



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JANUARY 23, 2024**

The Columbia City Council will conduct a meeting on Tuesday, January 23, 2024 at 4:00 PM at City Hall (Council Chambers), 1737 Main Street, 3rd Floor, Columbia, SC 29201. Members of the public may view the meeting online at [www.columbiasc.gov](http://www.columbiasc.gov). Please contact the City Clerk's Office at (803)545-3045 or [cityclerk@columbiasc.gov](mailto:cityclerk@columbiasc.gov) if you have questions regarding the meeting.

The Honorable Daniel J. Rickenmann, Mayor  
The Honorable Edward H. McDowell, Jr., District II ▪ The Honorable William Brennan, District III  
The Honorable Aditi Bussells, At-Large ▪ The Honorable Tina N. Herbert, District I  
The Honorable Peter M. Brown, District IV ▪ The Honorable Tyler D. Bailey, At-Large

*Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.*

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **INVOCATION**

### **ADOPTION OF THE AGENDA**

### **PUBLIC INPUT RELATED TO ITEMS ON THE AGENDA**

### **APPROVAL OF MINUTES**

1. Council is asked to approve the December 19, 2023 Work Session and Council Meeting Minutes.

### **PRESENTATIONS**

2. Jamie Scott Fitness Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor

### **CONSENT AGENDA ITEMS 3 THROUGH 18**

3. Council is asked to approve a new Professional Services Contract for a Downtown Small Business Popup Initiative, as requested by the Office of Business Opportunities on December 21, 2023. Award to Made With Cola Love in the amount of \$100,000.00. The term of the contract is February 1, 2024 through June 30, 2025. This firm is located in Columbia, SC.

*Funding Source: Accommodations Tax Fund - 5% General Purpose*



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4. Council is asked to approve a new Professional Services Contract for a Strategic Master Plan and Design Guidelines for Downtown Columbia, as requested by the Planning and Development Services Department on May 16, 2023. Award to MKSK, Inc. in an amount not to exceed \$123,000.00, which includes contingency. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date ten months from commencement with the option to renew for two additional one-year periods. This firm is located in Greenville, SC.

*Funding Source: Development Services - Professional Services (1014101-636600). The original budget amount is \$123,000.00.*

*MKSK, Inc. is the prime and will provide public engagement, project management plan, public outreach, public realm and streetscape guideline services at 74.47% (\$87,880.00) of the total contract amount.*

*The following subconsultant will provide additional services:*

*White and Smith Planning and Law Group, LLC, located in Charleston, SC, will provide design guideline services at 25.53% (\$30,120.00) of the total contract amount.*

5. Council is asked to approve the Purchase of Intellicomm Guidecard Software, as requested by the Columbia-Richland 911 Communications Department on December 11, 2023. Award to the Association of Public-Safety Communications Officials International (APCO), in the amount of \$160,380.00. This vendor is located in Daytona Beach, FL.

*Funding Source: City of Columbia Emergency Communications/311 - Cloud Based Software Solutions (1012701-632170) \$80,190.00 and Richland County Emergency Communications - Cloud Based Software Solutions (2087202 - 632170) \$80,190.00.*

6. Council is asked to approve the Renewal of Computer Aided Dispatch Maintenance Software Services, as requested by the Columbia - Richland 911 Communications Center. Award to CentralSquare Software Systems in the amount of \$273,527.53. The term of this renewal is from January 1, 2024 - December 31, 2024. This vendor is located in Lake Mary, FL.

*Funding Source: City of Columbia Emergency Communications/311 - Maintenance & Service Contract (1012701-638200) \$136,763.76 and Richland County Emergency Communication - Maintenance & Service Contract (2082702-638200) \$136,763.77. The original budget amount is \$273,527.53.*



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7. Council is asked to approve the Annual Renewal of Cityworks Software and License Support, as requested by the Information Technology Department on December 19, 2023. Award to Azteca Systems, LLC, in the amount of \$109,200.00. The term for this renewal is from January 15, 2024 through January 14, 2025. This vendor is located in Sandy, UT.

*Funding Source: Public Works Administration - Maintenance & Service Contracts (1011124-638200) \$5,881.82; Public Works Administration - Computer Equipment/Hardware (1011124-627500) \$2,371.82; Forestry Horticulture - Maintenance & Service Contracts (1011217-638200) \$8,381.82; Streets Street & Sidewalk Repair - Maintenance & Service Contracts (1013201-638200) \$2,881.82; Traffic Operations - Maintenance & Service Contracts (1013204-638200) \$3,881.82; Streets - Storm Drains - Maintenance & Service Contracts (5534203-638200) \$2,381.82; Streets - Water & Sewer Repair -Maintenance & Service Contracts (5513202-638200) \$2,881.82; Customer Service - Special Contracts (5511407-638300) \$3,881.82; Meter Reading - Maintenance & Service Contracts (5516202-638200) \$15,881.82; Solid Waste Street Sweeping - Maintenance & Service Contracts (5534408-638200) \$10,881.82; Utilities Wastewater Maintenance - Software License (5516205-627510) \$49,891.82. The original budget amount is \$109,200.00.*

8. Council is asked to approve a new Contract for Water Sealant Services at the PJ Cannon Parking Garage located at 1227 Taylor Street, as requested by the General Services Department on September 13, 2023. Award to Watertight Systems, Inc. in the amount of \$165,919.44. The term of the contract will take effect upon issuance of a Notice to Proceed with an end date three months from commencement. This contractor is located in Lexington, SC.

*Funding Source: Parking Facilities–Maintenance & Service Contract (5312501-638200). The original budget amount is \$165,919.44*

9. Council is asked to approve the Purchase of a CK Currahee Cutter System for Pipe Inspections, as requested by Columbia Water on November 20, 2023. Award to Elxsi dba CUES Inc., using the Houston-Galveston Area Council Cooperative Purchasing Agreement in the amount of \$225,261.00. This firm is located in Orlando, FL.

*Funding Source: Utilities Wastewater Maintenance – Auto, Trucks, Heavy Equipment Capital; (5516205-658500). The original budget amount is \$225,261.00.*



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10. Council is asked to approve the Purchase of a Vehicle and Equipment for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using the SC State Contract in the amount of \$387,447.00.

| Item                                                                                                                                                                        | Vendor                                                              | Vehicle/Heavy Equipment                                                                                         | Department                      | Amount              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------|
| a.                                                                                                                                                                          | Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL | One (1) 2024 Ford Transit Cargo Van T-350 RWD, as requested by the Fleet Services Division on December 7, 2023. | Parks and Recreation Department | \$51,401.00         |
| <i>Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$51,401.00.</i>                             |                                                                     |                                                                                                                 |                                 |                     |
| b.                                                                                                                                                                          | Blanchard Machinery Company West Columbia, SC                       | One (1) Mini-Excavator, as requested by the Fleet Services Division on November 11, 2023.                       | Wastewater Maintenance Division | \$65,374.00         |
| <i>Funding Source: Utilities Wastewater Maintenance - Machinery &amp; Equipment-Capital (5516205-658300). The original budget amount is \$65,374.00.</i>                    |                                                                     |                                                                                                                 |                                 |                     |
| c.                                                                                                                                                                          | Blanchard Machinery Company West Columbia, SC                       | Two (2) Mini-Excavators, as requested by the Fleet Services Division on November 3, 2023.                       | Water Distribution Division     | \$270,672.00        |
| <i>Funding Source: Utilities Water Distribution &amp; Maintenance - Auto, Trucks, Heavy Equipment-Capital (5516203-658500). The original budget amount is \$270,672.00.</i> |                                                                     |                                                                                                                 |                                 |                     |
| <b>Total</b>                                                                                                                                                                |                                                                     |                                                                                                                 |                                 | <b>\$387,447.00</b> |

11. Council is asked to approve the Purchase of One-Call Notification Services for Assistance with Locating Underground Utilities, as requested by Columbia Water on December 11, 2023. Award to Palmetto Utility Protection Service (PUPS), Inc. doing business as SC811, in the amount of \$51,751.02. The term of this contract is from January 1, 2024 to June 30, 2024. This vendor is located in Columbia, SC.

*Funding Source: Utilities Water Distribution & Maintenance - Membership and Dues (5516203-631400). The original budget amount is \$51,751.02.*



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12. Council is asked to approve Contract Amendment #13 for Bill Printing and Postage, as requested by Columbia Water on December 29, 2023. Award to Doxim, Inc., in the amount of \$549,160.39. The current term of the contract ends on January 31, 2024 and this amendment extends the contract to June 30, 2024. This firm is located in Columbia, SC.

*Funding Source: Customer Care - Special Contracts (5511407-638300) and Customer Care – Postage and Delivery (5511407-631100). The current budget amount is \$489,500.00. The budget amount for this amendment is \$549,160.39. The total revised budget amount is \$1,038,660.39.*

13. Council is asked to approve a new Professional Services Contract for Project WM3077; Cottontown Construction Services, as requested by Columbia Water on December 20, 2023. Award to Michael Baker International, Inc. in an amount not to exceed \$152,020.00. The initial term of the agreement will take effect upon issuance of a Notice to Proceed with an end date 18 months from commencement and the option to renew for two additional one-year periods. This firm is located in Columbia, SC.

*Funding Source: Water and Sewer Capital Projects - Sumter Street (Cottontown) Water Improvement - Capital Project Costs (5529999-WM307702-658650). The original budget amount is \$152,020.00.*

14. Ordinance No.: 2023-135 - Granting an encroachment to Huger Street Property, LLC, for the use of the right of way area of the 400 block of Huger Street for the installation and maintenance of landscaping and irrigation adjacent to 419 Huger Street, Richland County TMS# 08913-01-04

*First reading approval was given on December 19, 2023.*

15. Ordinance No.: 2023-136 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (OREI Columbia 22.5 Acres Property Owner, LLC, formerly referred to as Project OREI, Portion of Richland County TMS No. R25600-03-04)

*Endorsed by the Economic Development and Infrastructure Committee on November 14, 2023.*

*First reading approval was given on December 19, 2023.*



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16. Ordinance No.: 2023-137 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Earlewood Apartment Rental Properties, LLC, formerly referred to as Project Streams, Richland County TMS Nos. R09108-08-04, R9108-08-03, & R09107-02-01)

*Endorsed by the Economic Development and Infrastructure Committee on November 14, 2023.*

*First reading approval was given on December 19, 2023.*

17. Ordinance No.: 2023-138 - Amending Ordinance 2023-063 to Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2024

*First reading approval was given on December 19, 2023.*

18. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 0.04-acre portion of 702 Percival Road; TMS#16813-04-01 (portion)

*Ordinance No.: 2023-132 - Annexing a 0.04-acre portion of 702 Percival Road, Richland County TMS #16813-04-01 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map*

*Council District: 4*

*Proposal: Request to annex the property, assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.*

*Applicant: Outlandis Corporation/Addison Pointe, LP*

*Staff Recommendation: Approval*

*PC Recommendation: 11/9/2023; Approval (7-0)*

*First reading approval was given on December 19, 2023.*



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**CONSIDERATION OF BIDS, CONTRACTS AND CHANGE ORDERS**

19. Council is asked to approve Change Order #2 for Project WM3872; Water System Improvements along Rimer Pond Road and Hardscrabble Road, as requested by Columbia Water on November 11, 2023. Award to LAD Construction, LLC in the amount of \$2,801,463.08. The current term of the contract ends on February 14, 2024 and this change order extends the contract to February 14, 2025. This firm is located in Swansea, SC.

*Funding Source: Water and Sewer Capital Projects - Rimer Pond Road and Hardscrabble Road - Capital Project Costs (5529999-WM387201-658650). The current budget amount is \$11,910,999.98. The budget amount for this change order is \$2,801,463.08. The total revised budget amount is \$14,712,463.06.*

*This is a Columbia Disadvantaged Business Enterprise program project and a Local Business Enterprise project with a 5% CDBE goal. The CDBE percentage for this change order is 2.53% and maintains the overall 5% project goal. LAD Construction, LLC is the prime contractor and will provide waterline installation services at 91.66% (\$2,567,708.08) of the change order amount.*

*The following subconsultants will provide additional services:*

*Chao & Associates, a Minority Business Enterprise and a CDBE, located in Columbia, SC, will provide construction staking and as-built services at 0.17% (\$4,800.00) of the change order amount.*

*Herndon Incorporated, a Minority Business Enterprise (W) and a CDBE, located in Lugoff, SC, will provide grass erosion control services at 0.40% (\$11,250.00) of the change order amount.*

*Southern Commercial Development LLC, a Minority Business Enterprise (W) and a CDBE, located in Lexington, SC, will provide traffic control services at 1.96% (\$55,000.00) of the change order amount.*

*Ferguson Waterworks, located in Elgin, SC, will provide water line materials at 5.81% (\$162,705.00) of the change order amount.*





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### **ZONING / PLANNING MATTERS - SECOND READING**

**20. ZONING MAP AMENDMENT for 1213 Pickens St. TMS#11401-05-09**

*Ordinance No.: 2023-134 - Amending the Official Zoning Map to modify the zoning for 1213 Pickens Street, Richland County TMS# 11401-05-09*

*Council District: 2*

*Proposal: Request to rezone the property from Downtown Activity Center District (DAC) in the City Center Design Overlay District (OV-CC) to Mixed-Use District (MU-2) in the City Center Design Overlay District (OV-CC)*

*Applicant: 1527 Gervais Phase 2 LLC, c/o Robert B. Lewis*

*Staff Recommendation: Approval*

*PC Recommendation: 11/9/2023; Approval (7-0)*

*First reading approval was given on December 19, 2023.*

### **PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS**

**21. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 4200 Old Leesburg Road and 2-acre portion of 4257 Old Leesburg Road; TMS#22113-01-01 and 22114-01-03 (portion)**

*Ordinance No.: 2024-003 - Annexing 4200 Old Leesburg Road and +/- 2.0 acre portion of 4257 Old Leesburg Road, Richland County TMS #22113-01-01 and TMS #22114-01-03 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map*

*Council District: 4*

*Proposal: Request to annex the property, assign land use classification assignment of Urban Edge Residential Small Lot (UER-1) and assign zoning of Residential Single Family Small Lot District (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.*

*Applicant: Janilyn Q. Martin and Marion Phelps Gordon, Trustee/Canary Woods, LLC*

*Staff Recommendation: Approval*

*PC Recommendation: 12/14/2023; Approval (5-0)*





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**22. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1408 and 1412 Grove Park Lane; TMS# 06268-02-02**

*Ordinance No.: 2024-004 - Annexing 1408 Grove Park Lane and 1412 Grove Park Lane, Richland County TMS #06268-02-02 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map*

*Council District: 1*

*Proposal: Request to annex the property, assign land use classification of Urban of Community Activity Corridor (AC-2) and assign zoning of Mixed Use District (MU-1) for a pending annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.*

*Applicant: Gabriel Mbeng*

*Staff Recommendation: Approval*

*PC Recommendation: 12/14/2023; Approval (5-0)*

**23. ZONING MAP AMENDMENT for 2212 Senate Street TMS#11410-22-06**

*Ordinance No.: 2023-128 - Amending the Official Zoning Map to modify the zoning for 2212 Senate Street, Richland County TMS# 11410-22-06*

*Council District: 2*

*Proposal: Request to rezone the property from Residential Single Family - Small Lot District (RSF-3) in the Old Shandon/Lower Waverly Historic District Area A/Main District (OV-HP) to Residential Mixed District (RM-1) in the Old Shandon/Lower Waverly Historic District Area A/Main District (OV-HP)*

*Applicant: Miles Madden, Felix Allen Capital, LLC and Timothy Webb, More Than 9 to 5, LLC*

*Staff Recommendation: Approval*

*PC Recommendation: 10/30/2023; Approval (5-2)*



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### **24. ZONING MAP AMENDMENT for 1741 Cushman Drive; TMS# 14103-02-20A**

*Ordinance No.: 2024-005 Amending the Official Zoning Map to modify the zoning for 1741 Cushman Drive, Richland County TMS# 14103-02-20A*

*Council District: 2*

*Proposal: Request to rezone the property from Mixed-Use District (MU-2) to Institutional-General District (INS-GEN)*

*Applicant: WK Dickson & Company (c/o Clay Cannon)*

*Staff Recommendation: Denial*

*PC Recommendation: 12/14/23; Approved (5-0)*

### **ORDINANCES - FIRST READING**

25. Ordinance No.: 2024-001 - Authorizing the City Manager to execute a Lease Agreement between the City of Columbia and One Columbia for Arts and Culture for 932 square feet of office space located at Taylor Street Garage, 1600 Assembly Street
26. Ordinance No.: 2024-002 - Granting an encroachment to MERV on Taylor, LLC dba Hotel Trundle, for the use of the right of way area of the 1500 block of Main Street for the installation and maintenance of a planter adjacent to 1542 Main Street, Richland County TMS# 09014-09-24

### **EVENT RESOLUTIONS**

27. Resolution No.: R-2023-095 - Authorizing consumption of beer and wine beverages only at the Columbia Mardi Gras Festival at City Roots Urban Farm in the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer on Saturday, February 10, 2024
28. Resolution No.: R-2023-099 - Authorizing consumption of beer and wine only at the Chili Cook-Off at the 2100 block of Greene Street and the 700 and 800 blocks of Pavillion Avenue on Saturday, February 3, 2024



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### **APPOINTMENTS**

- 29. City Council Committees
- 30. Mayor Pro-Tempore
- 31. Citizens Advisory Committee for Community Development
- 32. Columbia Housing Authority
- 33. Columbia Prepares Advisory Committee
- 34. Planning Commission

### **CITY COUNCIL REPORTS, REFERRALS AND NEW BUSINESS**

### **PUBLIC INPUT**

### **EXECUTIVE SESSION**

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

*Department of Mental Health Surplus Property*

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

*Lumos Fiber of South Carolina, LLC Franchise Agreement*

### **ADJOURNMENT**