



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, DECEMBER 1, 2020

The Columbia City Council conducted a virtual meeting on Tuesday, December 1, 2020 using video conferencing technology. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:10 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Howard E. Duvall, Jr., The Honorable Mayor Pro-Tempore Edward H. McDowell, Jr., The Honorable Daniel J. Rickenmann, and The Honorable William Brennan. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

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 Mr. Davis, Council voted unanimously to adopt the agenda subject to adding an Executive Session discussion of State of South Carolina Ex Rel Alan Wilson, Attorney General vs. City of Columbia to **Item 31** and deferring **Item 29**.

APPROVAL OF MINUTES

1. Council is asked to approve the October 20, 2020 and November 5, 2020 Council Meeting Minutes.

Upon a motion made by Ms. Devine and seconded by Mr. Rickenmann, Council voted unanimously to approve the October 20, 2020 and November 5, 2020 Council Meeting Minutes.

Ms. Teresa Wilson, City Manager recognized the fifty-year employment anniversary of Mr. Oscar Davis, Lead Equipment Operator for the Solid Waste Division.

Mayor Benjamin said thank you so much for your 50 years of service and commitment to the people of Columbia. You are a role model. Thank you on behalf of the City of Columbia.



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CITY COUNCIL DISCUSSION / ACTION

2. COVID-19 Update - The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin said we will continue to follow the data. We will continue to make sure we protect our staff and the citizens who come and visit us. We need to make sure we model the type of behavior that we want others to engage in. Physical distance is of the utmost importance as COVID-19 continues to hit record numbers.

- *COVID-19 Situational Report - Mr. Harry Tinsley, Emergency Management Director*

Mr. Harry Tinsley, Emergency Management Director said we are over 63 million cases and 1.4 million deaths worldwide. In the U.S., we are over 13.5 million cases and 260,000 deaths. Per today's reporting, South Carolina stands at 205,004 cases. As of yesterday, we had 1,297 additional cases with a positive test rate of 17.6%. Unfortunately, there were 13 new confirmed deaths bringing the total to 4,091. In Richland County, the case count stands at 18,875 and 284 confirmed deaths. Over the last 14-days, Richland County had 1,297 new cases. We continue to average between 70 and 90 new cases per day. The zip codes with the highest tests over the last 14-days are 29063 with 105 cases, 29201 with 107 cases, 29210 with 100 cases, 29223 with 130 cases, and 29229 with 142 cases. As of the November 25th report, 39 out of the 46 counties in our state have a high recent disease activity rate. Richland County continues to be in high risk with an incident rate of 306.7 per 100,000 with a positive rate of 10.4%. The state recovery rate is estimated at 91.3%. The state is averaging 1,200 cases per day with a positive test rate of 14.9%. The bed utilization rate still remains at 75%. There are 980 patients currently hospitalized due to COVID-19; 201 are in the ICU and 84 are on ventilators. State public health officials continue to aggressively evaluate case counts, positive rates, and hospitalizations. DHEC continues to focus on preventive measures as we await vaccines.

3. Update from Central SC Alliance - Mrs. Tracy McMillin, Interim President and CEO

Mrs. Tracy McMillin, Central SC Alliance Interim President and CEO said Central SC has been around since 1994. Our mission is to engage in regional economic development to support the City of Columbia and the eight counties in the heart of our state in their local economic development efforts. Our staff of seven is an extension of City staff, always on-call with a wide range of services. Due to COVID-19, recruitment missions have been converted to virtual meetings and webinars. We hired a new lead generation firm this summer. We implemented a new LinkedIn program where we are targeting companies through the platform. Our first round of this program will be focused on the life sciences industry. We made Gazelle available to City staff. It's an online lead generation tool that can be used to identify growth companies to help



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support our lead generation efforts. We partnered with the City to continue expanding a library of photos, videos, testimonials, and success stories to better tell our story as a community. We are partnering with commercial brokerages around Columbia to expand our repository of property videos. We do have in-house design capabilities. We are working on industry sector specific brochures. We do a lot of e-blast direct marketing to companies and site consultants. We launched a new website with enhanced messaging and resources that support members, stakeholders, and industry. In tandem with that we rebranded as the “Heart of South Carolina” and relaunched our “Made in Central SC” campaign. We expanded content and frequency of social media and website posts to encompass a broader selection of material to support City news and events, highlight available properties, and new marketing materials. We launched the “Insights from the Heart of South Carolina” newsletter. We are also very focused on making sure we support members’ action plans and initiatives. One of the other big initiatives is to broaden the collaboration among Richland County, Lexington County, City of Columbia, Experience SC, University of South Carolina, and others. The City of Columbia’s Central SC membership includes: research services, marketing services, and lead generation and development services. We ask that the City return to year-around membership. This will allow to strengthen our partnership by better aligning our services and deliverables for the City by providing uninterrupted lead generation, marketing, and research.

Mayor Benjamin said it is appropriate to have an offline discussion about membership and the terms previously discussed. As a primary advocate of the alliance in Council, we need to have this conversation and make a decision from there.

CONSENT AGENDA ITEMS 4 THROUGH 21

Upon a single motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve **Consent Agenda Items 4 Through 21**.

4. Council is asked to approve a Contract for the King Street Asbestos Abatement and Demolition Project, as requested by the Community Development Department. Award to AAA Utility and Construction, LLC in an amount not to exceed \$58,850.00. The contractor is located in Columbia, SC. – *Approved*

Funding: Source: Community Development Control - Professional Services, King/Lyon Street Redevelopment (2519999-636600, 9100930018-636600). The original budget amount is \$60,000.00.



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5. Council is asked to approve the Fiscal Year 2020/2021 Contract Extension for Cornerstone On Demand Automated Recruiting Software Solutions, as requested by the Human Resources Department. Award to Cornerstone On Demand, Inc., in the amount of \$63,133.91. The firm is located in Santa Monica, CA. – *Approved*

Funding Source: Program Management Office - Software Licenses (6218950-627510). The original budget amount is \$70,000.00.

6. Council is asked to approve a Professional Services Agreement for Fiscal Year 2020/2021 for Employee Technology Training, as requested by the Community Development Department. Award to Fast Forward in an amount not to exceed \$100,000.00. This firm is located in Columbia, SC. – *Approved*

Funding Source: Community Development (1014320-636600) and Special Projects (5518415-636600). The original budget amount is \$100,000.00.

7. Council is asked to approve the Purchase of five Chevrolet Tahoes, as requested by the Columbia Police Department. Award to Love Chevrolet, using the SC State Contract in the amount of \$189,902.00. The vendor is located in Columbia, SC. – *Approved*

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment - Capital (6308972-658500). The original budget amount is \$189,902.00.

8. Council is asked to approve the Renewal of Fiscal Year 2020/2021 Records Management System Workstation Software Annual Maintenance, as requested by the Columbia Police Department. Award to Trittech Software Systems, a CentralSquare Company, in the amount of \$206,381.30. The vendor is located in Lake Mary, FL. – *Approved*

Funding Source: Police Administrative Services - Maintenance & Service Contract (1012402-638200). The original budget amount is \$206,381.30

9. Council is asked to approve the Purchase of Banner 5.2 Upgrade, Software Licenses, and Maintenance Support, as requested by the Budget and Program Management Office. Award to Hansen Banner, LLC, in the amount of \$822,370.00. The vendor is located in Carlsbad, CA. – *Approved*

Funding Source: Technology Contingency - Professional Services (5518408-636600) \$811,070.00; Technology Contingency - Software Licenses (5518408-627510) \$4,300.00; Technology Contingency - Maintenance & Service Contracts (5518408-638200) \$7,000.00. The original budget amount is \$822,370.00.



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10. Council is asked to approve the Purchase of Parts and Labor for Reconditioning of the Aqua Guard Self-Cleaning Bar Filter Screen for the Metro Wastewater Treatment Plant, as requested by Columbia Water. Award to Parkson Corporation, as a Sole Source in the amount of \$146,000.00. The vendor is located in Fort Lauderdale, FL. – *Approved*

Funding Source: Utilities Metro Wastewater Plant - Special Projects (5516208-638500). The original budget amount is \$146,000.00.

11. Council is asked to approve Contract Amendment #4 for Project SD8386; Harlem Heights Watershed Improvements, as requested by Columbia Water. Award to Woolpert, Incorporated in the amount of \$159,035.00. The firm is located in Columbia, SC. – *Approved*

Funding Source: Stormwater Improvement Capital Project Control/Capital Project Costs (5534210-SD8386-638305). The original budget amount was \$491,299.00. The budget amount for this amendment is \$159,035.00. The total revised budget amount is \$650,334.00.

Woolpert, Incorporated is the prime and will provide project management, public coordination, permitting, utility coordination, and hydraulic modeling services at 41.49% (\$269,849.00) of the revised total contract amount.

The following subconsultants will provide additional services:

4D Engineering, a Minority Business Enterprise (W) of Lexington, SC, will provide site design and construction management services at 43.34% (\$281,835.00) of the revised total contract amount.

P J Noble and Associates, a Minority Business Enterprise of Columbia, SC, will provide public involvement and meeting facilitation services at 7.27% (\$47,300.00) of the revised total contract amount.

Chao & Associates, a Minority Business Enterprise of Columbia, SC, will provide field survey and data collection services at 5.30% (\$34,450.00) of the revised total contract amount.

Schnabel Engineering of Columbia, SC, will provide geotechnical services at 2.60% (\$16,900.00) of the revised total contract amount.



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12. Council is asked to approve the Purchase of the Muffin/Channel/Auger/Screenings Washer/Honey Monster, Separation Systems, Repair Services, Installation, and Maintenance, as requested by Columbia Water. Award to JWC Environmental Inc., as a Sole Source in the amount of \$211,887.75. The vendor is located in Costa Mesa, CA. – *Approved*

Funding Source: Utilities Metro Wastewater Plant-Equipment repair/Service Supply; (5516208-631800); Utilities Metro Wastewater Plant-Machinery and Equipment-Capital (5516208-658300); Utilities Metro Wastewater Plant-Maintenance and Service Contract (5516208-638200). The original budget amount is \$220,000.00.

13. Council is asked to approve an Agreement for Project SS7568; Saluda River Force Main Extension Project, as requested by Columbia Water. Award to Stantec Consulting Services, Inc. in the amount of \$446,350.00. The firm is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Capital Project Costs (5529999-SS756801-658650). The original budget amount is \$446,350.00.

This is a Mentor Protégé Program Project. Stantec Consulting Services, Inc. is the mentor and will provide project management, pipeline design, and permitting services at 79.99% (\$357,050.00) of the total contract amount. Chao & Associates, a Minority Business Enterprise of Columbia, SC, is the protégé and will provide surveying and design decision assistance at 20.01% (\$89,300.00) of the total contract amount.

14. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1314 Rosewood Drive; TMS# 11208-02-10 - *First reading approval was given on November 17, 2020 – Approved on second 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 – Approved on second reading.

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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15. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1.45-acre portion of 940 Gracern Road; TMS# 07301-02-01(p) - *First reading approval was given on November 17, 2020 – Approved on second 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 – Approved on second reading.

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)

16. FUTURE LAND USE MAP AMENDMENT for parcels affected by annexation or modification of land use occurred between February 13 and November 17, 2020.

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 - First reading approval was given on November 17, 2020 – Approved on second reading.

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)



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17. UNIFIED DEVELOPMENT ORDINANCE - Revise Effective Date of Ordinance

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 - First reading approval was given on November 17, 2020 – Approved on second reading.

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)

18. 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 - *First reading approval was given on November 17, 2020 – Approved on second reading.*
19. 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 - *First reading approval was given on November 17, 2020 – Approved on second reading.*



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20. 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 - *First reading approval was given on November 17, 2020 – Approved on second reading.*
21. 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 North Side (N/S) of Farrow Road, Richland County TMS #11612-04-01 - *First reading approval was given on November 17, 2020 – Approved on second reading.*

ORDINANCES - SECOND READING

22. 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 - *First reading approval was given on November 17, 2020 – Approved on second reading.*

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted [6 to 1] to give second reading approval to 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. Mr. Brennan, Mr. McDowell, Mr. Duvall, Ms. Devine, Mr. Davis, and Mayor Benjamin voted aye. Mr. Rickenmann voted nay.



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ZONING/PLANNING MATTERS - FIRST READING

23. ZONING TEXT AMENDMENT to Amend §17-253 -- DD (design/development)/City Center Design/Development Guidelines to delete Section 3.5.4 (Site Plan Review). *The public hearing was held on November 17, 2020 and first reading was deferred – Approved on first reading.*

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 – Approved on second reading.

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).

Applicant: Councilman Daniel Rickenmann, Columbia City Council

Staff Recommendation: Approval

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

Upon a motion made by Mr. Rickenmann and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to 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.

ORDINANCES - FIRST READING

24. Ordinance No.: 2020-107 Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Gable Oaks Affordable Housing, 5530 Randall Avenue and 901 Colleton Street, Richland County TMS #11705-03-01 and 11706-11-03) – *Approved on first reading.*

Councilor Duvall said the City is communicating with Richland County regarding this ordinance and is aware of modifications being made that will address safety protocols for the property. First reading is being approved with the acknowledgement that the City will receive a final credit agreement for this project from Richland County following their December 8, 2020 County Council meeting. That document will be the version considered by the City for second reading approval.



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Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2020-107 Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Gable Oaks Affordable Housing, 5530 Randall Avenue and 901 Colleton Street, Richland County TMS #11705-03-01 and 11706-11-03).

RESOLUTIONS

25. Resolution No.: R-2020-100 Authorizing the Purchase of 6249 Yorkshire Drive, Columbia, SC 29209 identified as Lot 13, Block I, Yorkshire; Richland County TMS#16416-03-08 n/f Walter Ray Burns, as Trustee under the Revocable Trust Agreement of Walter Ray Burns dated April 29, 2019; Project Name: Yorkshire Stormwater Improvements; CIP Project #SD8468; CF#250-515 - *Approved*

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2020-100 Authorizing the Purchase of 6249 Yorkshire Drive, Columbia, SC 29209 identified as Lot 13, Block I, Yorkshire; Richland County TMS#16416-03-08 n/f Walter Ray Burns, as Trustee under the Revocable Trust Agreement of Walter Ray Burns dated April 29, 2019; Project Name: Yorkshire Stormwater Improvements; CIP Project #SD8468; CF#250-515.

26. Resolution No.: R-2020-104 Authorizing the City Manager to execute an Encroachment License Agreement (NS #1276367) between the City of Columbia and Dominion South Carolina, Inc. for the Richtex, Phase II Pipeline Project on Peebles Street, Richland County TMS#09303-05-41 - *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. Rickenmann, Council voted unanimously to approve Resolution No.: R-2020-104 Authorizing the City Manager to execute an Encroachment License Agreement (NS #1276367) between the City of Columbia and Dominion South Carolina, Inc. for the Richtex, Phase II Pipeline Project on Peebles Street, Richland County TMS#09303-05-41.



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OTHER MATTERS

27. Council is asked to approve the installation of one speed hump on Holly Street between Rosewood Drive and Burney Drive, as requested by the Public Works Department. - *Approved*

This request has been approved by the Columbia Fire Department and the Columbia Police Department.

Upon a motion made by Mr. Brennan and seconded by Mr. Rickenmann, Council voted unanimously to approve the installation of one speed hump on Holly Street between Rosewood Drive and Burney Drive, as requested by the Public Works Department.

28. Council is asked to approve a four-way stop at the intersection of Claremont Drive and Kenilworth Road, as requested by the Public Works Department. - *Approved*

This request has been approved by the Columbia Police Department and by the Columbia Fire Department.

Upon a motion made by Ms. Devine and seconded by Mr. McDowell, Council voted unanimously to approve the installation of a four-way stop at the intersection of Claremont Drive and Kenilworth Road, as requested by the Public Works Department.

29. Council is asked to approve the Proposed Meeting Schedule for Year 2021. – *Deferred*

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

No reports or referrals were made at this time.

PUBLIC INPUT

No comments were received at this time.

Councilor Devine took a moment of personal privilege to honor the home going service of Ms. Roberta Smith. The Columbia community grew up on Ms. Bert's cooking for many years and she was one of the first businesses the empowerment zone worked to help grow. We will certainly miss Ms. Bert in our community and we give our condolences to her family.



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EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 3:04 p.m. for the discussion of **Items 30** through **33**, as amended to add the discussion of State of South Carolina Ex Rel Alan Wilson, Attorney General vs. City of Columbia to **Item 31**.

30. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)

COVID-19
Hate Crimes Ordinance

31. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)

Salley v. Officer Myers
Strom v. City of Columbia
LJ, Inc. v. City of Columbia

32. 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)

Project Richmond
Project Cross

33. Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2)

Public Art Project
Segra Naming Rights
The COMET
2221 Devine

Mayor Benjamin left the meeting at 5:19 p.m.

ADJOURNMENT

Council adjourned the meeting at 5:41 p.m.



We Are Columbia

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Respectfully submitted by:

Erika D. Moore Hammond, CMC
City Clerk