



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MARCH 16, 2021

The Columbia City Council conducted a virtual meeting on Tuesday, March 16, 2021 using video conferencing technology. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:06 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Howard E. Duvall, Jr., The Honorable Mayor Pro-Tempore Edward H. McDowell, Jr., The Honorable Daniel J. Rickenmann, and The Honorable William Brennan. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act. *The minutes are numbered to coincide with the order of the meeting.*

INVOCATION

The Honorable Mayor Pro Tempore Edward H. McDowell, Jr. offered the invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to adopt the agenda, subject to deferring all Event Resolutions to Executive Session and amending the revision date of **Item 29** to March 12, 2021.

APPROVAL OF MINUTES

1. Council is asked to approve the March 2, 2021 City Council Meeting Minutes.

Upon a motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to approve the March 2, 2021 City Council Meeting Minutes.

Councilor Devine took a moment of personal privilege to proclaim March 16, 2021 as Kara Mack Day in the City of Columbia. Ms. Kara Mack left Columbia in the 10th grade to pursue her dream of dancing in Los Angeles. She was one of the choreographers for the movie *Coming to America 2*. We need to recognize our Columbia talent as they excel nationally and internationally. We will be shipping the proclamation to her on behalf of the Mayor and members of City Council recognizing her achievements and encouraging her to keep shining.

Ms. Teresa Wilson, City Manager said the Council and City was presented with the Emergency Response Partnership Award by Senior Resources. This is in recognition of the significant support that you all provided to our seniors through A Resilient Columbia Economic Stability Plan for the Emergency Senior Nutrition Program.



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EMERGENCY ORDINANCE

2. Ordinance No.: 2021-012 An Emergency Ordinance Extending and Amending Certain Emergency Ordinances

Councilor Rickenmann made a motion to extend the ordinance by 30-day increments. We had a tremendous drop in cases and I would prefer to keep looking at it in 30-day increments instead of 60 days. The motion failed for lack of a second.

Councilor Duvall said even if we extend by the 60 days allowed by law, we can change that anytime the Council has the majority of votes to do it. It can be a 30-day increment but I would prefer to do the 60-day increment and if it's the will of the Council and the data supports it, we can remove the extension.

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to approve Ordinance No.: 2021-012 An Emergency Ordinance Extending and Amending Certain Emergency Ordinances.

CITY COUNCIL DISCUSSION / ACTION

3. COVID-19 Update - The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin said we have seen a deceleration of infections. We need to continue pushing folks to get vaccinated. We are seeing an uptick in vaccine acceptance rates, which is encouraging. We have had internal communications on how we will handle operations at-large and when will be the appropriate time to start meeting in-person. We also need to look at our parks and recreation operations. We still have to keep our eyes open to some of the variants of the virus and be thoughtful.

- *COVID-19 Situational Report - Mr. Harry Tinsley, Emergency Management Director*

Mr. Harry Tinsley, Emergency Management Director said we stand at over 120 million cases and 2.6 million deaths due to COVID-19 worldwide. In the U.S. we have over 29 million confirmed cases and over 532,000 deaths. In South Carolina, the confirmed case count stands at 455,495 with 6.3 million tests administered to date. The state case count for today is 383 with a positivity rate of 4.8%. There were two confirmed deaths in today's report, bringing the state total of confirmed deaths to 7,851. In Richland County, the case count stands at 36,629 with 32 new cases as of today and a total death count of 466. From March 1st to March 14th, Richland County has had 1,122 cases, averaging about 80 new cases per day. The zip codes with over 100 new



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cases are 29229 with 124 cases, 29203 with 123 cases, and 29223 with 105 cases. As of March 10th, Richland County recent disease activity incidence rate has been downgraded to low. The state recovery rate is estimated at 97.4% and the fatality rate is estimated at 1.71%. We are still seeing a downward trend in cases and it is anticipated that this will continue and start to slowly decline and begin to plateau over the next few weeks. Statewide hospitalizations continue to trend down. The bed utilization rate is 73% and the ICU bed utilization rate is 68%. As of today, there are 590 patients hospitalized due to COVID-19. DHEC continues to roll out their vaccine plan. There has been over 1.9 million doses received in the state and over 1.4 million people have been vaccinated. In Richland County, there are 110,505 doses. DHEC began phase 1B on March 8, 2021 and our frontline workers have been given the opportunity to receive the vaccine. As of the March 9th to March 16th report, nine counties and 59 municipalities have mask ordinances still in place.

4. Proposed Revisions to the Commercial Non-Discrimination and CDBE Utilization Policy
- Ms. Melissa Lindler, Office of Business Opportunities Director

Ms. Melissa Lindler, Office of Business Opportunities Director said this policy was first enacted and last revised in November 2016. It was initially established to make sure our disadvantaged business enterprises (DBE) as well as other minority-owned businesses have an opportunity to participate in our procurement process and as a City, establish a clear policy against discrimination in city related business. One of the key revisions of this policy is adding and incorporating the Non-Discrimination Contracting Policy as developed by the Office of Procurement and Contracts in collaboration with the Legal Department. This contracting policy extends beyond city related business to look at the contractors' overall operations and discrimination policies. This will not only strengthen our ability to make sure DBE's participate in our procurement process but it will also make sure our contractors are giving everyone an opportunity to be a part of the contracts they have with the City. The definition of a CDBE has not changed. Some key elements of the program that have not changed are the definition of socially and/or economically disadvantaged individuals, the definition of socially and/or economically disadvantaged businesses, the authority of the city manager to determine CDBE participation on any prime contract estimated at \$200,000 or more, the City's efforts to ensure that CDBE's have equitable opportunities to compete for contracts and subcontracts, and the role of the good faith efforts committee. The key changes involve maintaining good faith efforts records for each CDBE project for a minimum of 3 years, inclusion of digital or print advertisement to help meet the CDBE utilization goal placed on projects, and the introduction of a tiered approach to meet or exceed the CDBE utilization goal placed on a project. Offerors that repeatedly fail to meet the specified CDBE utilization goal will be audited. The CDBE procurement process starts with the compliance submittal period (CSP), followed by the invitation for bid extended to offerors deemed compliant during the CSP, and the bid opening.



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During the CSP, all offerors must submit a letter of CDBE commitment as part of their package to the Department of Procurement and Contracts. Offerors below 50% of the specified goal must submit all good faith efforts documentation as part of their CSP package. Offerors' submittals will be reviewed by the good faith efforts committee and deemed either compliant or non-compliant by the Office of Business Opportunities based on the committee's review. All appeals from non-compliant CSP offerors shall be escalated to a newly established administrative review committee for further review. An invitation for bid will be extended to offerors deemed compliant during the CSP. We have added the language that the city manager reserves the right to review and/or remove programmatic provisions if it's in the best interest of the City. We have removed the four-year review period but we will still provide annual updates regarding the CDBE program.

Councilor Rickenmann asked how this is going to coordinate with the disparity study and what is the timeline for implementation.

Ms. Melissa Lindler, Office of Business Opportunities Director said the perspective consultant will review our data, do their own research, and conduct outreach in the community before they make any solid recommendations. The study will be between 18 to 24 months depending on the availability of data. They are going to look at our program, compare it to their findings, and see what recommendations can be made.

Councilor Davis asked about initiatives to obtain training for businesses who want to take advantage of water and sewer opportunities.

Ms. Melissa Lindler, Office of Business Opportunities Director said Columbia Water is looking at ways where we can have more access points for our disadvantaged businesses to enter the arena of water and sewer. Last year, we did a contractor readiness program. We are looking at trying to do other innovative things to provide hands-on experience through an apprenticeship program and working with technical schools.

5. Proposed Changes to New Zoning Map - Ms. Krista Hampton, Director of Planning and Development Services and Ms. Rachel Bailey, Zoning Administrator

Ms. Krista Hampton, Director of Planning and Development Services said the public hearing on the new zoning map was held on January 19, 2021. The first reading was postponed to permit for additional public review and input. Staff attended neighborhood meetings and had one-on-one meetings to present information and answer questions. Revisions to the proposed map developed from staff review and public input. We are requesting a preliminary review of the changes prior to proceeding to the Planning Commission in May and a public hearing in July. The first three



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changes are properties that have been rezoned but were not reflected in the proposal: 2634 St. Phillips Street, had been rezoned to allow for an assistance care facility from residential to commercial but we proposed a designation of mixed-use zoning to continue to facilitate the development. 3301 Duncan Street, previously received a rezoning of RS2 but per our discussion with the property owners we will take this back to the analogous RSF3 from the RS2. The property on 2822 Canterbury Road was previously rezoned RS2 but was mapped in our proposed map as RS1. The property and its adjacent will go back to RS2. The next changes are properties based on discussions and input from stakeholders and property owners. In the Shandon Neighborhood, Hand Middle School will be rezoned as general residential which allows multiple dwelling units. The properties along Wilmot and Duncan will be changed from proposed mixed-residential to a two-family-residential. In Chestnut Hills, the individual parcels are staying the same but the proposed revision is for the common area to be kept as a conservation zone. For the Bible Way/Atlas Road PUD, we are requesting a change to mixed-residential to reflect the development patterns and for Bluff Road to go to a commercial zone. The Kline Site PUD, will be kept the same per discussions with property owners. For Elmwood and Park Street, we have lessened to MU1 to allow residential and general office use. For the Gregg Park Neighborhood, after neighborhood feedback we made it a single-family-district (RSF1). For Brennen/Brockwall Drive, we are reverting them back to single-family (RSF) to match how they are currently zoned. For the Shirley/Bratton area, we are reverting them back to single-family (RSF). For the Adger/Devereaux area, they were zoned mixed residential but will go back to single-family. For 500 Wildlife Parkway (Riverbanks Zoo), we accidentally split zoned the zoo but we will be changing that so the zoo is all in the INS Zoo District. For 715 Montague Road, a parcel got pulled into the general commercial but will go back to the single-family-residential. For 2901 Rosewood (Rosewood Church portion), a parcel is currently split zoned but we are cleaning it up to make sure the parcel remains residential. For 5400 Fairfield Road, the parcel got pulled into residential but will go back to commercial use (CAC). 612 and 614 Holly Street had been zoned for office and institutional uses, but they fit better into commercial use (CAC). For 1122 and 1126 Barnwell, some commercial uses were accidentally zoned residential but will go back to commercial. The maps as a whole will come back for first reading in April and the revisions will head to Planning Commission in May. Second reading of the map will be in May. Everything should be completed by the new effective date of August 30, 2021.

Councilor Devine asked how many neighborhoods have requested a presentation.

Ms. Krista Hampton, Director of Planning and Development Services said we had about six meetings but have also received requests to return to some neighborhoods. We are going back to the Shandon Neighborhood next Monday and Five Points tomorrow. We had a number of one-on-one meetings as well.



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6. Fiscal Year 2021/2022 Budget Workshop - Ms. Missy Caughman, Budget & Program Management Director
- *FY 21/22 Budget Schedule*
 - *FY 20/21 Budget Update*
 - *FY 21/22 Budget Development*

Ms. Missy Caughman, Budget & Program Management Director said overview of the budget will begin in April and then we will move to the budget public hearing in May. The schedule that is being proposed would ask that we advertise the public hearing for April 26, 2021. The public hearing and first reading will be held on May 11, 2021 at a special called meeting and second reading and final adoption will occur on May 18, 2021. With the alternative schedule, the public hearing and first reading will be on May 18, 2021 and second reading/final adoption will be on June 1, 2021. The current budget was based on fiscal year 2018/2019 actuals. We have focused on continuing our operations, providing excellent day-to-day services to our community, and fulfilling the City's financial obligations. We had no rate increases, no property tax increases, and no water and sewer rate increases. As we adopted the budget we had to suspend various programs to include the citywide security camera upgrades, the capital replacement program for rolling stock and information technology, and capital projects to include water and sewer capital projects. For the general fund, the primary sources of revenue we anticipate would have the most impacts from COVID-19 are our local options sale tax, real property, personal property (vehicles), business licenses, and building permits. For special revenues, the primary sources of revenue we anticipate would have the most impacts from COVID-19 are our hospitality tax, accommodations tax, tourism development fee, garage/monthly parking, on-street parking, fines, and special events. The general fund is on target to make budget projections. We are in line with what we had collected the previous year but the majority of the general fund revenues come in over the next few months. Water and sewer and stormwater revenues are tracking lower than we would like. While we are making the hospitality tax budget, it is important to note that we are still tracking about \$1.5 million lower than what we would have collected. The tax exempt entity study was completed last fall, the fire hydrant fee was approved in September 2019, business license enhanced enforcement is underway, and negotiation of fees with certain entities have paused due to the pandemic. Basic service initiatives like internal infrastructure projects are ongoing. Some public safety initiatives like the Columbia Police Department recruitment, retention, and technology were addressed last year but others are still ongoing. The Olympia Fire Station is included in the CDBG mitigation grant. For the capital replacement program, we had savings that we were able to use. Bull Street is included in the installment purchase revenue bond (IPRB). Finlay Park rehabilitation is paused as we continue to monitor hospitality tax funding. The municipal complex included in the IPRB has been purchased. The Convention Center



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expansion is ongoing. The Canal embankment repair and secondary water source is underway with the approval of FEMA and submittal for the Building Resilient Infrastructure and Communities grant. Both Community Development Block Grant – Disaster Recovery and Mitigation grants are underway. The Emergency Operations Center up-lift is near completion.

Ms. Teresa Wilson, City Manager noted that these priority items and drivers for the budget were in place prior to the pandemic. We are trying to keep things moving forward as best we can.

Ms. Missy Caughman, Budget & Program Management Director said we anticipate a no change budget from the current year. Departments were instructed to prepare fiscal year 2021/2022 requests using current year budget allocations and to hold current service levels. We will have a compressed but focused budget process. We will identify any potential efficiencies gained from altered work arrangements, capture any shortfalls and gaps in service, prioritize areas of need for internal operations, and focus on maintaining service delivery. We will continue to monitor budgets and be prepared to amend the budget as reliable information is available. Factors shaping our budget conversations include the RecoverSC funds. The funds can be used to replace lost or reduced revenues to help meet budget, if needed. The funds are a loan and have to be repaid. The City will also receive approximately \$25.93 million through the American Rescue Plan for uses primarily around impacts resulting from COVID-19. We will continue to seek information in terms of whether there are any specific uses or functions we are expected to perform with the funds.

Councilor Devine asked how the equity tool is being used in the budgeting process.

Ms. Missy Caughman, Budget & Program Management Director said the City is budgeting for equity and recovery. We submitted an action plan with the specific goal we will be addressing. We will have more conversations as we move along.

Ms. Teresa Wilson, City Manager asked that the goal be shared during the next budget discussion. The first step is to acknowledge that the equity lens can be a tool when you are budgeting. I foresee the upcoming budget cycles having more meat to it when it comes to the equity lens. We have this year to introduce the concept to our department heads and establish it as a concept that will be utilized. Moving forward, you will see it utilized even more.

Councilor McDowell inquired about the status of the Olympia Fire Station.

Ms. Missy Caughman, Budget & Program Management Director said the Olympia Fire Station is included in the CDBG-MIT grant program. The funding has been identified and now we have to go through the building design.



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Councilor McDowell asked about equipment for the fire fighters.

Ms. Teresa Wilson, City Manager said we are working with Richland County to see what opportunities exist in that regard.

Councilor Duvall said besides the American Rescue Plan direct allocation to the City of Columbia, there are other funds coming to local governments. I hope the City Manager will make sure we have adequate staff that can manage these funds to fulfill the needs that we have. There is funding for firefighter health equipment. I would like to look into using some of the funds to take the Post Office debt off the City and maybe the Devine Street property, also.

Councilor Brennan asked when staff will make a judgement call on whether to pursue the RecoverSC funds and what do the parameters look like.

Ms. Teresa Wilson, City Manager said we want to get our arms around the American Rescue Plan funds and present something to you that may change the approach as far as even utilizing the RecoverSC funds.

Mr. Jeffery Palen, Assistant City Manager and Chief Financial Officer said our initial goal for the RecoverSC funds was to use it as an insurance policy for lost revenues. We weren't sure how the local option sales tax would come in. We wanted to have a backstop so we did not have to change the formula this year because it would be an indirect tax increase for all of our citizens. We also looked at using it for potential lost revenues for the parking system or anything COVID related. Now with the American Rescue Plan, we believe we can utilize those funds to cover the same losses. We may be able to return the RecoverSC funds and not have 9.5 years of repayment of principal and interest from the general fund. The loan was \$10 million with \$400 thousand in issuance costs. We made one interest payment of \$360,000. We may be able to use the ARP funds to recoup our interest carrying costs along with issuance costs and return all of the funds.

Ms. Teresa Wilson, City Manager said the funding is there; we are trying not to use it.

Mayor Benjamin said don't rule out the possibility of a transportation or infrastructure bill being in the wings. Let's remain vigilant and be prepared for any opportunity that might exist.

There was a consensus of Council to proceed with the proposed budget schedule.



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CONSENT AGENDA ITEMS 7 THROUGH 13

Councilor Devine asked if there is a role for Optus Bank to participate in Item 8. I am very supportive of the item. It is a step in the right direction as far as financial empowerment and economic mobility. I would like to see how we can model this for others.

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

7. Council is asked to approve a Subrecipient Agreement for Community Development Block Grant CARES ACT (CDBG-CV) Housing Relief Fund Program, as requested by the Community Development Department. Award to the Cooperative Ministry in the amount of \$250,000.00. This service provider is located in Columbia, SC. - *Approved*

8. Council is asked to approve an Agreement for Employee Loan Program Services, as requested by the Human Resources Department. Award to Upward Wealth, Inc. doing business as Bright Up. This firm is located in Weston, MA. - *Approved*

There are no costs associated with this agreement.

9. Council is asked to approve the Purchase of EvidenceOnQ System Upgrade, Maintenance, Support, and Training, as requested by the Columbia Police Department. Award to Integrated Software Solutions in the amount of \$58,487.99. This vendor is located in Tukwila, WA. - *Approved*

Funding Source: Police Administrative Services - Software License (1012402-627510). The original budget amount is \$60,000.00.

10. Council is asked to approve the Purchase of Target Solutions Training and Records Management Platform Premier Membership and Annual Maintenance Fee, as requested by the Columbia Fire Department. Award to Municipal Emergency Services, as a Sole Source in the amount of \$68,841.36. This vendor is located in Charlotte, NC. - *Approved*

Funding Source: Fire Suppression - Software License (1012303-627510) \$34,420.68 and Fire Administration - Software License (2082301-627510) \$34,420.68. The original budget amount is \$68,841.36.



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11. Council is asked to approve an Agreement for Teller Software Implementation and Annual Licensing Fees, as requested by the Finance Department. Award to Can/Am Technologies, Inc. in the amount of \$162,870.00 for an initial term of 16-months with the option to renew for four (4) additional one-year periods. This vendor is located in Lakewood, CO. - *Approved*

Funding Source: Technology Contingency - Software License (5518408-627510). The original budget amount for the first year is \$200,000.00.

12. Council is asked to approve the Purchase of a 2020 Peterbilt 28-Yard Front Loader Refuse Truck for the Solid Waste Division, as requested by Fleet Services Division. Award to Carolina Environmental Systems, Inc., using the Sourcewell Cooperative Contract in the amount of \$266,800.00. This vendor is located in Kernersville, NC. - *Approved*

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment - Capital (6308972-658500). The original budget amount is \$266,800.00.

13. Ordinance No.: 2021-013 Authorizing the City Manager to execute a License Agreement with New Cingular Wireless PCS, LLC for use of property at Lower Richland Tank Site - *First reading approval was given on March 2, 2021 – Approved on second reading.*

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

Council opened the Public Hearing at 4:15 p.m.

14. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 0.418-acres S/S Mabron Road; TMS# 19206-03-58 – *Approved on first reading.*

Ordinance No: 2021-016 Annexing 0.418 acres S/S Mabron Road; TMS# 19206-03-58 – Approved on first reading.



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Council District: 4

Proposal: Request to annex, assign interim land use classification of Urban Edge Residential Large Lot (UER-2) and assign interim zoning of Single Family Residential District (RS-1) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.

Applicant: Fidelis Financial, a Georgia LLC

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)

No public comments were received at this time.

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to give first reading approval to the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 0.418-acres S/S Mabron Road **and** Ordinance No: 2021-016 Annexing 0.418 acres S/S Mabron Road; TMS# 19206-03-58.

15. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1307 Mason Road; TMS# 11813-01-02 – *Approved on first reading.*

Ordinance No.: 2021-015 Annexing and Incorporating 1307 Mason Road; TMS# 11813-01-02 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020– Approved on first reading.

Council District: 1

Proposal: Request to annex the property, assign land use classification of Urban Edge Multi-family (UEMF) and assign zoning of General Residential District (RG-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density); a portion is within a Community Activity Center Node and zoned RU by Richland County.

Applicant: WAT Properties, Inc. of Columbia

Staff Recommendation: Approval

PC Recommendation: 02/01/2021; Approval (5-3)



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Mr. Anthony Lawrence, Applicant said the project is a multi-family workforce housing development with 288 units. We met extensively with the community to get their input on the aesthetics of the project and some other amenities that will be added. Staff was very helpful and supportive. We provided a written letter to the joint neighborhood and citizens to let them know that everything that we had agreed upon during our public input sessions will be a part of the project.

Upon a motion made by Mayor Benjamin and seconded by Mr. Davis, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1307 Mason Road **and** Ordinance No.: 2021-015 Annexing and Incorporating 1307 Mason Road; TMS# 11813-01-02 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020.

16. COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT for 446 Clemson Road Ext and 446 Clemson Road, TMS# 25700-04-02 and 25700-02-01 – *Approved on first reading.*

Ordinance No.: 2021-019 Amending the Columbia Compass: Envision 2036 Map to modify the future land use for 446 Clemson Road Extension and 446 Clemson Road; Richland County TMS# 25700-04-02 and 25700-02-01 – Approved on first reading.

City Council District: 4

Proposal: Request to amend the Columbia Compass: Envision 2036 Future Land Use Map to modify the land use classification of the property from Urban Edge Multi-family (UEMF) to Urban Edge Regional Activity Center (UEAC-2) east of Clemson Road and to Urban Edge Mixed Residential (UEMR) west of Clemson Road.

Applicant: Krista Hampton, Planning & Development Services Director

Staff Recommendation: Approval

PC Recommendation: 01/04/2021; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2021-019 Amending the Columbia Compass: Envision 2036 Map to modify the future land use for 446 Clemson Road Extension and 446 Clemson Road; Richland County TMS# 25700-04-02 and 25700-02-01.



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17. ZONING MAP AMENDMENT for 446 Clemson Road Ext, TMS# 25700-04-02 – *Approved on first reading.*

Council District: 4

Proposal: Request to rezone the parcel from Office and Institutional District (C-1), General Residential District (RG-2), and General Commercial District (C-3) to General Commercial District (C-3).

Applicant: Paul Holder, CH Acquisition, LLC

Staff Recommendation: Approval

PC Recommendation: 01/04/2021; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Rickenmann and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 446 Clemson Road Ext, TMS# 25700-04-02.

18. COMPREHENSIVE PLAN – FUTURE LAND USE MAP CONFIRMATION AMENDMENT for 1.43-acre portion of 4030 West Beltline Boulevard; TMS# 11609-10-36(p) – *Approved on first reading.*

Ordinance No.: 2021-018 Amending the Columbia Compass: Envision 2036 Map to include a 1.43-acre portion of 4030 West Beltline Boulevard; Richland County TMS# 11609-10-36(p); annexed by Ordinance No 2020-092 enacted October 20, 2020 – Approved on first reading.

City Council District: 2

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

Applicant: Dick Smith Motors, Inc. / WTC of West Beltline, LLC

Staff Recommendation: Approval

PC Recommendation: 09/14/2020; Approval (8-0)

No public comments were received at this time.



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Upon a motion made by Mr. Davis and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to Ordinance No.: 2021-018 Amending the Columbia Compass: Envision 2036 Map to include a 1.43-acre portion of 4030 West Beltline Boulevard; Richland County TMS# 11609-10-36(p); annexed by Ordinance No 2020-092 enacted October 20, 2020.

19. ZONING MAP AMENDMENT CONFIRMATION for 1.43-acre portion of 4030 West Beltline Boulevard; TMS# 11609-10-36(p) – *Approved on first reading.*

Council District: 2

Proposal: Request to affirm zoning of General Commercial District (C-3) following the annexation of the property. The property currently has interim zoning of General Commercial District (C-3).

Applicant: Dick Smith Motors, Inc. / WTC of West Beltline, LLC

Staff Recommendation: Approval

PC Recommendation: 09/14/2020; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Davis and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to the Zoning Map Amendment Confirmation for 1.43-acre portion of 4030 West Beltline Boulevard; TMS# 11609-10-36(p).

20. COMPREHENSIVE PLAN – FUTURE LAND USE MAP CONFIRMATION AMENDMENT for 1215 Shop Road; TMS# 11210-01-02 – *Approved on first reading.*

Ordinance No.: 2021-017 Amending the Columbia Compass: Envision 2036 Map to include 1215 Shop Road; Richland County TMS# 11210-01-02; annexed by Ordinance No: 2020-101 enacted February 2, 2021 – Approved on first reading.

City Council District: 3

Proposal: Request to affirm land use classification Industrial (IND) following the annexation of the property at 1215 Shop Road. The property currently has interim classification of Industrial (IND).

Applicant: Hood Real Estate Investments, LLC

Staff Recommendation: Approval

PC Recommendation: 11/02/2020; Approval (8-0)



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No public comments were received at this time.

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2021-017 Amending the Columbia Compass: Envision 2036 Map to include 1215 Shop Road; Richland County TMS# 11210-01-02; annexed by Ordinance No: 2020-101 enacted February 2, 2021.

21. ZONING MAP AMENDMENT CONFIRMATION for 1215 Shop Road; TMS# 11210-01-02 – *Approved on first reading.*

Council District: 3

Proposal: Request to affirm the zoning of Light Industrial District (M-1) following the annexation of the property. The property currently has interim zoning of Light Industrial District (M-1).

Applicant: Hood Real Estate Investments, LLC

Staff Recommendation: Approval

PC Recommendation: 11/02/2020; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the Zoning Map Amendment Confirmation for 1215 Shop Road; TMS# 11210-01-02.

22. AMENDMENTS TO UNIFIED DEVELOPMENT ORDINANCE to Revise Effective Date of Ordinance

Ordinance No.: 2021-014 Amending the effective date of Ordinance No.: 2020-099, adopting the " The Unified Development Ordinance of the City of Columbia, South Carolina as adopted August 20, 2019" – Approved on first reading.

Proposal: Amendment to the new Chapter 17 of the Columbia Code of Ordinances entitled "Unified Development Ordinance" adopted August 20, 2019, revising the effective date of Ordinance to August 30, 2021.

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)



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No public comments were received at this time.

Upon a motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to Ordinance No.: 2021-014 Amending the effective date of Ordinance No.: 2020-099, adopting "The Unified Development Ordinance of the City of Columbia, South Carolina as adopted August 20, 2019".

Council closed the Public Hearing at 4:31 p.m.

RESOLUTIONS

23. Resolution No.: R-2021-009 Amending the Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy into the City of Columbia Procurement Regulations (*Last Revised: March 2, 2021*) – *Approved*

Upon a motion made by Mayor Benjamin and seconded by Mr. Davis, Council voted unanimously to approve Resolution No.: R-2021-009 Amending the Commercial Non-Discrimination and Columbia Disadvantaged Business Enterprise (CDBE) Utilization Policy into the City of Columbia Procurement Regulations (*Last Revised: March 2, 2021*) as amended to change the last revised date to March 12, 2021.

24. Resolution No.: R-2021-019 Approving the Issuance by the Housing Authority of the City of Columbia, South Carolina of its not to exceed \$7,600,000 Multifamily Housing Revenue Bonds (Palmetto Terrace Apartments Project) in one or more series, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith and providing an effective date – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2021-019 Approving the Issuance by the Housing Authority of the City of Columbia, South Carolina of its not to exceed \$7,600,000 Multifamily Housing Revenue Bonds (Palmetto Terrace Apartments Project) in one or more series, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith and providing an effective date.



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APPOINTMENTS

25. Bicycle Pedestrian Advisory Committee – *Approved*

Upon a motion made by Ms. Devine and seconded by Mayor Benjamin, Council voted unanimously to approve the appointment of Carmen Latimer, Mary Scott-Chancey Williams, Anna Gilbert, Jennifer Leaphart, Zach Cavanaugh, Derek Davis, and Douglas Giovanetti to the Bicycle Pedestrian Advisory Committee for a three-year term.

26. Board of Zoning Appeals - *Deferred*

27. Central Midlands Council of Government – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to approve the appointment of Amadeo Geere and Katherine Myers to the Central Midlands Council of Governments for a three-year term.

28. Columbia Prepares Advisory Committee - *Deferred*

29. Columbia Tree and Appearance Commission – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to approve the appointment of John Estill to the Columbia Tree and Appearance Commission for a three-year term.

30. Midlands Authority for Conventions, Sports, and Tourism - *Deferred*

CITY COUNCIL COMMITTEE REFERRALS / REPORTS

31. Administrative Policy Committee - The Honorable Edward H. McDowell, Jr.

Councilor McDowell said the Administrative Policy Committee met on February 25, 2021. Dr. Donaldson and Mr. Robin Waites have done an extensive job in putting together a list of African Americans who have contributed greatly to Bull Street. We asked Dr. Donaldson to narrow the list down to three names. We had to distinguish whether we were looking at a public park or a developer's park. We agreed that this is a public park to which the name would describe the African American contributions within the City. We will bring this to Council for a decision.



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32. Affordable Housing Task Force - The Honorable Tameika Isaac Devine

Councilor Devine said the Affordable Housing Task Force met on March 9, 2021. Each committee presented their work, including interim considerations we would like Council to contemplate. If appropriate, I would like the committee to make an interim presentation to Council in April to make Council aware of the work we are doing and of some of the considerations proposed, particularly financing affordable housing options that should be considered to move forward with our goals.

33. Tax Study Adhoc Committee - The Honorable Daniel J. Rickenmann

Councilor Rickenmann said the Tax Study Adhoc Committee (Working Group) had a productive meeting. Mr. Duvall suggested we each come up with an economist of neutral background to help facilitate and streamline a working committee. Some of the names mentioned are outstanding and hopefully we can get all of them committed in the near future. We will present to Council once we have reached a decision.

PUBLIC INPUT

Mr. David Vaughn, City of Columbia resident said I and a group called Freedom from Masks, made up of about 300-500 people from the Columbia area, are against mask mandates. I would continue to urge Council to lift those mandates as soon as possible. I was watching part of the meeting today and it looks like you are headed in that direction. I would also ask Council that in the COVID-19 research done to include some doctors who are against mask mandates instead of just having DHEC and CDC data because sometimes their figures are not accurate. In your future deliberations on the mask mandates, I would recommend that you give us a choice to wear a mask or not. This should not be mandated, particularly when the governor has lifted the mandate for the state and we are not in an emergency situation.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 5:10 p.m. for the discussion of **Items 34 through 36** as amended.

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

COVID-19



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35. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)

*Judith Maher v. COC
American Scrap Iron & Metal, LLC*

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

*Owens Field - Park and Stormwater Fees
Columbia-Richland 911 Communications*

Council adjourned the Executive Session at 5:35 p.m.

EVENT RESOLUTIONS

Safety plans that adhere to the COVID-19 pandemic safety and social distancing protocols, as published by the CDC and SCDHEC, have been reviewed and approved by the Columbia Police Department for each of the following events.

37. Resolution No.: R-2021-012 Authorizing consumption of beer and wine only at Artista Vista Crafty Feast on Sunday, April 18, 2021 – *Approved*

Upon a motion made by Mr. Rickenmann and seconded by Mr. Brennan, Council voted five (5) to two (2) to approve Resolution No.: R-2021-012 Authorizing consumption of beer and wine only at Artista Vista Crafty Feast on Sunday, April 18, 2021. Mr. Brennan, Mr. Rickenmann, Mr. Duvall, Ms. Devine, and Mayor Benjamin voted aye. Mr. McDowell and Mr. Davis voted nay.

38. Resolution No.: R-2021-013 Authorizing consumption of beer and wine only at the Gervais Street Bridge Dinner on Sunday, May 2, 2021 – *Approved*

Councilor Duvall said there are two events that are too large and too soon for us to allow them to occur; the Gervais Street Bridge Dinner is one of them. It is normally held in October and I think by then I would be comfortable authorizing this dinner. At the present time, I cannot support having a dinner of 1,000 people on the Gervais Street Bridge with probably another 1,000 people supporting the event.

Councilor Rickenmann said I would like us to consider that we have allowed events like Soda City to continue during the pandemic which has thousands of people. The bridge dinner is a limited seating event and I fully support it.



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Councilor Devine said even as people start getting vaccinated and we start coming out of this, we have to continue with smart precautions like social distancing and mask wearing. Everything is not going to go back to normal and we need to encourage event planners in Columbia to have safety precautions in place. As people go out to events they should continue to wear masks and social distance. I'm reluctant to approve this but I do think that if we are going to start moving forward with events this is one that people can get used to having again with additional precautions. We need to continue to encourage people, even when restrictions are not in place, to follow the guidelines and be responsible as they are planning events.

Mayor Benjamin said we have worked closely with our first responders and city administration to make sure the pandemic safety and social distance protocols are in place. Let's make sure the organizers of the events are clear that these protocols will be enforced. We need to continue to save lives and livelihoods at the same time.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Brennan, Council voted four (4) to three (3) to approve Resolution No.: R-2021-013 Authorizing consumption of beer and wine only at the Gervais Street Bridge Dinner on Sunday, May 2, 2021. Mr. Brennan, Mr. Rickenmann, Ms. Devine, and Mayor Benjamin voted aye. Mr. McDowell, Mr. Duvall, and Mr. Davis voted nay.

39. Resolution No.: R-2021-016 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the CMA Art Blossoms Opening Event on Wednesday, April 14, 2021, Art Blossoms Roses + Rose on Thursday, April 15, 2021, Art Blossoms Film on Friday, April 16, 2021 and Art Blossoms Brunch on Sunday, April 18, 2021 – *Approved*

Upon a motion made by Mr. Rickenmann and seconded by Mr. Brennan, Council voted five (5) to two (2) to approve Resolution No.: R-2021-016 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the CMA Art Blossoms Opening Event on Wednesday, April 14, 2021, Art Blossoms Roses + Rose on Thursday, April 15, 2021, Art Blossoms Film on Friday, April 16, 2021 and Art Blossoms Brunch on Sunday, April 18, 2021. Mr. Brennan, Mr. Rickenmann, Mr. Duvall, Ms. Devine, and Mayor Benjamin voted aye. Mr. McDowell and Mr. Davis voted nay.

40. Resolution No.: R-2021-018 Authorizing consumption of beer and wine only at Live on Lincoln Fundraiser for the Arts on Sunday, April 18, 2021 with a rain contingency date of Sunday, April 25, 2021 – *Approved*



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Upon a motion made by Mr. Rickenmann and seconded by Mr. Brennan, Council voted four (4) to three (3) to approve Resolution No.: R-2021-018 Authorizing consumption of beer and wine only at Live on Lincoln Fundraiser for the Arts on Sunday, April 18, 2021 with a rain contingency date of Sunday, April 25, 2021. Mr. Brennan, Mr. Rickenmann, Ms. Devine, and Mayor Benjamin voted aye. Mr. McDowell, Mr. Duvall, and Mr. Davis voted nay.

41. Resolution No.: R-2021-020 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for The Labyrinth on Boyd Plaza on Thursday, April 29, 2021 – *Approved*

Upon a motion made by Mayor Benjamin and seconded by Mr. Brennan, Council voted five (5) to two (2) to approve Resolution No.: R-2021-020 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for The Labyrinth on Boyd Plaza on Thursday, April 29, 2021. Mr. Brennan, Mr. Rickenmann, Mr. Duvall, Ms. Devine, and Mayor Benjamin voted aye. Mr. McDowell and Mr. Davis voted nay.

42. Resolution No.: R-2021-021 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for The Columbia Design League presents Derby by Design on Saturday, May 1, 2021 – *Approved*

Upon a motion made by Mayor Benjamin and seconded by Mr. Rickenmann, Council voted five (5) to two (2) to approve Resolution No.: R-2021-021 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for The Columbia Design League presents Derby by Design on Saturday, May 1, 2021. Mr. Brennan, Mr. Rickenmann, Mr. Duvall, Ms. Devine, and Mayor Benjamin voted aye. Mr. McDowell and Mr. Davis voted nay.

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to return to Executive Session at 5:46 p.m. for the discussion of **Items 34** through **36** as amended.

ADJOURNMENT

Council adjourned the meeting at 6:53 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk