



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 23, 2024

CALL TO ORDER

The Columbia City Council conducted a meeting on Tuesday, January 23, 2024 at City Hall (Council Chambers), 1737 Main Street, Columbia, South Carolina. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:05 p.m. and the following members of Council were present: The Honorable William Brennan, The Honorable Aditi Bussells, The Honorable Tina N. Herbert, The Honorable Peter M. Brown, and the Honorable Tyler D. Bailey. The Honorable Edward H. McDowell, Jr., Mayor Pro-Tem participated remotely. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

PLEDGE OF ALLEGIANCE

INVOCATION

The Honorable Peter Brown offered the invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to adopt the agenda subject to the following amendments: Remove the Professional Services Contract for a Strategic Master Plan and Design Guidelines for Downtown Columbia from the Consent Agenda; defer appointments to the Columbia Housing Authority; and add discussion of the Transportation Penny Sales Tax to Executive Session item 36.

PUBLIC INPUT RELATED TO ITEMS ON THE AGENDA

Ms. Vivian Clark Armstead spoke in opposition to **Item 23** - Zoning Map Amendment for 2212 Senate Street. She requested that the zoning be kept the same.

Ms. Julia Hartwell spoke in opposition to **Item 23** - Zoning Map Amendment for 2212 Senate Street. She said that changing the zoning to mixed use would negatively impact the neighborhood's historic designation and parking density.



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APPROVAL OF MINUTES

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

Upon a motion made by Dr. Bussells and seconded by Mr. Brennan, Council voted unanimously 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

Mayor Rickenmann and the members of City Council proclaimed January 23, 2024 as Jamie Scott Fitness Day in the city of Columbia.

Mayor Rickenmann said we are excited to hear about what you're doing with Parkinson's Disease. Knowing that there is somebody with a program that is working with them to help individuals as they plateau is commendable.

Mr. Jamie Scott said I am excited to get this program up and running in mid-March. It will be at a discounted rate. We also have a 5K Charity Run with Sistercare. Last year, we had 350 participants and this year our goal is 500 participants. All contributions will go directly to Sistercare.

CONSENT AGENDA ITEMS 3 THROUGH 17

Upon a single motion by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to approve **Consent Agenda Items 3 and 5 through 17**.

3. Council is asked to approve a new Professional Services Contract for a Downtown Small Business Pop-up 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. - *Approved*

Funding Source: Accommodations Tax Fund - 5% General Purpose



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4. Council is asked to approve the Purchase of Intellicomm Guidcard 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. - *Approved*

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.

5. 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. - *Approved*

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.

6. 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. - *Approved*

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.



We Are Columbia

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7. 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. - *Approved*

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

8. 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. –*Approved*

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

9. 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. – *Approved*

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 & 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 & Maintenance - Auto, Trucks, Heavy Equipment-Capital (5516203-658500). The original budget amount is \$270,672.00.</i>				
Total				\$387,447.00



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10. 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. - *Approved*

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

11. 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. - *Approved*

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.

12. 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. - *Approved*

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.

13. 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 – *Approved on second reading.*

First reading approval was given on December 19, 2023.

14. 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) – *Approved on second reading.*
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Endorsed by the Economic Development and Infrastructure Committee on November 14, 2023.

First reading approval was given on December 19, 2023.

15. 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) – *Approved on second reading.*

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

First reading approval was given on December 19, 2023.

16. 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 – *Approved on second reading.*

First reading approval was given on December 19, 2023.

17. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 0.04-acre portion of 702 Percival Road; TMS#16813-04-01 (portion) – *Approved on second reading.*

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 – Approved on second reading

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

18. 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. - *Approved*

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.

Ms. Lucinda Statler, Planning Administrator/Planning and Development Services Department said in the past year, an agreed upon approach was to have a consultant facilitate a planning process and rewrite the City Center and Innovista design guidelines as a single document for the combined geographic area. It will build upon existing relevant planning concepts from the Innovista Master Plan, Public Space Public Life Study, and infrastructure recommendations from the Walk Bike Columbia Plan to facilitate a vibrant, safe, and walkable downtown.

Dr. Bussells said it will streamline guidelines for these two areas into one. It will be easier for people to understand how their business or idea fits into our urban core.

Councilor Brown asked what the exact geographic area of this study is.

Ms. Lucinda Statler, Planning Administrator/Planning and Development Services Department said the northern boundary is Elmwood Avenue and the City Center includes parcels on both sides of Elmwood. The eastern boundary is Pickens, the west side is the river, and the south side zig zags from Blossom and down to Catawba.



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Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously 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.

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. - *Approved*

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.

Ms. Dana Higgins, Director of Engineering for Columbia Water said this project was bid back in 2021. This project is on one of our main transmission lines. It pushes out water into our Northeast area, where we have a lot of growth. There are homes along the edge of the water line,



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so we had to add vibration testing. This will help with a time extension, materials, and additional bores.

Mayor Rickenmann said it's important for the public to understand that the town of Winnsboro's waterline project, material delays, roadway projects, and extensive development considerably affected and changed these plans.

Councilor McDowell asked how we will build the future financially.

Mr. Clint Shealy, P.E., Assistant City Manager for Columbia Water said the kickoff meeting for the modeling and planning is scheduled for two weeks from now. It's a project that you have already approved that will help us plan both financially and from an engineering design standpoint. We will have a deliverable from that study and we will have an idea of the magnitude of investment that's needed to replace aging infrastructure.

Upon a motion made by Mr. Brown and seconded by Mr. Bailey, Council voted unanimously 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. Mr. Brennan was not present for the vote.

ZONING / PLANNING MATTERS - SECOND READING

20. ZONING MAP AMENDMENT for 1213 Pickens St. TMS#11401-05-09 – *Approved on second reading.*

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

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)



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First reading approval was given on December 19, 2023.

Upon a motion made by Dr. Bussells and seconded by Mr. Brown, Council voted unanimously to give second reading approval to the Zoning Map Amendment for 1213 Pickens St. TMS#11401-05-09 **and** Ordinance No.: 2023-134 - Amending the Official Zoning Map to modify the zoning for 1213 Pickens Street, Richland County TMS# 11401-05-09. Mr. Brennan abstained from voting due to a conflict of interest.

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

Council opened the public hearing at 4:45 p.m.

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) – *Approved for first reading.*

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 – Approved for first reading.

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)

Ms. Mary Lynn Bare expressed concerns about the annexation of the 2 acre portion because her family lives in proximity to the property. She is worried about the status of her own home and believes the annexation is to make a new entrance into the development. She said on the Richland County map service site, that 2 acres is not even cut out to have its own tax map number.



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Ms. Krista Hampton, Director of Planning and Development Services said this is phase four of Canary Woods, which we have already annexed. The first three phases have already been developed. This will be going to Planning Commission for our review of the development and subdivision. Once we have a handle on what that looks like, I will be contacting her to address those issues. I'm not yet certain of their intention in regards to Old Leesburg Road. My understanding is that it would be rather costly for them to redevelop the entire road.

Councilor Bussells said by annexing this, it gives us a bit more oversight in the process to understand what the developer wants to do.

Ms. Krista Hampton, Director of Planning and Development Services said it would largely happen regardless of the annexation, but with our process we will have our rules and regulations in place.

Mayor Rickenmann asked can the project move forward without the additional parcel.

Ms. Krista Hampton, Director of Planning and Development Services said we'd need to consult with the developers.

Upon a motion made by Mr. Brown and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the 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) **and** 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 with the understanding that staff will request a meeting with the development team to discuss the proposed exclusion of a parcel, creation of a thoroughfare, and consideration of infrastructure and other matters.



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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 – *Deferred*

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 - Deferred

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)

Ms. Sandra Renew of 1400 Grove Park Lane expressed concerns as a business owner in the area. She said the owner has no permit or license and has been building on the property for over two years. They have been raided for having people living on this general commercial property. The building has mold and a make shift roof.

Mayor Rickenmann asked if they can have livability under the zoning they're asking for.

Ms. Krista Hampton, Director of Planning and Development Services said yes.

Councilor Herbert asked if the owner is changing.

Ms. Krista Hampton, Director of Planning and Development Services said I'm not aware of an ownership change and I won't disagree with the condition of the property either. The intention is to make it into a duplex.

Upon a motion made by Ms. Herbert and seconded by Mr. Brennan, Council voted unanimously to defer consideration of the Annexation, Future Land Use Map Amendment, And Zoning Map Amendment for 1408 and 1412 Grove Park Lane; TMS# 06268-02-02 **and** 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. Staff was asked to verify recent public health issues and public safety activities.



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

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

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

Dr. Bambi Gaddist, 904 Oak Street spoke in opposition to this annexation. She requested that the MLK/Lower Waverly neighborhood remain single family residences and that developers provide evidence of community involvement before new construction.

Mrs. Minnie Wilson Bivins, 2310 Pendleton Street spoke in opposition to this annexation. She requested single family residences and is concerned with the lack of communication between the developer and the community.

Mrs. Vivian Counts, 2317 Pendleton Street spoke in opposition to this annexation. She requested single family homes in historical neighborhoods.

Mr. Bobby Taylor, 2223 Senate Street spoke in opposition to this annexation. He expressed concerns about the potential building of apartments on the property, which he lives adjacent to.

Ms. Ashlyn Brisley, 2226 Senate Street spoke in opposition to this annexation. She has spoken to the developer and expressed concerns over the condition of their other properties.

Mr. Milton Mack, 814 Oak Street spoke in opposition to this annexation. He expressed concerns about incoming renters and parking issues.

Mr. Joe Wideman spoke in support of this annexation. He is a friend to the applicant, Timothy Webb. He said part of Mr. Webb's goal is to build these houses so that he can empower young and minority people to have ownership.



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Mr. Miles Madden spoke in support of this annexation. He is the business partner of the applicant, Timothy Webb. He said our goal is to invest in a community that we understand has not had a significant amount of investment. We're aiming to provide value to the community. The community has a mix of multifamily homes and single family homes, and we want to continue that structure. We welcome the opportunity to speak to the community.

Mayor Rickenmann suggested setting a date to meet with the interested parties and neighborhood leadership to discuss what the potential is for the property.

Upon a motion made by Mr. Brown and seconded by Ms. Herbert, Council voted unanimously to defer consideration of the Zoning Map Amendment for 2212 Senate Street TMS#11410-22-06 **and** Ordinance No.: 2023-128 - Amending the Official Zoning Map to modify the zoning for 2212 Senate Street, Richland County TMS# 11410-22-06 to allow time for the developer to meet with the neighborhood.

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

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

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)

Ms. Bernetha Moultrie read a statement from Ms. Deanna Monigaw. She spoke in support of this rezoning. She expressed concerns about increased traffic and the need for general improvements in the area.

Ms. Alexzena Furgess spoke in support of this rezoning. She encouraged everyone to think about what building a stadium in that area would do for the entire community.



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Ms. Diane Wiley spoke in support of this rezoning. She said Allen University should not have to go to a high school football stadium to practice.

Mr. Cecil Robinson, 34 Belvedere Drive expressed concerns about the new stadium. He said the property line is in my backyard. I don't know how far the fence is going to go from the city property to mine.

Mr. Clay Cannon, Civil Engineer Consultant for Allen University spoke in support of this rezoning on behalf of the project team. He said this will be an ongoing collaboration with the communities. The majority of the time this facility will be for student athletes. We won't have tremendous traffic impacts. When events are held, there will be traffic management plans developed with the city, DOT, and law enforcement officials. We are maintaining a 40 ft. buffer from the neighborhood. There is a noise ordinance we have to follow for events and this will be an ongoing process as this project is developed.

Dr. Dub Taylor, Vice President for Institutional Advancement for Allen University spoke in support of this rezoning. He said Dr. McNealy and myself met with the communities and their presidents when we were starting this process. Putting in the stadium will solve the issue of having to bus the students to USC and pay transportation fees. The economic development impact that this will have on the city and the county is enormous.

Councilor Bailey said I appreciate the work you all did in talking to the community and it seems that there is buy in. I'm looking forward to seeing what Allen University does with the stadium.

Mayor Rickenmann said we want to continue the growth from your main campus all the way down with the old motel being converted, the 35 businesses owned by women in the Midlands Plaza, and with this type of investment.

Councilor McDowell asked if there is already a developer's agreement.

Dr. Dub Taylor, Vice President for Institutional Advancement for Allen University said yes, we currently have the contract for the stadium.

Pastor David Lorick of the Rehoboth United Church spoke in support of this rezoning. He said the only concern that we have is with the volume of traffic. I do believe this will be a plus for the area, to enhance the development that's already started.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 23, 2024

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 1741 Cushman Drive; TMS# 14103-02-20A **and** Ordinance No.: 2024-005 Amending the Official Zoning Map to modify the zoning for 1741 Cushman Drive, Richland County TMS# 14103-02-20A.

Council closed the public hearing at 6:05 p.m.

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 – *Approved on first reading.*

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to 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 – *Approved on first reading.*

Upon a motion made by Dr. Bussells and seconded by Mr. Brennan, Council voted unanimously to give first reading approval to 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 - *Approved*



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 23, 2024

Upon a motion made by Dr. Bussells and seconded by Mr. Brennan, Council voted unanimously to approve 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 - *Approved*

Upon a motion made by Dr. Bussells and seconded by Mr. Brennan, Council voted unanimously to approve 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.

APPOINTMENTS

29. City Council Committees

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to approve the following City Council Committees:

Administrative Policy Committee

This committee reviews matters related to City of Columbia policies and procedures to include technology initiatives and other matters related thereto.

Chair: Ed McDowell

Member: Aditi Bussells

Member: Peter Brown

Staff Liaison: Pam Benjamin

Meetings: 4th Tuesday at 3:00 p.m., as needed

Arts, Historic Preservation & Philanthropy Committee

This committee reviews matters related to cultural and performing arts, historic preservation and philanthropic endeavors / donations in support of city sponsored events and other matters related thereto.

Chair: Tyler Bailey

Member: Ed McDowell

Member: Tina Herbert

Staff Liaison: Henry Simons

Meetings: 1st Tuesday at 1:00 p.m., as needed



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 23, 2024

Community Development Committee

This committee reviews matters related to community development, federal funding opportunities and other matters related thereto.

Chair: Tina Herbert

Member: Tyler Bailey

Member: Will Brennan

Staff Liaison: Missy Gentry

Meetings: 1st Tuesday at 11:00 a.m., as needed

Economic Development & Infrastructure Committee

This committee reviews matters related to economic development, infrastructure development and other matters related thereto.

Chair: Peter Brown

Member: Will Brennan

Member: Aditi Bussells

Staff Liaison: Jeff Palen

Meetings: 2nd Tuesday at 1:00 p.m., as needed

Health, Social and Environmental Affairs Committee

This committee reviews matters related to quality-of-life issues to include homelessness, community partnerships, beautification, environmental and sustainability initiatives and other matters related thereto.

Chair: Aditi Bussells

Member: Tyler Bailey

Member: Ed McDowell

Staff Liaison: Clint Shealy

Meetings: 4th Tuesday at 1:00 p.m., as needed

Public Safety Committee

This committee reviews matters related to public safety, animal services, code inspection, Municipal Court, and other matters related thereto

Chair: Will Brennan

Member: Tina Herbert

Member: Peter Brown

Staff Liaison: Teresa Wilson

Meetings: 4th Tuesday at 11:00 a.m., as needed

30. Mayor Pro-Tempore - Approve

Upon a motion made by Mayor Rickenmann and seconded by Dr. Bussells, Council voted unanimously to approve the appointment of The Honorable Will Brennan as Mayor Pro-Tempore for the year 2024.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 23, 2024

31. Citizens Advisory Committee for Community Development - *Approved*

Upon a motion made by Mr. Bailey and seconded by Dr. Bussells, Council voted unanimously to defer the at-large appointment to the Citizens Advisory Committee for Community Development.

Upon a motion made by Ms. Herbert and seconded by Mayor Rickenmann, Council voted unanimously to approve the appointment of Mr. Joseph Cerniglia to the Citizens Advisory Committee for Community Development.

The remaining vacancies will be considered on February 6, 2023.

32. Columbia Housing Authority - *Deferred*

Upon a motion made by Mayor Rickenmann and seconded by Dr. Bussells, Council voted unanimously to defer appointments to the Columbia Housing Authority.

33. Columbia Prepares Advisory Committee – *Approved*

Upon a motion made by Mr. Bailey and seconded by Dr. Bussells, Council voted unanimously to approve the reappointment of Ms. Amy Husmann, Mr. Scott Jaillette and Mr. William Baker and the appointment of Ms. Claudia McMillan and Mr. Ralph McCarthy to the Columbia Prepares Advisory Committee.

The remaining vacancy will be considered on February 6, 2023.

34. Planning Commission

Upon a motion made by Dr. Bussells and seconded by Mr. Brennan, Council voted unanimously to approve the appointment of Ms. Jacqueline Marshall to the Planning Commission.

CITY COUNCIL REPORTS, REFERRALS AND NEW BUSINESS

Mayor Rickenmann asked Council to review signage and display requirements for vape shops, liquor stores, and marijuana dispensaries, if legalized.

Dr. Bussells asked to schedule an Administrative Policy Committee meeting to discuss all pending referrals for the committee.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 23, 2024

Councilor McDowell asked that the Administrative Policy Committee meet on Tuesday, February 27, 2024 at 3:00 p.m.

Councilor Brown reported that the Economic Development and Infrastructure Committee met on Tuesday, January 16, 2024. The committee received great presentations from Columbia Opportunity Resource (COR) and GrowCo. He said it is important for the city to continue to engage with and support a lot of the groups in Columbia. This committee is focused on economic development and the development of folks in our community.

Councilor Herbert reported that the Community Development Committee met on Tuesday, January 16, 2024. The committee received a presentation from Home Works and staff will have a follow-up meeting to explore how we can work further with them. The committee finalized its plan for Town and Gown. She said a big part of this was finding a way for all colleges and universities to be a part of the process.

Dr. Bussells thanked Ms. Kameisha Heppard and her team for sharing Mr. Green's story of transition into permanent housing and recognized the amazing progress with Rapid Shelter.

Ms. Teresa Wilson, City Manager asked for City Council's consideration in scheduling work sessions, budget workshops and a mini retreat to discuss the economic forecast and major projects.

PUBLIC INPUT

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

EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to enter into Executive Session at 6:36 p.m. for the discussion of items 35 and 36 as amended.

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



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
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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*
- *Transportation Penny Sales Tax*

ADJOURNMENT

The meeting was adjourned at 8:27 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk