



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MAY 15, 2018

The Columbia City Council will conduct a Work Session at 2:00 p.m. & Meeting at 6:00 p.m. on Tuesday, May 15, 2018 at City Hall, 1737 Main Street, Columbia, SC 29201.

The Honorable Mayor Stephen K. Benjamin
The Honorable Sam Davis, District I ▪ The Honorable Tameika Isaac Devine, At-Large
The Honorable Howard E. Duvall, Jr., At-Large ▪ The Honorable Edward H. McDowell, Jr., District II
The Honorable Daniel J. Rickenmann, District IV

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

WORK SESSION - 2:00 P.M.

ROLL CALL

INVOCATION

FINANCIAL REPORT

1. Ms. Jan Alonso, Finance Director will be present to answer questions regarding the March 2018 Financial Report.

CITY COUNCIL DISCUSSION

2. Gervais Street Bridge Beautification Project - Mr. Presley V. Hogue, Columbia Tree and Appearance Commission
3. Columbia Water Update - Mr. Clint Shealy, Assistant City Manager for Columbia Water
4. Fiscal Year 2018 / 2019 Proposed Budget - Ms. Melisa Caughman, Budget & Program Management Director
5. Columbia Construction Jobs Fall by 11% - The Honorable Daniel J. Rickenmann
6. Extended Hours Permit for Commercial Establishments - The Honorable Daniel J. Rickenmann

EXECUTIVE SESSION



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, MAY 15, 2018**

-
7. Discussion of matters relating to proposed location or expansion of services to encourage location or expansion of industries or other businesses pursuant to S.C. Code §30-4-70(a)(2)

*Jushi
1800 Main Street*

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

*Busby Street Community Center and Police Substation Project
911 Communications Center Consolidation Agreement Extension*

9. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2) **Revised**

*Devine Street
Variance exemptions
Amtrak
Columbia Canal
Sec. 17-269. Drinking establishments*

10. Discussion of employment of an employee pursuant to S.C. Code §30-4-70(a)(2)

Municipal Court Judges

COUNCIL MEETING - 6:00 P.M.

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF THE AGENDA

PUBLIC INPUT RELATED TO AGENDA ITEMS

APPROVAL OF MINUTES

11. Council is asked to approve the April 17, 2018 and May 1, 2018 City Council Meeting Minutes.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MAY 15, 2018

CONSENT AGENDA ITEMS 12 THROUGH 25

12. Council is asked to approve Sidewalk Construction Services along Sulton and Maxcy Roads, as requested by Columbia Water. Award to AOS Specialty Contractors, Inc., a certified Minority Business Enterprise and Local Business Enterprise in an amount not to exceed \$175,849.30. This firm is located in Lexington, SC.

Funding Source: 4079999-658650-SR102602-658650. The original budget amount is \$175,849.30.

The City will be reimbursed for this project by SCDOT and SCDOT guidelines were used for this procurement. Therefore, no preference programs are applicable to this solicitation. AOS Specialty Contractors, Inc. will self-perform all items in the contract.

13. Council is asked to approve the Purchase of a Sharples DS706 Rotating Assembly for the Metro Wastewater Treatment Plant, as requested by Columbia Water. Award to Sully Enterprises, as a Sole Source in the amount of \$201,477.00. This firm is located in South Jordan, UT.

Funding Source: Utilities Metro Wastewater Plt-Machinery and Equipment Capital: 5516208-658300. The original budgeted amount is \$201,477.00.

14. Council is asked to approve Geotechnical Engineering Services for Rock Coring Testing for Clearwells I and II at the Canal Water Treatment Plant, as requested by Columbia Water. Award to URS Corporation, as a Sole Source in the amount of \$302,114.00. This firm is located in Columbia, SC.

Funding Source: Water & Sewer Capital Projects Capital Project Costs: 5529999-658650. Engineering Services-Canal Water Treatment Plant Improvements. WM423101-658650. The original budgeted amount is \$302,114.00.

15. Council is asked to approve a Change Order for Waterline Repairs throughout the City during inclement weather conditions. Columbia Water requested this as an amendment to the original Emergency Procurement authorized by the City Manager and approved by City Council on February 20, 2018. The revised award will be issued to North American Pipeline of Marietta, GA in the amount of \$400,000.00.

Funding Source: Engineering – Paving and Asphalt Supplies; 5511706—623500. The original budgeted amount is \$400,000.00.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MAY 15, 2018

-
16. Council is asked to approve the Installation of Backup Power Generators at Various Pump Station Sites, as requested by Columbia Water. Award to Stutts & Williams, LLC, a certified Local Business Enterprise in an amount not to exceed \$478,743.28. This firm is located in Lexington, SC.

Funding Source: 5529999-SS741601-658650. The original budgeted amount is \$480,000.00.

This is a Mentor Protégé Program project. Hammerhead Utilities, LLC of Chapin, SC is the Protégé and will provide services at 43% (\$186,000.00) of the contract value.

The following subcontractors will provide additional services:

Blanchard CAT of West Columbia, SC will provide generators at 30% (\$130,566.00) of the contract value.

Utility Electric, LLC, a Minority Business Enterprise (Woman) of Anderson, SC will provide electrical work at 14% (\$60,500.00) of the contract value.

17. Council is asked to approve an Agreement for Project SS7428; Lower Saluda Relief and Major Pipe Rehabilitation Services, as requested by Columbia Water. Award to Brown and Caldwell in the amount of \$1,185,000.00. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Lower Saluda River Relief Sewer - Capital Projects Cost - 5529999-SS742801-658650. The original budgeted amount is \$1,300,000.00.

This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. 4D Engineering, a Minority Business Enterprise (Woman) of Columbia, SC is the Protégé and will provide analysis, design, permitting, geotechnical investigation, and public relations services at 21.6% (\$255,550.00) of the contract value.

The following sub-consultants will provide additional services:

Chao and Associates, a Minority Business Enterprise of Columbia, SC will provide surveying services and easement exhibits at 19.2% (\$228,060.00) of the contract value.

Environmental Permitting Consultants, Inc., a Small Business Enterprise of Lexington, SC will provide wetlands delineation and permitting services at 1.84% (\$21,800.00) of the contract value.

18. Council is asked to approve an Agreement for Project SS7424; Broad River 02 Sewer System Evaluation Study and Sewer Rehabilitation Services, as requested by Columbia Water. Award to AECOM Technical Services, Incorporated in the amount of \$1,522,423.00. This firm is located in Columbia, SC.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MAY 15, 2018

Funding Source: Water & Sewer Capital Projects – Broad River 02 Sub-Basin SSES- Capital Project Cost- 5529999-SS742401-658650. The original budgeted amount is \$1,522,423.00.

This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. DESA, Inc., a Minority Business Enterprise (Woman) of Columbia, SC is the Protégé and will provide Manhole Inspections, Zoom Camera Inspections, Smoke Testing, Public Relations, and Construction Administration services at 20% (\$303,752.00) of the contract value.

Sub-consultant Hydrostructures, P.A., of Cayce, SC will provide CCTV and Dye Water Testing services at 18.6% (\$303,752.00) of the contract value.

19. Council is asked to approve a Contract for Project SS7333; Transmission System Operation, Maintenance and Supervisory Control, and Data Acquisition Improvements, as requested by Columbia Water. Award to AAA Utility and Construction, LLC, in an amount not to exceed \$1,785,705.24. This firm is located in Columbia, SC.

Funding Source: 5529999-SS733301-658650. The original budgeted amount is \$1,019,660.00. Funds have been transferred to Account 5529999-SS733301-658650 from SS728801-Unforeseen and Miscellaneous in order to increase the Requisition to \$1,785,705.24.

This is a Clean Water 2020 Program Project.

The following sub-consultants will provide additional services:

CITI, LLC of Charlotte, NC will provide instrumentation and control systems at 48% (\$780,781.00) of the contract value.

Gregory Electric of Columbia, SC will provide electrical installation of SCADA improvements at 11% (\$182,718.60) of the contract value.

20. ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, and INTERIM ZONING MAP AMENDMENT - 2716 Shop Road; TMS #16200-04-31

Ordinance No.: 2018-017 - Annexing 2716 Shop Road, Richland County TMS# 16200-04-31

Council District: 3

Proposal: Request to annex, assign interim land use classification of Industrial and assign interim zoning of Light Industrial District (M-1). The property is currently classified as Economic Development Center and zoned M-1 by Richland County.

Applicant: Annette Holdings, Inc.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MAY 15, 2018

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning; Approve

PC Recommendation: 04/09/18: Annex, Assign Interim Land Use & Interim Zoning; Approve (6-0)

First reading approval was given on May 1, 2018.

21. Ordinance No.: 2018-013 - Authorizing and providing for the issuance of Stormwater System Revenue Bonds of the City of Columbia, South Carolina; prescribing the form of bonds; limiting the payment of the bonds solely to the revenues derived from the operation of the system and pledging such revenues to such payment; creating certain funds and providing for payments into such funds; and making other covenants and agreements in connection with the foregoing

First reading approval was given on April 17, 2018.

22. Ordinance No.: 2018-014 - A First Supplemental Ordinance Providing for the issuance and sale of City of Columbia, South Carolina, Stormwater System Revenue Bonds, in one or more series in the aggregate principal amount of not exceeding \$50,000,000, in order to finance various capital projects and improvements to the system, any necessary debt service reserves and issuance costs; authorizing the Mayor, the City Manager and the Assistant City Manager or any two of them acting together to determine certain matters with respect to the bonds; prescribing the form and details of such bonds; and other matters related thereto

First reading approval was given on April 17, 2018.

23. Ordinance No.: 2018-016 - Amend Sec. 21-127 Basis for establishing areas of special flood hazard

First reading approval was given on May 1, 2018.

24. Resolution No.: R-2018-041 Authorizing consumption of beer and wine only at the Fire-Rescue Street Party in the 900 block and 1000 block of Lincoln Street on Saturday, June 16, 2018

25. Resolution No.: R-2018-043 - Authorizing consumption of beer and wine only at the South Carolina Carnival in the 1800 block of Main Street between Laurel Street and Richland Street on Saturday June 9, 2018

PRESENTATIONS



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, MAY 15, 2018**

-
26. Public Service Recognition - Ms. Teresa Wilson, City Manager
 27. May 2018 Employee of the Month - Ms. Angela Adams, Customer Care Administrator
Ms. Heather Greer, Accounting Technician for the Customer Care Division
 28. National Peace Officers Memorial Day & Police Week Proclamation - The Honorable Mayor Stephen K. Benjamin
 29. American Public Works Week Proclamation - The Honorable Stephen K. Benjamin
 30. Recognition of Dr. Bobby Donaldson as the Recipient of the 2017 Stephen G. Morrison Visionary Award - The Honorable Mayor Stephen K. Benjamin
 31. Recognition of 2018 Miss Columbia - The Honorable Mayor Stephen K. Benjamin
Miss Alexandra Badgett
 32. Black Expo Economic Empowerment Summit - Mr. Darrin Thomas, President of Thomas Media Group

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

33. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT 2916 Colonial Drive; TMS# 11503-06-30

Ordinance No.: 2018-020 - Annexing and Incorporating 2916 Colonial Drive, Richland County TMS# 11503-06-30 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 2

Proposal: Request to annex, assign land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of General Commercial (C-3). The property is currently classified as Mixed Residential-High Density and zoned GC by Richland County.

Applicant: WAT Properties Inc. of Columbia

Staff Recommendation: Approval

PC Recommendation: 03/05/2018; Approval (5-0)



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, MAY 15, 2018**

34. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 638 Bluff Road (p); TMS# 11203-05-04(p)

Ordinance No.: 2018-019 - Annexing and Incorporating 638 Bluff Road (portion), Richland County TMS# 11203-05-04(p) into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 3

Proposal: Request to annex, assign land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential-High Density and zoned General Commercial (GC) by Richland County.

Applicant: 638 Bluff Road, LLC

Staff Recommendation: Approval

PC Recommendation: 03/05/2018; Approval (5-0)

35. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY - 1321 Piney Grove Road; TMS# 06200-01-15

Ordinance No.: 2018-018 - Annexing and Incorporating 1321 Piney Grove Road, Richland County TMS# 06200-01-15 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 1

Proposal: Request to annex, assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of General Residential District (RG-2). The property is currently classified as Mixed Residential-High Density/Mixed Use Corridor and zoned GC by Richland County.

Applicant: Jimmy Love Land, LLC

Staff Recommendation: Approval

PC Recommendation: 04/09/2018; Approval (6-0)

36. MAJOR AMENDMENT TO A PUD-R - 2.16 acres S/S Caughman Road; TMS# 19100-02-10

Council District: 4



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MAY 15, 2018

Proposal: Request to make a Major Amendment to a PUD-R

Applicant: Southeast Church of Christ

Staff Recommendation: Approval

PC Recommendation: 04/09/2018; Approval (6-0)

37. ZONING MAP AMENDMENT - 1908 Blossom Street, TMS# 11308-11-07 and 11308-11-03

Council District: 3

Proposal: Request to rezone the parcels from M-1, -5P to MX-1, -5P

Applicant: Josh Boltinhouse, Lambert Architecture & Construction Services

Staff Recommendation: Approval

PC Recommendation: 11/06/2017 deferred by applicant to 12/04/2017; 12/04/2017 deferred by applicant to 1/8/2018; 01/08/2018 deferred by applicant to 2/5/2018; 02/05/2018 Denial (5-3 vote and 1 recusal)

38. ZONING MAP & TEXT AMENDMENT - Seminary Ridge Historic District

Ordinance No.: 2018-021 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 3, Landmarks and Design Protection Districts, Sec. 17-681 Districts identified, (b) Architectural conservation district to delete (8) and amend (c) Protection area district to add (7)

Council District: 1

Proposal: Amend the text of the City of Columbia's Code of Ordinances to delete §17-681(b)(8) (Districts Identified, Architectural Conservation District) and modify §17-681(c) (Districts identified, Protection Area District) to add §17-681(c)(7) and amend the City Of Columbia's Official Zoning Map to modify the map label from "Seminary Ridge Architectural Conservation District" to "Seminary Ridge Protection Area".

Applicant: Sam Davis, City of Columbia Council Member

Staff Recommendation: Approval

PC Recommendation: 04/09/2018; Approval (6-0)



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MAY 15, 2018

D/DRC Recommendation: 04/12/2018; Approval (5-2)

39. ZONING MAP AMENDMENTS - 700 Gervais Street, TMS# 08916-11-02

Council District: 2

Proposal: Request to rezone the parcel from M-1, M-2, -DD, -ID and -DP to MX-2, -ID and -DP

Applicant: Ben Arnold, Southern Realty Development Corp.

Staff Recommendation: Approval

PC Recommendation: 04/09/2018; Approval (6-0)

40. ZONING MAP AMENDMENT & TEXT AMENDMENT - Modification of Innovista Design District & Guidelines, and Rezoning of 1100 Wayne Street, TMS#08916-11-04A

Ordinance No.: 2018-015 - 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. 17-291 --ID Innovista design; Division 9, Supplementary District Regulations, Sec. 17-325 --ID Innovista design district, (b) Supplemental district regulations

Council District: 2

Proposal: Rezone a portion of 1100 Wayne Street from Mixed-Use Urban District (MX-2), -Design/Development Area (-DD), -Innovista Design District (-ID) and -Design and Preservation Area (-DP) to Mixed-Use Urban District (MX-2), -Innovista Design District (-ID) and -Design and Preservation Area (-DP); Amend Innovista Design District Guidelines to reflect proposed changes to the boundaries and height requirements in the buffer areas; Amend the City of Columbia's Official Zoning Map to extend the boundaries of the -ID zoning district and remove the -DD zoning district from the same area; Amend City of Columbia's Code of Ordinances §17-291 (-ID Innovista design) and §17-325 (-ID Innovista design district) to reflect proposed changes to the Innovista Design District Guidelines and the Official Zoning Map.

Applicant: Krista Hampton, City of Columbia Planning and Development

Staff Recommendation: Approval

PC Recommendation: 04/09/2018; Approval (5-1)

41. ZONING MAP AMENDMENT - 42.31 acres N/S Padgett Road, TMS# 22012-01-01

Council District: 4



We Are Columbia

COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MAY 15, 2018

Proposal: Request to rezone the parcel from PUD-R to RS-3

Applicant: John Stephenson, Manchester Investment Group, LLC

Staff Recommendation: Approval

PC Recommendation: 04/09/2018; Approval (6-0)

42. ZONING MAP AMENDMENT - 1400 Huger Street, TMS# 09009-11-04

Council District: 2

Proposal: Request to rezone the parcel from C-1, -DD to M-1, -DD

Applicant: Brad Wolfe, 908 Group Holdings, LLC

Staff Recommendation: Denial

PC Recommendation: 02/05/2018; Approval (7-2)

RESOLUTIONS

43. Resolution No.: R-2018-040 - Amending Resolution R-2015-049 Amending Resolution R-2014-045 Amending R-2014-024 Adopting a Policy and Criteria to Consider the Inclusion of Real Property in a Multi-County Industrial Park to Apply Richland County's Special Source Revenue Credit Incentive to Real Property within the Corporate Limits of the City of Columbia to remove the sunset of the tax credit and amend the criteria for consideration of inclusion in a Multi-County Industrial Park
44. Resolution No.: R-2018-042 - Authorizing the City Manager to execute a Fourth Amendment to Lease Agreement between the City of Columbia and Hamilton Capitol Center, LLC for lease of approximately 2,524 square feet in the Capitol Center, known as Suite 250, 1201 Main Street
45. Resolution No.: R-2018-046 - Authorizing the City Manager to execute a 911 Communications Center Consolidation Agreement Extension between the City of Columbia and Richland County

ORDINANCES FIRST READING



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, MAY 15, 2018**

-
46. Ordinance No.: 2018-022 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Reign, 1087 and 1115 Shop Road – TMS # R11210-01-13 and R11210-01-01)

CITY COUNCIL DISCUSSION

47. Sec. 17-269 Drinking establishments **Addition**

ORDINANCES SECOND READING

48. Ordinance No.: 2018-001 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 14, Offenses and Miscellaneous Provisions, Article IV, Offenses Against the Public Peace and Order, Sec. 14-106. Hours of sale restricted for commercial establishments which allow for on-premises consumption of beer, ale, porter and/or wine

First reading approval was given on April 17, 2018.

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

49. Council is asked to refer the proposed Demolition Delay Ordinance to the Arts and Historic Preservation Committee for further review.

APPEARANCE OF THE PUBLIC