES:**
1. ALL SITECUT INFORMATION HAS BEEN COMPARED FROM MULTIPLE SOURCES INCLUDING O&M, HIGHLAND COUNTY, AND CITY OF COLUMBIA. ALL INFORMATION HAS NOT BEEN VERIFIED AND SHOULD BE CONSIDERED APPROXIMATE.
 2. LOCATION OF ALL UTILITIES ARE APPROXIMATE. CONTRACTOR IS TO FIELD INVESTIGATE AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL PROPOSED DISTURBED AREAS, OR AS A RESULT OF CONSTRUCTION, SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION.



SHEET NO. PROJECT NO. DATE: SCALE: 1"=100' DRAWING: DESIGNING: CHECKING:	SHEET TITLE: OVERALL SITE PLAN	PROJECT TITLE: OWENS FIELD PARK RENOVATIONS (SOCCER FIELDS)	REVISION	NO. DATE INITIALS DESCRIPTION	
	X	 	 	 	

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____-24HR

AN ORDINANCE AUTHORIZING EASEMENT TO DOMINION ENERGY SOUTH CAROLINA, INC. FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF DESC FACILITIES AT 1403 JIM HAMILTON BOULEVARD; RICHLAND COUNTY TMS #13702-01-30(P).

Pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant an easement for the installation, operation, and maintenance of DESC facilities to DOMINION ENERGY SOUTH CAROLINA, INC., located at 1403 Jim Hamilton Boulevard; a portion of Richland County TMS #13702-01-30, as specifically described in the Easement, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____.

RICHLAND COUNTY COUNCIL

By: _____
Jessica Mackey, Chair

Attest this _____ day of _____, 2024.

Anette Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading:
Second Reading:
Public Hearing:
Third Reading: