



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 16, 2018

The Columbia City Council met for a Work Session on Tuesday, January 16, 2018 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:09 p.m. and the following members of Council were present: the Honorable Sam Davis, the Honorable Howard E. Duvall, Jr., and the Honorable Daniel J. Rickenmann. The Honorable Edward H. McDowell, Jr. arrived at 2:18 p.m. and the Honorable Tameika Isaac Devine arrived at 3:40 p.m. The Honorable Moe Baddourah was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, 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.*

INVOCATION

The Honorable Howard E. Duvall, Jr. offered the Invocation.

FINANCIAL REPORT

1. Ms. Jan Alonso, Finance Director will be present to answer questions regarding the October 2017 Financial Report.

Councilor Duvall said we have about \$3 million collected in storm water fees. He requested an update on getting a consultant and designing the projects.

Ms. Teresa Wilson, City Manager explained that the budget calendar includes the discussion of storm water.

Mr. Clint Shealy, P.E., Assistant City Manager for Columbia Water explained that we are in contract negotiations with the selected stormwater program management firm. We will be receiving proposals for professional services for the design of stormwater improvements in February.

CITY COUNCIL DISCUSSION

2. Update from the Building Industry Association of Central South Carolina - Mr. Earl McLeod, Executive Director of the Building Industry Association of Central South Carolina



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Mr. Earl McLeod, Executive Director of the Building Industry Association of Central South Carolina introduced Nick Leventis as a local developer and the owner of property in the Lower Richland area that comes under discussion of the extension of an agreement with the County to provide sewer. He introduced David Brandes who chaired the Chamber of Commerce's Business Friendly Taskforce. He would like to speak about the motion that's under consideration by County Council that limits what the City can do with your utilities in the unincorporated areas of the County. Both issues concern us greatly. Unless the City takes the lead and works toward resolving these issues, we are going to stop developing in those areas. The motion by [County Councilman] Bill Malinowski would require that all municipal utility service providers request consent from Richland County prior to extending or accepting water infrastructure within the unincorporated boundaries of Richland County. The developer will be sitting between the two bodies without any recourse and at no fault of its own.

Mr. David Brandes recalled that the Business Friendly Taskforce was made up of members from the City of Columbia, Richland County, and the Chamber of Commerce. It was funded by the Navigating From Good to Great Foundation to look at the business practices of both the City and the County. We've been implementing the recommendations, but we've lost momentum. There were recommendations about creating ordinances with unintended consequences. We are concerned with how this approval process is going to play out. Is this being done to control annexation through another guise? Is this legal given that the County doesn't offer water services at this time? The biggest problem is the unknown.

Councilor Rickenmann said pressure needs to be put on the County. They don't have the ability to provide the service. They have this notion that everything is about annexation and they try to add this clause to every contract we have.

Mr. David Brandes said the State law they are looking at deals specifically with the 208 Plan, which is a sewer plan; water is not defined. There are few places in South Carolina where the County provides water.

Ms. Teresa Wilson, City Manager explained that from a staff perspective we are moving forward like we always have, unless I'm directed otherwise by this Council. We've been very clear and forthcoming. Our CIP is public knowledge and we've taken additional steps to provide that type of information to Richland County. If they are planning to get in the business, I assume we would all know that and we would act accordingly. We think the law is on our side and you have our commitment that we are moving forward accordingly.



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Mayor Benjamin said we all want to see continuous, sound and strong development in all parts of Columbia and we all play a role in making that happen. I agree with Daniel, you should continue to apply constant pressure to the County. Let's renew our conversations. Let's make sure they are aware of this visit and the importance of us to continuing to move forward.

Mr. Earl McLeod, Executive Director of the Building Industry Association of Central South Carolina said the City and the County signed an agreement in October 2010 regarding the sewer services in Lower Richland. It allowed the County to begin the construction of a sewer system to service certain properties in Lower Richland. They never began construction and that agreement expired in October 2017. The County has requested an extension of that agreement. Nick Leventis has waited patiently to get sewer to his property.

Mr. Nick Leventis, local developer and property owner said I optioned 140 acres in Lower Richland in 2003. I did the research and found that I had sewer and water onsite. It took over three years for me to get the zoning. In the meantime, I designed the neighborhood and I was going to do the first low impact development in Richland County. In 2007, they decided that no more sewer taps would be sold in that area until they developed a regional sewer system. In January 2017, I asked if the City could do this for us, but was told that the City granted the County an extension. I am anxious to get this project done and I would ask the City to put the sewer out there. If you get the utilities out there, the development community will grow.

Mr. Clint Shealy, P.E., Assistant City Manager for Columbia Water explained that we've been working in good-faith with the County as they've encountered delays with their project. We developed a position paper for the joint meeting that stated that if we were to consider an extension, the City would be a wholesale treater of the sewer and the retail and collection portion would be turned over to the County. We developed a draft framework and we've been negotiating rates and satellite sewer agreements. We are still in that good-faith negotiation phase, pending other directions. The agreement did lapse in October. We can continue down the path of trying to work out an agreement and settlement. The County needs to petition the Central Midlands Council of Governments to allow that particular area to fall within the City's designated 208 Plan.

Mayor Benjamin said the County is very much engaged in the renaissance effort and this naturally fits in with the desires they have for the lower part of the County. There will always be issues of regional concern that we will have to address together. There will be issues that are of specific concern and importance to the City of Columbia. Those issues are our priority. On many of those issues, we can always dialog to see when and where we can have common ground to move forward together. Unless there is some incredibly compelling information that has



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changed, I'm not sure that we have any options before us except to say that we are going to keep growing in terms of our water and wastewater infrastructure. We will keep growing in terms of our natural footprint of what ought to be in the City. We can avoid duplicative services. We have to take the case straight to the citizens. Unless something changes, it's not prudent for us to renew. This will prompt more meetings that the City Manager and I can take with the Chair and the Administrator and others. This will lend itself to some very interesting conversations and we must be prepared to have them.

3. Zoning/Land Development Ordinance Rewrite Update - Ms. Krista Hampton, Director of Planning and Development Services and Mr. Craig Richardson, Esq. Director, Clarion Associates

Ms. Krista Hampton, Director of Planning and Development Services offered to review the ordinance rewrite with individual Council members over the next few months. A series of public meetings are being held during the afternoon and evening at various locations in the City. We will be answering questions and providing feedback to citizens. She offered to schedule additional meetings.

Mr. Craig Richardson, Esq., Director for Clarion Associates said this ordinance rewrite began over two years ago with a project kickoff meeting. We conducted an evaluation of your current regulations and we have been drafting the document for the last year. We will conduct the public meetings and follow-up meetings. Then we will revise the public review draft and produce a public hearing draft. He provided an overview of the articles in the ordinance: general provisions, administration, zoning districts, and use regulations.

Mr. Tim Richards, AICP, Senior Associate for Clarion Associates provided an overview of the remaining articles in the ordinance: development standards, land development (subdivision) standards, nonconformities, enforcement, definitions, and rules of management appendices. The next steps are to receive feedback from City Council by March 1, 2018, create a public draft by the summer, and schedule a public hearing during the fall.

Councilor Rickenmann said it is important to define the historic properties. All of the historic properties need to be in a recorded deed so that people are required to disclose that information.



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EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to enter into Executive Session at 3:30 p.m. for the discussion of **Items 4** through **6** as outlined.

4. Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2)
 - *Billboard*
 - *Park Repairs*
 - *Fire Services Agreement*
5. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to §30-4-70(a)(5)
 - *1649 Main Culinary Training Program*
6. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)
 - *Brinkman et al. v. City of Columbia, et al.*

Upon a motion made by Mr. Rickenmann and seconded by Mr. Davis, Council voted unanimously to adjourn the Executive Session at 4:35 p.m.

CITY COUNCIL DISCUSSION

7. Health Care and Well Being Strategy for 2018 - Ms. Pamela Benjamin, CPM, Human Resources Director

Ms. Pamela Benjamin, CPM, Human Resources Director said this is the start of many discussions about healthcare in preparation of the budget and to provide good healthcare to employees in the most effective and efficient way.



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Mr. Pierre Kellum, Regional Director for Sales and Account Management / Blue Cross Blue Shield of South Carolina presented the well-being strategy that's being implemented for 2018. The strategy includes Rally® engagement to raise awareness; clinical programs to address specific conditions; Blue Care OnDemandSM, which is an after-hours tele-health solution that will complement the clinic; a communication strategy for the entire year; and a wellness consultant at no cost to the City.

Mr. Rich Sciacca, Well-Being Manager for Blue Cross Blue Shield of South Carolina explained that Rally is a one-stop shop that can be customized by the user. It offers missions, challenges, and rewards and incentives. The Rally survey guides the member towards next steps. Incentives are offered for completing the survey, annual physicals, biometric screenings, four coaching calls, and dental cleanings. The engagement rates will be tracked and a communications strategy is in place to help reach the targets. There will be virtual fitness challenges and private sweepstakes at no cost to the City.

Ms. Michelle Thompson, Vice President for Population Health Management for Blue Cross Blue Shield of South Carolina said the clinical programs being offered in 2018 are tailored to the City's population. Your oncology, orthopedic, and diabetes cases are the top conditions that are driving your costs. The programs will provide outcomes and lower overall costs for your members. The programs will provide healthier lives for members, more productive employees, and lower costs for employers. She outlined the suite of care programs ranging from concierge case management to a new specialty pharmacy management program. A risk stratifying tool will help identify the members who are driving costs and may need to be in case management or chronic condition management. We want to increase primary care utilization and decrease emergency room usage. She introduced Tina Dublin as the new care manager who will be onsite at the City of Columbia Employee Health Center. She described the Onduo pilot program for members who have been diagnosed with type 2 diabetes. There are a lot of diagnoses that are treated in the emergency room that can be treated through Blue Care OnDemandSM.

Mr. Rich Sciacca, Well-Being Manager for Blue Cross Blue Shield of South Carolina introduced Blue Care OnDemandSM as an online or app solution for after-hours support. It offers another after-hours resource for members. We have many modalities for communication. In 2018, we will focus on Blue Care OnDemandSM, My Health Toolkit, the City's Employee Health Center, member messaging, and Rally®. We assigned a wellness consultant to administer the City's wellness and communication strategy; conduct monthly reporting; provide customer service; and coordinate the mobile unit with City events. The City had \$50,000 in wellness funds and now has a remaining balance of \$27,400.



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Councilor Devine asked if the \$50,000 was being used by Blue Cross to support what's being done for the City or if it goes to the City's Human Resources Director for our internal wellness initiatives.

Mr. Rich Sciacca, Well-Being Manager for Blue Cross Blue Shield of South Carolina said it is to help fund a lot of the programs we have going on, but there are opportunities for other events throughout the year.

Councilor McDowell said he wants to make sure the City receives the full package.

Councilor Davis asked if there will be milestones and progress reports on the effectiveness of the program and employee progress.

Mr. Pierre Kellum, Regional Director for Sales and Account Management / Blue Cross Blue Shield of South Carolina said this program was tailored to the City and we will continue to meet quarterly with City staff. My team will be responsible for incorporating all of the new programs into the reporting. This will include staff from the clinic. We can report in this forum as well. These programs are being offered at no cost for the City in 2018 and the wellness resource is in addition to everything else. This allows us to focus on how we are performing. He reiterated that 3% of the population is driving the City's costs and these programs will focus on that. We are making an investment in the City and we expect it to pay dividends.

Ms. Pamela Benjamin, CPM, Human Resources Director said we are trying to rebrand the Employee Health Center; it is not a clinic. We have a new physician there and we met to talk about ways to engage staff at the Health Center. The Health Center staff is visiting with the departments, as well.

Council adjourned the Work Session at 5:38 p.m.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 16, 2018

COUNCIL MEETING - 6:00 P.M.

The Columbia City Council conducted a meeting on Tuesday, January 16, 2018 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:13 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 Edward H. McDowell, Jr., and the Honorable Daniel J. Rickenmann. The Honorable Moe Baddourah was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, 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

Little Miss Trinity Heath led the audience in the Pledge of Allegiance.

INVOCATION

The Honorable Edward H. McDowell, Jr. offered the Invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. McDowell and seconded by Ms. Devine, Council voted unanimously to approve the adoption of the agenda, subject to deferring **Item 16** (*Presentation of a Key to the City of Columbia*).

PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

8. Council is asked to approve the November 21, 2017 and December 5, 2017 Meeting Minutes. - *Approved*

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to approve the November 21, 2017 and December 5, 2017 Meeting Minutes.



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CONSENT AGENDA

Upon a single motion made by Ms. Devine and seconded by Mr. Duvall, Council voted unanimously to approve the **Consent Agenda Items 9 through 15**.

9. Council is asked to approve the Purchase of three (3) Ford F250 XL Regular Cab Vehicles for Columbia Water, as requested by the Fleet Services Division. Award to Vic Bailey Ford using the SC State Contract in the amount of \$107,880.00. This vendor is located in Columbia, SC. *Funding Source: Utilities, Water Distribution & Maintenance - Auto, Trucks, Heavy Equipment Capital: 5516203-658500. The original budgeted amount is \$107,880.00. - Approved*
10. Council is asked to approve the Purchase of a Heavy Duty Backhoe for Columbia Water, as requested by the Fleet Services Division. Award to Blanchard Machinery using the SC State Contract in the amount of \$108,805.00. This vendor is located in West Columbia, SC. *Funding Source: Utilities, Water Distribution & Maintenance - Auto, Trucks, Heavy Equipment Capital: 5516203-658500. The original budgeted amount is \$108,805.00. - Approved*
11. Council is asked to ratify Projects WM4113, WM4136, and WM4137; an Agreement for Construction Administration Services for three 2-Million Gallon Elevated Water Storage Tanks, as requested by Columbia Water. Award to Kimley-Horn and Associates, Inc. in the amount of \$216,300.00. This firm is located in Columbia, SC. *Funding Source: 5529999-658650 - A total of 48% (\$103,300.00) of the work will be subcontracted to the following firms: Chao & Associates, Inc., a MBE firm in Columbia, SC will provide construction inspection services at 15% (\$32,000.00) of the contract value; Quinn Consulting Services, a MBE firm in Chantilly, VA will provide coating inspection services at 31% (\$66,300.00) of the contract value; and Apogee Consulting Group, from Cary, NC will provide electrical RFI and construction administration services at 2.3% (\$5,000.00) of the contract value. - Approved*



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12. Council is asked to approve Change Order #3 for Project SS7279; Smith Branch Basin 02 Sewer Rehabilitation, as requested by Columbia Water. Award to Layne Inliner, LLC in the amount of \$362,292.80. This firm is located in Tucker, GA. *Funding Source: 5529999-SS727901-658650 Smith Branch Basin 02 Sewer Rehabilitation - Capital Project Costs. The original budgeted amount for this change order is \$362,292.80. This is a Mentor Protégé Program Project. North American Pipeline Management, a Minority Business Enterprise of Columbia, SC is the Protégé and will receive 73% (\$264,618.66) of the change order value. - Approved*
13. Council is asked to approve Contract Amendment #4 in the amount of \$106,000.00 for a Water and Sewer Rate Study Update and Contract Amendment #5 in the amount of \$54,980.00 for an Impact Fee Analysis, as requested by Columbia Water. Award to Black & Veatch Management Consulting, LLC. This firm is located in Kansas City, MO. *Funding Source: 5511706-WM4358-638305 and 5511706-SS7349-638305. The original budgeted amount is \$160,980.00 (\$150,000.00 Update, and \$54,980.00 Impact Fee Analysis). - Approved*
14. Ordinance No.: 2017-115 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 21, Stormwater Management and Sedimentation Control, Article III, Flood Damage Prevention, Division 1, Generally, Sec. 21-127 Basis for establishing areas of special flood hazard - *First reading approval was given on January 9, 2018. – Approved on second reading.*
15. Ordinance No.: 2018-002 - Amending Ordinance 2016-036 to Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2017 - *First reading approval was given on January 9, 2018. – Approved on second reading.*

PRESENTATIONS

16. Presentation of a Key to the City of Columbia to Mrs. Jennifer Pinckney - The Honorable Mayor Stephen K. Benjamin - *Deferred*

Ms. Teresa Wilson, City Manager recognized the upcoming retirement of Ms. Libby Gober, Executive Assistant to City Council after 19 years of service. We want to celebrate Libby on her last Council meeting with us and it's her birthday. We are certainly going to miss her.

Ms. Libby Gober, Executive Assistant to City Council said it has been her pleasure to serve City Council for all of these years and I want you to keep in touch as I go forward.



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Mayor Benjamin said you've been at the center of the decisions that have helped build the arts and culture infrastructure of this city. We will miss you.

Mr. Jack Gober said I know you guys care a lot about her, but I care a lot more about her.

17. Recognition of the 2017 Employee of the Year - Mr. William "Skip" Holbrook, Police Chief

Ms. Teresa Wilson, City Manager said Felicia is Janie on the spot when it comes to seeing a process through that was very intense for this department. I am pleased to see her being recognized.

Mr. William "Skip" Holbrook, Police Chief introduced Ms. Felicia Prince-Heath, Accreditation Manager for the Police Department as the 2017 Employee of the Year. It is hard to state how impactful Felicia's work has been. It was a three year accreditation process and she was a subject matter expert. We are accredited today because of the work she has done. She also assisted the 911 Center with maintaining accreditation and she has assisted Parks and Recreation with their endeavors to become accredited. She is a shared asset that is valued tremendously. This is the most important thing that has happened during my tenure.

Mayor Benjamin presented Felicia Prince-Heath with a plaque and City Manager Teresa Wilson presented her with a token of appreciation for being selected as the City of Columbia 2017 Employee of the Year.

18. Special Recognition - Mr. William "Skip" Holbrook, Columbia Police Chief

Ms. Teresa Wilson, City Manager said this recognition is another example of Chief Holbrook's attention to professional development. I am very proud of Deputy Chief Kelly as well.

Mr. William "Skip" Holbrook, Police Chief announced that Deputy Police Chief Melron Kelly graduated from the FBI National Academy in Quantico, Virginia on December 15, 2017. He is a member of the 270th session of the academy. He earned 17 graduate credits and participated in fitness challenges. Organizational success and maintaining a culture of excellence is achieved through developing leaders. Deputy Chief Kelly is an example of that. He recognized Major Dana Oree and Captain Chris White for previously completing this academy. In recognition of this major accomplishment, the Police Department presented Deputy Chief Kelly with the distinguished service award.



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Councilor Devine said Melron started off with the Columbia Police Department as an Explorer and he has worked his way up. It is a testament to his commitment to the City and higher personal and professional development. She told Chief Holbrook that we can remember when people didn't feel like they could move up in the ranks and your commitment to investing in the officers shows not only is this a department, but it's a family.

Councilor Davis said I really support CPD and our department is the best in the southeast because of the investment you all put into one another. Your record to this point and the stint in Washington is indicative of what it takes to have an A-1 organization; national accreditation is another. The investment we make is justified and it's worth it.

Deputy Chief Melron Kelly said you can't lead people unless you love people and that's the way we lead. The Columbia Police Department is a spoke on the wheel of the City team that keeps the City rolling. We couldn't do it without every department. We will continue to lead our officers and citizens with love and compassion. We will keep moving forward. I am glad to be a member of this team and family.

Councilor Duvall said I hope you don't leave us; we want to use your talent here.

19. Human Trafficking Awareness Month Proclamation - The Honorable Stephen K. Benjamin

Mayor Benjamin and the members of City Council proclaimed January 2018 as Human Trafficking Awareness Month in the City of Columbia.

Ms. Kaneshia Greene, Human Trafficking and Immigration Initiative Program Coordinator for the State of South Carolina Commission for Minority Affairs and Ms. Alexis W. Scurry, LMSW, CPS, Richland County Anti-Human Trafficking Project Coordinator thanked the members of Council for the proclamation, for helping to raise awareness to human trafficking, and to assist with eradicating human trafficking in the City of Columbia and Richland County.

The Honorable Jim Manning, Chair of the Richland County Anti-Human Trafficking Task Force recognized the Court Appointed Special Advocates who serve as volunteer guardian ad litem. Once every six weeks over the past two years, an arrest is made involving a Richland County school student being trafficked in our community. He also recognized Bikers against Child Abuse. He noted that Richland School District Two Board Chairman Craig Plank and Richland School District One Board Commissioner Darrell Black have attended several of the task force meetings.



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Mayor Benjamin asked the City Manager to include the signs of human trafficking in the City's water bill inserts. He asked the City Manager to reach out to billboard owners in the community starting with Grace and Lamar to see if they will dedicate space to bringing attention to this matter.

Mr. Reilly Arford, Ridge View High School Scholars Academy Magnet for Business and Law Junior appeared with Miss M'Chaelah Brown and Miss Rhiannon Thompson, who are also Ridge View High School Scholars Academy Magnet for Business and Law Juniors. He said we have been pursuing advocacy work against sex trafficking for two years. We have been wrecked by the current devastation that the State of South Carolina is in. We are passionate about this and one of our goals is to stop the criminalization of the victims. You will see victims being criminalized like prostitutes. We want to help victims get prostitution expunged from their records. Another goal is to educate ourselves by adding the signs and dangers of sex trafficking to school curriculum. Thank you for pushing this issue forward. You can follow this initiative on Twitter @stopsxslavery.

20. National Mentoring Month Proclamation - The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin announced that the new Mayor's Mentoring Summit will be held in partnership with Richland School Districts One and Two in April. With a mentor, at-risk youth are 52% more likely than their peers to not skip a day of school; are 55% more likely to enroll in college; and 46% less likely to start using drugs. The vast majority of kids in our community grow up without a mentor in their lives.

The Honorable Craig Plank, Richland School District Two Board Chairman said we take mentoring seriously with our students, teachers, administrators, and the community. We have a bow tie program for our boys and a pearls program for our girls along with faith based organizations and other organizations that are interested in making a difference in our students' lives. We mentor our first year teachers into their second year. Parents of special needs children mentor parents who are in the program for the first time. He thanked Councilman Manning for his work on anti-trafficking.

Mayor Benjamin and the members of City Council proclaimed January 2018 as National Mentoring Month in the City of Columbia.



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PUBLIC HEARING

21. Improvement Plan for the Vista Improvement District - Ms. Meredith Atkinson, Executive Director of the Vista Guild

Ms. Meredith Atkinson, Executive Director of the Congaree Vista Guild said this is public hearing number two to give property owners and stakeholders an opportunity to speak. We all want to continue to make the Vista the thriving, hustling, and bustling entertainment and cultural district that it is. We are here to make sure we can continue our vital clean and safe program.

Mayor Benjamin said we had the opportunity to have a productive dialog amongst ourselves and as a result we don't have anyone signed up to speak. We want to make sure we have a safe and clean environment in the Vista. There is not readiness to approve a business improvement district. It has to be a collaborative approach that has everyone at the table making it happen. I support working together to find the funding to make sure we continue to see the Vista grow and prosper. The best days are ahead of us. I commit on behalf of myself and my colleagues that we will work to meet the modified funding request.

Councilor McDowell said our meeting was very productive. This gives us an opportunity for further dialog. There is work to do and conversations to be had.

Councilor Duvall said he was unable to attend the meeting last Wednesday. He asked Council not to stop the process of the BID, because the law gives 120 days between the public hearing and first reading of an ordinance. I'd like to keep pressure on the Council to find another \$115,000 for the Vista if the will of Council and the property owners is not to have a BID. I'd like to have the public hearing tonight.

Mayor Benjamin said there is a collective commitment to get this done. It is up to us to get it done without the specter of this de facto tax increase hanging over their heads. We know that BIDs work when they are borne and birthed with the active support of property owners; we are not there. We need to resolve to deal with this issue during this budget season.

Councilor Devine said my commitment is there to allocate the funding. I've always been supportive of the Yellow Shirts. I want to reiterate that BIDs work well when everyone can come around what it's for, what it can do, and how it will operate. We have all seen how great the City Center Partnership has worked. The City Center Partnership is planning for the future. It will address some of the other things you all have tried to do in the past. I encourage you to continue talking and determine whether or not you want to consider a BID in the future.



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Mayor Benjamin stated for the record that we have a pending request from the City Center Partnership that we need to address as well. He said the next time this [the Vista Improvement District] appears on the agenda it should be for the appropriation of funds.

ZONING / PLANNING PUBLIC HEARING - FIRST READING

Council opened the Zoning/Planning Public Hearing at 7:13 p.m.

22. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 405 Greenlawn Drive; TMS# 16308-07-02 - *Approved on first reading.*

Ordinance No.: 2017-116 - Annexing and Incorporating 405 Greenlawn Drive, Richland County TMS# 16308-07-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 - *Approved on first reading.*

Council District: 3

Proposal: Request to annex, assign land use classification of Industrial (IND), and assign zoning of Light Industrial (M-1). The property is currently classified as Economic Development Corridor and zoned General Commercial (GC) by Richland County.

Applicant: John L. and Leola J. Jackson/The Humane Society for the Prevention of Cruelty to Animals

Staff Recommendation: Approval

PC Recommendation: 12/04/2017; Approval (8-0)

No one appeared in support of or in opposition to this matter.



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Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the *Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment* for 405 Greenlawn Drive; TMS# 16308-07-02 **and** Ordinance No.: 2017-116 - Annexing and Incorporating 405 Greenlawn Drive, Richland County TMS# 16308-07-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. Mayor Benjamin was not present for the vote.

23. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - NX 1080 Shop Road; TMS# 11211-07-09 - *Approved on first reading.*

Ordinance No.: 2017-117 - Annexing and Incorporating NX 1080 Shop Road, Richland County TM5#11211-07-09, into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 - *Approved on first reading.*

Council District: 3

Proposal: Request to annex, assign land use classification of Employment Campus (EC), and assign zoning of Light Industrial (M-1). The property is currently classified as Mixed Residential-High Density and zoned Employment Campus (EC) by Richland County.

Applicant: George McCutchen

Staff Recommendation: Approval

PC Recommendation: 12/04/2017; Approval (8-0)

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the *Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment* for NX 1080 Shop Road; TMS# 11211-07-09 **and** Ordinance No.: 2017-117 - Annexing and Incorporating NX 1080 Shop Road, Richland County TM5#11211-07-09, into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015.



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24. COMPREHENSIVE PLAN MAP AMENDMENT CONFIRMATION - 1627 Auburn Street, TMS# 11613-12-33 - *Approved on first reading.*

Ordinance No.: 2017-114 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1627 Auburn Street; Richland County TMS# 11613-12-33; annexed by Ordinance No.: 2017-103 enacted December 5, 2017 - *Approved on first reading.*

Council District: 2

Proposal: Request to assign land use classification of Urban Core Community Activity Center (UCAC-2). The property currently has interim land use classification of Urban Core Community Activity Center (UCAC-2).

Applicant: Life Made Whole International Ministries

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

PC Recommendation: 11/06/17: Annex, Assign Interim Land Use & Interim Zoning; Approve (7-0); Annexation, 1st Reading: 11/21/17: Annex, Assign Interim Land Use and Interim Zoning; Approve (5-0); Annexation, 2nd Reading 12/05/17: Annex, Assign Interim Land Use and Interim Zoning; Approve

25. ZONING MAP AMENDMENT CONFIRMATION - 1627 Auburn Street, TMS# 11613-12-33 - *Approved on first reading.*

Council District: 2

Proposal: Request to assign zoning of General Commercial (C-3). The property currently has interim zoning of General Commercial (C-3).

Applicant: Life Made Whole International Ministries

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



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PC Recommendation: 11/06/17: Annex, Assign Interim Land Use & Interim Zoning; Approve (7-0); Annexation, 1st Reading: 11/21/17: Annex, Assign Interim Land Use and Interim Zoning; Approve (5-0); Annexation, 2nd Reading; 12/05/17: Annex, Assign Interim Land Use and Interim Zoning; Approve (4-0)

*No one appeared in support of or in opposition to **Items 24 and 25.***

Upon a single motion made by Mr. Duvall and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to **1)** the *Comprehensive Plan Map Amendment Confirmation* for 1627 Auburn Street, TMS# 11613-12-33, **2)** Ordinance No.: 2017-114 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1627 Auburn Street; Richland County TMS# 11613-12-33; annexed by Ordinance No.: 2017-103 enacted December 5, 2017, and **3)** the *Zoning Map Amendment Confirmation* for 1627 Auburn Street, TMS# 11613-12-33.

26. ZONING MAP AMENDMENT - 2300 Elmwood Avenue, TMS# 11505-05-01 - *Approved on first reading.*

Council District: 2

Proposal: Request to rezone the parcel from General Residential District (RG-1) and General Residential District (RG-2) to Neighborhood Commercial District (C-2).

Applicant: Second Nazareth Baptist Church, Rev. Johnny Ray Noble

Staff Recommendation: Approval

PC Recommendation: 12/04/2017; Approval (8-0)

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the *Zoning Map Amendment* for 2300 Elmwood Avenue, TMS# 11505-05-01.

Councilor McDowell told Pastor Noble and the Second Nazareth Baptist Church Family that the project looks good. It's going to enhance our community, it's going to enhance our city, and it's going to provide affordable housing. Thanks for your vision.



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27. ZONING MAP AMENDMENT - 3329 River Drive, TMS# 09107-11-08 - *Approved on first reading by a vote of five to one.*

Council District: 1

Proposal: Request to rezone the parcel from Single Family Residential District, -Design and Preservation Area (Earlewood Protection Area A) (RG-2, -DP) to Office and Institutional District, -Design and Preservation Area (Earlewood Protection Area A) (C-1, -DP)

Applicant: Jimmy and Jean B. Moody

Staff Recommendation: Denial

PC Recommendation: 11/6/2017; Denial (8-0)

Senator John Scott, appeared on behalf of the applicant. The Moody's have owned this property for over thirty three years. There is a hair shop on the corner. They also own an adjacent lot. They've been an asset to that community. They requested a zoning change and they were denied. We are asking Council to do the right thing by this family.

Ms. Krista Hampton, Planning and Development Services Director explained that the use is a special exception; it is a non-conforming use. The zoning on that side of the street is predominantly residential. It has been a longstanding policy to not encourage commercial encroachment into residential.

Councilor Rickenmann said it was already commercial and he named other commercial establishments along River Drive. This would be a great place to use administrative judgement to find a solution. I have a hard time denying it based on its past use and location.

Councilor Davis agreed with Mr. Rickenmann. We've done it all over the City.

Councilor Devine said the Moody's have attempted this before and I hoped they could work out something that the neighborhood could support. It appears as if there is a vacant lot, but it's all one parcel. Next to it is a vacant house and then the residential starts. She recalled when Council denied Representative Hart's request to rezone his parcel on the other side of the street. The Moody's have been great neighbors and I know that they want to sell to someone who will



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continue to be a good neighbor. Are there alternatives for a buffer? The neighborhood's larger concern is further commercial encroachment.

Ms. Krista Hampton, Planning and Development Services Director said buffers aren't required. The extent of buffers would be based on the redevelopment of the property as commercial. Depending on the intensity of the use, compliance with the landscape ordinance would be required. This would include partial buffers to adjacent residential property. We could work with them if they wanted to install a buffer.

Upon a motion made by Mr. Rickenmann and seconded by Mr. McDowell, Council voted five (5) to one (1) to give first reading approval to the *Zoning Map Amendment* for 3329 River Drive, TMS# 09107-11-08. Voting aye were Mr. Rickenmann, Mr. McDowell, Mr. Duvall, Mr. Davis, and Mayor Benjamin. Ms. Devine voted nay.

28. ZONING MAP AMENDMENT - 2717 Canterbury Road, TMS# 11415-04-07 - *Denied*

Council District: 3

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

Applicant: Paul and Jessica Goff

Staff Recommendation: Denial

PC Recommendation: 12/04/2017; Denial (8-0)

Mr. Paul Goff, Applicant said most of the other parcels are zoned RS-2 and this parcel was previously zoned RS-2 up until ten years ago. We want to get it back to where it was originally. He presented a plat showing that the parcel was originally divided into two lots as RS-2.

Ms. Emma Bryson appeared before Council in opposition to the request to rezone. My lot is adjacent to the back of Mr. Goff's lot. The neighborhood association opposes this. He owns the property, but he is a non-resident. We would ask that he not be allowed to enrich his own interests at the detriment of the neighborhood.



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Ms. Krista Hampton, Planning and Development Services Director explained that both RS-1 and RS-2 are single family residential: RS-1 requires a 15,000 sq. ft. lot and RS-2 requires an 8,500 sq. ft. lot. Front setbacks are 35 feet for RS-1 and 25 feet for RS-2.

Councilor Devine asked if he could subdivide the lot and build two single family houses if he got the zoning.

Ms. Krista Hampton, Planning and Development Services Director said it would be more of a potential with RS-2, but I can't say for sure without a plat.

Mayor Benjamin asked what other processes the owner would need to go through in order to subdivide the lot. To the naked eye, if you subdivide that lot it would be the same size as the other lots.

Ms. Krista Hampton, Planning and Development Services Director said it is a staff review if it meets the standards. She reiterated that it has been RS-1 for many years.

Ms. Barbara Rackes appeared before the Council in opposition to the request to rezone. The inner loop of this is historically RS-1; it's only RS-2 on the other side of the street. The neighborhood association respectfully requests that the inner loop remain consistent with the other properties that are adjacent to it rather than subdividing this single lot.

Mr. Paul Goff, Applicant said if it were divided it would fall in line with the other lots that surround it.

Upon a motion made by Mr. Duvall and seconded by Ms. Devine, Council voted unanimously to deny the *Zoning Map Amendment* for 2717 Canterbury Road, TMS# 11415-04-07.

29. ZONING MAP AMENDMENT and MAJOR PUD AMENDMENT - 1507 Huger Street, 1520 Williams Street (aka 1520 Science Alley) and 1511 Huger Street; TMS# 09009-14-13, 09009-14-21 and 09009-14-11 - *Approved on first reading by a vote of five to one.*

Council District: 2

Proposal: Request to rezone the parcel from Office and Institutional District (C-1), - Design/Development District (-DD) and Planned Unit Development-Commercial District (PUD-C), -Design/Development District (-DD) to General Commercial District (C-3), - Design/Development District (-DD)



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Applicant: Tommy Burriss, North Lake Properties, LLC

Staff Recommendation: Approval of the rezoning for TMS# 09009-14-13 and 09009-14-11 and Denial of the rezoning for TMS# 09009-14-21

PC Recommendation: 12/04/2017; Approval of the rezoning for TMS# 09009-14-13 and 09009-14-11 and Denial of the rezoning for TMS# 09009-14-21

Mr. Julian Wilson appeared on behalf of the McCuen and Rosen Families. He explained that this is a legacy parcel that is tied in with the Planned Unit Development for Canalside. The McCuen property is currently zoned C-1 and we are trying to rezone it to C-3. This has nothing to do with the Canalside PUD. The McCuen property and the horseshoe shaped property are being rezoned to C-3. The parking is tight. The Landsman tract and Science Alley are being put together to meet parking requirements for the two other parcels in the future for the purpose of better marketing and functional use of the real estate.

Ms. Krista Hampton, Planning and Development Services Director explained that the slender lot that fronts Williams Street was not recommended [for approval]. It is C-1, which will currently allow for parking. The idea of the parking being off-site in that location is not desirable from a pedestrian safety point of view. You would walk up Williams Street and then Hampton Street to access the development.

Councilor Devine inquired about the plans for the property.

Ms. Krista Hampton, Planning and Development Services Director said the plans are not germane to this, because they can change the plans. Our understanding is that it will be a hot beverage type place with a drive-thru.

Councilor Davis asked if a marker was being installed to commemorate the history of Science Alley. He asked if anyone knew anything about Science Alley.

Mayor Benjamin suggested that Mr. Davis have a conversation with Julian about installing a historic marker to recognize Science Alley.



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Upon a motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted five (5) to one (1) to approve the *Zoning Map Amendment and Major PUD Amendment* for 1507 Huger Street, 1520 Williams Street (aka 1520 Science Alley) and 1511 Huger Street; TMS# 09009-14-13, 09009-14-21 and 09009-14-11. Voting aye were Mr. Rickenmann, Mr. McDowell, Mr. Duvall, Ms. Devine, and Mayor Benjamin. Mr. Davis voted nay.

Council closed the Zoning/Planning Public Hearing at 7:42 p.m.

Ms. Krista Hampton, Planning and Development Services Director announced that Brian Cook, the City's Zoning Administrator is leaving the City of Columbia to become the City Administrator for Blythewood.

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

No matters were considered at this time.

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

Councilor McDowell presented the Administrative Policy Committee report dated November 6, 2017. The committee was asked to consider limiting the number of races that occur annually within neighborhoods and require organizers to notify neighborhoods of the scheduled races. The Chief agrees that the Columbia Police Department will continue to adhere to its current communication process for races. Chief Holbrook agreed to define the communication plan in writing and to decide where the signs will go while the race is taking place. The committee also reviewed the terms of appointments and term limits on City boards and commissions. There was consensus of the committee to require five votes of Council in order to re-appoint an individual to City boards and commission for more than two consecutive terms.

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to accept the November 6, 2017 Administrative Policy Committee report.

Councilor Davis presented the Economic and Community Development Committee report dated November 14, 2017. There was a meeting to review the sidewalk vending ordinance and to update it to modern classifications. The City Manager and staff provided input during the meeting. There was consensus to advise City Council that national chains cannot be prohibited from submitting a sidewalk vendor application; to not amend the current definition of a cart or allowed accessories that fit within a designated footprint; add language that sets a designated footprint for sidewalk vending carts and at no time can the designated footprint obstruct



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pedestrian traffic; staff will add sample photos of well-constructed sidewalk vending carts to the ordinance; amend the list of permitted merchandise to reflect all merchandise included in the City's ordinance along with salads and pizza. The ordinance will be amended as outlined.

Councilor Devine added that there was discussion about the current ordinance not being strict on vendors who put additional tables and coolers out that block the sidewalk.

There was a consensus of Council to receive legal advice during the next executive session in response to the November 14, 2017 Economic and Community Development Committee report.

APPEARANCE OF THE PUBLIC

Mr. John Holmes, Homeless Helping Homeless of Columbia appeared before the Council to express concerns about the City's definition for inclement weather. He also expressed concerns about the limited storage space at Transitions. He recalled when it rained consistently for 1.5 days, but it was 42 degrees outside; therefore, the Inclement Weather Center was closed. Many homeless individuals and their belongings were saturated. He asked if the temperature can be raised from 40 degrees to 45 degrees.

Mayor Benjamin said he had this discussion with John and this should be a part of our overall discussion with those who are coordinating our overall response, especially with the increased number of wet weather events. There will be some extremely hot days this summer and it may require us to revisit the parameters. We must have objective parameters by which to guide us, but we may be able to expand them while recognizing the challenges.

Councilor McDowell thanked John for being very passionate about taking care of those brothers and sisters who are out there. There needs to be an adjustment.

Upon a motion made by Mr. Davis and seconded by Mr. Rickenmann, Council voted unanimously to adjourn the meeting at 8:00 p.m.

Respectfully submitted by:

Erika D. Moore, CMC
City Clerk