



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 17, 2020**

CALL TO ORDER

The meeting was called to order at 2:14 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 THE AGENDA

Upon a motion made by Mr. Duvall and seconded by Ms. Devine, Council voted unanimously to adopt the agenda as amended to add Five Points Fountain and City of Women Art Sculpture to the Executive Session discussion.

APPROVAL OF MINUTES

1. Council is asked to approve the September 15, 2020 and October 6, 2020 Council Meeting Minutes. **Approved**

CITY COUNCIL DISCUSSION / ACTION

2. 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 Director
3. Recognition of the Columbia Complete Count Committee - The Honorable Mayor Stephen K. Benjamin **Received as information. No action was taken.**



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CONSENT AGENDA ITEMS 4 THROUGH 21

4. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Information Technology Training, Certification, Research, and Event Venue Management, as requested by the Economic Development Department. Award to ITology in the amount of \$10,000.00. This firm is located in Columbia, SC. **Approved**

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$10,000.00.

5. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Recruitment and Entrepreneurial Assistance, as requested by the Economic Development Department. Award to Midlands Technical College Enterprise Campus Authority in the amount of \$10,000.00. This firm is located in Columbia, SC. **Approved**

Funding Source: Special Contracts (5511301-638300). The original budgeted amount is \$10,000.00.

6. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Entrepreneurial Support, Management, and Assistance, as requested by the Economic Development Department. Award to USC/Columbia Technology Incubator in the amount of \$25,000.00. This firm is located in Columbia, SC. **Approved**

Funding Source: Special Contracts (5511301-638300). The original budgeted amount is \$25,000.00.

7. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Sister Cities Programs to Assist with Recruitment, Marketing, and Research, as requested by the Economic Development Department. Award to Columbia World Affairs Council in the amount of \$30,000.00. This firm is located in Columbia, SC. **Approved**

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$30,000.00.

8. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Assistance with Project Management, Promotions, Marketing, and Research, as requested by the Economic Development Department. Award to EngenuitySC in the amount of \$32,500.00. This firm is located in Columbia, SC. **Approved**

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$32,500.00.



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9. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Assistance with Recruitment, Project Management, Promotions, Marketing, and Research, as requested by the Economic Development Department. Award to Central SC Alliance in the amount of \$36,000.00. This firm is located in Columbia, SC. **Approved**

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$36,000.00.

10. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Entrepreneurship, Small Business Development, Event Management, and Marketing, as requested by the Economic Development Department. Award to GrowCo in the amount of \$37,500.00. This firm is located in Columbia, SC. **Approved**

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$37,500.00.

11. Council is asked to approve an Economic Development Grant Agreement for an Office Expansion Project within the City of Columbia, as requested by the Economic Development Department. Award to Robinson Gray Stepp & Laffitte, LLC in an amount not to exceed \$50,000.00. This firm is located in Columbia, SC. **Approved**

Funding Source: ED Special Allocation (5511301-638508). The original budget amount is \$50,000.00.

12. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Services Related to Supporting our Military and the Retention of Military Personnel and Services and Operations located at Fort Jackson, as requested by the Economic Development Department. Award to the Greater Columbia Chamber of Commerce in the amount of \$53,500.00. This firm is located in Columbia, SC. **Approved**

Funding Source: ED Special Projects (5518419-638500). The original budget amount is \$53,500.00.

13. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Professional Services for Improvement and Operational Services within the Downtown Business Improvement District Including Marketing, Advertising, and Safety Services ("Yellow Shirt" Program), as requested by the Economic Development Department. Award to the City Center Partnership in the amount of \$70,000.00. **Approved**

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$70,000.00.



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14. Council is asked to approve additional funding for the Little Lake Katharine Dredging Project, as requested by the Engineering Department. Award to the Little Lake Katharine Homeowners Association in the amount of \$128,050.00. **Approved**

Funding Source: Stormwater - Special Contracts (5534202-638305). The original budget amount was \$92,950. The budget amount for this amendment is \$128,050. The total revised budget amount is \$221,000.00.

15. Council is asked to approve Year Three of a Five Year Lease Purchase Agreement for Motorola Radios, as requested by the Columbia Police Department. Award to Motorola Inc., using the South Carolina State Contract, in the amount of \$327,101.78. The vendor is located in Blythewood, SC. **Approved**

Funding Source: Police Administrative Services - Radio Equipment (1012402 – 627500). The original budget amount is \$327,101.78.

16. Council is asked to approve a Contract for Project WM4499; New 2" Water Main Upgrades for Chimney Ridge Subdivision, as requested by Columbia Water. Award to Smoak Construction, LLC, a Minority Business Enterprise (W) in an amount not to exceed \$91,344.00, which includes contingency. This firm is located in Little Mountain, SC. **Approved**

Funding Source: Water and Sewer Capital Projects (5529999-WM449901-658650). The original budget amount is \$145,728.00.

This is both a Local Business Enterprise (LBE) and a Mentor Protégé Program (MPP) Protégé Only project. Smoak Construction, LLC, the protégé, will be performing water line installation work at 78% (\$59,538.00) of the total contract value.

The following suppliers will be providing the following materials/supplies:

Fortiline Waterworks of Columbia, SC will be providing pipe fittings services at 16% (\$12,082.00) of the total contract value.

Argos of Columbia, SC will be providing concrete/flowable fill services at 4% (\$3,000.00) of the total contract value.

Sloan Construction of Columbia, SC will be providing asphalt services at 2% (\$1,500.00) of the total contract value.



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17. Council is asked to approve Contract Amendment #4 for Project SS7331; Upper Kinley Creek Sewer Improvements, as requested by Columbia Water. Award to Thomas & Hutton Corporation in the amount of \$176,300.00. The firm is located in Columbia, SC. **Approved**

Funding Source: Water & Sewer Capital Projects/Capital Project Costs (5529999-SS733101-658650). The original budget amount was \$556,800.00. The budget amount for this amendment is \$176,300.00. The total revised budget amount is \$733,100.00.

This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Thomas and Hutton Corporation is the mentor and will provide planning, design, construction services at 73.47% (\$538,640.00) of the revised total contract amount. OLH, Inc., a Minority Business Enterprise of Columbia, SC, is the protégé and will assist with permitting, bidding, and construction observation services at 20.69% (\$151,660.00) of the revised total contract amount.

The following subcontractors will provide additional services:

Terracon Consulting Engineer of Columbia, SC, will provide additional geotechnical services at 3.79% (\$27,800.00) of the revised total contract amount.

Redzone Robotics of Columbia, SC, will provide additional CCTV services at 2.05% (\$15,000.00) of the revised total contract amount.

18. Council is asked to approve an Agreement for Project SS7565; Lower Kinley Creek Sewer Improvements, as requested by Columbia Water. Award to Weston & Sampson Engineers, Inc. in the amount of \$821,580.00. The firm is located in Columbia, SC. **Approved**

Funding Source: Water and Sewer Capital Projects - Capital Project Costs (5529999-SS756501-658650). The original budget amount is \$821,580.00.

This is a Mentor Protégé Program Project. Weston & Sampson Engineers, Inc. is the mentor and will provide project management, engineering design, permitting, bidding and award services at 79.87% (\$656,180.00) of the total contract amount. Carper Civil Consulting, a Minority Business Enterprise (W) of Columbia, SC, is the protégé and will provide project administration, engineering design, and management of sub-consultants services at 20.13% (\$165,400.00) of the total contract amount.

19. Council is asked to approve an Agreement for Project SS7564; West Columbia Pump Station Improvements, as requested by Columbia Water. Award to Brown and Caldwell in the amount of \$677,500.00. The firm is located in Columbia, SC. **Approved**

Funding Source: Water and Sewer Capital Projects - Capital Project Costs (5529999-SS756401-658650). The original budget amount is \$677,500.00.



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This is a Mentor Protégé Program Project. Brown and Caldwell is the mentor and will provide planning, analysis, preliminary engineering and development, and permitting services at 67.57% (\$457,761.00) of the total contract amount. 4D Engineering, a Minority Business Enterprise (W) of Lexington, SC, is the protégé and will provide civil assessment, permitting, design, and construction administration services at 20.00% (\$135,500.00) of the total contract amount.

The following sub-consultants will provide additional services:

Chao & Associates, a Minority Business Enterprise of Columbia, SC will provide structural assessment and preliminary design report development services at 3.57% (\$24,239.00) of the total contract amount.

Clemson Engineering Hydraulics of Anderson, SC will provide hydraulic modeling services at 8.86% (\$60,000.00) of the total contract amount.

20. Council is asked to approve the Issuance of Indefinite Delivery Contracts (IDCs) for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to the following firms in a total amount not to exceed \$1,500,000.00 for an initial term of one year, with the option to renew for two additional one year periods. Project specific task order(s) shall be required, executed, and issued for each waterline/hydrant leak restoration project awarded under the approved IDC. **Approved**

Funding Source: Engineering Wastewater System Improvements – SPC Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount is \$1,500,000.00.

Mentor	IDC Not to Exceed Amount	Protégé Firm & Location (Minimum 20% required)
Carolina Tap & Bore, Inc. <i>West Columbia, SC</i>	\$500,000.00	LG Utility Contractors, Inc. Minority Business Enterprise (W) <i>Lugoff, SC</i>
LAD Construction <i>Swansea, SC</i>	\$500,000.00	JA Mabus and Associates <i>Batesburg, SC</i>
GH Smith Construction <i>Columbia, SC</i>	\$250,000.00	Smoak Construction Minority Business Enterprise (W) <i>Little Mountain, SC</i>
Lake Murray Utility <i>Chapin, SC</i>	\$250,000.00	J.W. Brown Construction LLC <i>Lexington, SC</i>

All projects are awarded from the Columbia Water Preapproved Contractors Listing and will utilize the Mentor Protégé Program, requiring a minimum 20% of the project to be completed by the Protégé.



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21. Council is asked to approve an Agreement for Community Development Block Grant Disaster Recovery (CDBG-DR) Program Management Services, as requested by the Community Development Department. Award to ICF Incorporated, LLC in the amount of \$989,767.50 for an initial term of two years with the option to renew for two additional one-year periods. The firm is located in Fairfax, VA. **Approved**

Funding Source: CDBG-DR Control Account - 2015 October Flood Recovery (2639999-9107402017, 9107404017, 9107080017, 9107901017, 9107406017-638400). The original budget amount is \$989,767.50.

ICF Incorporated, LLC, will provide extensive CDBG-DR program management technical assistance and training services at 84.27% (\$834,108.50) of the total contract amount.

The following sub-consultants will provide additional services:

Livable Housing, Inc., a Minority Business Enterprise (W) of York, PA, will provide subject matter expertise in lead safe housing, green building, construction management, construction standards, and construction pricing services at 8.35% (\$82,680.00) of the total contract amount.

DESA, Inc., a Minority Business Enterprise (W) of Columbia, SC, will provide community engagement and support the City's citizen participation, community outreach, and Section 3 activities during engagement services at 7.07% (\$69,934.00) of the total contract amount.

JMB Preservation Advisors of Holly Springs, NC, will provide technical support and assist with the City's Multifamily Housing Fund program underwriting at 0.31% (\$3,045.00) of the total contract amount.

RESOLUTIONS

22. Resolution No.: R-2020-102 Authorizing the City Manager to execute a Community Development Block Grant - Disaster Recovery (CDBG-DR) Subrecipient Agreement between the City of Columbia and The St. Bernard Project, Inc. dba SBP, Inc. **Approved**
23. Resolution No.: R-2020-090 Authorizing the City Manager to execute an Assignment of Contract of Sale and Purchase of Real Estate between the City of Columbia and Executive Management & Leasing, Inc. for the purchase of 1127 Washington Street, Richland County TMS #09013-04-08 **Approved**
24. Resolution No.: R-2020-093 Certifying various Buildings as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at Bull Street, Richland County TMS # 09113-16-04, 11404-11-04, 11404-12-01, 11501-01-01(portion) and 11501-01-22 **Approved**



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25. Resolution No.: R-2020-099 Certifying Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 1501 Richland Street, Richland County TMS # R11404-01-16 **Approved**
26. Resolution No.: R-2020-098 Authorizing the City Manager to execute a Memorandum of Understanding between the City of Columbia and the Central Midlands Regional Transit Authority Allocating and Delegating Responsibilities for Bus Stops with the City of Columbia **Approved**
27. Resolution No.: R-2020-103 Authorizing the City Manager to execute a Parking Facility Development Agreement between the City of Columbia and BullStreet Development, LLC **Approved**

ORDINANCES - FIRST READING

28. Ordinance No.: 2020-106 Approving the Use of Certain Funds of the City of Columbia, South Carolina in order to Acquire, Construct, Equip and Develop Land and Improvements within the Bull Street Facilities and Pay Certain Costs Associated with the Development Thereof; and Other Matters Relating Thereto - Bull Street Parking Facility 1/Construction and Development **Approved on first reading.**
29. Ordinance No.: 2020-095 Providing for an Installment Plan of Finance for Certain Downtown City Projects; Approving Columbia Facilities Corporation and its Activities, Including the Issuance by the Corporation of not exceeding \$57,250,000 Principal Amount of Its Installation Purchase Revenue Bonds, in One Or More Series, Tax-Exempt or Taxable; Authorizing the Execution and Delivery of a Base Lease and Conveyance Agreement and an Installment Purchase and Use Agreement Each Between the City of Columbia, South Carolina and The Corporation; Approving the Form and Terms of a Trust Agreement Between the Corporation and a Corporate Trustee Named Therein, in Connection with such Bonds; Approving the Form of a Preliminary Official Statement and Other Documents With Respect to the Marketing and Sale of Such Bonds; Delegating Authority to the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any Two of Them Acting Together, to Approve and Determine Certain Matters; and Other Matters Relating Thereto **Approved on first reading.**



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30. Ordinance No.: 2020-102 Granting an encroachment to Clear Dot Charter School Columbia for the use of the right of way area of the 2000 block of Marion Street adjacent to 2015 Marion Street, Richland County TMS#09016-10-10 for the installation and maintenance of pollinator flower beds **Approved on first reading.**
31. Ordinance No.: 2020-103 Granting an encroachment to Choice Hotels for the use of the right of way areas of the 1000 block of Lady Street and 1200 block of Park Street adjacent to its building at 1000 Lady Street, 1010 Lady Street, 1014 Lady Street and 1218 Park Street, Richland County TMS#09013-09-01, 09013-09-02, 09013-09-04, and 09013-09-22 for the installation and maintenance of sidewalks, driveways, parking, landscaping and irrigation **Approved on first reading.**
32. Ordinance No.: 2020-105 Authorizing the City Manager to execute a Contract of Sale between the City of Columbia and T.E.O., LLC for the sale of approximately 9.90 acres being known as Parcel C, located on the N/S of Farrow Road, Richland County TMS #11612-04-01 **Approved on first reading.**

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

33. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1314 Rosewood Drive; TMS# 11208-02-10 **Approved on first reading.**

Ordinance No: 2020-096 Annexing and Incorporating 1314 Rosewood Drive, Richland County TMS #11208-02-10 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 3

Proposal: Request recommendation to assign land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (C-3) within a Flood Protective Area (-FP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned HI (Pending GC) by Richland County.

Applicant: Realty Haven, LLC

Staff Recommendation: Approval

PC Recommendation: 10/05/2020; Approval (8-0)



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34. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1.45-acre portion of 940 Gracern Road; TMS# 07301-02-01(p) **Approved on first reading.**

Ordinance No: 2020-097 Annexing and Incorporating 1.45-acre portion of 940 Gracern Road, Richland County TMS#07301-02-01(pt) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 2

Proposal: Request to annex, assign land use classification of Employment Campus (EC) and assign zoning of General Commercial (C-3) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-LD by Richland County.

Applicant: American Home Renovations, LLC

Staff Recommendation: Approval

PC Recommendation: 05/04/2020; Approval (7-0)

35. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1215 Shop Road; TMS# 11210-01-02 **Approved on first reading.**

Ordinance No: 2020-101 Annexing 1215 Shop Road, Richland County TMS #11210-01-02

Council District: 3

Proposal: Request to annex, assign interim land use classification of Industrial (IND) and assign interim zoning of Light Industrial District (M-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned M-1 by Richland County.

Applicant: Hood Real Estate Investments, LLC

Staff Recommendation: Approval

PC Recommendation: 11/02/2020; Approval (8-0)



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36. **FUTURE LAND USE MAP AMENDMENT** for parcels affected by annexation or modification of land use occurred between February 13 and November 17, 2020.
Approved on first reading.

Ordinance No: 2020-094 Amending the Columbia Compass: Envision 2036 Map to assign or amend land use classifications for parcels where annexation or modification of future land use occurred between February 13, 2020 and November 17, 2020

City Council Districts: All

Proposal: Amend the Future Land Use Map of Columbia Compass: Envision 2036 to assign or amend land use classifications for parcels where annexation or modification of future land use occurred or will occur between February 13 and November 17, 2020.

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 09/14/2020; Approval (8-0)

37. **UNIFIED DEVELOPMENT ORDINANCE - Revise Effective Date of Ordinance**
Approved on first reading.

Ordinance No.: 2020-099 Amending the effective date of Ordinance No.: 2020-022 repealing and replacing Chapter 17, Planning, Land Development and Zoning of the City of Columbia, South Carolina

Proposal: Revising the effective date of Ordinance to March 31, 2021.

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 10/05/20; Approval (8-0)

38. **ZONING TEXT AMENDMENT** to Amend §17-253 - -DD (design/development)/City Center Design/Development Guidelines to delete Section 3.5.4 (Site Plan Review).
Defer Consideration

Ordinance No: 2020-100 Amending Chapter 17, Planning, Land Development and Zoning of the 1998 Code of Ordinances of the City of Columbia, South Carolina, Sec. 17-253 -- DD design/development area

Proposal: Amend Sec. 17-253 of the Columbia Code of Ordinances (-DD design/development) to amend the City Center Design/Development Guidelines to delete Section 3.5.4 (Site Plan Review).



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Applicant: Councilman Daniel Rickenmann, Columbia City Council

Staff Recommendation: Approval

PC Recommendation: 11/02/2020; Approved (8-0)

ZONING / PLANNING MATTERS - SECOND READING

39. ZONING MAP AMENDMENT for 1232 Whittaker Drive, TMS# 13909-09-02
Approved on second reading.

Council District: 4

Proposal: Request to rezone the parcel from Single Family Residential District (RS-1) to Single Family Residential District (RS-2).

Applicant: Wade Carlisle, Wade Carlisle Construction, LLC

Staff Recommendation: Approval

PC Recommendation: 07/13/2020; Approval (6-1)

First reading approval was given on September 15, 2020.

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

40. Council is asked to refer presentation of the Columbia Technology Plan to the Economic and Community Development Committee, as requested by The Honorable Will Brennan.
Approved

PUBLIC INPUT

No comments were received at this time.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 3:53 p.m. for the discussion of **Items 41** and **42** as amended to add Zoning Text Amendment (Item 38) to Item 41 and Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2) - Five Points Fountain and City of Women Art Sculpture.



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41. 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
Columbia Water Collections
Consent Decree*

42. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a) **Received as information. No action was taken.**

*Godfrey v. City of Columbia
LJ, Inc. v. City of Columbia
Grant v. City of Columbia*

ADJOURNMENT

The meeting was adjourned at 5:47 PM.

Respectfully submitted by:

Erika D. Moore Hammond, CMC
City Clerk