



## **COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, APRIL 4, 2017**

---

The Columbia City Council met for a Work Session on Tuesday, April 4, 2017 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:12 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr. and The Honorable Daniel J. Rickenmann. The Honorable Tameika Isaac Devine participated remotely. The Honorable Moe Baddourah was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the Freedom of Information Act.

### **INVOCATION**

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

### **ADOPTION OF THE AGENDA**

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

### **FISCAL YEAR 2017/2018 BUDGET WORKSHOP**

1. Water & Sewer Rate Study Follow-up - Mr. Robert Chambers, Financial and Utility Management Consultant for Black and Veatch Management Consulting, LLC

Mr. Robert Chambers, Financial and Utility Management Consultant for Black and Veatch Management Consulting, LLC noted that today's presentations are very similar to what was presented at the last meeting. He explained that the City has a water rate structure that includes monthly service charges based on meter sizes and a four-block structure. He explained that block one is for 0-300 cubic feet of water and there is no charge for this block, but you'll pay the meter base charge. Thereafter, customers will pay per 100 cubic feet of usage for blocks two, three and four. The water and wastewater rate revenues for fiscal year 2017 are \$131.7 million and are estimated to be \$133 million in 2018. Total revenues in fiscal year 2017 are estimated at \$143.2 million and \$152.9 million by the end of fiscal year 2018. The proposed 4.75% increase in 2018 will generate \$6.3 million in revenue. He continued to report that O&M is budgeted at \$87.9 million for fiscal year 2018 and that will increase by 4% annually; outstanding debt service payments are \$28 million annually; the amount of cash used annually is also taken into consideration; and the City has the West Columbia contribution over the next five years. He reviewed the history of rate adjustments and the importance of adjusting rates as needed. He agreed to determine what the average annual rate increase would have been from 2008 to 2017



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

along with the customer bill impact. He said the proposed financial plan for fiscal years 2018 to 2022 is a balanced approach that allows the City to meet its debt coverage requirements. The revenues are applied across the water and waste water systems and will allow the City to meet its operating and capital requirements. He explained that the minimum allowance of 0-300 cubic feet of water usage is given to a typical customer at one rate of \$6.60. He presented two financial plan scenarios for a \$120 million CIP, while noting that scenario two eliminates the minimum allowance over a three-year period. He estimated that this would have a \$5 million impact per 100 cubic feet. He compared the proposed revenue increases for each scenario. The effective bill impact of removing the minimum allowance is an additional \$2.65 for customers using 300 cubic feet of water per month. The typical household usage is 800 cubic feet or 5,984 gallons per month. He explained that if the rate increases aren't implemented, the City will rely more on the cash and resources it has on hand and the City will eventually deplete its reserve resources. That could impact your credit worthiness and future increases will be higher.

Ms. Teresa Wilson, City Manager cited the implementation of AMR/AMI and the completion of water quality projects as important public projects.

Mr. Joey Jaco, Engineering Director explained that the proposed CIP is \$120 million per year. There are more wastewater projects at \$80 million and the water CIP includes AMI/AMR, water quality projects and utility relocations at \$40 million.

Mr. Clint Shealy, Utility Operations Director said leveling out the rate increases over five years allows us to better project our needs and it helps customers to better prepare for the increases.

There was an in-depth discussion related to the minimum allowance, the effects of eliminating block one, and O&M.

2. Storm Water Rate Study Follow-up - Mr. Robert Chambers, Financial and Utility Management Consultant for Black and Veatch Management Consulting, LLC

Mr. Robert Chambers, Financial and Utility Management Consultant for Black and Veatch Management Consulting, LLC said the projected starting point for revenue is \$7.3 million; the total equivalent residential units (ERUs) are slightly under 90,000 for fiscal year 2017 and over 90,000 for fiscal year 2018. This converts to 32,564 storm water customers in 2017 and 32,645 in 2018. Other revenue sources for storm water start at \$81,000. The O&M cost is \$6.1 million and is forecasted to increase by 4% annually for the implementation of the capital program. There is no existing debt service, but an annual revenue bond issuance is forecasted at a 5% interest rate. In 2001, \$1.97 was charged per ERU and there have been a few increases over the



## **COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, APRIL 4, 2017**

---

years. He stressed the importance of implementing steady rate increases. He presented four financial plan scenarios for fiscal years 2018 through 2022.

Councilor Rickenmann inquired about the potential savings on future maintenance costs.

There was an in-depth discussion about possible cost savings on future maintenance.

Ms. Dana Higgins, City Engineer reviewed a listing of priority storm water projects.

Mr. Robert Chambers, Financial and Utility Management Consultant for Black and Veatch Management Consulting, LLC reviewed the history of storm water revenue adjustments and the revenue increase comparisons for each scenario.

Mayor Benjamin suggested that the City seek an aggressive plan to deliver on key infrastructure projects while recognizing that a partner will have to help us deliver the infrastructure and staff will help to maintain it prospectively.

Councilor McDowell agreed with Mayor Benjamin. He said the projects need to go into areas that will benefit.

Councilor Duvall acknowledged that the storm water problems are significant. He stated that storm water fees are listed as ERUs and each house will have \$15.30 added to their water bill. He said we had trouble with a 4.2% increase last year, but we are jumping at a \$15 increase. He urged his colleagues to be careful about the people that will be paying this.

Councilor Rickenmann said we do not know the true impact, we don't have enough information; and we are trying to find the best solution for the citizens.

Councilor Davis agreed with the Mayor's suggestion on partnering with others. He questioned whether or not we have a game plan for maximizing other resources. He said certain parts of the City aren't reaching their full potential due to infrastructure issues.

Mayor Benjamin asked if there are other ways to calculate the storm water rate.

Mr. Robert Chambers, Financial and Utility Management Consultant for Black and Veatch Management Consulting, LLC explained that the core of assessing storm water rates is based on impervious areas. He noted that the system as a whole, the types of customers and the level of impervious area and contributed runoff are considered.

Councilor Devine said we can't rely on state and federal funds. She agreed with issuing a storm water bond.

---



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

---

Ms. Teresa Wilson, City Manager said \$20 million would be the starting point.

3. Parking Services Overview - Ms. Elle S. Matney, Parking Administrator

Ms. Elle Matney, Parking Services Director described her first parking experience in Columbia when she received a parking ticket during her second job interview. She said the Parking Services team members are the faces of Columbia. She said staffing changes had been made and the new business liaison position will impact branding for the department. She reported that use of the Passport Parking app has been successful in Columbia and she hopes to expand that partnership. She noted that the spike in citation revenue relates to the cycle for mailing statements; 40% of the revenue comes from late fees and we are working on a delinquent collections program.

Councilor Duvall suggested using the Municipal Association's setoff debt collection program.

Ms. Elle Matney, Parking Services Director announced that in 2017, Parking Services will establish a social media presence, implement deck facility improvements, create strong strategic partnerships, implement Passport Parking education, continue to develop alternative transportation programs, evaluate parking spaces and parking trends, and propose market rate increases.

Councilor Devine said we still need options for using money at meters, because everyone may not know how to use the Passport Parking app.

Ms. Elle Matney, Parking Services Director said a mixture of parking payment methods will be implemented within a block.

Councilor Rickenmann suggested the use of mid-block parking payment centers.

Ms. Elle Matney, Parking Services Director noted in closing that Columbia's rate structure is below market rates.



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

- 
4. Fiscal Year 2017 / 2018 Proposed Budgets for Water & Sewer, Storm Water, Parking & Special Revenues - Ms. Melisa Caughman, Budget and Program Management Director

Ms. Melisa Caughman, Budget and Program Management Director said the focus of the budget and direction for departments came from the City Council Vision Statement. She explained how the reorganization of the Utilities and Engineering and General Services Departments will have budgetary impacts. She outlined many customer service initiatives for the water and sewer utility service delivery. She presented the proposed water and sewer fund at \$152.8 million, which is a 6.8% increase and includes the proposed 4.75% rate increase. She outlined the expenditures and budget categories of the water and sewer fund. The water and sewer capital improvement program is \$120 million. The storm water budget is \$7.42 million which is a 2.7% increase. There is a proposed rate increase, but the rate increase isn't included in the budget. It also includes the \$200,000 allocation Council committed to the Gills Creek Watershed Association as a grant match. Only \$1.58 million is available for the CIP without a rate increase. We want to maintain momentum in funding investments in the water, sewer and storm water utilities. The parking fund budget is \$8 million, which is a 3% reduction from the current year. She said the proposed hospitality tax budget is \$11.4 million, which is a 5.7% increase and in line with current and prior year actuals. She noted that the budget is presented at current funding levels and does not reflect any increases as requested by organizations through the application process.

Councilor Rickenmann inquired about previous discussions regarding a reserve for the Hospitality Tax Fund.

Ms. Libby Gober, Executive Assistant to City Council said the reserve was 10%.

Councilor Duvall proposed that Council increase the number of organizations they fund each year. He said there are some groups that should be decided on by Council and not the committee. The groups would need to meet the same criteria.

After an in-depth discussion, Mr. Duvall agreed to send the proposal to City Manager Wilson.

Ms. Melisa Caughman, Budget and Program Management Director said there is still fund balance for Council to allocate and the committee will receive \$2.1 million. She reviewed the components of the proposed accommodations tax budget of \$2.2 million, which is a 4.3% increase. In closing, she reviewed the upcoming budget schedule.



## **COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, APRIL 4, 2017**

---

### **EXECUTIVE SESSION**

Upon a motion made by Mr. Duvall and seconded by Mr Davis, Council voted unanimously to enter into Executive Session at 5:19 p.m. for the discussion of **Items 5 and 6** as outlined.

5. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2)
  - *Public Funds on Private Laterals*
  - *Public Purpose Doctrine*
6. Receipt of legal advice related to a pending, threatened, or potential claim pursuant to §30-4-70(a)(2)
  - *S. Lyman Munson v. City of Columbia, David Hatcher, Ronnie Hingleton and Lisa Sumpter*

### **COUNCIL MEETING**

The Columbia City Council conducted a meeting on Tuesday, April 4, 2017 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:21 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Howard E. Duvall, Jr. The Honorable Edward H. McDowell, Jr., and The Honorable Daniel J. Rickenmann. The Honorable Tameika Isaac Devine participated remotely. The Honorable Moe Baddourah was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the Freedom of Information Act.

### **INVOCATION**

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

### **PLEDGE OF ALLEGIANCE**

The Lower Richland High School Boys' Basketball Team led the Pledge of Allegiance.

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

*No one appeared at this time.*



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

---

**CONSENT AGENDA ITEMS 7 THROUGH 27**

Upon a single motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve the **Consent Agenda Items 7 through 27**.

7. Council is asked to approve a match funding request for the Greenway Esplanade Connector to the Riverfront Park Project, as requested by the Engineering Department. The City's match requirement is \$99,982.87. *Funding Source: General Capital Projects 403999-658650 - This grant requires a 40% match from the City. The total TAP award is \$149,974.31. The total project cost is \$249,957.18. - Approved*
8. Council is asked to approve an Agreement for Project Management Services, as requested by the Budget & Program Management Office. Award to Advanced Automation Consulting in the amount of \$68,000.00. This vendor is located in Irmo, SC. *Funding Source: Technology Replacement - Professional Services, 6218954-636600. The original budgeted amount is \$69,000.00. - Approved*
9. Council is asked to approve Project WM4406; Asphalt Road Repair at Newport Hall Lane, as requested by the Utility Operations Department. Award to North American Pipeline Management in the amount of \$150,150.00. This firm is located in Marietta, GA. *Funding Source: Engineering General Services - Paving & Asphalt Supplies Maintenance & Repair; 5511706-623500. The original budgeted amount is \$316,500.00. Brad Pace Construction, LLC a Small Business Enterprise of Lyman, SC will receive 24% (\$33,000) of the contract value for asphalt materials. - Approved*
10. Council is asked to approve Heating, Ventilation and Air Conditioning Replacement Services at the Metro Wastewater Treatment Plant, as requested by the Utility Operations Department. Award to W.O. Blackstone Co. Inc., a certified Local Business Enterprise in the amount of \$72,071.00 with a 10% contingency for an amount not to exceed \$79,278.10. This vendor is located in Columbia, SC. *Funding Source: Utilities Metro Wastewater Plant - Machinery & Equipment - Capital; 5516208-658300. The original budgeted amount is \$85,800.00. - Approved*



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

- 
11. Council is asked to ratify an Emergency Purchase Order for Heating, Ventilation and Air Conditioning Replacement at 1800 Main Street, as requested by the Support Services Division. Award to Trane, Inc. in the amount of \$61,946.64. This vendor is located in West Columbia, SC. *Funding Source: General Capital Projects – Capital Project Cost – HVAC 1800 Main Street – Capital Projects Cost; 4039999-658650/CP109102 - 658650. This purchase order was issued on March 9, 2017 to replace the HVAC system at 1800 Main Street. The original budgeted amount is \$63,000.00. - Approved*
  12. Council is asked to approve Contract Amendment #1 for the Food Lion Pump Station Improvements, as requested by the Engineering Department. Award to Power Engineering Company, Inc., in the amount of \$108,989.00. This firm is located in West Columbia, SC. *Funding Source: 5529999-SS732301-658650. The original budgeted amount is \$1,000,000.00. This is a Mentor Protégé Program Project. Palmetto Consulting Engineering Group, Inc. of Columbia, SC, is the Protégé and will provide assistance with the Gravity Design, Cost Estimating, Permitting and Construction Administration Services at \$21,797.80 (20%) of the amended contract amount. The following sub consultants will provide additional assistance at \$14,580.00 (13.38%): Associated E&S of Columbia, SC will provide surveying services at \$12,750.00 (11.70%) of the amended contract amount. GS2 Engineering of Columbia, SC will provide soil boring services at \$1,830.00 (1.68%) of the amended contract amount. - Approved*
  13. Council is asked to approve Contract Amendment #2 for the Sewer System Evaluation Study for Rocky Branch 01, as requested by the Engineering Department. Award to Brown and Caldwell, Inc., in the amount of \$288,360.00. This firm is located in Columbia, SC. *Funding Source: 5529999-SS728801-658650 Unforeseen & Miscellaneous Projects. This is a Mentor Protégé Program Project. 4D Engineering, located in Lexington, SC, is the Protégé and will provide assistance with sewer assessments, quality control of the data stemming from the field work, permits, site visits, and full time construction inspection services in the amount of \$142,080.80 (49.27%) of the amended contract amount. - Approved*
  14. Council is asked to approve a Project for Sanitary Sewer Abandonment and Relocation along Greenlawn Drive, as requested by the Utility Operations Department. Award to Stutts and Williams, LLC, a certified Local Business Enterprise in the amount of \$171,655.00. This firm is located in Lexington, SC. *Funding Source: 5529999-SS739401-658650. The original budgeted amount is \$125,785.00. - Approved*
-



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

- 
15. Council is asked to approve the Purchase of a Street Sweeper for the Solid Waste Division, as requested by the Fleet Services Division. Award to Public Works Equipment and Supply, Inc., using the National Joint Power Alliance Contract in the amount of \$206,684.00. This vendor is located in Monroe, NC. *Funding Source: Solid Waste Street Sweeping - Autos, Trucks, Heavy Equipment Capital; 5534408-658500. The original budgeted amount is \$207,000.00. - Approved*
  16. Ordinance No.: 2016-025 - Authorizing the City Manager to execute a Fifth Amendment to Lease between the City of Columbia and Old Boy Properties, LLC for property consisting of 100± acres in Richland County, South Carolina being a portion of the property formerly owned by Columbia Venture, LLC and Sunday School, LLC - *First reading approval was given on April 19, 2016. – Approved on second reading.*
  17. Ordinance No.: 2017- 025 - Granting an encroachment to WHLR Columbia Fire House, LLC for installation and maintenance of a brick wall, patio, brick pavers, riser, handrails, landscaping and irrigation system within the right of way area of the 1000 block of Senate Street adjacent to 1001 Senate Street - *Approved on second reading.*
  18. Ordinance No.: 2017-026 - Authorizing the City Manager to execute a Contract of Sale, Deed and any other documents necessary to consummate the transfer of approximately 0.06 acres (2,485 sf), property addressed as 1418 Woodrow Street, Irmo, SC 29063 and being further identified as Lexington County TMS #001920-07-010 to Woodrow Street Properties, LLC - *This is a vacant lot in the town of Irmo where a water tank used to be located. The property value was determined by an appraisal and bids were received for the property disposition; Woodrow Street Properties, LLC was the highest bidder. - Approved on second reading.*
  19. Ordinance No.: 2017-027 - Granting an encroachment to Lula Drake for placement and maintenance of seven (7) tables and fourteen (14) chairs within the tree zone and sidewalk right of way areas of the 1600 block of Main Street adjacent to 1635 Main Street for use by its patrons for outdoor dining during normal business hours of 11:00 a.m. until 12:00 a.m. Monday through Saturday - *Approved on second reading.*
  20. *Comprehensive Plan Future Land Use Map Amendment - 5243 Forest Drive, 5307 & 5311 Forest Drive, 5417 Forest Drive and 5425 Forest Drive; TMS #16706-03-35, 16706-03-29, 16706-03-41 and 16706-03-20 - Approved on second reading.*
-



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

---

Ordinance No.: 2017-011 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 5243 Forest Drive, 5307 Forest Drive, 5311 Forest Drive, 5417 Forest Drive and 5425 Forest Drive; Richland County TMS# 16706-03-35, 16706-03-29, 16706-03-41 and 16706-03-20 - *Approved on second reading.*

*City Council District: 4*

*Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 – Future Land Use Map to assign a land use classification of Urban Edge Regional Activity Center (UEAC-2).*

*Applicant: City of Columbia*

*Staff Recommendation: Approval*

*PC Recommendation: 01/09/2017, Approval (9-0)*

21. *Annexation, Comprehensive Plan Map Amendment and Zoning Map Amendment - 821 Pepper Street, 831 Pepper Street and 835 Pepper Street & 819 Leesburg Road and 821 Leesburg Road, TMS# 16407-07-06 and 16407-08-04 - Approved on second reading.*

Ordinance No.: 2017-015 - Annexing and Incorporating 821 Pepper Street, 831 Pepper Street, 835 Pepper Street, 819 Leesburg Road and 821 Leesburg Road, Richland County TMS# 16407-07-06 and 16407-08-04 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 - *Approved on second reading.*

*Council District: 4*

*Proposal: Annex, assign land use classification of Industrial (IND) for TMS# 16407-07-06 and Community Activity Corridor (AC-2) for TMS# 16407-08-04, and assign zoning of M-1 for TMS# 16407-07-06 and C-3 for TMS# 16407-08-04. The property is currently classified as Neighborhood-Medium Density by Richland County for both parcels and zoned M-1 by Richland County for TMS# 16407-07-06 and LI by Richland County for TMS# 16407-08-04.*

*Applicant: RDS Associates, LLC*

*Staff Recommendation: Approval*

*PC Recommendation: 01/09/2017; Approval (9-0)*

22. *Annexation, Comprehensive Plan Map Amendment and Zoning Map Amendment - 24.138 acres N. of Sunbelt Boulevard also known as 115 Sunbelt Boulevard, TMS# 09409-01-03 - Approved on second reading.*



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

---

Ordinance No.: 2017-019 - Annexing and Incorporating 24.7 38 acres N. of Sunbelt Boulevard also known as 115 Sunbelt Boulevard, Richland County TMS# 09409-01-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 - *Approved on second reading.*

*Council District: 1*

*Proposal: Request to annex, assign land use classification of Industrial (IND) and assign zoning of Light Industrial District, -Flood Protective Area (M-1, -FP). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as CC-3 by Richland County.*

*Applicant: Columbia United FC DBA: South Carolina United FC*

*Staff Recommendation: Approval*

*PC Recommendation: Approval, 02/06/2017 (9-0)*

23. *Zoning Text Amendment - Amend §17-258 (Table of Permitted Uses) to amend and clarify off-street parking requirements for public dormitories, fraternity, and sorority houses*

Ordinance No.: 2017-002 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III Zoning, Division 10, Off-Street Parking and Loading Facilities, Sec. 17-345 Reduction of parking requirements for certain uses to add (h) College or university public dormitories - *Approved on second reading.*

*Proposal: Amend §17-258 (Table of Permitted Uses) to amend and clarify off-street parking requirements for public dormitories, fraternity and sorority houses.*

*Applicant: K. Brian Cook, Zoning Administrator, City of Columbia*

*Pertinent Section: Chapter 17, Article III, Division 8, Amend §17-258 (Table of Permitted Uses)*

*Staff Recommendation: Approval*

*PC Recommendation: Approval, 12/05/2016 (8-0)*



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

- 
24. *Zoning Text Amendment - Amend §17-345 (Reduction of Parking Requirements for Certain Uses) To Add Subsection (H) College and University Public Dormitories*

Ordinance No.: 2017-003 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning Article III, Zoning, Division 8, District Descriptions, Use and Dimensional Regulations, Sec. 17-258 Table of permitted uses, SIC 8811.4 Dormitories, public, SIC 8811 .5 Fraternity and sorority houses and SIC 8811.6 Dormitories, Private (Sec. 17-321) - *Approved on second reading.*

*Proposal: Amend §17-345 (Reduction of parking requirements for certain uses) to add subsection (h) College and University Public Dormitories.*

*Applicant: K. Brian Cook, Zoning Administrator, City of Columbia*

*Pertinent Section: Chapter 17, Article III, Division 10, Amend §17-345 (Reduction of parking requirements for certain uses)*

*Staff Recommendation: Approval*

*PC Recommendation: Approval, 12/05/2016 (8-0)*

25. *Zoning Text Amendment - Amend §17-55 to Modify the Definition of Public Dormitory*

Ordinance No.: 2017-001 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning & Land Development and Zoning & Article III Zoning, Division 1, Generally, Sec. 17-55 Definitions, Dormitory, public - *Approved on second reading.*

*Proposal: Amend §17-55 – to modify the definition of Public Dormitory.*

*Applicant: K. Brian Cook, Zoning Administrator, City of Columbia*

*Pertinent Section: Chapter 17, Article III, Division 1, Amend §17-55 – Definitions (Public Dormitory)*

*Staff Recommendation: Approval*

*PC Recommendation: Approval, 12/05/2016 (8-0)*



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

- 
26. Resolution No.: R-2017-031 - Authorizing consumption of beer and wine beverages only at the Jam Room Music Festival in the 1400 block of Main Street, the eastern half block of the 1100 block of Hampton Street adjacent to Boyd Plaza, and Boyd Plaza on October 14, 2017 - *Approved*
27. Resolution No.: R-2017-034 - Authorizing consumption of beer and wine only at the Indie Grits Sunday BBQ in the Cannon Parking Garage in the event of inclement weather on Sunday, April 23, 2017 - *Approved*

Councilor McDowell recognized Mr. Raj Aluri for organizing another successful Columbia International Festival, where 100 countries were represented and over 20,000 people attended.

**ZONING MATTERS - SECOND READING**

Upon a single motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to give second reading approval to **Items 28** through **34**. Mayor Benjamin abstained from voting due to a potential conflict of interest.

28. *Annexation, Comprehensive Plan Map Amendment and Zoning Map Amendment - 0.14 acres W/S Woodcreek Farms Road; TMS# 25815-01-01 - Approved on second reading.*

Ordinance No.: 2017-012 - Annexing and Incorporating 0.14 acres, W/S Woodcreek Farms Road, Richland County TMS# 25815-01-01 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 - *Approved on second reading.*

*Council District: 4*

*Proposal: Request to annex, assign Urban Edge Residential Large Lot (UER-2) Land Use Classification and Planned Unit Development- Residential District (PUD-R) zoning. The property is currently classified as Neighborhood – Medium Density by Richland County and zoned as PDD by Richland County.*

*Applicant: The Park Homeowner's Association, Inc.*

*Staff Recommendation: Approval*

*PC Recommendation: 01/09/2017; Approval (9-0)*



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

- 
29. *Annexation, Comprehensive Plan Map Amendment and Zoning Map Amendment - 0.19 acres S/S Buckthorn Court; TMS# 28906-02-03 - Approved on second reading.*

Ordinance No.: 2017-013 - Annexing and Incorporating 0.19 acres S/S Buckthorn Court, Richland County TMS# 28906-02-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 - *Approved on second reading.*

*Council District: 4*

*Proposal: Request to annex, assign Urban Edge Residential Large Lot (UER-2) Land Use Classification and Planned Unit Development- Residential District (PUD-R) zoning. The property is currently classified as Neighborhood – Medium Density by Richland County and zoned as PDD by Richland County.*

*Applicant: Beaver Lake Limited Partnership; Woodcreek Farms Homeowners Association*

*Staff Recommendation: Approval*

*PC Recommendation: 01/09/2017; Approval (9-0)*

30. *Annexation, Comprehensive Plan Map Amendment and Zoning Map Amendment - 1.07 acres Red Bay Road; TMS# 28812-03-01 - Approved on second reading.*

Ordinance No.: 2017-014 - Annexing and Incorporating 1.07 acres Redbay Road, Richland County TMS# 28812-03-01 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 - *Approved on second reading.*

*Council District: 4*

*Proposal: Request to annex, assign Urban Edge Residential Large Lot (UER-2) Land Use Classification and Planned Unit Development- Residential District (PUD-R) zoning. The property is currently classified as Neighborhood – Medium Density by Richland County and zoned as PDD by Richland County.*

*Applicant: Beaver Lake Limited Partnership; Woodcreek Farms Homeowners Association*

*Staff Recommendation: Approval*

*PC Recommendation: 01/09/2017; Approval (9-0)*



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

- 
31. *Zoning Map Amendment - The Park- Phase 2: 1404 Beechfern Circle; TMS# 25815-01-06 - Approved on second reading.*

*Council District: 4*

*Proposal: Amend the Official Zoning Map of the City of Columbia to include the above property and confirm zoning of PUD-R (Planned Unit Development- Residential District)*

*Applicant: David G. Thompson*

*Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning, Approval*

*PC Recommendation: 04/04/16: Annex, Assign Interim Land Use and Interim Zoning, Approval (7-0)*

32. *Zoning Map Amendment - The Park- Phase 2: 1407 Beechfern Circle; TMS# 25815-02-23 - Approved on second reading.*

*Council District: 4*

*Proposal: Amend the Official Zoning Map of the City of Columbia to include the above property and confirm zoning of PUD-R (Planned Unit Development- Residential District)*

*Applicant: Sundiata K. Swinton*

*Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning, Approval*

*PC Recommendation: 04/04/16: Annex, Assign Interim Land Use and Interim Zoning, Approval (7-0)*

33. *Comprehensive Plan Future Land Use Map Amendment - The Park- Phase 2: 1407 Beechfern Circle; TMS# 25815-02-23 - Approved on second reading.*

*Ordinance No.: 2017-020 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1407 Beechfern Circle, Richland County TMS #25815-02-23, annexed by Ordinance No.: 2016-122 enacted February 7, 2017 - Approved on second reading.*

*Council District: 4*

*Proposal: Amend Chapter 8.3 of The Columbia Plan 2018- Future Land Use Map to include the above property and confirm land use classification of Urban Edge Residential Large Lot (UER-2)*

*Applicant: Sundiata K. Swinton*

*Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning, Approval*

---



## COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, APRIL 4, 2017

---

*PC Recommendation: 04/04/16: Annex, Assign Interim Land Use and Interim Zoning, Approval (7-0)*

34. *Comprehensive Plan Future Land Use Map Amendment - The Park- Phase 2: 1404 Beechfern Circle; TMS# 25815-01-06 - Approved on second reading.*

Ordinance No.: 2017-010 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1404 Beechfern Circle, Richland County TMS #25815-01-06, annexed by Ordinance No.: 2016-115 enacted December 20, 2016 - *Approved on second reading.*

*Council District: 4*

*Proposal: Amend Chapter 8.3 of The Columbia Plan 2018- Future Land Use Map to include the above property and confirm land use classification of Urban Edge Residential Large Lot (UER-2)*

*Applicant: David G. Thompson*

*Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning, Approval*

*PC Recommendation: 04/04/16: Annex, Assign Interim Land Use and Interim Zoning, Approval (7-0)*

### **PRESENTATIONS**

35. Recognition of Dr. Willie Harriford, Civil Rights Archivist - The Honorable Mayor Stephen K. Benjamin – *This presentation was deferred.*
36. Recognition of the Lower Richland High School Boys' Basketball Team as the 4A State Champions - The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin recognized the Lower Richland High School Boys Basketball Team as the 4A State Champions. He said the school is excelling in sports and they have been making smart strategic investments over the years. They are doing more to make sure that young men and women are prepared for the world. We've seen record improvements in our young men, increases in SAT scores and a reduction in suspensions and expulsions. We are very proud to recognize their athletic accomplishments today as our 4A State Champions.

Coach Caleb Gaither, Lower Richland High School thanked the members of Council for the recognition. He said they finished the season 21-4 and earned the first state championship at Lower Richland High School since 1999.



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

- 
37. National Community Development Week and National Fair Housing Month Proclamations - Ms. Gloria Saeed, Director of Community Development and Mr. Elliott Epps, Interim Executive Director of the Community Relations Council

Ms. Gloria Saeed, Community Development Department announced that the City of Columbia will celebrate its 31<sup>st</sup> Annual National Community Development Week during the week of April 17-22, 2017. She outlined the events scheduled for the week-long celebration to include a press conference on April 17, 2017; a ribbon cutting ceremony on Wednesday, April 19, 2017; and a Community Development Block Party on May 21, 2017 at 1225 Lady Street. She announced that April is also National Fair Housing Month and this marks the 49<sup>th</sup> anniversary of the passage of the Fair Housing Act, which prohibits discrimination in housing. She asked that the proclamations for Community Development Week and Fair Housing Month be presented to the Greater Columbia Community Relations Council.

Ms. Deanna Bookert, Community Relations Council said it is an honor and a privilege to work in this community.

Mayor Benjamin and the members of City Council proclaimed April 2017 as Fair Housing Month and April 17-22, 2017 as National Community Development Week in the City of Columbia.

38. "Bank On" Columbia Presentation and National Financial Literacy Month Proclamation - Mr. Ron King, Program Specialist for the Community Development Department

Mr. Ron King, Program Specialist for the Community Development Department announced that April is Financial Literacy Month. It is an effort to help residents understand their finances and to practice healthy financial habits. He reported that 10.4% of Columbia's population is un-banked and 21.1% of the population is under-banked. Financial education workshops are conducted for non-profit community partners and our banking partners sign the clients up for banking services. He reported that 52 Fresh Start Workshops were held with 1,079 participants and 62 bank accounts were opened. He presented a video of how "Bank On" workshops helped Mr. Charles Rodgers to gain financial stability and a sense of responsibility. The plan is to get more banks involved, more support from the FDIC and increase the number of accounts opened. He recognized the following "Bank On" Partners: Penny East of the FDIC, Nathaniel Barber of South State Bank, Chester Leaks of TD Bank, Stephanie Johnson of BB&T, and Brian Johnson of Operation HOPE.



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

---

Ms. Penny East of the Federal Deposit Insurance Corporation said the FDIC was created in 1933 to maintain the public's confidence and stability in our nation's financial system by promoting safe and sound banking practices. The FDIC recognizes that trust is the foundation for creating strong relationships between banks and the under-banked and un-banked consumers. The FDIC joined forces with "Bank On" coalitions across the country to encourage the member banks to create affordable financial products.

Mayor Benjamin and the members of Council proclaimed April as National Financial Literacy Month in the City of Columbia. He thanked Councilwoman Tameika Isaac Devine for her leadership in making sure we participated in this program.

39. A Community for All Ages Proclamation - The Honorable Stephen K. Benjamin

Mayor Benjamin and the members of Council proclaimed the City of Columbia as a city committed to promoting, creating and sustaining communities for all ages.

A representative for AARP said AARP has always been about those who are aging, but it is also about families and communities. Through the livable communities project we will work to make Columbia a city for all ages.

40. 2017 South Carolina Cornbread Festival - Ms. Sabrina Odom, Executive Director of the North Columbia Business Association

Ms. Sabrina Odom, Executive Director of the North Columbia Business Association explained that the South Carolina Cornbread Festival began as an idea to promote historic businesses in North Columbia and to bring people back into the area. It gives small business owners the opportunity to share their businesses. She said it is a celebration of cornbread, eating, cooking and buying. She said the tradition of making cornbread is an art form. She announced that the City of Columbia won the 2016 Cornbread Toss between the City of Columbia and Richland County. The event will kick off on April 14, 2017 at the Warmouth and the 5th Annual Cornbread Festival will be held on April 22, 2017 at Earlewood Park.



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

---

**ORDINANCES - FIRST READING**

41. Ordinance No.: 2017-030 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of City-Owned Property identified as Richland County TMS#11501-01-14 (Spirit Communications Park) and 11501-01-13 (Gregg Street, Freed Drive and Boyce Street) for the Gregg Street Lighting Project; CF#250-419 – *Approved on first reading.*

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2017-030 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of City-Owned Property identified as Richland County TMS#11501-01-14 (Spirit Communications Park) and 11501-01-13 (Gregg Street, Freed Drive and Boyce Street) for the Gregg Street Lighting Project; CF#250-419.

**RESOLUTIONS**

42. Resolution No.: R-2017-036 - Release and Abandonment of a portion of existing fifteen (15') feet City of Columbia Water Easements for the University of South Carolina Football Operations Facility near Bluff Road and National Guard Road; Richland County TMS#11205-01-05 & TMS#11205-01-09A; CF#341-15, CF#178-04A & CF#328-03 - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to approve Resolution No.: R-2017-036 - Release and Abandonment of a portion of existing fifteen (15') feet City of Columbia Water Easements for the University of South Carolina Football Operations Facility near Bluff Road and National Guard Road; Richland County TMS#11205-01-05 & TMS#11205-01-09A; CF#341-15, CF#178-04A & CF#328-03.

43. Resolution No.: R-2017-037 - Creating the City of Columbia Food Policy Committee – *Consideration of this item was deferred.*

Councilor Duvall asked who requested the resolution and why. He asked if this is one of our core functions. He inquired about the cost.



## **COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, APRIL 4, 2017**

---

Mayor Benjamin explained that this is a comprehensive approach in partnership with other agencies to addressing food deserts and food insecurities. He introduced the concept of a food hub. We want to make sure we are becoming a slow foods city and encouraging more policies and people to grow their own produce. There is no financial commitment; this allows us to serve as the convening authority and any outlay of funding would come before this Council.

Councilor Davis said he worked with the Delta Sigma Theta Sorority on yesterday to deliver Easter food packages to elementary school students. The issue of hunger is real; it's a sleeping giant. An initiative to recognize hunger in our State is good. He said there are seniors in our City who face hunger issues, as well. He expressed support for the resolution.

Councilor McDowell said there is a ravenous creature in this City; that creature is homelessness and not having food to eat. It is regrettable when there isn't food and when a family suffers. There are other things we need to do, but now there needs to be a real emphasis on persons being hungry.

Councilor Devine said this would be a coordinated effort and the needs can be addressed in a targeted way. We may see a savings of time and effort.

Mr. John Newman of the Midlands Food Alliance said healthy food is not available and that has a direct impact on obesity, diabetes and other chronic illnesses. This issue will be addressed by a Food Policy Council.

Councilor Rickenmann said we need to narrow the focus and receive more guidance before we fund this. He inquired about the scope of the committee.

There was an in-depth discussion about the need to defer consideration of the resolution and the impact of the resolution.

Mayor Benjamin agreed to defer consideration of the Resolution to allow time to work through the language prior to the next meeting.

Ms. Diane Wiley, Belvedere Community resident said the school packs a lunch for kids to have food over the weekend. She said we no longer have a grocery store, but we have many convenience stores that sell eggs for \$3.00. This is about feeding people and babies. She urged the Council to reconsider the resolution.



## **COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, APRIL 4, 2017**

---

A motion made by Mr. McDowell to approve Resolution No.: R-2017-037 - Creating the City of Columbia Food Policy Committee conceptually and at the appropriate time set the criteria for the City's commitment failed due to the lack of a second.

Ms. Teresa Wilson, City Manager said our staff would not make those types of recommendations. She said there are other experts that can advise us and City staff would assist those experts through their work.

44. Resolution No.: R-2017-040 Creating City of Columbia Quiet Zone Advisory Committee  
- *Approved*

Mayor Benjamin explained that the intent of creating a Quiet Zone Advisory Committee is to get the trains to stop honking their horns in the middle of the night and disrupting peoples quality of life. He said there is density along Assembly Street and throughout District 3, but the issue is real across the City. He noted that it will require local, state and federal capital contributions. He recommended the appointment of Jamie Harpootlian, Kyle Rise, and Brenda Kramer. He asked his colleagues to be prepared to make appointments representing every district on April 18, 2017. The remaining vacancies will be advertised for one week.

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to approve Resolution No.: R-2017-040 Creating City of Columbia Quiet Zone Advisory Committee and the appointment of Jamie Harpootlian, Kyle Rise, and Brenda Kramer to the City of Columbia Quiet Zone Advisory Committee.

### **APPOINTMENTS**

45. Council is asked to approve the re-appointment/appointment of one (1) individual to the Columbia Museum of Art Commission.

Upon a motion made by Mr. Duvall and seconded by Mr. Rickenmann, Council voted unanimously to approve the reappointment of Ms. Gayle Morrison to the Columbia Museum of Art Commission.

46. Council is asked to approve the appointment one (1) individual to the Election Commission.

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to approve the appointment of Ms. Helen Munnerlyn to the Municipal Election Commission.



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

---

47. Council is asked to extend term dates for three members of the Midlands Authority for Conventions, Sports, & Tourism Board.

Upon a motion made by Mr. Davis and seconded by Mr. McDowell, Council voted unanimously to approve the extension of term dates to June 2017 for the following members of the Midlands Authority for Conventions, Sports, & Tourism Board: Dr. Simon Hudson, Mr. Chris Asouzu and Ms. Janice Marshal.

Councilor Davis reserved the right to appoint an individual in June.

48. Council is asked to approve the re-appointment of two (2) individuals to the Planning Commission.

Upon a motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to approve the reappointment of Mr. Earle Waites and Mr. Dale Stigamier to the Planning Commission.

**OTHER MATTERS**

49. Council is asked to approve the Installation of a 4-way stop at the intersection of Roosevelt Street and Beaumont Avenue, as requested by the Traffic Engineering Division. *The Police Department and the Fire Department have reviewed and approved the proposed location.*

Upon a motion made by Mayor Benjamin and seconded by Mr. McDowell, Council voted unanimously to approve the installation of a 4-way stop at the intersection of Roosevelt Street and Beaumont Avenue.

50. Council is asked to approve the installation of an additional street light at 1615 Woodlake Drive and 1650 Kathwood Drive, as requested by the Traffic Engineering Division. *The year-to-date total expenditure is \$3,526.92.*

Upon a motion made by Mayor Benjamin and seconded by Ms. Devine, Council voted unanimously to approve the installation of an additional street light at 1615 Woodlake Drive and 1650 Kathwood Drive..



**COLUMBIA CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 4, 2017**

---

51. Hospitality Tax Funding Applications Extension of Deadline through April 15, 2017

Upon a motion made by Mr. Rickenmann and seconded by Mr. Davis, Council voted unanimously to extend the deadline for the submission of Hospitality Tax Applications for Fiscal Year 2017/2018 through April 15, 2017.

**CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION**

*No matters were considered at this time.*

**CITY COUNCIL COMMITTEE REPORTS / REFERRALS**

*No committee reports or referrals were made at this time.*

**APPEARANCE OF THE PUBLIC**

*No one appeared at this time.*

Upon a motion made by Mr. Davis and seconded by Mr. McDowell, Council voted unanimously to adjourn the meeting at 7:47 p.m.

Respectfully submitted by:

Erika D. Moore, CMC  
City Clerk