



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 18, 2018**

WORK SESSION - 2:00 P.M.

CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Stephen K. Benjamin	☒	☐	☐	
Sam Davis	☒	☐	☐	
Tameika Isaac Devine	☒	☐	☐	
Moe Baddourah	☒	☐	☐	
Howard E. Duvall	☒	☐	☐	
Edward H. McDowell	☒	☐	☐	
Daniel J. Rickenmann	☒	☐	☐	

INVOCATION

CITY COUNCIL DISCUSSION

1. Waste to Energy - Mr. Dean Alford, President and CEO of Allied Energy
2. Intermodal Transportation Center Feasibility Study Report - Mr. John Andoh, Executive Director/CEO for the Central Midlands Regional Transit Authority (The COMET)
3. Commercial Retention and Redevelopment Program (Formerly The Facade Program) Update and Proposed 2019 Targeted Area(s) - Ms. Gerry Lynn Hall, Program Compliance Specialist and Mr. Bret Whiting, Loan Officer for the Office of Business Opportunities
4. Opportunity Zones and the City's Prospectus - Mr. Ryan Coleman, Director of Economic Development

EXECUTIVE SESSION

5. Receipt of legal advice relating to a pending, threatened or potential claim – S.C. Code §30-4-70(a)
James Morris v. City
 6. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2)
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*Entity fees
Flood Property Acquisition*

7. 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)

*Parking Incentive
Grant Request*

COUNCIL MEETING - 6:00 P.M.

ROLL CALL

The meeting was called to order at 2:08 PM by Mayor Stephen K. Benjamin

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF THE AGENDA

PUBLIC INPUT RELATED TO AGENDA ITEMS

APPROVAL OF MINUTES

8. Council is asked to approve the November 20, 2018 and December 4, 2018 City Council Meeting Minutes.

Upon a motion made by Edward H. McDowell and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve the November 20, 2018 and December 4, 2018 City Council Meeting Minutes.

CONSENT AGENDA ITEMS 9 THROUGH 22

9. Council is asked to approve the 2019 Retiree and COBRA Insurance Billing Services effective January 1, 2019 through December 31, 2020, as requested by the Human Resources Department. Award to Wageworks in the amount of \$59,250.00. This firm is located in Pasadena, CA.

Funding Source: Health Insurance Benefits - Professional Services; 6048933-636600. The original budgeted amount is \$60,000.00.



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Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve the 2019 Retiree and COBRA Insurance Billing Services effective January 1, 2019 through December 31, 2020, as requested by the Human Resources Department. Award to Wageworks in the amount of \$59,250.00. This firm is located in Pasadena, CA.

10. Council is asked to approve the Management and Administration of Employee Medical Services at the Employee Health Center, as requested by the Human Resources Department. Award to Doctors Care, P.A. in the amount of \$913,946.96. This firm is located in Columbia, SC.

Funding Source: Employee Health Center (6048920) - Medical Services (636900), Drug and Medical Supplies (624900), Special Departmental Supplies (627100). The original budgeted amount is \$1,000,000.00.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve the Management and Administration of Employee Medical Services at the Employee Health Center, as requested by the Human Resources Department. Award to Doctors Care, P.A. in the amount of \$913,946.96. This firm is located in Columbia, SC.

11. Council is asked to approve a one year Contract Extension for Auditing Services ending June 30, 2018, as requested by the Finance Department. Award to Webster Rogers, LLP in an amount not exceed \$134,000.00. This firm is located in Florence, SC.

Funding Source: Accounting- Audit Costs 1011401 - 635600 \$67,450.00 Finance Water Admin - Audit Costs 5511409-635600 \$67,450.00. The original budgeted amount is \$135,000.00.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve a one year Contract Extension for Auditing Services ending June 30, 2018, as requested by the Finance Department. Award to Webster Rogers, LLP in an amount not exceed \$134,000.00. This firm is located in Florence, SC.

12. Council is asked to approve the Renewal for IFAS Software Maintenance Support Services, as requested by the Budget and Program Management Department. Award to Superion in the amount of \$204,034.14. This firm is located in Lake Mary, FL.

Funding Source: Program Management Office-Maintenance & Service Contract 6218950-638200. The original budgeted amount is \$204,034.14.



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Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve the Renewal for IFAS Software Maintenance Support Services, as requested by the Budget and Program Management Department. Award to Superion in the amount of \$204,034.14. This firm is located in Lake Mary, FL.

13. Council is asked to approve the Purchase of a Timekeeping Equipment, as requested by the Information Technology Services Department. Award to Kronos Inc., in the amount of \$268,466.40. This vendor is located in Lowell, MA.

Funding Source: Capital Lease IT and Maintenance and Service Contracts; 6218992 - 627500. The original budgeted amount \$268,466.40.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve the Purchase of a Timekeeping Equipment, as requested by the Information Technology Services Department. Award to Kronos Inc., in the amount of \$268,466.40. This vendor is located in Lowell, MA.

14. Council is asked to approve the Annual Maintenance and Membership Fees for Target Solutions Online Training, as requested by the Fire Department. Award to Municipal Emergency Services, in the amount of \$65,662.92. This firm is located in Charlotte, NC.

Funding Source: Fire Suppression- Software License 1012303-627510. The original budgeted amount is \$65,662.92.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve the Annual Maintenance and Membership Fees for Target Solutions Online Training, as requested by the Fire Department. Award to Municipal Emergency Services, in the amount of \$65,662.92. This firm is located in Charlotte, NC.

15. Council is asked to approve the Purchase of 3D Laser Scanners for the Traffic and Crime Scene Investigation Divisions, as requested by the Police Department. Award to FARO Technologies, a Sole Source in an amount not to exceed \$77,313.28. The vendor is located in Lake Mary, FL.

Funding Source: US Justice Grants Control - Auto, Trucks, Heavy Equipment - Crash & Crime Scene 3D Scanner; 2659999-658500, JL 9211000117-658500. The original budgeted amount is \$77,313.28.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve the Purchase of 3D Laser Scanners for the Traffic and Crime Scene Investigation Divisions, as requested by the Police Department. Award



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to FARO Technologies, a Sole Source in an amount not to exceed \$77,313.28. The vendor is located in Lake Mary, FL.

16. Council is asked to approve the Renewal for Armed Security Guard Services, as requested by the Police Department. Award to Security Management of SC, LLC using the South Carolina State Contract in an amount not to exceed \$405,000.00. The firm is located in Columbia, SC.

Funding Source: Police Administrative Services - Professional Services;1012402-636600. The original budgeted amount is \$405,000.00.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve the Renewal for Armed Security Guard Services, as requested by the Police Department. Award to Security Management of SC, LLC using the South Carolina State Contract in an amount not to exceed \$405,000.00. The firm is located in Columbia, SC.

17. Council is asked to approve Contract Amendment #2 for Environmental Services related to the Community Development Block Grant Disaster Recovery Program. Award to ESP Associates, Inc. in the amount of \$215,924.00. This firm is located in Columbia, SC.

Funding Source: CDBG-DR. The original contract amount is \$668,776.00. Contract Amendment One was at no cost. The revised total contract amount is \$884,700.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve Contract Amendment #2 for Environmental Services related to the Community Development Block Grant Disaster Recovery Program. Award to ESP Associates, Inc. in the amount of \$215,924.00. This firm is located in Columbia, SC.

18. Council is asked to approve Contract Amendment #5 for Project SS7280; Sewer System Evaluation Study for Rocky Branch 01, as requested by Columbia Water. Award to Brown and Caldwell, Inc., in the amount of \$115,175.00.

Funding Source: 5529999-SS728801-658650. The original budgeted amount is \$115,175.00.

This is a Clean Water Program Project and Mentor Protégé Program Project. Brown and Caldwell of Columbia SC is the Mentor and will provide the overall project delivery which includes quality and completeness of sewer assessments, analysis of data and recommendations for rehabilitation, development of construction contract documents, and construction administration services at 56.5% (\$65,040) of the contract amendment value. 4D Engineering, a Minority Business Enterprise (Woman), of Lexington, SC is the Protégé and will provide assessment of sanitary sewer, reviewing data, creation of rehabilitation plans



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and providing full time inspection services at 43.5% (\$50,135) of the contract amendment value.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve Contract Amendment #5 for Project SS7280; Sewer System Evaluation Study for Rocky Branch 01, as requested by Columbia Water. Award to Brown and Caldwell, Inc., in the amount of \$115,175.00.

19. Council is asked to approve an Agreement for Project SS7437; Miscellaneous Lift Station Improvements and Backup Power Additions, as requested by Columbia Water. Award to Michael Baker International in the amount of \$312,015.00. This firm is located in Columbia, SC.

Funding Source: FY 18/19 SS7437-5529999-658650 and additional will come from SS728801-5529999-658650. The original budgeted amount is \$300,000.00.

This a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Michael Baker International is the Mentor and will provide supervision of the protégé, review of the project reports generated by the protégé, and follow up as needed at 68.2% (\$212,807) of the contract value. Case Consulting, Inc., a Minority Business Enterprise, of West Columbia, SC is the Protégé and will provide construction reporting and administration services at 20% (\$62,408) of the contract value.

The following sub-consultants will provide additional services:

Howard Engineering, Inc., of Marietta, SC will provide electrical engineering design services at 7.7% (\$24,000) of the contract value.

Steadman Associates, Inc., of Columbia, SC will provide site and topographic surveying at 4.1% (\$12,800) of contract value.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve an Agreement for Project SS7437; Miscellaneous Lift Station Improvements and Backup Power Additions, as requested by Columbia Water. Award to Michael Baker International in the amount of \$312,015.00. This firm is located in Columbia, SC.

20. Council is asked to approve Project SS7469; Liquid Train Master Plan Update at the Metro Wastewater Treatment Plant, as requested by Columbia Water. Award to Hazen and Sawyer, as a sole source in an amount not to exceed \$469,065.00. This firm is located in Columbia, SC.



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Funding Source: Special Contracts-W/S, SW; 5516208-638305. The budgeted funding for Fiscal Year 2018/2019 is \$245,000.00 and the funding for Fiscal Year 2019/2020 is anticipated to be \$230,000.00 for a total amount of \$475,000.00.

This project is a Mentor Protégé Program project. Hazen and Sawyer of Columbia, SC will serve as the mentor and will provide project oversight and guidance at 79.7% (\$375,875) of the contract value. Chao & Associates, a Minority Business Enterprise of Columbia, SC will serve as the Protégé, and will provide sampling, testing, analyzing, and survey related services at 20.3% (\$95,190.00) of the contract value.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve Project SS7469; Liquid Train Master Plan Update at the Metro Wastewater Treatment Plant, as requested by Columbia Water. Award to Hazen and Sawyer, as a sole source in an amount not to exceed \$469,065.00. This firm is located in Columbia, SC.

21. Council is asked to approve a Contract for Project SS7363; Smith Branch 03 Sewer Rehabilitation Implementation, as requested by Columbia Water. Award to North American Pipeline Management, Inc., a Minority Business Enterprise (Woman) in an amount not to exceed \$6,205,713.00. This firm is located in Marietta, GA.

Funding Source: 5529999-SS736301-658650. The original budgeted amount is \$7,000,000.

This is a Clean Water 2020 Program Project.

The following sub-contractors will provide additional services:

LA Barrier and Son of Lexington, SC, a Minority Business Enterprise (Woman) will provide trucking and aggregate materials at 12% (\$692,000) of the contract value.

Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve a Contract for Project SS7363; Smith Branch 03 Sewer Rehabilitation Implementation, as requested by Columbia Water. Award to North American Pipeline Management, Inc., a Minority Business Enterprise (Woman) in an amount not to exceed \$6,205,713.00. This firm is located in Marietta, GA.

22. Ordinance No.: 2018-072 - Granting an encroachment to the Five Points Association for installation and maintenance of a concrete and brick art sculpture within the sidewalk right of way area of the 700 block of Saluda Avenue adjacent to 710 A Saluda Avenue, Richland County TMS #11308-06-09

First reading approval was giving on December 4, 2018.



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Upon a motion made by Howard E. Duvall and seconded by Moe Baddourah, Council voted [Unanimous] to Second Reading Approval Ordinance No.: 2018-072 - Granting an encroachment to the Five Points Association for installation and maintenance of a concrete and brick art sculpture within the sidewalk right of way area of the 700 block of Saluda Avenue adjacent to 710 A Saluda Avenue, Richland County TMS #11308-06-09

ORDINANCES - SECOND READING

23. Ordinance No.: 2018-069 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Kline City Center, portion of Richland County TMS #08912-13-02)

First reading approval was given on December 4, 2018.

Upon a motion made by Daniel J. Rickenmann and seconded by Howard E. Duvall, Council voted [6 to 1] to Second Reading Approval Ordinance No.: 2018-069 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Kline City Center, portion of Richland County TMS #08912-13-02)

24. Ordinance No.: 2018-067 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (BullStreet Mixed Use Residential and Retail Development, Richland County TMS #08912-13-02)

First reading approval was giving on December 4, 2018.

Upon a motion made by Daniel J. Rickenmann and seconded by Howard E. Duvall, Council voted [6 to 1] to Second Reading Approval Ordinance No.: 2018-067 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (BullStreet Mixed Use Residential and Retail Development, Richland County TMS #08912-13-02)

25. Ordinance No.: 2018-076 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (604 Huger, LLC, TMS Nos. 08914-01-06, 08914-01-07, 08914-01-08, 08914-01-09 and 08914-01-10)

First reading approval was giving on December 4, 2018.

Upon a motion made by Daniel J. Rickenmann and seconded by Howard E. Duvall, Council voted [6 to 1] to Second Reading Approval Ordinance No.: 2018-076 - Consenting to the



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Inclusion of Property in a Multi-County Industrial/Business Park (604 Huger, LLC, TMS Nos. 08914-01-06, 08914-01-07, 08914-01-08, 08914-01-09 and 08914-01-10)

PRESENTATIONS

- 26. Recognition of Mr. Travos Brown as the December 2018 Employee of the Month - Mr. Joey Jaco, P.E., Director of Utility Operations
- 27. Recognition of Master Delton Myers - The Honorable Mayor Stephen K. Benjamin
- 28. AC Flora Football Day Proclamation - The Honorable Mayor Stephen K. Benjamin
- 29. National Homeless Persons' Memorial Day Proclamation - The Honorable Mayor Stephen K. Benjamin

ORDINANCES - FIRST READING

- 30. Annexation, Interim Comprehensive Plan Map Amendment, and Interim Zoning Map Amendment - 112 Silo Court; TMS# 11108-01-12 and 11112-01-17

Ordinance No.: 2018-071 -Annexing 112 Silo Court, Richland County TMS #11108-01-12 and 11112-01-17

Council District: 3

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

Applicant: Stadium Suites Investors, LLC; JMG Realty, Inc. as agent

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning; Approve

PC Recommendation: 12/03/18: Annex, Assign Interim Land Use & Interim Zoning; Pending

First reading approval was given on December 18, 2018.

Upon a motion made by Edward H. McDowell and seconded by Moe Baddourah, Council voted [6 to 1] to First Reading Approval Annexation, Interim Comprehensive Plan Map Amendment, and Interim Zoning Map Amendment - 112 Silo Court; TMS# 11108-01-12 and 11112-01-17



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31. Ordinance No.: 2018-073 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of City-owned property identified as Richland County TMS #13609-01-01 and TMS #13609-02-01 to serve the Columbia Police Department Firing Range (Columbia Industrial Park); Shop Road & Interstate 77; CF #250-461

First reading approval was given on December 18, 2018.

Upon a motion made by Stephen K. Benjamin and seconded by Moe Baddourah, Council voted [Unanimous] to First Reading Approval Ordinance No.: 2018-073 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of City-owned property identified as Richland County TMS #13609-01-01 and TMS #13609-02-01 to serve the Columbia Police Department Firing Range (Columbia Industrial Park); Shop Road & Interstate 77; CF #250-461

32. Ordinance No.: 2018-074 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of City-owned property identified as Richland County TMS #11501-01-13 for Townpark at Bull Street Development; CF #250-426

First reading approval was given on December 18, 2018.

Upon a motion made by Stephen K. Benjamin and seconded by Tameika Isaac Devine, Council voted [Unanimous] to First Reading Approval Ordinance No.: 2018-074 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of City-owned property identified as Richland County TMS #11501-01-13 for Townpark at Bull Street Development; CF #250-426

33. Ordinance No.: 2018-077 - Granting an encroachment to Washington Street LLC, KC Udani for installation and maintenance of sidewalks, driveways, landscaping and irrigation within the right of way areas of the 900 block of Washington Street and the 1400 block of Lincoln Street adjacent to 911 Washington Street, TMS #09013-02-18

First reading approval was given on December 18, 2018.

Upon a motion made by Stephen K. Benjamin and seconded by Moe Baddourah, Council voted [Unanimous] to First Reading Approval Ordinance No.: 2018-077 - Granting an encroachment to Washington Street LLC, KC Udani for installation and maintenance of sidewalks, driveways, landscaping and irrigation within the right of way areas of the 900 block of Washington Street and the 1400 block of Lincoln Street adjacent to 911 Washington Street, TMS #09013-02-18



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RESOLUTIONS

34. Resolution No.: R-2018-110 - Authorizing the City Manager to execute a Memorandum of Understanding between Midlands Technical College Enterprise Campus Authority, Central SC Alliance and the City of Columbia for construction of a 50,000 square foot speculative industrial shell building by Samet Corporation

Upon a motion made by Tameika Isaac Devine and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Resolution No.: R-2018-110 - Authorizing the City Manager to execute a Memorandum of Understanding between Midlands Technical College Enterprise Campus Authority, Central SC Alliance and the City of Columbia for construction of a 50,000 square foot speculative industrial shell building by Samet Corporation

APPOINTMENTS

35. Council is asked to approve the appointment of one (1) individual to fill the Attorney position to the Design Development Review Commission.
36. Council is asked to approve the appointment of one (1) individual to the Columbia Housing Authority.

OTHER MATTERS

37. Council is asked to approve a Municipal Pole Use Agreement between the City of Columbia and Cellco Partnership, d/b/a Verizon Wireless for the location, placement, attachment, installation, operation, control, and maintenance of equipment in or on municipal facilities for the purposes of operating the network and providing services.

Upon a motion made by Stephen K. Benjamin and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Council is asked to approve a Municipal Pole Use Agreement between the City of Columbia and Cellco Partnership, d/b/a Verizon Wireless for the location, placement, attachment, installation, operation, control, and maintenance of equipment in or on municipal facilities for the purposes of operating the network and providing services.

38. Finlay Park Development Opportunity

Council is informed that Whitewater Holdings, LLC, a firm located in Charlotte, NC, provided the sole response to the Request for Proposals for the Finlay Park Development Opportunity issued on October 5, 2018.



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Council is asked to authorize the City Manager to collaborate with Whitewater Holdings, LLC to create a comprehensive conceptual design for the Finlay Park Development Opportunity.

Next steps will include City staff review and direction with emphasis on what is in the best interest of our residents and visitors as the primary focus for this Public Park. In addition, there will be an opportunity for public input.

It is important to note that this authorization to collaborate does not constitute a final contract. The final contract will be presented to Council for approval prior to any work commencing and prior to the issuance of a Notice to Proceed and a City of Columbia Purchase Order.

Upon a motion made by Edward H. McDowell and seconded by Moe Baddourah, Council voted [Unanimous] to Approve Finlay Park Development Opportunity

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

39. Council is asked to refer a review of Residential Historic Designations to the Arts and Historic Preservation Committee, as requested by The Honorable Moe Baddourah.

Upon a motion made by Moe Baddourah and seconded by Howard E. Duvall, Council voted [Unanimous] to Approve Council is asked to refer a review of Residential Historic Designations to the Arts and Historic Preservation Committee, as requested by The Honorable Moe Baddourah.

40. Upon a motion made by Howard E. Duvall and seconded by Daniel J. Rickenmann to Refer a review of the City's smoking ordinance to a Committee of the Whole., the Commission voted [Unanimous] to Adopt.

APPEARANCE OF THE PUBLIC

ADJOURNMENT

The meeting was closed at 7:10 PM

Respectfully submitted by:

Erika D. Moore, CMC
City Clerk