



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

WORK SESSION - 2:00 P.M.

The Columbia City Council held a Work Session on Tuesday, May 15, 2018 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Mayor Pro-Tempore Tameika Isaac Devine called the meeting to order at 2:06 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 Mayor Stephen K. Benjamin arrived at 4:01 p.m. The Honorable Moe Baddourah was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was noticed in accordance with the South Carolina Freedom of Information Act.

INVOCATION

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

FINANCIAL REPORT

1. March 2018 Financial Report - Ms. Jan Alonso, Finance Director - *No questions were asked at this time.*

CITY COUNCIL DISCUSSION

2. Gervais Street Bridge Beautification Project - Mr. Presley V. Hogue, Columbia Tree and Appearance Commission

Mr. Jack McKenzie, Chair of the Columbia Tree and Appearance Commission explained that the idea to redo this bridge has been kicked around for over a decade now. We have raised \$100,000 of independent money to get this done. This could be a huge return on investment for the City.

Mr. Andy Whitfield, former Chair of the Columbia Tree and Appearance Commission said Norfolk Southern is willing to work with us. The bridge is an eyesore and Gervais Street is the logical connector between Main Street, Five Points, the Vista, and the Waverly Community; 30,000 residents pass under this bridge every day. Lead paint peeling off of the bridge and falling into our storm water. People use it as a dumping area. A final plan for the bridge has not been determined. Keep the Midlands Beautiful is the fiscal agent. It is a \$300,000 project. Richland County already committed \$30,000 in hospitality tax funding; we received a \$50,000 grant from Connected Communities; the University of South Carolina committed \$10,000 for landscaping; an individual donated \$5,000; and The Station contributed \$5,000. We will continue to seek out



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

community partners. We need for the City of Columbia to be the municipal champion. We need to sign a contract with Norfolk Southern for \$12,000 and their engineer STV has to vet the project. We are asking for a project manager. Ideally, we would ask for \$200,000 and this project could get done this year.

Councilor Rickenmann said railroads are making more money than ever before. They have a responsibility to share in this cost. This should not be community driven. It's not just the Gervais Street Bridge; it's the North Main Bridge and the Blossom Street Bridge. It's an environmental issue. It would be good for the Mayor and Council to write a letter to the president of Norfolk Southern reminding him of their responsibility as a community partner. We should have our Legal [Department] look into their responsibility. I am in favor of us helping get past this first hurdle. We don't have an extra \$200,000, but there are other ways that we can work together.

Councilor Davis concurred with Councilor Rickenmann. I don't understand why we would repair the railroad's property. We have people at the State House and in Washington who should be advocating for us. Just doing one doesn't solve the problem.

Councilor McDowell also concurred with Councilor Rickenmann's suggestions.

Councilor Duvall said this project has been pending for twenty years. This bridge has more traffic than the others. It is a gateway to our City. We can apply some pressure to Norfolk Southern and our legislative delegation.

Councilor Devine asked who Norfolk Southern wants to sign the agreement.

Mr. Andy Whitfield, former Chair of the Columbia Tree and Appearance Commission said a municipality; they won't sign it with us.

Councilor Rickenmann suggested that Keep the Midlands Beautiful hold the \$100,000 and the City of Columbia pay the \$12,000.

Councilor Devine asked if there would be any value in having them look at the other bridges now.

There was a consensus of Council to direct the City Manager to enter into a contract with Norfolk Southern in the amount of \$12,000.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

Mr. Andy Whitfield, former Chair of the Columbia Tree and Appearance Commission said we also need a memorandum of understanding with Keep the Midlands Beautiful.

Councilor Duvall requested photos of the bridge to accompany the letters.

Ms. Teresa Wilson, City Manager agreed to have the Legal Department review the agreement, determine a funding source for the \$12,000, and to bring the matter back to Council for approval.

3. Columbia Water Update - Mr. Clint Shealy, Assistant City Manager for Columbia Water

Mr. Clint Shealy, Assistant City Manager for Columbia Water said everything we are doing it draws back to how we are serving our customers. Being transparent in our operations and rebuilding trust with citizens is important. We are going to highlight some successes and a path forward in each area of Columbia Water. Our staff will share with you our journey to become best in class in terms of utility operations.

Ms. Angela Adams, Customer Care Administrator described the new service benchmarks that have been established to meet our customers' expectations and to improve customer service. The service order completion standards were assigned to move-in and move-out service orders, reconnect after non-payment disconnections, meter rechecks, and meter inspection and testing. The customer advocate program has helped to improve the customer dispute resolution process. We will continue to host quarterly drop-ins for customers. We are excited about the launch of our mobile application and the implementation of field service tablets, new offices for the call center and field services, and a new phone system.

Mr. Joey Jaco, Utility Operations Director said we have a tablet program in Wastewater Maintenance that allows us to receive service requests in the field and provide instant communications with our service reps. This will be rolled out in the Water Distribution Division as well. Other successes include our LEED gold certified Water and Wastewater Administration Building; our award winning Knowledge On Tap Program; and improved business processes. We are now mapping our assets on the water side of the utility. This will improve how we track assets and prioritize maintenance. We are creating dashboards that will help track our performance. We've investigated over 115 miles of large sewer lines and this allows us to track what we need to rehab and what we need to replace. This also allows us to make data driven decisions. We are up-to-date on all of our deliverables to EPA. Our next big deliverable is the Infrastructure Rehabilitation Program. We've invested over \$86 million in sewer rehabilitation projects over 66 miles of our system. We've inspected over 400 miles of pipes. The following major projects are soon to be completed: Columbia Canal clearwell replacement and high service



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

improvements, Metro Wastewater Treatment Plant digester improvements, water quality improvement designs for Earlewood and Booker Washington Heights, and the Crane Creek project. He noted that the work done at Crane Creek has significantly reduced sanitary sewer overflows; allowed us to defer the Crane Creek storage project; and allowed us to move three capacity improvement projects forward. We've done the RFQ for AMI and we hope to have a recommendation to you before October. Construction of the Earlewood and Booker Washington Heights water quality projects will start this summer and design work for the Shandon and Rosewood improvements are next. He presented maps of the sewer and water CIP investment plans. During years one through five we are concentrating on our Clean Water 2020 Program. In years six through ten, we will continue making wastewater improvements and we will invest in larger water projects.

Ms. Dana Higgins, Engineering Director announced that Woolpert has been hired as the storm water program manager; positions are in place; the MLK construction project started in April; we have selected ten firms for storm water design services; the Wallace Street 60" storm drainage pipe project began in February; and the Harlem Heights project is permitted and we are working to obtain thirty-one easements. She outlined the path forward for storm water. The tier-one projects have been identified and the storm water consultants will be assisting us with these projects. We will be looking at opportunities for green infrastructure as evaluated in our watershed plans. We have been looking at design-build public private partnerships to determine the best way to alleviate storm water issues. We expect to spend \$8 million this year and most of that is in construction where the design has already been completed. We expect to spend \$21 million next year and an estimated \$63 million will be encumbered in the third year.

Mr. Clint Shealy, Assistant City Manager for Columbia Water announced that Columbia Water won an AIA Award for the Beltline facility; Columbia Water received several communications awards for Knowledge on Tap; our Waterworks Division is the number one quiz bowl team in the State; and our all ladies Wastewater Operations Challenge Team was a first in the industry. I appreciate all of the hard work they are putting into serving our customers. We have proposed a 9.67% water and sewer rate increase and there is a modest storm water fee increase. If approved, we want to intentionally communicate that to our customers. He requested Council's feedback on the proposed schedule of drop-ins.

Councilor Davis suggested that a drop-in be held in Chestnut Hills.

Ms. Teresa Wilson, City Manager announced that Victoria Kramer, Utilities Communication Manager will be leaving the City of Columbia and we will miss her dearly.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

-
4. Fiscal Year 2018 / 2019 Proposed Budget - Ms. Melisa Caughman, Budget & Program Management Director

Ms. Melisa Caughman, Budget & Program Management Director explained that the budget will be advertised this week. The general fund has no property tax increase or other rate increases. The water and sewer budget includes the 9.67% rate increase that will help fund the \$120 million capital improvement program. The five-year storm water rate increase was approved by City Council last year; therefore, an additional public hearing isn't required. The storm water budget is \$13.4 million, which is a 6% rate increase over last year. There are no rate increases for the parking fund. The hospitality tax fund is \$12 million, which is a 3% increase over the current year's budget and the accommodations tax fund is \$2.6 million. She asked if Council wanted to have another budget workshop to review the final budget prior to June 5, 2018.

Ms. Teresa Wilson, City Manager said this budget will also reflect decisions regarding health care and other post-employment benefits that will impact retirees and active employees. We want to clearly communicate that and we are willing to reach out to specific individuals.

There was a consensus of Council to conduct a budget workshop on Tuesday, May 29, 2018 at 2:00 p.m.

5. Columbia Construction Jobs Fall by 11% - The Honorable Daniel J. Rickenmann

Councilor Rickenmann said we are one of the few cities in the Southeast that doesn't have a crane in the sky. We are not having the growth and investment. Some of this is hindered by our processes. A tower hasn't been built in Columbia in over five years. There are sixty-one projects under construction in Atlanta. There are twenty-two cranes in the sky in Nashville. Our landscape has tons of opportunity for vertical growth. We need to reevaluate where our economic development dollars are going, who those partners are, and what we want as a result. Most of the projects that come before us want incentives. We need to have deep-hearted discussions about this.

Councilor Davis said we've all expressed an interest in how we are doing economically. My concern is whether or not the issue is systemic. I am concerned about more jobs, better wages, single-family homeownership, and quality apartment communities. I am interested in what communities are doing to spark growth in those areas. How you turn a particular area around adds to the tax base, growth, and quality of life. We need to continue to ensure that we don't have two cities; where there is a perception of more progress in the other.



We Are Columbia

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

Councilor McDowell said a clean city is a safe city. Two Notch Road is a main corridor and it is in terrible shape. There are eighty houses in District One and District Two that we need to demolish, but we don't have the finances to do it. We have \$40,000 going towards demolitions. We must be intentional about identifying areas that are overly coded.

Councilor Devine said we must understand the long-term effects of the decisions we make. Does the height limit we imposed years ago affect development? Do they inhibit or encourage the development we want to see? We also want to look at our land use boards and balance that against what we want.

Councilor Duvall said if we are going to have an in-depth look at our economic development abilities with the City of Columbia, then we need to look at the development corporations. We are fractured in our ability to look at things, because we have different people assigned to different parts of town. We need an economic development office that controls the whole city.

There was a consensus of Council to conduct an Economic Development Work Session in July as a Committee of the Whole.

Councilor Rickenmann asked that the City not make any commitments to the economic development partners until the meeting is held.

Ms. Teresa Wilson, City Manager said we need to look at what's in the budget. I think Ryan did some streamlining with this year's budget requests. We also implemented the contract for services. The service delivery should be in line with how you are trying to move the growth forward. The budget will be passed by time you have this discussion. We can work with Legal to put some of the thoughts on paper. We are currently addressing public safety issues within the corridors across the City. We need more funding for demolitions. At that work session, I'd love for Chief to discuss a partnership approach for getting demolitions done. A member of our Legislative Delegation attempted to put something on the table for the current legislative session, but it didn't work. We will put together an agenda for the work session.



We Are Columbia

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

-
6. Extended Hours Permit for Commercial Establishments - The Honorable Daniel J. Rickenmann

Mr. Mike Hemlepp, Esq., Senior Assistant City Attorney / Police Advisor said we've had the first reading of Ordinance 2018-001. In between the first reading and today's scheduled second reading, we made technical changes in response to issues that were brought to our attention. The substance of the ordinance didn't change tremendously. In addition, Mr. Duvall wanted to propose amendments for Council's consideration during second reading. Those ideas have been drafted into a proposed ordinance.

Councilor Devine added that Mr. Rickenmann has been meeting with a representative of the neighborhood and she made recommendations. Some of those recommendations have been included.

Mr. Mike Hemlepp, Esq., Senior Assistant City Attorney / Police Advisor said yes, but the recommendations are technical changes that didn't change the overall plan of taking this out of the Business License Division and putting it with the Police Department and having criminal penalties and administrative penalties. The penalties in the current ordinance are purely administrative.

Councilor Duvall said the ordinance is a big step in the right direction, but it doesn't go far enough. It gives the City and the Police Department tools to deal with the problem, but it does not help the neighborhoods. I have proposed three amendments that help to strengthen the ordinance to the point where I can support it. The first amendment deals with a grandfather clause wherein the extended hours permits would only apply to people who have them as of June 2018. The twenty-three bars that now have extended hours permits would keep them and we would pass the new ordinance and let the ordinance itself weed them out. This is very important because we have over 300 alcoholic beverage venues in the City of Columbia. Any of which, could apply for an extended hours permit. If we close down a substantial number of bars in Five Points, these bars are going to move to other parts of the City. To prevent this cancer from moving to other parts of the City, we need to let the 23 bars keep their extended hours permits as long as they comply with the ordinance, but we are not going to issue any new ones.

Councilor Rickenmann said you are rescinding it in a different manner. If you move to another spot, you'll be required to have a minimum of two years in business before you can apply. If you have any violations within that period, you wouldn't be able to get it. We are not looking to rescind it. We are looking to keep it alive. This is a slow poke way to kill it.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

Councilor Duvall said this is a slow poke way to kill it, but it is necessary because we do not need to have bars open to sun up every day, except Sunday mornings in the City of Columbia. No other city in the SEC has that. The reason they don't have it is because the service requirements for our staff to police this adds an additional burden that is unnecessary to the City.

Mayor Benjamin arrived at 4:01 p.m.

Councilor Rickenmann said if you take the statistics that were brought forth by the neighborhoods, University, and City Police you will see that 97% of all violations happened before 2:00 a.m. I am not in favor of amendment one. I read all of the amendments and I support number two, subject to changing the word from current to applicable [building and fire codes]. We can't do number three; it goes hand in hand with number one.

Councilor Devine inquired about the inspector.

Councilor Duvall said the inspector is our code enforcement. They are not in the loop now.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Ms. Devine, Council voted unanimously to enter into Executive Session at 4:08 p.m. for the discussion of **Items 7 through 10** as amended by adding the Lourie Center to **Item 8**. Mr. Rickenmann was not present for the vote.

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)
 - *Devine Street*
 - *Variance exemptions*
 - *Amtrak*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

-
- *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 adjourned the Executive Session at 5:55 p.m. to convene the regular meeting.

COUNCIL MEETING - 6:00 P.M.

The Columbia City Council conducted a Regular Meeting and Zoning Public Hearing on Tuesday, May 15, 2018 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:09 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 Edward H. McDowell, Jr., and The Honorable Daniel J. Rickenmann. The Honorable Moe Baddourah was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was noticed in accordance with the South Carolina Freedom of Information Act. *The minutes are numbered to coincide with the order of the meeting.*

PLEDGE OF ALLEGIANCE

Boy Scout Troops 397 and 74 along with Cub Scout Packs 397, 963, and 74 led the audience in the Pledge of Allegiance.

INVOCATION

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



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Davis and seconded by Mr. Duvall, Council voted unanimously to adopt the agenda as amended to withdraw **Item 38** (*Discussion of Sec. 17-269 Drinking establishments*), defer consideration of **Item 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*), and add **Item 26** (*Resolution No.: R-2018-039 – Amending Resolution No.: R-2016-025 Authorizing tastings only of locally produced wine and beer only provided by market vendors and operation of Soda City to include the northern half block area of the 1200 block of Main Street, excluding the sidewalk areas and intersection of Lady Street and Main Street only on Saturday, May 26, 2018*).

PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

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

Upon a motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to approve the April 17, 2018 and May 1, 2018 City Council Meeting Minutes.

CONSENT AGENDA

Councilor Rickenmann asked what work the mentors are being paid for in **Items 16** and **17**. If Stutts & Williams is being paid for oversight, then we need to hold this. The breakdown isn't clear. In the future, it will be helpful to have a detailed explanation on what the mentor is doing. The budget is off on **Item 19** and there wasn't an explanation.

Mr. Joey Jaco, P.E., Utility Operations Director explained that these are mentor protégé program projects. The majority of **Item 16** it is being handled by subs. **Item 17** is for a major sewer line and Brown and Caldwell will produce the plans. The mentor is providing the product, but the intent is for the protégé to do most of the work. We bid the project associated with **Item 19** twice. **Item 16** is part of the Transmission System Operation and Maintenance Program (TSOMP) requirement to have generator back up at the individual pump stations. The preference is to move forward and I can provide the additional information.



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

Upon a single motion made by Ms. Devine and seconded by Mr. Davis, Council voted unanimously to approve the **Consent Agenda Items 12 through 26**, as amended.

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. - Approved*

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. - Approved*
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. - Approved*
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. - Approved*



**COLUMBIA CITY COUNCIL MEETING MINUTES
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. - Approved*

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. – Approved*

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. *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. - Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

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. - Approved*

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 – *Approved on second reading.*

Ordinance No.: 2018-017 - Annexing 2716 Shop Road, Richland County TMS# 16200-04-31 – First reading approval was given on May 1, 2018. - Approved on second reading.

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.

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)



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 15, 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. – Approved on second reading.*
 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. – Approved on second reading.*
 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. – Approved on second reading.*
 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 – *Approved*
 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 – *Approved*
 26. Resolution No.: R-2018-039 Amending Resolution No.: R-2016-025 Authorizing tastings only of locally produced wine and beer only provided by market vendors and operation of Soda City to include the northern half block area of the 1200 block of Main Street, excluding the sidewalk areas and intersection of Lady Street and Main Street only on Saturday, May 26, 2018 - *Approved*
-



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

PRESENTATIONS

27. Public Service Recognition - Ms. Teresa Wilson, City Manager

Ms. Teresa Wilson, City Manager said we want to share a special video that was produced in honor of Public Service Week. We have wonderful public servants, including you all, here at the City of Columbia. She presented “Why We Serve”. She thanked the Public and Media Relations Department for facilitating such a great video.

The Public and Media Relations Department presented members of City Council and City Manager Wilson with tokens of appreciation for their public service.

28. May 2018 Employee of the Month - Ms. Angela Adams, Customer Care Administrator

Ms. Angela Adams, Customer Care Administrator announced that Ms. Heather Greer, Accounting Technician for the Customer Care Division is the May 2018 Employee of the Month. She described Ms. Greer as dependable, efficient, and a great communicator. Heather is willing to take on difficult tasks and readily avails herself to customers and staff. She accepted a token of appreciation from City Manager Wilson on Heather’s behalf.

29. National Peace Officers Memorial Day & Police Week Proclamation - The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin and the members of City Council proclaimed May 15, 2018 as Peace Officers Memorial Day and this week as Police Week in the City of Columbia.

Mr. William “Skip” Holbrook, Police Chief thanked Council for recognizing National Peace Officers Memorial Day and Police Week, especially as we pause to remember those who have given the ultimate sacrifice and service in protecting the communities that they serve. We have a lot to celebrate here. We attained national accreditation and completed our advancing 21st Century Policing Project. Our citizens should be most proud of the 170,000 calls for service we answered and 6,500 arrests made. It shows remarkable communication, professionalism, restraint, and constitutional policing. It’s an honor to serve.



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

30. American Public Works Week Proclamation - The Honorable Stephen K. Benjamin

Mr. Robert Anderson, Public Works Director recognized Missy Gentry, P.E. as the Past President of the Public Works Association, Mary Pat Baldauf as the Past President of the State Chapter, Samantha Yager as the Secretary of the State Chapter, Sara Hollar as the Treasurer for the branch, and Dana Higgins as the 2019 President. For the first time, we are bringing our State Chapter Conference to Columbia. He recited a *Public Works* poem. The Annual Touch a Truck event will be held on Saturday, May 19, 2018 from 10:00 a.m. until 12:00 p.m.

Mayor Benjamin and the members of City Council proclaimed the week of May 20-26, 2018 as Public Works Week in the City of Columbia.

31. Recognition of Dr. Bobby Donaldson as the Recipient of the 2017 Stephen G. Morrison Visionary Award - The Honorable Mayor Stephen K. Benjamin

Mr. Lee Snelgrove, Executive Director of One Columbia for Arts and History recognized Dr. Bobby Donaldson as the 2017 recipient of the Stephen G. Morrison Award. Dr. Donaldson began his career at the University of South Carolina in 1999. He now leads the Center for Civil Rights History and Research, housed at the Hollings Special Collections Library. He also serves as the lead scholar for ColumbiaSC 63: Our Story Matters, a documentary history initiative that chronicles the struggle for civil rights and social justice in Columbia. He has served as a consultant for museum exhibitions, archival collections, oral history initiatives, documentary films, and historic preservation projects. We give this award annually to recognize the best combination of vision and leadership applied to art and history and the entire cultural foundation of the City and the value they bring to Columbia. Dr. Bobby Donaldson embodies all of that.

Dr. Bobby Donaldson, Associate Professor / University of South Carolina College of Arts and Sciences said when I arrived in the City of Columbia many years ago I had no idea that this would be one of my assignments. The great scholar from South Carolina, Mary McLeod Bethune once said “The search for history and the search for truth is not for timid souls.” Through the course of my career, I’ve had the opportunity to work with a number of brave and extraordinarily talented people who helped us tell an important and remarkable story about the City of Columbia. The work we’ve done with ColumbiaSC 63: Our Story Matters is just the beginning; I am excited about what’s on the horizon. I accept this recognition on behalf of the legions of individuals who’ve worked to tell why our story matters.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

Mayor Benjamin said Dr. Donaldson is a true renaissance man and the work he has done to elevate this City is amazing. We are thankful for you and I can't think of another person much more deserving to receive this award.

32. Recognition of 2018 Miss Columbia - The Honorable Mayor Stephen K. Benjamin

Miss Alexandra Badgett, 2018 Miss Columbia introduced herself as the reigning Miss Columbia who recently graduated from the Honors College at the University of South Carolina with a double major in insurance and risk management and finance and a minor in actuarial mathematics. I received the Miss Columbia title in January. I implemented two very important platforms: the Children's Miracle Network hospitals and No Is Not Enough (NINE), which looks into sexual assaults on college campuses across South Carolina. I am eager to serve this community and I am excited to see what's in store.

33. Black Expo Economic Empowerment Summit - Mr. Darrin Thomas, President of Thomas Media Group

Mr. Darrin Thomas, President of Thomas Media Group outlined the schedule of events for the 21st Annual Columbia Black Expo to be held during May 17-19, 2018. After twenty years, the Board decided to shift the focus of the Black Expo model and it has now become the Black Expo Empowerment Summit. Our theme is "Building a Legacy for Your Family" focusing on the five pillars of economic empowerment: jobs, education, wealth generation, health, and entrepreneurship. We believe that Black Expo will continue to be relevant as long as it continues to meet the needs of its stakeholders. The timing of this shift is synonymous with City Council's Vision Statement and its goals.

RESOLUTIONS

34. 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 - *Approved*



We Are Columbia

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

Upon a motion made by Mayor Benjamin and seconded by Ms. Devine, Council voted five (5) to one (1) to approve 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, with the understanding that a lot has to happen between now and second reading of Ordinance 2018-022. Voting aye were Mr. Rickenmann, Mr. McDowell, Ms. Devine, Mr. Davis, and Mayor Benjamin. Mr. Duvall voted nay.

35. 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 - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve 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.

36. 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 - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve 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

37. 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) – *Approved on first reading.*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

Upon a motion made by Mayor Benjamin and seconded by Mr. Davis, Council voted five (5) to one (1) to give first reading approval to 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), with the understanding that the County is on a similar track, but there are issues that the Council wants to resolve before second reading. Voting aye were Mr. Rickenmann, Mr. McDowell, Ms. Devine, Mr. Davis, and Mayor Benjamin. Mr. Duvall voted nay.

CITY COUNCIL DISCUSSION

38. Sec. 17-269 Drinking establishments – *This item was withdrawn from the agenda.*

ORDINANCES - SECOND READING

39. 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. – Approved on second reading as amended.*

Councilor Duvall said the ordinance as presented is a step forward, but it's not enough. The neighborhoods and the community have asked for our support. I discussed three amendments with my colleagues during the work session and one was accepted. I propose that amendment number two, a certification by an inspector approved by the City that the location is in compliance with applicable building and fire codes be added to the ordinance as drafted by our attorney.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Davis, Council voted unanimously to give second reading approval to 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, subject to the following amendment: (c) Extended hours operating permit; application, requirements. 6. Applications shall include a security plan to be approved by the Columbia Police Department, a fire safety plan to be approved by the Columbia Fire Department, and a certification by an inspector approved by the City that the location is in compliance with applicable building and fire codes.



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

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

No items were considered at this time.

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

40. Council is asked to refer the proposed Demolition Delay Ordinance to the Arts and Historic Preservation Committee for further review. - *The proposed demolition delay ordinance will be reviewed in July 2018 by a Committee of the Whole along with Construction Strategies and Growth for the City of Columbia.*

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

Council opened the Zoning Public Hearing at 7:02 p.m.

41. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT 2916 Colonial Drive; TMS# 11503-06-30 - *Approved on first reading.*

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 – *Approved on first reading.*

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)

No one appeared in support of or in opposition to this matter.



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

Upon a motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to the *Comprehensive Plan Map Amendment and Zoning Map Amendment* for 2916 Colonial Drive; TMS# 11503-06-30 **and** 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.

42. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 638 Bluff Road (p); TMS# 11203-05-04(p) – *Approved on first reading.*

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 – *Approved on first reading.*

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)

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Rickenmann and seconded by Ms. Devine, Council voted unanimously to give first reading approval to the *Comprehensive Plan Map Amendment and Zoning Map Amendment* for 638 Bluff Road (p); TMS# 11203-05-04(p) **and** 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.



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

-
43. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY - 1321 Piney Grove Road; TMS# 06200-01-15 – *Approved on first reading.*

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 – *Approved on first reading.*

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)

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Davis and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the *Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment* for 1321 Piney Grove Road; TMS# 06200-01-15 **and** 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.

44. MAJOR AMENDMENT TO A PUD-R - 2.16 acres S/S Caughman Road; TMS# 19100-02-10 – *Approved on first reading.*

Council District: 4

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)



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

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the *Major Amendment to a PUD-R* for 2.16 acres S/S Caughman Road; TMS# 19100-02-10.

45. ZONING MAP AMENDMENT - 1908 Blossom Street, TMS# 11308-11-07 and 11308-11-03 – *Denied*

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)

Mr. Josh Boltinhouse, Lambert Architecture & Construction Services said we are requesting to rezone two parcels at 1908 Blossom Street from M-1 light industrial to MX-1 mixed use development. This request is being made to be consistent with the surrounding parcels and it is in line with the City of Columbia Future Land Use Plan and Future Five Development Guidelines for this location. We met with the neighborhoods, Five Points, and the City several times. This discussion is strictly about zoning and how that rezoning can create a better climate for any kind of development on those parcels. The owner is here as well if there are additional questions.

Mr. David Anderson, Wales Garden Neighborhood Association board member said we believe this development violates the Five Points Master Plan as adopted by City Council several years ago. It will complicate the traffic situation on Blossom Street. We discussed the request at a neighborhood meeting in November. The owner spoke at that meeting. It is overwhelmingly opposed by our residents and the residents of surrounding neighborhoods. The Planning Commission voted against the rezoning request in February and we ask that you honor their recommendation.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

Ms. Judy Holiday, Waccamaw Avenue resident said we've lived in Wales Garden for thirty-two years and over the past decade we've seen a friendly spirit in our diverse community be threatened by a changing culture of Five Points. The once charming retail village has gained a reputation for all-night partying and that has attracted criminals who prey on vulnerable young people. Recent statistics have shown a rise in violent crime and alcohol related arrests. Wales Garden has become a parade ground for noisy, drunk pedestrians stumbling home in the morning hours and throwing plastic cups, beer cans, and whiskey bottles on our sidewalks and in our yards. We've noticed missing lawn and porch furnishings, smashed car windows, and scratched automobiles. This parcel is located at the northern entrance to Wales Garden, abutting the established homes of our neighborhood. In addition to sandwiches and soup, Macado's offers 30 hurricane drinks, 19 shooters, 11 bomb shots, 9 specialty martinis, and assorted beers and wines. If this rezoning is granted, Macado's will be the first alcohol outlet to be established on Blossom Street from Huger to Beltline Boulevard. We are depending on City Council to support the Planning Commission's recommendation to deny the zoning request.

Mayor Benjamin said I don't sense that there's a will of the Council to support this rezoning. I am prepared to make a motion to deny the rezoning. It is certainly your prerogative to speak in favor of or against it. If you are against the rezoning, raise your hands. He also acknowledged those who were in favor of the rezoning. We recognize that we have different opinions about what happens in Five Points. Once you cross Blossom Street you are physically in Wales Garden. It's a very different consideration and that's a well held view of Council.

Mr. Jim Daniel said I've been a resident of Hollywood Rose Hill, Wheeler Hill, or Wales Garden since 1975. I equate this restaurant to an Applebee's®; they have a bar and the other 75% of the building is a typical restaurant. The neighborhood has characterized this as a bar, but it's not. It's a restaurant that serves alcohol. I've been to one and I've seen how it's operated. This is a zoning change. It's not dealing with the special exception. I think they meet the criteria.

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to deny the *Zoning Map Amendment* for 1908 Blossom Street, TMS# 11308-11-07 and 11308-11-03.



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

46. 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) – *Approved on first reading.*

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: Mr. Sam Davis, City of Columbia Council Member

Staff Recommendation: Approval

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

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

Ms. Amy Moore, Principal Planner/Historic Preservation for Planning and Development Services explained that this is a request to modify the Seminary Ridge Architectural Conservation District to a protection area, which is another form of a historic district. The architectural conservation district has been in existence since 2013 and the neighborhood has recently expressed interest in lessening their review. The request is to keep the historic district, but in the form of a protection area. Protection areas and architectural conservation districts are both considered to be historic districts, but have different levels of review. Conservation districts focus on preserving original materials and architectural features. Protection areas typically have regulations that preserve basic forms, but focus less on keeping original materials and details. We worked with the neighborhood to develop a new set of guidelines.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

Mr. Lance Folsom, Seminary Ridge resident said once the architectural conservation district was approved by the City we began to experience difficulty. The income range varies a lot in our neighborhood and low income residents were having problems replacing their windows. Others were also dismayed, because they couldn't make their homes more energy efficient. This issue generated a lot of interest and we voted twenty-seven to three to pursue a protection area. We appreciated the process. Hats off to the Planning Department; they are competent and patient. We hope you will help our neighborhood by approving this zoning change.

Mr. Mike Kimble, President of the Seminary Ridge Neighborhood Association said the Seminary Ridge Neighborhood Association adopted the conservation district in February 2013. More than just a few residents expressed concerns about the regulations being too restrictive. After conversations with Councilman Davis and City Planners, we discovered that any changes would need to start with the neighborhood association. Several residents walked the neighborhood and looked at every home. We talked to a lot of people and almost everyone agreed that changes were needed. A vote was taken to remove the architectural conservation district and to study the possibility of adopting a less restrictive overlay. Every resident and property owner had the opportunity to comment on the plan. We believe the protection area overlay offers us the best of both worlds. We are asking you to approve these changes.

Councilor Devine said some residents are concerned about a tidal wave of this happening in lots of neighborhoods. Communication is key in making sure that neighborhoods understand what the districts are and what they can and can't do in different districts. There's a lot of misinformation and we should push out the correct information and make sure people know to contact Amy Moore at any time with questions. We recognize that every neighborhood is unique and the neighborhood is in the best position to decide what's best for them.

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to give first reading approval to the *Zoning Map & Text Amendment* for the Seminary Ridge Historic District **and** 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).



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

47. **ZONING MAP AMENDMENTS - 700 Gervais Street, TMS# 08916-11-02 – *Approved on first reading.***

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)

Mr. Robert Fuller, Esq. appeared on behalf of the applicant. We are not aware of any neighborhood opposition to the proposal that has been made. It is an opportunity to consolidate the zoning into a single pattern to avoid the conflicts that might arise when trying to develop across zoning lines on a single piece of property. We think people are in agreement with it and urge your support of it.

Mr. Robert Lewis appeared in opposition to the matter. We've used that as parking for an event at the Colonial Life Arena and we have no place to park as we load in and out of events at the Colonial Life Arena and the Columbia Convention Center. We have no objections to any plans that Ben Arnold has. We park along the 1100 block of Wayne Street and without that we would have no place to park during work.

Mr. Richard Rowe, President of the Vista Neighborhood Association said the applicant presented his ideas to the development committee and they were in favor of it. There is full support from the Vista Neighborhood Association.

Upon a motion made by Mr. McDowell and seconded by Mayor Benjamin, Council voted unanimously to give first reading approval to the *Zoning Map Amendment* for 700 Gervais Street, TMS# 08916-11-02.



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

-
48. ZONING MAP AMENDMENT & TEXT AMENDMENT - Modification of Innovista Design District & Guidelines, and Rezoning of 1100 Wayne Street, TMS#08916-11-04A – *Approved on first reading.*

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 – *Approved on first reading.*

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)

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the *Zoning Map Amendment & Text Amendment* for the Modification of Innovista Design District & Guidelines and the *Rezoning* of 1100 Wayne Street, TMS#08916-11-04A **and** 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.



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

-
49. ZONING MAP AMENDMENT - 42.31 acres N/S Padgett Road, TMS# 22012-01-01 - *Approved on first reading.*

Council District: 4

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)

No one appeared in support of or in opposition to this matter.

Upon a motion made by Ms. Devine and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to the *Zoning Map Amendment* for 42.31 acres N/S Padgett Road, TMS# 22012-01-01.

50. ZONING MAP AMENDMENT - 1400 Huger Street, TMS# 09009-11-04 – *First reading consideration of this matter was deferred.*

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)

Mr. Brad Wolfe, Applicant said I am seeking rezoning to allow me to build a higher density student housing and partially market rate component project. We have 1328 Huger Street, which is zoned M-1 and 1400 Huger Street has C-1. Currently, by right we can build a 486 bed apartment project, but we prefer to get the rezoning to increase the size to a 650 bedroom project, which would give us the financial flexibility to include a big list of compromises and combat the building requirements that we've been working on with the Vista Guild and the Vista Neighborhood Association. The planning staff recommended that this not be rezoned to M-1 due to potential industrial uses. We stated to the Planning Commission that industrial uses were not financially feasible and we were planning to build apartments and the Planning Commission



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

voted seven to two to recommend approval. We've been working collaboratively to make this project compatible with the Vista and the City of Columbia. We provided a letter of good faith to the Vista Guild and the Vista Neighborhood Association agreeing to a list of compromises and concessions. We weren't able to reach an agreement with the neighborhood or the City, because there isn't a mechanism for the City to hold us to it. If we get this rezoning we are going to include sidewalk and streetscape improvements, exterior façade improvements, overnight and full-time security, connecting Huger Street to the Lady Street sidewalks, and unit mix diversification.

Mr. David Hilburn appeared in opposition to the matter. This is not the right place for student housing. It's not about the number of beds. I've watched Huger Street become more and more busy. There is no way to protect the students on Huger Street. There has to be a better plan and a healthier way to use this piece of property. It will be a dead zone between May 15th and August 15th. What is that going to do to the Vista? We've made the Vista a destination and the spike doesn't seem appropriate; businesses won't survive on a spike level. This is a great piece of property, but this is not the place for student housing.

Mr. Jim Fenner appeared in opposition to the matter. As a parent of four children who have attended the University South Carolina I know that students take the path of least resistance. They may not go onto Huger Street to get to the campus. They may try to go on Pulaski Street, which is a very narrow and winding street. Then they will have to cross Gervais Street. It's too far for a lot of college students to walk.

Ms. Debra Rowe appeared in opposition to the matter. Since relocating here we have worked to become a part of the community. We realized when we moved there that development would be around us. Growth for growth's sake is dangerous, because you run the risk of destroying the integrity of the neighborhood and the district. This project is not smart growth. It threatens the property values of our complex and potential development on the Kline and SCE&G property. High concentration of students in a complex that is basically a private dorm is not conducive to the lifestyle and allure of the Vista. Experience with a large concentration of students shows an increase in littering, excessive noise, late night escapades, and an increase in crime. The current zoning will allow the developer a minimum of 484 beds with 363 parking spaces. The rezoning would up that to 650 students with 488 parking spaces. The prospect of having 650 students at this location that does not have adequate infrastructure to support that high concentration is frightening. Pulaski Street is a narrow two lane road with no street parking beyond 1318 Pulaski Street. Putting 500 to 600 more cars on Pulaski would create safety issues. There's already pedestrian traffic from Hampton Street to Lady Street with no sidewalks. There's no additional room for street parking and this project will require more parking for the tenants than is promised



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

by the developer. Vehicular traffic will increase significantly on Lady Street. We don't need the Vista to become a student mecca like Five Points. This is a pivotal project; please don't sacrifice the allure of the Vista for short-term gain. Protect the integrity of the Vista through the continued support of the City's plan and reject this rezoning request.

Mr. Bart Walrath appeared before Council in opposition to the matter. Arsenal Hill and the Vista do not want 1400 Huger rezoned. We'd like to see it off the table so we can work with 908 [Group Holdings] on an option that doesn't require rezoning. The student housing bubble is ready to burst in Columbia. The demand is decreasing. The USC and nationwide enrollment is leveling off. An increasing number of students are opting for online education and two-year degrees versus four-year degrees. Capacity has increased to over 2,800 beds in the last three years since the Hub with 770 more in the pipeline. USC has approved 3,700 to be built on the south campus. Occupancy rates are 36% to 100% and proximity to campus is the primary driver. The Station at Five Points, which is three blocks closer to USC than the proposed dormitory is now less than 75% occupied for the coming school year. Approved projects have been delayed or canceled. What if the project is not built? If it's built and goes belly-up, the units will be difficult to repurpose. Please deny the zoning change and do it right the first time.

Mr. Rick Rowe, President of the Vista Neighborhood Association and member of the Vista Guild appeared in opposition to the matter. We moved to the Vista in 2006. We enjoy the neighborhood, the art atmosphere, and the ability to walk. One of my daily routines was to pick up trash on Lady Street, because little was done on the west end of Lady and Gervais. That has changed in 2018 and I've been involved in seeing the change take place by working with neighbors, businesses, and organizations to see that we make improvements. Density in the Vista is of great concern to me. I like to see improvements and growth, but it needs to be density adjusted to the space. We need market rate and if adults and teenagers choose to live there, then so be it. I don't want to deal with trash, noise, and the associated problems. The Vista Neighborhood Association voted unanimously to oppose the zoning change for this property.

Mr. Jim Colwell, member of the Vista Neighborhood Association and the Vista Guild appeared before Council in opposition to the matter. As residents, we can't agree more that Columbia's time is now; it's a turning point. A few of us have met with the 908 Group, but not the entire neighborhood association. We are vested in the community, stable, and we are hospitality tax drivers. The County has given us an opportunity lost. The Vista generated \$2 million in hospitality tax in 2017. That's three times the City Center and two times Five Points. We are not against development. This is just not right and we are asking you to deny the zoning. A representative of 908 said Columbia is middle market. We don't agree with that. If you build a large student dorm, you will end up with middle market. They are giving us a false dilemma.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

There are no compromises as we stand today. There is no convertibility down the road. We want you to deny the rezoning.

Ms. Maria Walrath appeared before the Council in opposition to the matter. High density student dorm style housing is not the right project for this location. It will negatively impact property values and my quality of life. The infrastructure to accommodate the student population is woefully inadequate. The project is inconsistent with the Vista's identity as Columbia's art and entertainment district. Student housing is located at Assembly and Pendleton and Pulaski and Greene. The heart of the Vista is becoming swallowed up by student housing. The Empire at Assembly and Pendleton will have 688 beds and Greene Street Crossing has 600. This project's application is for 725 beds. That's an increase of over 2,000 students in the area. This property is situated at a highly visible corridor. I believe that it is a prime piece of real estate. This is not smart growth and I respectfully request that you deny the application to rezone.

Mr. Steve Hinson appeared before Council in opposition to the matter. There is a disturbance in the neighborhood because they want to build up to 725 student housing beds. Think of how you would feel if someone built 725 beds next door to you. The neighborhood is against it. The staff is against it because it goes against the plan they worked so hard for. This is the entertainment and dining district for the residents and visitors. We don't want any student housing, but a compromise is to leave the zoning as is; go with the plan the City has setup; and we'll get student housing with 484 beds, instead of 650 or 725.

Mr. Jonathan Comison, President of the Arsenal Hill Neighborhood Association appeared before Council in opposition to the matter. I see residents and developers here, but I do not see students here begging you to approve the zoning change because they need more housing. Occupancy rates are low and they are falling. We got these numbers from USC. This isn't student apartments; these are dormitories that can't be rented as market rate apartments. What will happen when the bubble finishes bursting? What am I going to walk past when I am taking my child to the museum? It is not going to be a thriving community of students. We are invested in this community for the long haul. We know that 1400 Huger Street is an eyesore. I can't wait to see when it gets torn down. We are pro-development and we know some folks are interested in purchasing the land for a boutique hotel. I emailed you all signatures on a petition last weekend. Every one of the homeowners surrounding this development opposes this zoning change and with good reason. I'd ask you to bear that in mind while considering this motion.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

Mr. Allen Amsler, President of McCrory Construction Company said we've been working with the 908 [Holdings] Group for the last six months. They are not going to build a project that we can't be proud of. I'm also the managing member of 521 Lady Street, which is an office building that we redeveloped three years ago. We are residents of the community. I can't think of too many business owners who would oppose this opportunity. We did the Park Place project at the corner of Blossom and Huger and they are at 100% occupancy. The Station in Five Points is 99% occupied with a 75% reservation rate as of February. This community needs construction jobs. We are a local company that brings in local subcontractors as well. They are going above and beyond to make improvements to the community. I hope you can support their request to rezone.

Mr. Joe Lockhart, resident of Renaissance Plaza appeared before the Council in opposition to the matter. I hope you've heard the voice of support for residents who believe in the Vista. You've heard the voices of people who believe in twenty years of remarkable development in the Vista. They are participants in this ongoing endeavor to build something bigger for this City. The students are an essential component to making Columbia successful. I would implore each of you to consider the thoughtful work behind those planning decisions that led to the current zoning paired with the passion and commitment you've heard tonight.

Mr. Brad Wolfe, Applicant said we have more work to do. I want to clarify that 650 beds is the maximum project size we can do with this rezoning. This is the best market. We will have more than enough parking onsite. We will have less financial flexibility with a smaller project. It's going to make it harder for us to add this list of compromises, but we still want to meet and discuss how we can add some compromises. This public hearing has been useful for us and we'd like to defer first reading until the next opportunity. We will schedule follow-up meetings.

Mayor Benjamin said you chatted with me and Councilman McDowell about this. If there is an opportunity for further discussion, we want it to happen. We've heard density concerns and concerns about what else might go there if the project wasn't successful. The data helps. Mr. McDowell and I will make ourselves available to see if there is a way to bridge the gap. It may be impossible, but it's worth having discussions with the Vista Neighborhood Association, Arsenal Hill, and the Vista Guild.

Mr. Kenzil Summey appeared before Council in opposition to the matter. I sit on my terrace and I've heard too many fender benders at the corner of Lady Street and Huger Street. I feel like I'm risking my life while trying to cross the street on my bicycle. If we add over 400 more cars in that area the accidents will increase. The existing roads, speed limits, and lack of lighting will cause more problems.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 15, 2018

Upon a motion made by Mr. McDowell and seconded by Mayor Benjamin, Council voted unanimously to defer first reading of the *Zoning Map Amendment* for 1400 Huger Street, TMS# 09009-11-04 until June 5, 2018.

Council closed the Zoning Public Hearing at 8:23 p.m.

APPEARANCE OF THE PUBLIC

Mr. Jordan Myers appeared before the Council to express concerns about rising crime. My challenge to you is to stay on top of the Human Resources Department and Ban the Box. Since I came here in 2015, I've seen more jobs come to the City, but my peers are being cast out of the workforce for mistakes they made years ago. Anytime resources are limited, there is always going to be mayhem. Is the fidelity bond being used to its fullest potential? As of March, over 17,000 people in Columbia were unemployed. A lot of those people are in my peer group, and are predominantly male. I am asking you to push Ban the Box by educating the people in your district on the importance of the initiative and how to fix the economics around the community.

Mayor Benjamin said we Ban the Box in the City of Columbia so that folks would have second chance opportunities; working and opening up doors to other opportunities. I agree that if you give people the opportunity to earn a good living it affects everything around you. It affects crime. I couldn't agree more and we support that mission inside the City and with the people we deal with on a regular basis. If you think of ways we can deal with private and public sector entities, we'd love your support. We will be spending more time talking specifically about construction jobs and ways in which we can get more opportunities for everybody in the community.

Councilor Davis said I understand what you are saying. We plan to have conversations about growth and who participates. I suggest that you stay in touch with all of us as we move forward. The bottom line is decent livable wages and jobs that will help you gain more skills and training. We need to find ways to have conversations with you and the peers you are talking about.

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to adjourn the meeting at 8:30 p.m.



We Are Columbia

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

Respectfully submitted by:

Erika D. Moore, CMC
City Clerk