



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 5, 2023**

CALL TO ORDER

The Columbia City Council conducted a meeting on Tuesday, December 5, 2023 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:04 p.m. and the following members of Council were present: The Honorable Howard E. Duvall, Jr. The Honorable William Brennan, The Honorable Aditi Bussells, The Honorable Tina N. Herbert, and The Honorable Peter M. Brown. The Honorable Edward H. McDowell, Jr., Mayor Pro-Tem was absent. 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. The minutes are numbered to coincide with the order of the meeting.

PLEDGE OF ALLEGIANCE

Boy Scouts Troop 8 of the Incarnation Lutheran Church led the Pledge of Allegiance.

INVOCATION

The Honorable Peter M. Brown offered the Invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to adopt the agenda subject to adding the River Alliance to Appointments; adding Jobs for America's Graduates to Executive Session **Item 27**; and deferring **Items 23** through **25** (Appointments).

PUBLIC INPUT RELATED TO ITEMS ON THE AGENDA

No one appeared at this time.

APPROVAL OF MINUTES

1. Council is asked to approve the November 21, 2023 Council Meeting Minutes. -
Approved

Upon a motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted unanimously to approve the November 21, 2023 Council Meeting Minutes.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, DECEMBER 5, 2023

2. Council is asked to approve the April 18 and 25, 2023 Budget Workshop Minutes. - *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to approve the April 18 and 25, 2023 Budget Workshop Minutes.

PRESENTATIONS

3. Capital City/Lake Murray Country Update - Ms. Miriam Atria, President/CEO for the Capital City/Lake Murray Country Regional Tourism Board

Ms. Miriam Atria, President/CEO for the Capital City/Lake Murray Country Regional Tourism Board shared accomplishments of the tourism industry from last year including the greeting record of 132,242 visitors at the Regional Visitors Center. We continue to provide strong magazine ads and many articles in national publications. Our current report provided 59 articles on various tourism assets resulting in 2.5 billion impressions and a \$23 million marketing value. We just returned from the World Food Championship. Last spring, we brought unprecedented coverage to the region with Bass Masters Elite. Bass Masters named Lake Murray #1 in the Southeast and #4 in the United States. She presented Councilman Howard Duvall with an honorary paddle for providing years of support to the organization.

Mr. Aubrey D. Jenkins, Columbia Fire Chief recognized Ms. Colleen Foster's upcoming retirement after 21 years of service. He said I don't think you will find a more dedicated or more loyal employee. She has been the glue for me and the Fire Department.

CONSENT AGENDA ITEMS 4 THROUGH 17

Upon a single motion by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to approve **Consent Agenda Items 4** through **17**.

4. Council is asked to approve a new Contract for Marketing and Communications Services, as requested by the Public Relations, Marketing and Media Department on November 16, 2023. Award to Crawford Strategy, LLC in an amount not to exceed \$104,980.00. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date six months from commencement and the option to renew for four additional one-year periods. This firm is located in Greenville, SC. - *Approved*
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We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 5, 2023**

Funding Source: Hospitality Special Projects - Advertising (2128418-636100). The original budget amount is \$105,000.00.

5. Council is asked to approve the Purchase of Vehicles for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using the SC State Contract and Sourcewell Cooperative Contract in the amount of \$335,404.48. – *Approved*

Item	Vendor and Location	Vehicle	Department	Amount
a.	Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL	2025 F-650 Diesel Regular Cab Base (F6D) Barricade Truck, as requested by Fleet Services on November 6, 2023.	Public Works Street Division	\$108,652.00
<i>Funding Source: Streets-Water & Sewer Repair - Auto, Trucks, Heavy Equipment-Capital (5513202-658500). The original budget amount is \$108,652.00.</i>				
b.	Joe Johnson Equipment Monroe, NC	Mechanical Street Sweeper, as requested by Fleet Services on July 18, 2023.	Public Works Solid Waste Division	\$226,752.48
<i>Funding Source: Solid Waste Street Sweeping - Auto, Trucks, Heavy Equipment-Capital (5534408-658500). The original budget amount is \$226,752.48.</i>				
Total			\$335,404.48	

6. Council is asked to approve Contract Amendment #2 for Project SS7591; Project Management and Capacity Assurance Program Professional Services, as requested by Columbia Water on October 18, 2023. Award to Carper Civil Consulting, LLC in the amount of \$205,920.00. The current term of the contract ends on August 2, 2024. This firm is located in Columbia, SC. - *Approved*

Funding Source: Engineering Wastewater System Improvements – Special Contracts Water/Sewer, Stormwater (5516221-638305). The current budget amount is \$388,752.00. The budget amount for this amendment is \$205,920.00. The total revised budget amount is \$594,672.00.



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 5, 2023**

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7. Council is asked to approve a new Contract for Project SS7549; Woodlands Force Main Replacement, as requested by Columbia Water on August 30, 2023. Award to Williams Infrastructure, LLC in an amount not to exceed \$678,794.60, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date 180 days from commencement. This contractor is located in Columbia, SC. - *Approved*

Funding Source: Engineering - Woodlands Force Main Replacement SS7549 (5529999-SS754901-658650). The original budget amount is \$847,423.50.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 17% CDBE goal. The CDBE goal was exceeded at 17.83%.

Williams Infrastructure, LLC is the prime contractor and will provide sewer replacement services at 75.83% (\$467,927.00) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:

Wallace Mechanical, Inc., a Minority Business Enterprise and a Disadvantaged Business Enterprise located in Cheraw, SC, will provide sewer line materials at 17.83% (\$110,000.00) of the total contract amount.

Amrorock, located in Plant City, FL, will provide manholes at 3.43% (\$21,159.00) of the total contract amount.

Sloan Construction, located in Columbia, SC, will provide asphalt services at 0.32% (\$2,000.00) of the total contract amount.

Xylem America Services Team, located in Summerville, SC, will provide bypass pumping services at 2.59% (\$16,000.00) of the total contract amount.

8. Council is asked to approve a new Professional Services Contract for Project WM4733; Waterline Planning and Design for Forest Acres along North Trenholm Road from Forest Drive to Decker Boulevard, as requested by Columbia Water on November 10, 2023. Award to HDR Engineering, Inc. of the Carolinas in an amount not to exceed \$1,189,000.00. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date twenty months from commencement and the option to renew for two additional one-year periods. This firm is located in Columbia, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects - Forest Acres Water Quality Improvement - Capital Project Costs (5529999-WM473301-658650). The original budget amount is \$1,189,000.00.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, DECEMBER 5, 2023

This is a Mentor Protégé Program project. HDR Engineering Inc., of the Carolinas is the mentor and will provide project management, waterline design, permitting and construction phase services at 53.50% (\$636,150.00) of the total contract amount.

Highfill Infrastructure Engineering, P.C., located in Columbia, SC, is the protégé and will provide civil engineering services at 20.00% (\$237,800.00) of the total contract amount.

The following subconsultants will provide additional services:

ESP, Associates, Inc., located in Fort Mill, SC, will provide utility location services at 26.50% (\$315,050.00) of the total contract amount.

9. Council is asked to approve a new Professional Services Contract for Project SS7644; Consent Decree and Capital Improvement Program Management Professional Services, as requested by Columbia Water on May 9, 2023. Award to CDM Smith, Inc., in an amount not to exceed \$3,950,000.00. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date one year from commencement and the option to renew for five additional one-year periods. This firm is located in Columbia, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects - Consent Decree Program Management - Capital Project Costs (552999-SS764401-658650). The original budget amount is \$4,000,000.00.

CDM Smith, Inc., is the prime and will be providing program management, program control, technical support, project delivery and capital improvement program management, operations and maintenance, information management system support, and as requested miscellaneous consent decree services at 79.63% (\$3,145,467.00) of the total contract amount.

The following subconsultants will provide additional services:

Atlantic South Consulting Services, LLC, a Minority Business Enterprise located in Columbia, SC, will provide documentation standardization assistance and project management support services at 2.93% (\$115,720.00) of the total contract amount.

Blue Cypress Consulting, a Minority Business Enterprise (W) located in Decatur, GA, will provide analysis of existing data services at 1.90% (\$75,110.00) of the total contract amount.

Comprehensive Business Consultants, a Minority Business Enterprise (W) located in Columbia, SC will provide project management support services at 6.72% (\$265,400.00) of the total contract amount.

DESA, Inc. a Minority Business Enterprise (W) located in Columbia, SC will provide document controls, project support, and public outreach services at 4.08% (\$161,207.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, DECEMBER 5, 2023

ELL Enterprises, a Minority Business Enterprise (W) located in Chapin, SC will provide EPA lead & copper rule compliance, continual sewer assessment program plan maintenance, computerized maintenance management system, and assets management processes services at 4.74% (\$187,116.00) of the total contract amount.

10. Council is asked to approve a new Contract for Project WM3077; Water Main Construction for Cottontown, as requested by Columbia Water on September 26, 2023. Award to Lake Murray Utility Company, Inc., in an amount not to exceed \$5,555,551.68, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date 300 days from commencement. This firm is located in Chapin, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects - Water Main Construction for Cottontown (5529999-WM307702-658650). The original budget amount is \$5,555,551.68.

This is a Mentor Protégé Program project. Lake Murray Utility Company, Inc., is the mentor and will provide water line construction services at 49.22% (\$2,278,701.12) of the total contract amount.

J.W. Brown Construction, LLC, located in Lexington, SC, is the protégé and will provide water line construction at 20.0% (\$925,925.28) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:

Fortiline, Inc., located in Lexington, SC, will provide pipe and materials at 25.92% (\$1,200,000.00) of the total contract amount.

Reeves Construction, located in Duncan, SC, will provide asphalt at 4.86% (\$225,000.00) of the total contract amount.

11. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 711 Bluff Road and 950 Rosewood Drive; TMS# 11202-06-01 (1.25-acre portion) – *Approved on second reading.*

Ordinance No.: 2023-070 - Annexing 711 Bluff Road and 950 Rosewood Drive, Richland County TMS # 11202-06-01 (1.25 acre portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on second reading.

Council District: 3

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



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, DECEMBER 5, 2023

Applicant: 711 Bluff II, LLC

Staff Recommendation: Approval

PC Recommendation: 05/11/2023; Approved (7-0)

First reading approval was given on June 20, 2023.

12. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1200 Heyward Street, formerly known as 101 S. Evans Street; TMS#11301-10-01 - *Approved on second reading.*

Ordinance No.: 2023-126 - Annexing 1200 Heyward Street, formerly known as 101 S. Evans Street Richland County TMS #11301-10-01 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on second reading.

Council District: 3

Proposal: Request to annex the property, assign land use classification of Urban Core Mixed Residential - Type 3 (UCMR-3) and assign zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned M-1 by Richland County.

Applicant: Chase Family Properties, LLC

Staff Recommendation: Approval

PC Recommendation: 10/30/2023; Approval (7-0)

First reading approval was given on November 21, 2023.

13. Ordinance No.: 2023-099 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 4, Animals, Article II, Livestock to add Sec. 4-37, Temporary Use of Goats for Prescribed Grazing and Chapter 8, Environmental Health and Sanitation, Article I, In General, Sec. 8-1, Hazardous fences – *Approved on second reading.*

Endorsed by the Health, Social, and Environmental Affairs Committee on August 22, 2023.

First reading approval was given on November 21, 2023.



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 5, 2023**

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14. Ordinance No.: 2023-115 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (LDE, LLC and Shop Grove 1, LLC, Richland County TMS #R16200-04-18 and R13500-03-05) – *Approved on second reading.*

Endorsed by the Economic Development and Infrastructure Committee on October 17, 2023.

First reading approval was given on November 21, 2023.

15. Ordinance No.: 2023-125 - Granting an encroachment to Midtown Fellowship for the use of the right of way area of the 1800 block of Blanding Street for the installation and maintenance of landscaping, irrigation and a new concrete sidewalk adjacent to 1800 and 1804 Blanding Street, Richland County TMS# 11403-09-01 – *Approved on second reading.*

First reading approval was given on November 21, 2023.

16. Ordinance No.: 2023-129 - Authorizing the City Of Columbia, South Carolina, to Execute and Deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$9,000,000 between the City and the Lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto – *Approved on second reading.*

First reading approval was given on November 21, 2023.

17. Ordinance No.: 2023-130 - Authorizing the City Manager to execute an Assignment and Assumption of Lease and Lessor's Consent between the City of Columbia, Senator Isadore Lourie Center, Inc. and Senior Resources, Inc. for a portion of real property located within Maxcy Gregg Park – *Approved on second reading.*

First reading approval was given on November 21, 2023.

ZONING / PLANNING MATTERS - SECOND READING

18. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 9.28 acres E/S Parklane Road, 8444 Parklane Road, and 1.02 acre E/S Old LeGrand Road; TMS# 17104-02-02, 17104-02-03, 17104-02-04 – *Approved on second reading.*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, DECEMBER 5, 2023

Ordinance No.: 2023-120 - Annexing 9.28 acres E/S Parklane Road, 8444 Parklane Road and 1.02 acre E/S Old Legrand Road, Richland County TMS #17104-02-02, TMS #17104-02-03 and TMS #17104-02-04 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on second reading.

Council District: 1

Proposal: Request to annex the property, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of Residential Mixed District (RM-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density), portions within a Priority Investment Area, and zoned GC by Richland County.

Applicant: First Piedmont SC, LLC / Haven Communities

Staff Recommendation: Denial

PC Recommendation: 10/12/2023; Approval (SC Code §6-29-760 - see staff recommendation)

First reading approval was given on November 21, 2023.

Upon a motion made by Ms. Herbert and seconded by Mr. Brown, Council voted [5 to 1] to give second reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 9.28 acres E/S Parklane Road, 8444 Parklane Road, and 1.02 acre E/S Old LeGrand Road; TMS# 17104-02-02, 17104-02-03, 17104-02-04. Mr. Brown, Ms. Herbert, Dr. Bussells, Mr. Brennan, and Mayor Rickenmann voted aye. Mr. Duvall voted nay.

ORDINANCES - FIRST READING

19. Ordinance No.: 2023-131 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park Southern Realty Development Corp., 1101 Wayne, LLC, Cola CH Holdings, LLC and VBH Holdings, LLC, Richland County TMS #08916-11-02 and TMS #08916-11-05A (previously referred to as Project Vista Depot) – *Approved on first reading.*

Endorsed by the Economic Development and Infrastructure Committee on October 17, 2023.

Upon a motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2023-131 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park Southern Realty Development Corp., 1101 Wayne, LLC, Cola CH Holdings, LLC and VBH Holdings, LLC, Richland County TMS #08916-11-02 and TMS #08916-11-05A (previously referred to as Project Vista Depot).



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 5, 2023**

RESOLUTIONS

20. Resolution No.: R-2023-093 - Authorizing the City Manager to execute a Memorandum of Understanding between Columbia-Richland 911 Communications and Lexington County 911 Communications - *Approved*

Upon a motion made by Dr. Bussells and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2023-093 - Authorizing the City Manager to execute a Memorandum of Understanding between Columbia-Richland 911 Communications and Lexington County 911 Communications.

21. Resolution No.: R-2023-092 - Approving the issuance by the Housing Authority of the City of Columbia, South Carolina, of its Multifamily Housing Revenue Notes or Bonds (Brookfield Pointe) in the Maximum Principal Amount of \$12,500,000, in one or more series, pursuant to Section 147(F) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith; and providing an effective date - *Approved*

Upon a motion made by Mr. Duvall and seconded by Ms. Herbert, Council voted unanimously to approve Resolution No.: R-2023-092 - Approving the issuance by the Housing Authority of the City of Columbia, South Carolina, of its Multifamily Housing Revenue Notes or Bonds (Brookfield Pointe) in the Maximum Principal Amount of \$12,500,000, in one or more series, pursuant to Section 147(F) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith; and providing an effective date.

APPOINTMENTS

22. Citizens Advisory Committee for Community Development - *Deferred*
23. Columbia Housing Authority - *Deferred*
24. Planning Commission - *Deferred*
25. River Alliance Board - *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to approve the appointment of The Honorable Peter M. Brown to the River Alliance Board.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, DECEMBER 5, 2023

OTHER MATTERS

26. Council is asked to approve a Certificate of Convenience and Necessity, as requested by the Business License Division. Award to Ms. Deandra L. Wolley doing business as Dee's Classy Rider, LLC located at 125 Diamondhead Drive, Orangeburg, SC 29118. - *Denied*

Upon a motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted unanimously to deny a Certificate of Convenience and Necessity, as requested by the Business License Division. Award to Ms. Deandra L. Wolley doing business as Dee's Classy Rider, LLC located at 125 Diamondhead Drive, Orangeburg, SC 29118.

CITY COUNCIL COMMITTEE REPORTS, REFERRALS, AND NEW BUSINESS

Mayor Rickenmann asked the chair of the Health Social and Environmental Affairs Committee to send a letter to Richland County seeking their perspective on a collaborative spay/neuter program.

Dr. Bussells said we have been discussing a spay/neuter ordinance including examining some sample language from other municipalities, but decided to put that conversation on hold until we had a better idea about what the county was doing. We've been getting updates from Animal Services about a revamped licensing program in partnership with veterinarians across the city to fix some of the issues within the program and support funding for free spay/neuter efforts.

Councilor Brown reported on today's Economic Development and Infrastructure Committee meeting. He said we are trying to have representatives from the Midlands speak to our committee. Today, we had a presentation from Mr. Mike Gula, Executive Director of the Columbia Airport. I think it's important on a city level that we support the Columbia Airport. The airport is in a real position of growth and evolution. We also discussed the economic development local partners and new projects. Columbia is on the verge of a growth spurt.

PUBLIC INPUT

Mr. Lee Carroll of Save Our Kids asked if the City has a youth committee or if one can be established.

Mayor Rickenmann said I would be glad to have a conversation about how we can reconstitute that. We would like to talk with the youth about how to protect our riverfront and parks.



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 5, 2023**

Mr. Wade Fulmer expressed concerns about a nuisance complaint related to excessive barking.

Mayor Rickenmann asked the Health Social and Environmental Affairs Committee to review Mr. Fulmer's concerns and related ordinances.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Ms. Herbert, Council voted unanimously to enter into Executive Session at 4:36 p.m. for the discussion of **Items 27** through **30** as amended.

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

*Soda City
USC/Columbia Technology Incubator
Jobs for America's Graduates (JAG)*

28. Discussion of employment of an employee pursuant to S.C. Code §30-4-70(a)(1)

City Manager and City Attorney

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

Safety Program

30. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)

Project Studio

ADJOURNMENT

The meeting was adjourned at 5:55 p.m.



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 5, 2023**

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk