



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 21, 2020

WORK SESSION - 2:00 P.M.

The Columbia City Council held a Work Session on Tuesday, January 21, 2020 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Mayor Pro-Tempore Tameika Isaac Devine called the meeting to order at 2:08 p.m. and the following members of Council were present: The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., The Honorable Daniel J. Rickenmann, and The Honorable William Brennan. The Honorable Sam Davis arrived at 2:17 p.m. and The Honorable Mayor Stephen K. Benjamin 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 Edward H. McDowell, Jr. offered the invocation.

CITY COUNCIL DISCUSSION

1. Zoning Map Revision - Ms. Krista Hampton, Planning and Development Services Director and Ms. Rachel Bailey, Zoning Administrator

Ms. Rachel Bailey, Zoning Administrator said the Unified Development Ordinance was adopted in August 2019 and a future effective date set so that we had time to do the remapping. All of the districts are changing. We will be coming back with some of the revisions to the actual text that you all adopted and some corrections we have noticed since the text was adopted. There are nine residential districts. We have mixed-use districts now. We have a lot of activity centers and corridors that go throughout the city. We have institutional districts which will take over the Fort Jackson District, the Riverbanks Zoo District, and large medical campuses and the University. Then we have our industrial zoning districts.

Ms. Krista Hampton, Planning and Development Services Director said we are having to individually touch all of the 46,000 parcels that are in the city and rezone them. GIS staff facilitated that. The schedule affords a number of opportunities for public engagement. We have two public meetings set for March and May. We want to implement one-on-one meetings. Instead of just having a meeting and showing the map we are offering one-on-one 15 minute meetings with staff in city offices and in the community to parks and libraries. We will publish the maps a week or so in advance of the public meetings. Then we will go back and revise the maps based on the public input. Then we will have another set of public meetings and another set



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of one-on-one meetings with the community. At that point, we will be gearing up to go to the Planning Commission in August. We will be coming to you for a public meeting in September. During the summer, we would have to revise our forms, computer software, and applications to implement our new zoning districts. This would put our effective date for the new code for November 1, 2020. We will also have the opportunity to have the WePlanTogether website which people can comment through if they are unable to come into the office.

Councilor Brennan said let's say there are residents on a major thoroughfare that we have tagged as future commercial with this change. Would they have the option to stay as their current residential zoning or opt-in to the overall master plan for that corridor?

Ms. Krista Hampton, Planning and Development Services Director said we are not making wholesale changes from residential to commercial. There may be a few parcels but along the corridors if its residential it's going to stay residential. With the new zoning ordinance, the commercial districts afford more flexibility and more rights. For a long corridor, if it was just a commercial district, now we have mixed-used districts along those corridors and you can have both commercial and residential.

Councilor Brennan asked where do the height restrictions come in?

Ms. Krista Hampton, Planning and Development Services Director said those are within the zoning districts. Those changed a little bit. Instead of a blanket 75 for all of our commercial districts you see changes anywhere from 50, 60, 75, to 100. Of course we have unlimited districts which we currently have in the central business district.

Councilor Duvall asked how do you treat an application that comes in now. Are you putting them under the new map or are you still using the old criteria?

Ms. Krista Hampton, Planning and Development Services Director said we are still using our current zoning map and ordinance until the effective date. The great thing about the ordinance is that it has a transition period, so it allows us to either use the current code or the next code within a certain period. There are provisions in the ordinance to address those situations.

Councilor Davis asked if we can talk to development folks to see if there is an area or a neighborhood that has a special interest in what you guys have done.



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Ms. Rachel Bailey, Zoning Administrator said I went to a few neighborhoods when we were going through the text phase. For example, I went to Earlewood to talk about the text and the big changes, especially in residential areas. I am happy to go talk to them about the maps as well.

Councilor Brenna requested a simple summary for Council to soak in.

Ms. Krista Hampton, Planning and Development Services Director said we will also have frequently asked questions on the WePlanTogether website.

2. Commercial Corridor Redevelopment Plan - Ms. Teresa Wilson, City Manager

Ms. Kay Hampton, Economic Development Deputy Director said we have put together a marketing piece that can be looked at digitally. It is a flip page brochure. Going digitally is going to allow us to adapt to the changes that we'll see in the neighborhoods and in our city as well. We tried to use language that was appealing to all audiences. The content includes the Columbia overview, Five Points overview, and the incentives. Since it's a flip brochure you will see pictures on either side. With the digital version we can include direct links to applications. There are specific industries that we are going to target. We talk on tourism, higher education with our universities, and things to do. The Five Points area overview gives the history of the neighborhood and then describes the vibrant retail and entertainment district. We want the person viewing this document to see other businesses that are flourishing in the area. We have separated buildings by business types. We have included dining and entertainment, retail and shopping, services, residential, and parking. We tried to highlight where parking is. At the bottom right side of the map are the available properties. When this goes digital you should be able to click on it and we are going to have a GIS software program on our website that will provide exact information on square footage, type of use, and things that someone looking for a space might need.

Mr. Ryan Coleman, Economic Development Director said there will be three ways to see the available properties: this [map], the Five Points website, and GIS software. We are licensing some of the data from Henry Moore and his local company REsimplifi, Inc. The things on the Economic Development website will always be up to date with what the commercial real estate brokers are putting out there as well.



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Ms. Kay Hampton, Economic Development Deputy Director said for the traffic count map we used a one-mile to three-mile radius, which is what commercial brokers use when they are looking at information for retail and hospitality type businesses. The traffic counts around the center of Five Points are around 28,000 cars per day. For a business looking to draw in people they have a great opportunity there. The current CRR program has been in Five Points for the past 12 months. If we were to go with 36 months, that will push it 36 months plus the 12 months that has already been in that area.

Councilor Rickenmann said a major person coming in to make a massive investment cannot do it in 24 months. Our system is not set up to provide that.

Ms. Teresa Wilson, City Manager said initially we said 36 months. This is why I want you all to give clear direction on what you want us to do. We are happy to do whichever we just need to know today. I think it has been reported that it is taking us too long to get it started and there needs to be some urgency to get it done. I think we need to be realistic and get all this vetted properly. When you all are ready to start it, we will start it. I think 36 months is realistic.

Councilor Devine said could we not say 24 months with an evaluation period. We still have to be careful and I know the desire and the reasons why the pilot will start in Five Points. I know particularly, Mr. Rickenmann and M. Brennan have worked really hard to make sure we are tailoring this to meet the needs of Five Points. For us who are at-large and have other areas, the perception tends to be that we are putting more resources in Five Points. Mr. McDowell and I just came from a meeting at Beltline. There are the same challenges there: shootings, vacant buildings, and viable businesses that are closing up. We would like to go around. I understand that 36 months in development years is not a long time. What about evaluating it after 24 months and if there is a need to continue it for another 12 months you can do that but then you may still also be able to start looking at another area to show that this is a citywide program.

Councilor Rickenmann said what would prevent us from starting the next area in month 12 or 18. We can have two areas going at one time. I think you want enough time to draw enough interest and get the investment. I don't think that would prevent us from jump starting somewhere else. My perception was we weren't going to wait to finish one complete area until we went to the next.

Ms. Melissa Lindler, Office of Business Opportunities Director said there is no reason we can't have another CRR project in a different targeted area that is going on at the same time. It will take more staff resources and financial resources to do such.



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Ms. Teresa Wilson, City Manager said there is the ability for staff to move certain projects to the front of the line during this 24 to 36-month period, but as far as the actual incentives themselves they are sort of ongoing. There is going to have to be judgment calls made on how assistance is given to encourage and fast track certain things to get those vacancies filled.

Councilor Davis said whatever we can agree on as a minimum or a maximum that is fine. In terms of staff time, that is a challenge. There are some points and options in here that can be shared elsewhere without taking away of what we are trying to accomplish.

Ms. Melissa Lindler, Office of Business Opportunities Director said keep in mind that we actually come to you each fiscal year regarding CRR. That will be the time to evaluate what we have done and where we go. In terms of staffing, I think one special aspect of this is that there are so many departments involved that it is forcing more collaboration. The FOG program is Columbia Water and Economic Development will be helping us to identify those buildings that need assistance and maybe have an interest. There are interested businesses that have heard about it because of their discussion in Five Points with other merchants.

Ms. Kay Hampton, Economic Development Deputy Director said we approved an ordinance to streamline the approval process for sidewalk dining and it is going to be delegating the approval to staff. That will free up some of the time that businesses were experiencing when they were requesting sidewalk dining. This is citywide. After we get this published, we are going to start doing something like this in each of our business districts and some of the same incentives will be listed as well. New commercial or industrial businesses may apply for an extended payment financing option for sewer expansion fees at a zero interest rate. The grease trap forgivable loan program allows businesses to apply through the Office of Business Opportunities for a \$5,000 forgivable loan for grease trap improvements for receptors or the grease trap. This too is citywide.

Councilor Brennan said are we giving flexibility to the size of grease traps or are we still with the one size fits all restaurant square footage.

Mr. Clint Shealy, Assistant City Manager for Columbia Water said the one size fits all is the standard based on the seats in a restaurant. The flexibility comes in if we can look at the water usage of similar establishments with the same number of seats or same business type. Typically, that is less than what the standard engineering calculation would show you. We can do that and we can also do fixed unit calculations. We have always had that flexibility; we are exercising that flexibility more now.



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Councilor Brennan asked if the potential tenant has to bring that information to you or do you have that inventory of samples.

Mr. Clint Shealy, Assistant City Manager for Columbia Water said it's on the applicant to bring that information, but we are going to do a better job in publicizing that flexibility so that they know it's available.

Councilor Brennan asked if the sewer expansion is based on the square footage of the roof of the property.

Mr. Clint Shealy, Assistant City Manager for Columbia Water said that is the stormwater fee. The sewer expansion fee also plays into that and the sizing of the grease trap is based on the load. The sewer expansion fee is based on how much water they are using as well. It can impact both and we have the flexibility to talk with them rather than using the standard multiplier.

Councilor Brennan asked if Economic Development is going to be the concierge that gathers the information from other departments for everything, including sewer expansion fees and grease traps. If I want to open a restaurant in Five Points am I going to have to go to ten different departments or is there going to be a concierge point of contact where I can come to and expedite this whole process?

Ms. Teresa Wilson, City Manager said Economic Development is going to have this concierge service. We posted a position for a liaison to be that person you are describing; To be more of a concierge. We did some research on other places on what that person will look like, where it has been successful and where they are housed. We are working through that now.

Councilor Brennan asked will that person be specifically for this commercial corridor redevelopment plan for the course of the years or for the entire development process citywide.

Ms. Teresa Wilson, City Manager said it is really meant to be for the entire development process citywide. Obviously if this works as it should, there will be a lot of interest and activity in this area that will be keeping that person very busy.

Ms. Melissa Lindler, Office of Business Opportunities Director said our commercial redevelopment and retention program (CRR), formerly known as the façade program, is a popular program. We have been in the targeted area for two years. The current targeted area is Harden Street, Millwood Avenue, and portions of Taylor and Gervais Street. With the incentive, we are going to stay in the current targeted area but we are going to expand to the side streets of



We Are Columbia

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College Street, Greene Street, Saluda Avenue, Devine Street, Santee Avenue, and Blossom Street. In addition to our traditional elements of the CRR program. We are also adding the commercial vacancy forgivable loan. In order to participate in this loan, you will have to utilize the interior and exterior loans before you can actually do the incentive for the vacancy loan.

Councilor Brennan asked if there federal funding that comes in the form of matching funds for that program.

Ms. Melissa Lindler, Office of Business Opportunities Director said no sir. In the past we used Community Development Block Grant funding, but more recently it has been through our general fund dollars. There is more flexibility with this loan than the interior and exterior loans.

Ms. Elle Matney, Parking Services Director said we have been approached in regards to parking in Five Points. I want to make sure that everyone understands that Passport Parking is available in all of the parking spaces throughout Columbia. Another area that gets inquiries is the beautification of some of our surface parking over in the Five Points area. Mr. Robert Anderson will speak on some of the beautification that will start in early spring over in our Exxon lot to enhance the parking experience.

Mr. Robert Anderson, Public Works Director said what we see now is the current conditions of the parking lot. In an effort to save the city a substantial amount of money, we have looked at this in-depth and we decided that the Public Works team is actually going to handle the construction project from beginning to end. We are going to relocate the bike rack to the upper corner which will free up the Harden Street location. Our timeline is 13 weeks. We are planning to start on March 30th after St. Patrick's Day. It will take us about 3 weeks to demolish the parking lot. The grading and curb work will take 7 weeks, during which the electricians and forestry will be working. Then we will bring in a contractor to pave and then finish off the project by installing the lights and plant materials. Hopefully within 13 weeks we will turn this over to Parking Services.

Councilor Brennan asked if there will be the same number of parking spots?

Ms. Elle Matney, Parking Services Director said we will lose a couple when we move the bike rack.

Ms. Teresa Wilson, City Manager said let's get back with a net number that we are losing, if any.



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Ms. Elle Matney, Parking Services Director said I believe two and we will confirm and revisit, as my preference will be to gain some. In conjunction with this beautification, we have a plan that we are moving forward in regards to lighting up at the 2221 Devine Street deck. When we have a lack of parking in a viable area we can be able to provide parking alternatives. And we can provide parking for nights and weekends. We have previously discussed the pilot program of extended enforcement in the Five Points area. We continue to work on policy and procedures and developing a marketing plan so the entire community is fully informed before we move forward with extended enforcement. We want to give ample notice and we will involve the media and social media. The current hours of enforcement are 11 a.m. to 6 p.m. Monday through Saturday, with Saturday enforcement not starting until 11 a.m., where throughout the city is 9 a.m. We did propose a citywide 9 a.m. to 9 p.m. and upon discussion we decided to move forward with a pilot over in the core of Five Points. The residential areas all have set specific enforcement hours. While we can encourage turnover in the nights and weekends street meters, we have to enforce it and back it up with something.

Councilor Brennan said I believe the Five Points merchants don't want to be treated as an outlier. I get that their hours are a little different but I think from the response that I got is they want to stay as close as possible as other hospitality districts throughout the city. I think the owners will have an issue with that. I would love to go back to get more input.

Councilor Devine said I understand wanting to stay the same as other hospitality districts but the Vista and Main Street have more parking garages and the parking demand is not the same as it is in Five Points. The conversation I had was so the restaurants are able to have that night time business and their need for parking turnover. Certainly when we can give them more parking that will relieve some of those tensions. The question is, do they want to wait for that parking and recognize that there still is that tension at night if we don't keep enforcing.

Ms. Missy Gentry, Assistant City Manager for Development said we receive a lot of criticism for how we manage our surface lots and a lot of people in Five Points have been wanting us to manage those late into the evening, even if we don't do street parking. There are expenses associated with staffing and managing small lots and the revenue will not cover the expenses. We talked with some of the private surface lot owners about partnering to try and manage together. If the street spaces are at no charge, I am not sure if it makes sense to do a dynamic pricing model into the evening in the surface lots. We are working as staff to develop a group of individuals to help bounce ideas off and give us feedback.



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Councilman Brennan asked if for incentive item number 7 we going to tinker with the actual process to condense it so the projects get through the permitting process faster.

Ms. Krista Hampton, Planning and Development Services Director said there is a lot of people involved; development review, engineering, fire and so on. However, this will be just a matter of putting it to the front of the line and shortening the time period. People have ten business days instead of 15 business to turn around those first comments.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 3:38 p.m. for the discussion of **Items 3 and 4**, subject to removing the discussion of Development Corporations from **Item 3** and deferring the discussion of **Item 5**.

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

*Development Corporations
Columbia Housing Authority*

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

City Manager and City Attorney Evaluations

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

2221 Devine Street



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COUNCIL MEETING - 6:00 P.M.

The Columbia City Council conducted a meeting on Tuesday, January 21, 2020 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Mayor Pro-Tempore Tameika Isaac Devine called the meeting to order at 6:04 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., The Honorable Daniel J. Rickenmann, and The Honorable William Brennan. The Honorable Mayor Stephen K. Benjamin participated by phone. 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 Edward H. McDowell, Jr. offered the invocation.

PLEDGE OF ALLEGIANCE

St. Joseph's Boy Scouts Troop 100 led the audience in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to adopt the agenda, as presented.

PUBLIC INPUT RELATED TO ITEMS ON THE AGENDA

No one appeared at this time.

APPROVAL OF MINUTES

6. Council is asked to approve the December 17, 2019 and January 7, 2020 City Council Meeting Minutes.

Upon a motion made by Mr. Davis and seconded by Mr. Duvall, Council voted unanimously to approve the December 17, 2019 and January 7, 2020 City Council Meeting Minutes.



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CONSENT AGENDA ITEMS 7 THROUGH 13

Upon a single motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve the **Consent Agenda Items 7, 8 and 10** through **13**.

7. Council is asked to approve year two of the 2020 Retiree and COBRA Insurance Billing Services effective January 1, 2020 through December 31, 2020, as requested by the Human Resources Department. Award to WageWorks in the amount of \$64,190.00. This firm is located in Pasadena, CA. - *Approved*

Funding Source: Health Insurance Benefits - Professional Services (6048933-636600). The original budget amount is \$65,000.00.

8. Council is asked to approve the renewal of Computer Aided Dispatch Annual Maintenance Software Services, as requested by the Columbia - Richland 911 Communications Center. Award to Tri-Tech Software Systems in the amount of \$264,428.25. This firm is located in Columbia, SC. - *Approved*

Funding Source: City Account 1012701 - 638200 (\$132,214.13) and County Account 2082702 - 638200 (\$132,214.12). The original budget amount is \$264,428.25.

9. Council is asked to approve a contract for the Construction Renovation Upfit of the Emergency Operations Center, as requested by Support Services. Award to Quintech Solutions, Inc., a Small and Minority Owned Business Enterprise, in an amount not to exceed \$681,770.63. This firm is located in Summerville, SC. - *Approved*

Funding Source: General Capital Projects (4039999-658650). The original budget amount is \$750,000.00 to include Upfitting and Communication equipment.

The following subcontractors will provide additional services:

Deer Pond, LLC, a Small and Woman Owned Business Enterprise of Leesville, SC, will provide electrical services at 22% (\$150,700.00) of the contract value.

Combined Construction Co., a Small Business Enterprise of West Columbia, SC, will provide framework and carpentry services at 24% (\$161,804.00) of the contract value.

Stormy Plumbing, a Small Business Enterprise of Lexington, SC, will provide plumbing services at 4% (\$24,500.00) of the contract value.



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The Wright Group of SC, LLC of West Columbia, SC will provide cabinetry services at 2% (\$16,000.00) of the contract value.

Asbestos and Demolition, Inc. of Lugoff, SC will provide asbestos abatement services at 9% (\$59,500.00) of the contract value.

Councilor Rickenmann said I would like for us to try to figure out a way that we can tap every source locally. A lot of this work should be done locally with people within city limits. We have made great strides with small and minority owned businesses and I hope we can figure out a way to use our OBO and other offices to help people fill the void.

Ms. Teresa Wilson, City Manager said in this instance local preference didn't apply because the difference in the amount of the bids was well over 5%. I do understand the concern about local businesses and keeping the money local.

Councilor Davis asked if there is something in the guidelines that wouldn't let us do a bit more in terms of local preferences.

Ms. Teresa Wilson, City Manager said I think this Council has done a phenomenal job in supporting the programs. As far as boosting our minority owned businesses you can see here the subs are in many categories and are local. I think we need to keep working with them to start becoming the prime contractors on these projects.

Councilor Devine asked do we know why the bids might have been so much higher. I don't know if we have any understanding in why there was so much difference in the bids.

Ms. Teresa Wilson, City Manager said from my understanding, there was nothing really glaring. The prices were just higher for the other bidders.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Davis, Council voted unanimously to approve a contract for the Construction Renovation Upfit of the Emergency Operations Center, as requested by Support Services. Award to Quintech Solutions, Inc., a Small and Minority Owned Business Enterprise, in an amount not to exceed \$681,770.63. This firm is located in Summerville, SC.



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10. Ordinance No.: 2019-083 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-154 Extended payment option - *Commercial Development Incentive Program - First reading approval was given on January 7, 2020 - Approved on second reading.*
 11. Resolution No.: R-2020-003 Authorizing consumption of beer and wine beverages only at the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street, the western half block of the 1200 block of Lady Street, the eastern half block of the 1100 block of Lady Street and the eastern half block of the 1100 block of Washington Street on August 22, 2020 with a rain date contingency of August 29, 2020 - *Approved*
 12. Resolution No.: R-2020-004 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Arts and Draughts on Fridays, March 13, 2020 and May 15, 2020 - *Approved*
 13. Resolution No.: R-2020-005 Authorizing consumption of beer and wine only at the Dinner on Main Street on April 5, 2020 - *Approved*

PRESENTATIONS

14. Recognition of Ms. Victoria Riles as the 2019 Employee of the Year - Mr. Robert Anderson, Public Works Director and Ms. Marli Drum, Animal Services Superintendent

Mr. Robert Anderson, Public Works Director said most of us are working on making our citizens happy and our employees happy. The employee of the year has one extra step, she has to make sure all the animals have a healthy and happy home. Victoria takes her job in a very serious manner. Every day she comes to work thinking about what is happening next. Whether it is kitten season or puppy season, how many foster homes are we going to need, and how do we get the foster home network to talk about it. We all know this goes on behind the scenes as we focus on the Mayor and Council program of a No Kill Shelter. Our live release rate is at 74%. At our peak, we took in about 15,000 animals in our shelter per year. Last year, we only took about 6,500. If our intakes are going down and our live release rate is going up that tells me that our employee of the year, along with Animal Services, is doing their job each and every day. That is what makes Victoria the perfect model for employee of the year for the City of Columbia, she is striving to do everything she can.



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Ms. Victoria Riles, Animal Services Tech Lead / Employee of the year said thank you very much. I really appreciate this.

Mayor Pro Tem Devine presented Ms. Victoria Riles with a plaque for being selected as the City of Columbia 2019 Employee of the Year and City Manager Teresa Wilson presented her with a token of appreciation.

CONSIDERATION OF BIDS AND AGREEMENTS

15. Council is asked to approve Contract Amendment #1 for the Water & Sewer Line Repair Warranty Program Marketing Agreement, as requested by Columbia Water. Award to HomeServe USA Corp. as a no cost time extension of an additional five-year term to the Agreement. This firm is located in Norwalk, CT. – *Approved as amended.*

A motion was made by Councilor McDowell and seconded by Councilor Rickenmann to approve Contract Amendment #1 for the Water & Sewer Line Repair Warranty Program Marketing Agreement, as requested by Columbia Water. Award to HomeServe USA Corp. as a no cost time extension of an additional five-year term to the Agreement.

Councilor Duvall amended the motion to make the contract a two-year extension. Mr. Rickenmann seconded the motion.

Councilor Duvall said this has been a point of contention since I have been on Council. HomeServe has been in the newspaper for the last several months and at least two times *The State Newspaper* has done a full page spread on the work of HomeServe with Dominion and the fact that HomeServe has been outlawed in the state of Utah. The City of Columbia does not have any business sponsoring this insurance company that has taken over a million dollars a year in profits out of the City of Columbia for an insurance policy that provides very little coverage. They are selling these policies, with some exceptions, to people who do not understand what they are buying. They think the City of Columbia, because it has the city seal on it, is sponsoring this and that this is a requirement of the city. This is not a requirement of the City of Columbia. If we think this is good policy for the citizens of Columbia we have the ability to operate this as a city project, even if we contract it out locally at least we would keep the money here locally instead of it sitting in Connecticut. They are making a tremendous amount of money off people for a policy that cost very little. The exterior water coverage only covers the line from the city's meter to the house. In some cases, that is a very short distance that you can self-insure. I think this is unnecessary and this company has such a bad reputation in many other states that the City of



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Columbia should not be endorsing it. I would like to move the previous question and reduce this to a two-year contract instead of five.

Councilor Rickenmann said I support Mr. Duvall two-year contract. I would say that I am a subscriber to the service. I signed up for it because my neighbor signed up for it and saved about \$2,000 in repairs and a lot of people I heard from said it has been a very good service for them. What goes from the meter to your house, especially on the outside water lines, can be very expensive because you are having to dig up the yard and replace a lot of the pipping. I do think it's a good service and I have not gotten any complaints about it but I do agree with the two-year term.

Councilor Devine said not everybody has that financial ability to cover the cost themselves. As Mr. Rickenmann just talked about, if was presented with a \$2,000 water break bill I wouldn't be able to afford it. This is an optional program and this company has not done anything that we have heard complaints about. There are other companies out there doing the same service that we are not benefiting from. Our citizens are getting a great benefit from having this company provide this service and the partnership. For that reason, I am voting against the motion because we have already had it for five years.

Mr. Clint Shealy, Assistant City Manager for Columbia Water said the provider was selected with a competitive qualification selection process and we entered in contract five years ago. The contract is up for renewal and the agreement states a successive five-year renewal term. Anything sorter than that will have to be negotiated.

Councilor Duvall said I don't think the people are illiterate I think they are reading the material that specifically has the City of Columbia seal on it and they think they are buying this from the city. We are putting out a good reputation behind a company that has been taken to court in multiple states and has made headlines in this state with legislation pending on them. I stand by my argument that we should not take a long term contract with this company.

Upon an amended motion made by Mr. Duvall and seconded by Mr. Rickenmann, Council voted [4 to 3] to approve Contract Amendment #1 for the Water & Sewer Line Repair Warranty Program Marketing Agreement, as requested by Columbia Water. Award to HomeServe USA Corp. as a no cost time extension of an additional five-year term, as amended to a 2-year contract term. Voting aye were Mr. Brennan, Mr. Duvall, Mr. Davis, and Mayor Benjamin. Voting nay were Mr. Rickenmann, Mr. McDowell, and Ms. Devine.



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Mr. Clint Shealy, Assistant City Manager for Columbia Water said our contract with HomeServe ends on January 27, 2020. We will have to look at a short-term extension to get us past the negotiation period. Can you all can give us the latitude to do that so we don't have laps in coverage for our citizens? HomeServe can continue with the existing customers if we don't extend the contract.

Councilor Devine said if there is no agreement reached with HomeServe they keep the customers they currently have we just would not get the portion that goes into helping our citizens pay their water bill.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to provide a 60-day extension on the current contract to allow staff to negotiate the amended time frame of the HomeServe contract.

RESOLUTIONS

16. Resolution No.: R-2020-001 Authorizing the City Manager to execute an Intergovernmental Support Agreement (IGSA) Between the United States Army and the City of Columbia for Stray Animal Control Services on U.S. Army Garrison Fort Jackson, South Carolina - *Approved*

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2020-001 Authorizing the City Manager to execute an Intergovernmental Support Agreement (IGSA) Between the United States Army and the City of Columbia for Stray Animal Control Services on U.S. Army Garrison Fort Jackson, South Carolina.

17. Resolution No.: R-2020-006 Authorizing the City Manager to execute an Intergovernmental Agreement for Bulk Water Sale between the City of Columbia and Richland County for Murray Point Subdivision - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2020-006 Authorizing the City Manager to execute an Intergovernmental Agreement for Bulk Water Sale between the City of Columbia and Richland County for Murray Point Subdivision.

18. Resolution No.: R-2020-011 Approving the renaming of the Change-Up Program to the "Deborah Christie Customer Assistance Program" - *Deferred*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 21, 2020

OTHER MATTERS

19. Council is asked to approve a Certificate of Convenience and Necessity, as requested by the Business License Division. Award to Mr. Mark Huff doing business as Vintage Cars For Hire, LLC located at 708 Seven Oaks Lane, Columbia, SC 29210. - *Approved*

The applicant is planning to place one (1) limousine in service.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to approve a Certificate of Convenience and Necessity, as requested by the Business License Division. Award to Mr. Mark Huff doing business as Vintage Cars For Hire, LLC located at 708 Seven Oaks Lane, Columbia, SC 29210.

APPOINTMENTS

20. City Council Committees

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to approve the City Council Committee assignments as follows: The Administrative Policy Committee will be chaired by Mr. McDowell with Mr. Davis and Mr. Duvall as members; the Arts and Historic Preservation Committee will be chaired by Mr. Brennan with Mr. Duvall and Mr. McDowell as members; the Economic and Community Development Committee will be chaired by Mr. Davis with Ms. Devine and Mr. Brennan as members; the Economic Development Subcommittee will be chaired by Mr. Rickenmann with Ms. Devine and Mr. Duvall as members; the Environment and Infrastructure committee will be chaired by Ms. Devine with Mr. Rickenmann and Mr. Brennan as members; the Public Safety Committee will be chaired by Mr. Rickenmann with Mr. Davis and Mr. McDowell as members; and the Technology Committee will be chaired by Mr. Duvall with Ms. Devine and Mr. Rickenmann as members.

21. Mayor Pro Tempore

Councilor Devine said it has been an honor to serve you all as Mayor Pro Tem for the past three years. I have really enjoyed this privilege.

Upon a motion made by Ms. Devine and seconded by Mr. Rickenmann, Council voted unanimously to approve the appointment of The Honorable Edward H. McDowell, Jr. as the Mayor Pro Tempore for 2020.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 21, 2020

Councilor McDowell said a word of thanks to Ms. Devine for her leadership. She has helped all of us navigate through troubled waters at times. We are appreciative of what you have done for us and the leadership you bring to this table.

22. Parks and Recreation Foundation

Upon a motion made by Ms. Devine and seconded by Mr. Duvall, Council voted unanimously to approve the reappointment of Sue Erwin Harper and the appointments of Lee Snelgrove and Doria Kim to the Parks and Recreation Foundation.

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

Upon a motion made by Mr. Brennan and seconded by Mr. Rickenmann, Council voted unanimously to endorse the Commercial Corridor Redevelopment Plan as presented during today's Work Session, subject to removing the enhanced on-street parking enforcement pilot program. The plan will be effective on February 1, 2020 for a 36-month period in the Five Points District.

APPEARANCE OF THE PUBLIC

Ms. Diane Wiley, Resident of the Belvedere Community said our community is here and our issues are still there. Our issue is the ditches, it's really bad now. Another thing is that vacant lot from the old school. We want something done with that. We were promised a gym and I am not going to give up until we get it. I want you all to come out to our meeting on Thursday.

Ms. Bertha Jones, Resident of the Belvedere Community said I am concerned and I have been praying. If you all take a visit to my backyard you can see its going. I called my mortgage company to see if they will go down on my mortgage payments since my backyard is gone and they told me no, I still have to pay what I have been paying. An army engineer came out and they told me if I tried to put anything out there I can go to jail. Every time we get a heavy rain more of my backyard decreases. I don't want to wake up one morning and my house is surrounded by water. Every time there is heavy rain my backyard is full. The county came out and they said it is a city problem and the city came out and said it is the county. Mayor Benjamin has been out there and we have sent pictures.



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 21, 2020**

Ms. Ashley Greenlaw-Moore, Citizen said I have been on the street on and off as a homeless person for four years. You all say that you want to help the homeless get off the streets. We have shelters but once they full, there are homeless still sleeping on the streets. When it rains it is hard for them to find shelter. As of December 16, 2019, the Supreme Court refused to hear Boise's defense of its policy of sometimes prosecuting homeless for sleeping in public areas in their local town. You have said you have plans to help the homeless for years but all we see is plans for apartments for students and other office buildings and nothing for the homeless. With all the abandoned buildings that we have, instead of demolishing them why not fix them up and charge the homeless a fee for rent. There is a building on 1535 Bull Street that used to be a boarding home years ago and that can be turned back into housing for the homeless. Numerous research studies have consistently confirmed that long-term housing assistance not only successfully reduces homelessness but is also less expensive than shelters and other institutional care.

Council Recessed at 6:51 p.m. and Mayor Benjamin left the meeting.

**PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS -
7:00 P.M.**

Council opened the Zoning Public Hearing at 7:00 p.m.

23. ZONING MAP AMENDMENT for 3915 Devine Street, TMS# 13808-09-16 – *Deferred*

City Council District:	4
Proposal:	Request to rezone the parcels from General Residential District (RG-1) to Office and Institutional District (C-1).
Applicant:	John Whitaker, Edward Jones Investments
Staff Recommendation:	Approval
PC Recommendation:	12/02/2019; Approval (7-0)



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 21, 2020**

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24. ZONING MAP AMENDMENT for 0.66 acres S/S Hampton Street (p), TMS# 09009-10-01 (p) – *Approved on first reading.*

Council District: 2
Proposal: Request to rezone the eastern portion of the parcel from PUD-R, -DD to C-1, -DD
Applicant: Cubby Culbertson
Staff Recommendation: Approval
PC Recommendation: 12/02/2019; Approval (7-0)

No one appeared at this time.

Upon a motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to the *Zoning Map Amendment* for 0.66 acres S/S Hampton Street (p), TMS# 09009-10-01 (p).

25. FUTURE LAND USE MAP CONFIRMATION AMENDMENT for 2.69 NW/S Clemson Road; TMS# 25705-07-36 – *Approved on first reading.*

Ordinance No.: 2020-002 Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 2.69 acres NW/S Clemson Road; Richland County TMS# 25705-07-36; annexed by Ordinance No.: 2019-100 enacted December 17, 2019– *Approved on first reading.*

Council District: 4
Proposal: Request to affirm land use classification of Regional Activity Corridor (AC-3) following the annexation of the property. The property currently has interim classification of Regional Activity Corridor (AC-3).
Applicant: Gallion Group, Inc.
Staff Recommendation: Confirm Land Use Approval
PC Recommendation: 11/04/2019; Annex, Assign Land Use & Zoning Approval (6-0)



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 21, 2020**

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26. ZONING MAP AMENDMENT CONFIRMATION for 2.69 acres NW/S Clemson Road; TMS# 25705-07-36 – *Approved on first reading.*

Council District:	4
Proposal:	Request to affirm zoning of General Commercial District (C-3). The property currently has interim zoning of General Commercial District (C-3).
Applicant:	Gallion Group, Inc
Staff Recommendation:	Annex, Assign Interim Land Use and Interim Zoning Approval
PC Recommendation:	11/04/2019; Annex, Assign Interim Land Use & Interim Zoning Approval (6-0)

No one appeared at this time.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Davis, Council voted unanimously to give first reading approval to **Item 25** the *Future Land Use Map Confirmation Amendment* for 2.69 NW/S Clemson Road; TMS# 25705-07-36; **Ordinance No.: 2020-002** Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 2.69 acres NW/S Clemson Road; Richland County TMS# 25705-07-36; annexed by Ordinance No.: 2019-100 enacted December 17, 2019; and **Item 26** the *Zoning Map Amendment Confirmation* for 2.69 acres NW/S Clemson Road; TMS# 25705-07-36.



**COLUMBIA CITY COUNCIL MEETING MINUTES
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27. FUTURE LAND USE MAP CONFIRMATION AMENDMENT for 7347 Garners Ferry Road; TMS# 16409-05-04 – *Approved on first reading.*

Ordinance No.: 2020-004 Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 7347 Garners Ferry Road; Richland County TMS# 16409-05-04; annexed by Ordinance No.: 2019-108 enacted January 7, 2020 – *Approved on first reading.*

Council District: 3
Proposal: Request to affirm land use classification of Community Activity Corridor (AC-2). The property currently has interim classification of Community Activity Corridor (AC-2).
Applicant: Carolina Sales, Inc. of Columbia, SC / 7347 Garners Ferry Road, LLC
Staff Recommendation: Confirm Land Use Approval
PC Recommendation: 12/02/2019; Annex, Assign Land Use & Zoning Approval (7-0)

28. ZONING MAP AMENDMENT CONFIRMATION for 7347 Garners Ferry Road; TMS# 16409-05-04 – *Approved on first reading.*

Council District: 3
Proposal: Request to affirm zoning of General Commercial District (C-3). The property currently has interim zoning of General Commercial District (C-3).
Applicant: Carolina Sales, Inc. of Columbia, SC / 7347 Garners Ferry Road, LLC
Staff Recommendation: Confirm Zoning Approval
PC Recommendation: 12/02/2019; Annex, Assign Interim Land Use & Zoning Approval (7-0)

No one appeared at this time.



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
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Upon a motion made by Mr. Davis and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to **Item 27** the *Future Land Use Map Confirmation Amendment* for 7347 Garners Ferry Road; TMS# 16409-05-04; **Ordinance No.: 2020-004** Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 7347 Garners Ferry Road; Richland County TMS# 16409-05-04; annexed by Ordinance No.: 2019-108 enacted January 7, 2020; and **Item 28** the *Zoning Map Amendment Confirmation* for 7347 Garners Ferry Road; TMS# 16409-05-04.

29. FUTURE LAND USE MAP CONFIRMATION AMENDMENT for 8550 Farrow Road; TMS# 17104-05-01 – *Approved on first reading.*

Ordinance No.: 2020-003 Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 8550 Farrow Road; Richland County TMS# 17104-05-01; annexed by Ordinance No.: 2019-101 enacted December 17, 2019 – *Approved on first reading.*

Council District:

1

Proposal:

Request to affirm land use classification of Community Activity Corridor (AC-2). The property currently has interim classification of Community Activity Corridor (AC-2).

Applicant:

Pantry Express, LLC

Staff Recommendation:

Confirm Land Use Approval

PC Recommendation:

11/04/2019; Annex, Assign Land Use & Zoning Approval (6-0)



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 21, 2020**

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30. ZONING MAP AMENDMENT CONFIRMATION for 8550 Farrow Road; TMS# 17104-05-01 – *Approved on first reading.*

Council District:	1
Proposal:	Request to affirm zoning of Light Industrial District (M-1). The property currently has interim zoning of Light Industrial District (M-1).
Applicant:	Pantry Express, LLC
Staff Recommendation:	Confirm Zoning Approval
PC Recommendation:	11/04/2019; Annex, Assign Land Use & Zoning Approval (6-0)

No one appeared at this time.

Upon a motion made by Mr. Davis and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to **Item 29** the *Future Land Use Map Confirmation Amendment* for 8550 Farrow Road; TMS# 17104-05-01; **Ordinance No.: 2020-003** Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 8550 Farrow Road; Richland County TMS# 17104-05-01; annexed by Ordinance No.: 2019-101 enacted December 17, 2019; and **Item 30** the *Zoning Map Amendment Confirmation* for 8550 Farrow Road; TMS# 17104-05-01.

Council closed the Zoning Public Hearing at 7:05 p.m.

CITY COUNCIL COMMITTEE REPORTS/REFERRALS

Councilor Rickenmann said I would like to refer to the City Manager to look into reconstituting our quarterly meetings in districts. I have had a lot of feedback from the public. It was always a good way to connect with each of the neighborhoods. We used to quarterly go to different districts and have our council meetings in the neighborhood so that people could come and it would be more convenient than coming downtown. We were able to highlight some of the great things happening in the neighborhood but also conduct the public's business in the public's backyard. I am hoping we can find a way to reconstitute that.

Ms. Teresa Wilson, City Manager said I am happy to do so. Would you like to go by order of districts or jump around?



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
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Councilor Devine said the way we used to do it was on the first meeting of the quarter we went to district 1, second meeting of the quarter we went to district 2, and so on.

ADJOURNMENT

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to adjourn the meeting at 7:06 p.m.

Respectfully submitted by:

Erika D. Moore, CMC
City Clerk