



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, OCTOBER 6, 2020**

CALL TO ORDER

The meeting was called to order at 2:05 PM by Mayor Stephen K. Benjamin.

Attendee Name	Present	Absent	Late	Arrived
Stephen K. Benjamin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sam Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tameika Isaac Devine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Howard E. Duvall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Edward H. McDowell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Daniel J. Rickenmann	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Will Brennan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

INVOCATION

The Honorable Mayor Pro Tempore Edward H. McDowell, Jr. offered the invocation.

ADOPTION OF AGENDA

Upon a motion made by Mr. Duvall and seconded by Mr. Rickenmann, Council voted unanimously to adopt the agenda as amended to add Hospitality Tax and Saluda Greenway to Item 31.

CITY COUNCIL DISCUSSION / ACTION

1. COVID-19 Update - The Honorable Mayor Stephen K. Benjamin **Received as information. No action was taken.**

*COVID-19 Situational Report - Mr. Harry Tinsley, Emergency Management
University of South Carolina Update - President Robert Caslen*

2. Comet Update - Mr. John Andoh, CCTM, CPM, Executive Director / CEO Central Midlands Regional Transit Authority **Received as information. No action was taken.**

CONSENT AGENDA ITEMS 3 THROUGH 19

3. Council is asked to ratify the City Manager's execution of a Memorandum of Understanding between the City of Columbia and the Fifth Circuit Public Defender's Office for Representation of Indigent Defendants, as requested by Municipal Court. Award to the Richland County Fifth Circuit Public Defender's Office in the amount of \$137,318.00. **Approved**



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Funding Source: Public Defender (1018404-638522). The original budget amount is \$137,318.00.

4. Council is asked to approve the Renewal of Mobile Area Routing and Vehicle Location Information System (MARVLIS) Software Support, as requested by the Columbia Police Department. Award to Bradshaw Consulting Services, Inc. in the amount of \$75,417.90. This firm is located in Aiken, SC. **Approved**

Funding Source: Police Administrative Services; Maintenance and Service Contract (1012402-638200). The original budget amount is \$75,417.90.

5. Council is asked to approve the purchase of a KWMI Diesel Easement Machine for the Wastewater Maintenance Division, as requested by the Fleet Services Division. Award to Southern Vac, using the North Carolina Sheriffs Association Cooperative Contract in the amount of \$59,670.00. This vendor is located in Columbia, SC. **Approved**

Funding Source: Utilities Wastewater Maintenance/Machinery & Equipment-Capital (5516205-658300). The original budget amount is \$80,000.00.

6. Council is asked to approve the Annual Drinking Water Fee for Fiscal Year 2020/2021, as requested by Columbia Water. Award to the South Carolina Department of Health and Environmental Control in the amount of \$61,074.00. This firm is located in Columbia, SC. **Approved**

Funding Source: 50/50 split from 5516206 639900 (CCWTP) and 5516207 639900 (LMWTP) budgets. The original budget amount is \$60,000.00. Additional funding provided through the Miscellaneous Expense budget.

7. Council is asked to approve an Intergovernmental Agreement for Certification Training Services to Support the Apprenticeship Program, as requested by Columbia Water. Award to Central Carolina Technical College in the amount of \$141,600.00. The vendor is located in Sumter, SC. **Approved**

Funding Source: Utilities Wastewater Maintenance- Employee Training & Professional Development (5516205-631200) \$55,700.00; Utilities Metro Wastewater Plant- Employee Training & Professional Development (5516208-631200) \$22,700.00; Utilities Water Distribution & Maintenance- Employee Training & Professional Development (5516203-631200) \$63,200.00. The original budget amount is \$141,600.00.



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8. Council is asked to approve an Agreement for Project WM4281; Hardscrabble Road Waterline Relocation, as requested by Columbia Water. Award to HDR Engineering, Inc. of the Carolinas in the amount of \$135,990.00. The firm is located in Columbia, SC.
Approved

Funding Source: Water and Sewer Capital Projects-Hardscrabble Road Waterline Relocation (5529999-WM428101-658650). The original budget amount is \$135,990.00.

This is a Mentor Protégé Program Project. HDR Engineering, Inc. of the Carolinas is the mentor and will provide project management, construction coordination, and record plan development services at 80.0% (\$108,792.00) of the total contract amount. Highfill Infrastructure Engineering, PC of Columbia, SC, is the protégé and will provide construction coordination, field reviews and inspection, coordination with City staff, and plan review services at 20.0% (\$27,198.00) of the total contract amount.

9. Council is asked to approve an Agreement for Project WM4423; Columbia Avenue (S-48) & New Unnamed Roads Phase 2 Water Relocations, as requested by Columbia Water. Award to Michael Baker International, Inc. in an amount not to exceed \$345,785.00, which includes contingency. The firm is located in Columbia, SC.
Approved

Funding Source: Water and Sewer Capital Projects-Columbia Ave (S-48) & New Roads Phase 2 Water Relocations (5529999-WM442302-658650). The original budget amount is \$345,785.00.

This is a Mentor Protégé Program Project. Michael Baker International, Inc. is the mentor and will provide project management, utility coordination, design, permitting, bidding assistance, construction management, and construction observation services at 69.1% (\$217,350.00) of the total contract amount. Chao & Associates, Inc., a Minority Business Enterprise of Columbia, SC, is the protégé and will provide utility coordination, design, permitting, and construction observation services at 22.1% (\$69,500.00) of the total contract amount.

The following sub-consultant will provide additional services:

Stewart Engineering, Inc. of Raleigh, NC will provide subsurface utility engineering (SUE) at 8.8% (\$27,500.00) of the total contract amount.

10. Council is asked to approve a Contract for Project SS7425-01; Rocky Branch RB03 Sanitary Sewer Evaluation Study and Rehabilitation, as requested by Columbia Water. Award to CaJenn Construction and Rehabilitation Services, Inc. in an amount not to exceed \$11,980,268.57, which includes contingency. This firm is located in Hoboken, GA.
Approved

Funding Source: Water & Sewer Capital Projects (5529999-SS742501-658650) The original budget amount is \$13,323,310.50.



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CaJenn Construction and Rehabilitation Services, Inc., the prime contractor, will provide sewer rehabilitation services at 70.2% (\$7,646,153.25) of the total contract value.

The following sub-contractors will provide these services:

LCI-Lineberger Construction, Inc., a Minority Business Enterprise (W) of Lancaster, SC will provide milling and paving services at 1.6% (\$175,000.00) of the total contract value.

BLD Services, LLC of Kenner, LA will provide service lateral and CIPP services at 26.4% (\$2,870,000.00) of the total contract value.

United Specialty Construction, LLC of Lilburn, GA will provide point repairs at 1.8% (\$200,000.00) of the total contract value.

11. Ordinance No.: 2020-076 Repealing Ordinance No.: 2014-079 Granting an encroachment to Kenzil F. Summey and Alison Renee Lee for placement and maintenance of a steel Palmetto tree with concrete foundation within the sidewalk right of way area of the northern side of the 500 block of Lady Street adjacent to 1313 Pulaski Street, Richland County TMS #08912-04-01 **Approved on second reading.**

The property owner is removing a private art project; therefore, the encroachment is no longer needed. First reading approval was given on September 15, 2020.

12. Ordinance No.: 2020-090 Granting an encroachment to Richard Ladson and Jeanette Ladson for the use of the right of way area of the 700 block of Abelia Road for the installation and maintenance of a garden wall, landscaping, and irrigation adjacent to 701 Abelia Road and 3827 Devine Street, Richland County TMS#13808-10-11 **Approved on second reading.**

First reading approval was given on September 15, 2020.

13. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2125 Apple Valley Road; TMS# 07502-01-03 **Approved on second reading.**

Ordinance No.: 2020-060 Annexing and Incorporating 2125 Apple Valley Road, Richland County TMS# 07503-01-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 1

Proposal: Request to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1). The property is currently classified as Mixed



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Residential (High Density) and zoned RM-MD by Richland County.

Applicant: Marguerite W. Sanders

Staff Recommendation: Approval

PC Recommendation: 06/01/2020; Approval (6-0)

First reading approval was given on September 15, 2020.

14. **ANNEXATION AND ZONING MAP AMENDMENT for 906 Brantley Street; TMS# 07306-02-36 Approved on second reading.**

Ordinance No.: 2020-081 Annexing 906 Brantley Street, Richland County TMS #07306-02-36

Council District: 2

Proposal: Request to annex the property and assign zoning of Single Family Residential District (RS-1). The property is currently classified as Mixed Residential (High Density) and zoned RS-LD by Richland County.

Applicant: Maria S. Smith

Staff Recommendation: Approval

PC Recommendation: 07/13/2020; Approval (7-0)

First reading approval was given on September 15, 2020.

15. **ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 3801 Eureka Street; TMS# 13708-09-22 Approved on second reading.**

Ordinance No.: 2020-083 Annexing and Incorporating 3801 Eureka Street, Richland County TMS #13708-09-22 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 3

Proposal: Request to annex the property, assign land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of Single Family Residential District (RS-3). The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.

Applicant: Kevin Patrick Pazdernik

Staff Recommendation: Approval



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PC Recommendation: 08/03/2020; Approval (6-0)

First reading approval was given on September 15, 2020.

16. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 3834 and 3836 W. Beltline Blvd.; TMS# 11609-09-03 **Approved on second reading.**

Ordinance No.: 2020-084 Annexing and Incorporating 3834 West Beltline Boulevard and 3836 West Beltline Boulevard, Richland County TMS #11609-09-03 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 2

Proposal: Request to annex the property, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Applicant: Whit Investments, LLC

Staff Recommendation: Approval

PC Recommendation: 08/03/2020; Approval (6-0)

First reading approval was given on September 15, 2020.

17. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 18.1-acre portion of 300 Clemson Road; TMS# 25700-02-03(p) **Approved on second reading.**

Ordinance No.: 2020-085 Annexing and Incorporating an 18.1-acre portion of 300 Clemson Road, Richland County TMS #25700-02-03(p) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 4

Proposal: Request to annex the property, assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of General Residential District (RG-2). The property is currently classified as Mixed Use Corridor and Neighborhood (Medium Density) and zoned RU by Richland County.

Applicant: Lee Lorick Prina II, Trustee

Staff Recommendation: Approval

PC Recommendation: 08/03/2020; Approval (6-0)



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First reading approval was given on September 15, 2020.

18. **ZONING MAP AMENDMENT** for 1801 Assembly Street, TMS# 09015-15-04
Approved on second reading.

Council District: 2

Proposal: Request to rezone the parcel from Office and Institutional District (C-1), -Design/Development District (-DD) to Central Area Commercial District (C-4), -Design/Development District (-DD).

Applicant: Andrew Rogerson, Garvin Design Group

Staff Recommendation: Approval

PC Recommendation: 08/03/2020; Approval (6-0)

First reading approval was given on September 15, 2020.

19. **ZONING MAP & TEXT AMENDMENT** for 1601 Hampton Street, TMS# 11402-05-13
Approved on second reading.

Ordinance No.: 2020-086 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691 Buildings and sites list, (d), to add 1601 Hampton Street, Richland County TMS #11402-05-13

Council District: 2

Proposal: Request to rezone the parcel from Office and Institutional District (C-1), -Design/Development Area (-DD) to Office and Institutional District (C-1), -Design/Development Area (-DD), -Design and Preservation Area (-DP) and amend Chapter 17 - Article V, Division 4 - §17-691(d) to designate structure as a Group III Landmark.

Applicant: Kristen Washburn, Thomas Hamilton Title Services LLC

Staff Recommendation: Approval

PC Recommendation: 07/13/2020; Approval (7-0)

First reading approval was given on September 15, 2020.



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ZONING / PLANNING MATTERS - SECOND READING

20. ANNEXATION AND ZONING MAP AMENDMENT for 166 Riding Grove Road(p); TMS# 28900-01-19(p) **Approved on second reading.**

Ordinance No.: 2020-082 Annexing 166 Riding Grove Road, Richland County TMS #28900-01-19(p)

Council District: 4

Proposal: Request to annex the property and assign zoning of Planned Unit Development - Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.

Applicant: Woodcreek Development, LLC

Staff Recommendation: Approval

PC Recommendation: 07/13/2020; Approval (7-0)

First reading approval was given on September 15, 2020.

21. ZONING MAP & TEXT AMENDMENT for 2531 Gervais Street, TMS# 11411-09-11 **Approved on second reading.**

Ordinance No.: 2020-089 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691 Buildings and sites list, (d), to add 2531 Gervais Street, Richland County TMS# 11411-09-11

Council District: 2

Proposal: Request to rezone the parcel from Office and Institutional District (C-1) to Office and Institutional District (C-1), -Design and Preservation Area (-DP) and amend Chapter 17 - Article V, Division 4 - §17-691(d) to designate structure as a Group III Landmark.

Applicant: Heather Cairns, First and Third LLC

Staff Recommendation: Approval

PC Recommendation: 08/03/2020; Approval

First reading approval was given on September 15, 2020.



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ORDINANCE - SECOND READING

22. Ordinance No.: 2020-073 Authorizing the City Manager to execute a Fourteenth Amendment to Purchase Agreement between the City of Columbia and Bright-Meyers 2001 LLC for the sale of 5.97 +/- acres (Capital City Stadium) Richland County TMS #11204-02-02 **Approved on second reading.**

First reading approval was given on September 1, 2020.

2. ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT for 1.43-acre portion of 4030 West Beltline Boulevard; TMS# 11609-10-36(p) **Approved on first reading.**

Ordinance No.: 2020-092 Annexing 1.43-acre portion of 4030 West Beltline Boulevard, Richland County TMS #11609-10-36 (pt)

Council District:2

Proposal: Request to annex, assign interim land use classification of Urban Core Community Activity Center (UCAC-2) and assign interim zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Applicant: Dick Smith Motors, Inc. / WTC of West Beltline, LLC

Staff Recommendation: Approval

PC Recommendation:09/14/2020: Annex, Assign Interim Land Use & Interim Zoning APPROVE (8 - 0)

ZONING/PLANNING MATTERS - FIRST READING

23. ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT for 1.43-acre portion of 4030 West Beltline Boulevard; TMS# 11609-10-36(p) **Approved on first reading.**

Ordinance No.: 2020-092 Annexing 1.43-acre portion of 4030 West Beltline Boulevard, Richland County TMS #11609-10-36 (pt)

Council District:2

Proposal: Request to annex, assign interim land use classification of Urban Core Community Activity Center (UCAC-2) and assign interim zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.



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Applicant: Dick Smith Motors, Inc. / WTC of West Beltline, LLC

Staff Recommendation: Approval

PC Recommendation: 09/14/2020: Annex, Assign Interim Land Use & Interim Zoning APPROVE (8 - 0)

ORDINANCE - FIRST READING

24. Ordinance No.: 2020-091 Authorizing the Participation by the City of Columbia, South Carolina in the Recover SC Local Government Liquidity Program; Authorizing the Execution and Delivery of any Intergovernmental Agreement with the South Carolina Jobs-Economic Development Authority and Such Other Documents and Agreements in Connection with the Sale of Revenue Bonds Issued by the Authority to Fund the RecoverSC Local Government Liquidity Program, Authorizing an Appropriation or the Issuance by the City of a Tax Anticipation Note for the Initial Payment Thereunder; and other Matters Related Thereto **Approved on first reading.**

RESOLUTIONS

25. Resolution No.: R-2020-084 Authorizing the Purchase of 0.23 Acre being a portion of Common Area in Willowbrook Subdivision, located on the southwestern side of Summerlea Drive (S-376); Richland County TMS#09205-02-23 Project Name: Utility Site for Sanitary Sewer and Storm Drainage Improvements along Summerlea Drive CIP Project #SS7433; CF#250-489 **Approved**
26. Resolution No.: R-2020-089 Authorizing the City Manager to execute a Sublease Agreement with Celia Saxon Shopping Center, LLC for the lease of Suite 110 and Suite 112 2012 Harden Street for the Employee Health Center **Approved**

OTHER MATTERS

27. Council is asked to approve a request to add three (3) additional street lights on White Street. **Approved**



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APPOINTMENTS

28. Affordable Housing Task Force **Approved**

Upon a motion made by Ms. Devine and seconded by Mr. Davis, Council voted unanimously to approve the appointment of Ms. Ivory Matthews, Ms. Tonya Isaac, Ms. Shayla Riley, Ms. Mary Louise Resch, Mr. Gregory Sprouse, Mr. Chris Zimmer, Ms. Allison Terracio, Dr. Bryan P. Grady, Mr. Dylan Gunnels, and Ms. Regina Williams to the Affordable Housing Task Force.

29. Midlands Housing Alliance **Approved**

Upon a motion made by Mr. McDowell and seconded by Ms. Devine, Council voted unanimously to approve the appointments of Ms. Jean Denman to the Midlands Housing Alliance.

30. Planning Commission **Deferred**

CITY COUNCIL COMMITTEE REPORTS/REFERRALS

Motion to: Create a collaborative committee between the City of Columbia and the University of South Carolina administration and student organizations. **Adopted**

PUBLIC INPUT

EXECUTIVE SESSION

31. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2) **Received as information. No action was taken.**

*COVID-19
Business Licenses*

32. Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2) **Received as information. No action was taken.**

*Bull Street Garages
Landmark
2221 Devine Street
Farrow Road Property
Public Art*



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33. Discussion of negotiations incident to the proposed purchase of property pursuant to S. C. Code §30-4-70(a)(2) **Received as information. No action was taken.**

Adeline Drive

34. Discussion of matters relating to proposed location or expansion of services to encourage location or expansion of industries or other businesses pursuant to S.C. Code §30-4-70(a)(2) **Received as information. No action was taken.**

Tax Incentives for Affordable Housing Projects

ADJOURNMENT

The meeting was closed at 6:48 PM.

Respectfully submitted by:

Erika D. M. Hammond, CMC
City Clerk