



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

The Columbia City Council conducted a regular meeting on Tuesday, May 16, 2023 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:05 p.m. The following members of council were present: The Honorable Mr. Howard E. Duvall Jr., The Honorable Edward H. McDowell, Jr., The Honorable William Brennan, The Honorable Aditi Bussells, and The Honorable Peter M. Brown. The Honorable Tina N. Herbert was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

INVOCATION

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

ADOPTION OF THE AGENDA

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to adopt the agenda subject to removing **Item 13** (*Program Management Services*) from the Consent Agenda; deferring **Item 14** (*Comprehensive Plan - Future Land Use Map Amendment for 1214 Scott Street (p); 1222 Scott Street; and 2109, 2119, and 2121 Sumter Street*); and deferring **Item 15** (*Zoning Map Amendment for 1214 and 1222 Scott Street and 2121, 2119, and 2109 Sumter Street*).

PUBLIC INPUT RELATED TO ITEMS ON THE AGENDA

No one appeared at this time.

PRESENTATIONS

1. National Police Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mr. William "Skip" Holbrook, Columbia Police Chief presented Outstanding Achievement Awards to two emerging leaders who exemplify servant leadership.

- Congratulations to Lt. Daniel Wesley for graduating from the Southern Police Institute Program at the University of Louisville.
- Congratulations to Lt. Jeffrey Brink for graduating from the Charlotte Mecklenburg Police Department Command College.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Mayor Rickenmann and the members of City Council proclaimed May 15-19, 2023 as National Police Week in the City of Columbia.

2. National Public Works Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor and Public Works Week Presentation – Mr. Robert Anderson, Public Works Director

Mayor Rickenmann and the members of City Council proclaimed May 21-27, 2023 as National Public Works Week in the City of Columbia.

Mr. Robert Anderson, Public Works Director announced that this year's theme for Public Works Week is "Connecting the World". He announced that on May 20, 2023 there will be a Touch a Truck Event on Main Street. He said we will be telling our story and showing what we do every day.

3. Jewish American Heritage Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and the members of City Council proclaimed May 2023 as Jewish American Heritage Month in the City of Columbia.

Ms. Rachel Barnett, Executive Director of the Jewish Historical Society of South Carolina said that in 2014 Historic Columbia began a project called The Columbia Jewish Heritage Initiative. We have documented Columbia's deep and long Jewish history. We have done this through walking tours, oral histories, brochures and websites. We are here and we happily accept the proclamation.

CONSENT AGENDA ITEMS 4 THROUGH 12

Upon a single motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve **Consent Agenda Items 4 through 12**.

4. Council is asked to approve the Purchase of a 2023 Chevrolet Silverado 4WD Crew Cab Work Truck for Columbia Water, as requested by the Fleet Services Division on May 2, 2023. Award to Alan Jay Automotive Management DBA Alan Jay Fleet Sales using the SC State Contract, in the amount of \$67,889.00. The vendor is located in Columbia SC. - *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Funding Source: Utilities Water Distribution & Maintenance - Auto, Trucks, Heavy Equipment-Capital (5516203-658500). The original budget amount is \$67,899.00.

5. Council is asked to approve new Contracts for Professional Janitorial Services, as requested by the Support Services Division on January 26, 2023. Award to multiple vendors, in a total amount not to exceed \$705,967.08. The term of the contracts is 1 year with the option to extend for four (4) additional 1-year periods. - *Approved*

Funding Source: Police Administrative Services – Maintenance & Service Contract (1012402-638200) \$205,979.93; Parking Operations - Maintenance & Service Contract (5312413-638200) \$10,170.03; General Services - Maintenance & Service Contract (1011201-638200) \$509,569.08; Purchasing – Maintenance & Service Contract (6228959-638200) \$15,198.82; Support Services Public Building - Maintenance & Service Contract (5511219-638200) \$17,608.50; Employees Health Center – Maintenance & Service Contract (6048920-638200) \$5,974.80; Utilities Metro Wastewater Plant - Maintenance & Service Contract (5516208-638200) \$25,085.97; Streets Storm Drains - Maintenance & Service Contract (5534203-638200) \$38,849.20. The original budget amount is \$705,967.08.

6. Council is asked to approve a new Contract for Project PK008802; Asbestos Abatement Services for the Kathryn Bellfield/Booker Washington Heights Cultural Arts Center, as requested by the Parks and Recreation Department on February 7, 2023. Award to Strickland Waterproofing Company, Inc., in an amount not to exceed \$71,221.70, which includes contingency. This contractor is located in Charlotte, NC. - *Approved*

Funding Source: Parks and Recreation - Asbestos Abatement Services for the Kathryn Bellfield/Booker Washington Heights Cultural Arts Center (4039999-PK008802-658650). The original budget amount is \$100,000.00.

7. Council is asked to approve Contract Amendment #1 for Project SD8013; Windsor Hills Stream Restoration and Storm Drainage Improvements, as requested by Columbia Water on April 20, 2023. Award to Thomas & Hutton in the amount of \$91,250.00. This firm is located in Columbia, SC. - *Approved*

Funding Source: Stormwater Improvement Capital Project Control - 8- Mile Branch - Capital Project Costs (5549999-SD801301-658650). The original budget amount is \$797,465.00. The budget amount for this amendment is \$91,250.00. The total revised budget amount is \$888,715.00.

This is a Mentor Protégé Program project. Thomas & Hutton is the mentor and will provide design, permitting, and construction administration services at 69.14% (\$63,090.00) of the amendment amount. Highfill Infrastructure Engineering, PC of Columbia, SC, is the protégé and will provide property research and easement exhibits, utility mapping, utility coordination, cost input, design review, and administration of construction services at 20.27% (\$18,500.00) of the amendment amount.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

The following firm will provide additional services:

Terracon Consulting Engineers, located in North Charleston, SC, will provide geotechnical and environmental services at 10.59% (\$9,660.00) of the amendment amount.

8. Council is asked to approve a new Contract for Project SS7468; Three Rivers Pump Station Force Main Replacement, as requested by Columbia Water on November 27, 2022. Award to North American Pipeline Management, Inc., in an amount not to exceed \$1,207,646.00, which includes contingency. This contractor is located in Greenville, SC.
- *Approved*

Funding Source: Engineering - Water and Sewer Improvements (5529999-SS746801-658650). The original budget amount is \$1,346,354.74.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 14% CDBE goal. The CDBE percentage is currently at 8.20%. This contract has been reviewed by the Office of Business Opportunities and deemed in compliance with the CDBE program. North American Pipeline Management, Inc., is the prime contractor and will provide force main replacement at 91.07% (\$999,835.00) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:

L.A. Barrier & Son, Inc., a Minority Business Enterprise (W) and a CDBE located in Lexington, SC, will provide trucking, hauling and asphalt at 8.20% (\$90,025.00) of the total contract amount.

Dennis Corporation, located in Columbia, SC, will provide surveying at 0.73% (\$8,000.00) of the total contract amount.

9. Council is asked to approve a new Contract for Project SS7331; Upper Kinley Creek Sanitary Sewer Improvements, as requested by Columbia Water on September 27, 2022. Award to LAD Construction, LLC, in an amount not to exceed \$5,258,895.40, which includes contingency. This contractor is located in Swansea, SC. – *Approved*

Funding Source: Engineering - Water and Sewer Improvements (5529999-SS733101-658650). The original budget amount is \$6,025,577.25.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 13% CDBE goal. The CDBE percentage is currently at 6.73%. This contract has been reviewed by the Office of Business Opportunities and deemed in compliance with the CDBE program. LAD Construction, LLC, is the prime contractor and will provide sewer line installation at 66.76% (\$3,191,825.00) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:

Ferguson Waterworks, located in Elgin, SC, will provide sewer line materials at 22.34% (\$1,067,826.00) of the total contract amount.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Tindall Corporation, located in Spartanburg, SC, will provide sewer structures at 4.17% (\$199,163.00) of the total contract amount.

Chao & Associates, Inc., a Minority Business Enterprise and a CDBE located in Columbia, SC, will provide staking services at 0.84% (\$40,000.00) of the total contract amount.

Herndon Inc., a Minority Business Enterprise and a DBE located in Lugoff, SC, will provide erosion control at 0.67% (\$32,000.00) of the total contract amount.

L.A. Barrier & Son, Inc., a Minority Business Enterprise (W) and a CDBE located in Lexington, SC, will provide hauling at 4.18% (\$200,000.00) of the total contract amount.

Southern Commercial Development, a Minority Business Enterprise (W) and a CDBE located in Lexington, SC, will provide traffic control at 1.04% (\$50,000.00) of the total contract amount.

10. Resolution No.: R-2023-035 - Authorizing consumption of beer and wine only at the Tunnel to Towers 5K Walk/Run for Injured Military and First Responders in the 1100 block of Lincoln Street between Senate Street and Pendleton Street on Friday, September 8, 2023 - *Approved*
11. Resolution No.: R-2023-037 - Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Family Fun Night on Friday, May 26, 2023 - *Approved*
12. ANNEXATION, INTERIM FUTURE LAND USE MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT for 800 Dutch Square Boulevard; TMS#07401-07-21 – *First reading approval was given on May 2, 2023. - Approved on second reading.*

Ordinance No.: 2023-050 - Annexing 800 Dutch Square Boulevard, Richland County TMS #07401-07-21 – First reading approval was given on May 2, 2023. Approved on second reading.

Council District: 2

Proposal: Request to assign interim land use classification of Urban Core Community Activity Center (UCAC-2) and assign interim zoning of Community Activity Center/Corridor (CAC) with a pending annexation. The property is currently classified as Mixed Use Corridor I a priority Investment Area and a designated Community Activity Center, and zoned General commercial (GC) by Richland County.

Applicant: The Midlands Housing Alliance, Inc.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Staff Recommendation: Approval

PC Recommendation: 04/13/2023; Approval (5-0)

CONSIDERATION OF BID & AGREEMENT

13. Council is asked to approve Contract Amendment #4 for Program Management Services for Closeout of the Community Development Block Grant Disaster Recovery Program, as requested by the Community Development Department on May 1, 2023. Award to ICF Incorporated, LLC in the amount of \$507,454.58. This firm is located in Reston, VA. – *Approved*

Funding Source: CDBG-DR Control Account - 2015 October Flood Recovery (2639999-9107402017, 9107404017, 9107080017, 9107901017, 9107406017-638400). The original budget amount is \$989,767.50. The budget amount for this amendment is \$507,454.58. The total revised budget amount is \$1,593,222.08.

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted [5 to 1] to approve Contract Amendment #4 for Program Management Services for Closeout of the Community Development Block Grant Disaster Recovery Program, as requested by the Community Development Department on May 1, 2023. Award to ICF Incorporated, LLC in the amount of \$507,454.58. This firm is located in Reston, VA. Dr. Bussells voted nay.

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

14. COMPREHENSIVE PLAN - FUTURE LAND USE MAP AMENDMENT for 1214 Scott Street (p); 1222 Scott Street; and 2109, 2119, and 2121 Sumter Street (p), TMS # 09016-12-18(p), 09016-12-19, 09016-12-06(p), 09016-12-05(p), and 09016-12-04(p) - *Deferred*

Ordinance No.: 2023-057 - Amending the Columbia Compass: Envision 2036 Map to modify the future land use for 1214 Scott Street (p); 1222 Scott Street; 2109, 2119, and 2121 Sumter Street (p); Richland County TMS# 09016-12-18(p), 09016-12-19, 09016-12-06(p), 09016-12-05(p), and 09016-12-04(p) - Deferred

City Council District: 1

Proposal: Request to amend the Columbia Compass: Envision 2036 Future Land Use Map to modify the land use classification of the property from Urban Core Mixed Residential Type 2 (UCMR-2) to Urban Core Community Activity Center (UCAC-2).



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Applicant: Krista Hampton, Planning & Development Services Director

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

15. **ZONING MAP AMENDMENT** for 1214 and 1222 Scott Street and 2121, 2119, and 2109 Sumter Street, TMS# 09016-12-18, 09016-12-19, 09016-12-04, 09016-12-05, and 09016-12-06 - *Deferred*

Ordinance No.: 2023-058 - Amending the Official Zoning Map to modify the zoning for 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street, Richland County TMS# 09016-12-18, TMS# 09016-12-19, TMS# 09016-12-04, TMS# 09016-12-05 and TMS# 09016-12-06 - Deferred

Council District: 1

Proposal: Request to rezone the property from Mixed Use District (MU-2) in the North Main corridor design overlay district (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC).

Applicant: Lauren Taylor, Ghost rider OZ Fund LLC

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

16. **ZONING MAP AMENDMENT** for 4401 Windemere Avenue, TMS309215-13-18 - *Denied*

Ordinance No.: 2023-054 - Amending the Official Zoning Map to modify the zoning for 4401 Windemere Avenue, Richland County TMS# 09215-13-18 - Denied

Council District: 1

Proposal: Request recommendation to rezone the property from Residential Single family-Medium Lot district (RSF-2) to Residential Mixed (RM-2).

Applicant: Don Shearer, Irmo Property Solutions, LLC

Staff Recommendation: Approval

PC Recommendation: 04/13/2023; Approval (3-2)



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Ms. Michelle Clark said I am from Irmo Property Solutions in the interest of Mr. Ali Sohrabi, who owns 4401 Windemere. The property was in a bad situation prior to Mr. Sohrabi buying it. He has spent over \$60,000 remodeling the house. It is currently zoned as single family but we are hoping the rezoning will allow three units to be there. One unit is a two bedroom. The second unit is a large one bedroom. The third unit is the one we hope will be utilized by working with Help Housing, which is an initiative to get emergency housing for people, such as seniors. There is a ramp back there. There is a fairly small lot of 1.3 acres. There won't be any parking problems because driveways are currently being moved. There's only one parking space for the front, parking for one side, and parking in the back. The outside has been considerably beautified from where it was before. We ask that we be allowed to continue with transforming that four bedroom house into three units.

Councilor Bussells said I just want to know if you have engaged with the neighborhood at all about this potential rezoning.

Ms. Michelle Clark said I have not personally, but Mr. Shearer and Mr. Sohrabi have. I understand completely what their concern is. There has been a tremendous effort from what the property looked like before the owner took it. It's also bringing in people. The unit can be utilized with the ramp and is handicap accessible.

Ms. Cheryl Mitchell said I am a homeowner in the neighborhood. I am concerned with the lack of drawings and plans submitted and additional renovations to the home. If we start to oversaturate that area then that's going to create a larger problem. I don't think that's a good fit for our neighborhood.

Ms. Kay Patterson, President of Windemere Springs Homeowners Association said in February, Mr. Ali came to our neighborhood meeting and he stressed his desire to make his property a duplex. We were excited. We went to the zoning board. It went from being a duplex to a quad and we were shocked. That means you can have an additional 20 units on that small space. I believe if we were to approve his request that would open up Pandora's Box for other neighbors that have property even larger than his. Windemere Springs is a quiet neighborhood full of retirees. A lot of them like to get out and walk. I believe their safety would be in jeopardy if this property was to be rezoned.

Mayor Rickenmann asked Krista to confirm what happens when we go to RM2.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Ms. Krista Hampton, Director of Planning and Development Services said single family residential will allow only one dwelling unit per person per lot. If you go to RM2, they can put as many as the density would permit. With this lot size, that would be approximately 20 units.

Upon a motion made by Mr. Duvall and Mr. McDowell, Council voted unanimously to deny the Zoning Map Amendment for 4401 Windemere Avenue, TMS309215-13-18.

17. **ZONING MAP AMENDMENT for 335 S. Pickens Street, #TMS 11305-11-09 -
*Deferred***

Ordinance No.: 2023-051 - Amending the Official Zoning Map to modify the zoning for 335 S. Pickens Street, Richland County TMS# 11305-11-09 - Deferred

Council District: 3

Proposal: Request recommendation to rezone the property from Neighborhood Center/Corridor (NAC) in the Airport Safety Overlay District (OV-A), to Residential Mixed (RM-2), removing the Airport Safety Overlay District

Applicant: Andrew Lucas, Lucas Properties

Staff Recommendation: Approval

PC Recommendation: 04/13/2023; Approval (5-0)

Ms. Pat Gilmartin, Hollywood-Rosehill neighborhood resident said I live about a block and a half from the property that is proposed to be rezoned. We already have a lot of rental properties. If you have a lot of rental property, it tends to diminish property values in the neighborhood and diminish quality of life, as well. This particular request at the corner of South Pickens and Rosewood is problematic. It is out of character with the rest of the neighborhood. This property is in the approach path for the runway at Owens Field. I'm concerned about safety if they did plan to have two and three-story townhouses. The district says there can be no buildings or trees higher than 35 feet tall. If this property is not in the district then they would have more flexibility in building taller buildings.

Mr. Lynn Shirley, Hollywood-Rosehill Council President said the location has two components: sight and situation. I can't attest to the proper nature of this site for the proposed change but the situation is horrible. It is in a major intersection that is traffic controlled. There is absolutely no street parking along these property boundaries. If it is a multi-unit facility, there will be excess cars. They're going to be parked on busy South Pickens, where there are no metered or marked



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

parking spaces. I do question why the airport safety overlay gets removed because of the zoning change. All the other zoning around there has that overlay. My main concerns are traffic and density and how that adds to our neighborhood's character or detracts from it.

Councilor Brennan asked has the developer reached out to you.

Mr. Lynn Shirley, Hollywood-Rosehill Council President replied they have not. We have only mentioned this in email among our council members. We meet tomorrow night. We would be glad to dialogue with them.

Councilor Brennan said let's try to get a better understanding for you with the developer.

Mayor Rickenmann said I think we'd agree that we'd like to see something on that corner. What that is, I'm not sure. Something has got to be better than what is there. I think finding the right fit and having a deeper discussion is worth pursuing.

Mr. Pete Holland, 212 South Pickens said I agree with everyone that something needs to be done. I don't know if I've heard eight units at the site. My biggest concern is the traffic. I don't want to see anything done that would increase traffic on South. I know they had a lot of people living on that site in the past but I don't think they had vehicles.

Mayor Rickenmann said I question the overlays and the way they go because the pattern is so wide. We just allowed new units on South Edisto 50 feet outside one of the zones and wouldn't zone something else to match it. I don't understand the dynamics because it's inconsistent through the neighborhood. We need to explore this. I think that's why Mr. Brennan asked for us to have the public hearing today and then have further discussion to make sure that what we do moving forward doesn't create an unforeseen problem.

Ms. Kathryn Luchok, said I emailed everyone. There is a single family home that faces South Pickens. It is right around the corner from my house. I would like to see that lot go back to single family like all the other houses on the street and not going into multiple units. Some of those reasons are traffic, parking, noise, parties, etc. We have a really great and vibrant neighborhood and we want to do things to keep it that way. Smart development is a good idea. I don't think we're looking at smart development here. We're thinking about the way the population is going to be changing. To protect our vibrant and wonderful neighborhoods that are in the city, I would like us to think really hard before we decide to put multiple units on that site. It is the entrance of our neighborhood.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Mayor Rickenmann said that lot is in the commercial corridor. I don't think we are going to run out of people needing units. We need about 16,500 units right now in our city. I think we all want to find a solution that works best for everybody. That is an interesting corner. It has some great attributes but also some real concerns.

Ms. Holland Hufstetler said I'm here on behalf of the developer, Lucas Properties. I would like to address some of the concerns. The dimensions of the structures of the property as of now are not going to change with these plans. There's already parking on the lot for multiple vehicles. The driveway that goes to that lot enters and exits on Rosewood, on the other side of the South Pickens and Rosewood intersection light. We have talked to neighbors and they are pleased with the changes that we've discussed. We've pulled 37 mattresses out of that home and there's nightly homeless people staying there.

Mr. Michael Howard said there's parking for these units but the students don't park in them. They'll park in the street. My corner has had enough. I agree that it's been an eyesore. If its eight units, it needs to be 16 parking places. There's going to be no parking on that corner because that's where the stoplight is. South Pickens needs to be looked at with the duplexes and the property owners that own them. Some of them live out of state and they don't look after the properties. It's a major party over there and it's getting worse. When USC moves in their new dorms and the measly parking garage they built, they're going to park in my neighborhood. You all need to take a hard look before approving anything.

Mayor Rickenmann said we're voting to defer it so that the developer can sit down with the neighborhood and show everybody what they're talking about. What we've heard from the young lady is that they're not changing the structure; they're renovating it. It's important for everybody to sit down, listen, and hear what they have to say. Then we'll work together. I can't tell you if it's going to get approved or not.

Councilor Brennan asked Lynn to include this gentleman in the conversation with the developer.

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to defer the Zoning Map Amendment for 335 S. Pickens Street, #TMS 11305-11-09.



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 16, 2023**

-
18. ZONING MAP AMENDMENT for 611 Holly Street, TMS# 11316-06-09 – *Approved on first reading.*

Ordinance No.: 2023-055 - Amending the Official Zoning Map to modify the zoning for 611 Holly Street, Richland County TMS# 11316-06-09 – Approved on first reading.

Council District: 3

Proposal: Request recommendation to rezone the property from Residential Mixed District (RM-1) with Community Character Overlay (OV-CCP) to Community Activity Center/Corridor (CAC) with Community Character Overlay (OV-CCP).

Applicant: Frank A. Schiano, Schiano Family Investments

Staff Recommendation: Approval

PC Recommendation: 04/13/2023; Approval (5-0)

Mr. Clyde Warren, 2823 Blossom Street said Vince told me there would be four apartments added to this property. Now it's a single family dwelling. I'm assuming it's going to mean college students. That's going to be two per apartment; that's eight. We had all sorts of issues with the college students here with the parties, noise, and litter. We have called the police numerous times to shut them down. I'm just concerned about the behavior of the college students. There are some responsible college students and that's fine; it's the ones that cause the problems.

Mayor Rickenmann said I can't assume that its college students. Fair Housing doesn't let us decide if this is a college student house or not. We need to take the merits of what's being proposed and take into consideration what you're saying. There are bad students and there are good students. Devine Street has become a great corridor for young professionals.

Mr. Vince Schiano said if you look at the parcel that we're discussing, no one lives closer to it than I do. This is a personal renovation development because we're concerned about what's going to happen in my backyard. Conservatively there is \$200,000 worth of deferred maintenance on this building. It was originally The Shandon Gentleman's Club, but then it became a Montessori school. I'm a member of the Shandon Neighborhood Council. I'm trying to take a piece of property that desperately needs beautification. We're working hard to do that. We're not looking for frat parties either. We're looking for the contributors. We think that's synonymous with the development that's taking place on Devine Street which is why we bought there. It's been a great experience for everyone. I spoke to all my neighbors. Everyone's excited



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

about taking an eyesore and making it substantially better. There is no feasible way for this to be a personal residence anymore. It is 4,100 square feet long and only 60 linear feet in the front. There's no backyard and there's very little egress. It's going to require some creativity and it's something my dad and I are excited to do.

Mayor Rickenmann said when you come down, do you have plenty in the back to create parking?

Mr. Vince Schiano said we do. There is a driveway. We estimate four to five parking spaces in the front. The type of small business we would put there would be an esthetician, someone community friendly with low traffic.

Councilor Brennan asked have you had the opportunity to have a preplanning meeting with our city staff.

Mr. Vince Schiano said we did pre-zoning. We haven't done preplanning. We were advised to do this meeting first.

Councilor Brennan said let our city staff start working with you to avoid any confusion moving forward. I encourage you to talk to Krista Hampton.

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 611 Holly Street, TMS# 11316-06-09.

19. ZONING MAP AMENDMENT for 620 Meadow Street, TMS# 11312-06-16 – *Approved on first reading.*

Ordinance No.: 2023-053 - Amending the Official Zoning Map to modify the zoning for 620 Meadow Street, Richland County TMS# 11312-06-16 – Approved on first reading.

Council District: 3

Proposal: Request recommendation to rezone the property from Office and Institutional (O-I) with community Character Overlay (OV-CCP) to Neighborhood Activity Center/Corrido (NAC) with community Character Overlay (OV-CCP).

Applicant: Aylan Brown

Staff Recommendation: Approval



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

PC Recommendation: 04/13/2023; Approval (5-0)

No one appeared at this time.

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 620 Meadow Street, TMS# 11312-06-16.

20. **ZONING MAP AMENDMENT** for 405 Gervais Street, TMS# 08912-13-02 – *Approved on first reading.*

Ordinance No.: 2023-052 - Amending the Official Zoning Map to modify the zoning for NX 405 Gervais Street, Richland County TMS# 08912-13-02- Approved on first reading.

Council District: 2

Proposal: Request recommendation to rezone the property from Planned Development (PD) with City center Design Overlay (OV-CC) and Height and Setback View Corridor Overlay OV-HSV) to Community Activity Center/Corridor (CAC) with City Center Design Overlay (OV-CC) and Height and setback View Corridor Overlay (OV-HSV).

Applicant: Seth Mendelsohn, Silver Hills Development, Inc.

Staff Recommendation: Approval

PC Recommendation: 04/13/2023; Approval (5-0)

Ms. Karen Hall said I am representing the South Carolina State Museum. We have a beautiful area with the river and the potential of the canal. The Dominion Energy property has already been approved for a six story, 300 unit development. I just want everyone to consider moving forward. There's also the other parcel of the Klein property that still needs to be developed. We have a beautiful river. We're going to miss the sight lines if we build all of these properties up. Greenville has such an amazing riverfront through their city and we have the same potential.

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 for 405 Gervais Street, TMS# 08912-13-02.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

ORDINANCES - FIRST READING

21. Ordinance No.: 2023-056 - Authorizing and directing the City of Columbia to enter into an Intergovernmental Agreement relating to South Carolina Local Revenue Services; to participate in one or more local revenue service programs; to execute and deliver one or more participant program supplements; and other matters relating thereto – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2023-056 - Authorizing and directing the City of Columbia to enter into an Intergovernmental Agreement relating to South Carolina Local Revenue Services; to participate in one or more local revenue service programs; to execute and deliver one or more participant program supplements; and other matters relating thereto.

RESOLUTIONS

22. Resolution No.: R-2023-036 - A resolution Authorizing the Mayor and City Council to Execute an American Rescue Plan Act (ARPA) Stormwater Infrastructure Program Subrecipient Agreement between the City of Columbia and the South Carolina Office of Resilience to Fund a Stormwater Infrastructure Improvement Project that will Mitigate the Impact of Future Disasters - *Approved*

Upon a motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2023-036 - A resolution Authorizing the Mayor and City Council to Execute an American Rescue Plan Act (ARPA) Stormwater Infrastructure Program Subrecipient Agreement between the City of Columbia and the South Carolina Office of Resilience to Fund a Stormwater Infrastructure Improvement Project that will Mitigate the Impact of Future Disasters.

23. Resolution No.: R-2023-039 - Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Improvements along Broad River (West Columbia Sub-Basin 02) – Castle Road; Richland County TMS#R09101-03-03, TMS#R09104-01-02 & 01; TMS#R07313-02-21 & 20; CIP Project #SS7218; CF#250-471 - *Approved*



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 16, 2023**

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to approve Resolution No.: R-2023-039 - Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Improvements along Broad River (West Columbia Sub-Basin 02) – Castle Road; Richland County TMS#R09101-03-03, TMS#R09104-01-02 & 01; TMS#R07313-02-21 & 20; CIP Project #SS7218; CF#250-471.

24. Resolution No.: R-2023-040 - Amending Resolution No.: R-2022-005 Approving and Ratifying Mutual Aid Agreements between the City of Columbia and the City of Columbia Police Department and Various Law Enforcement Agencies and Authorizing the City Manager of the City of Columbia and the Chief of Police of the City of Columbia to execute all such agreements to add Clarendon County Sheriff's Office to the list of agencies - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2023-040 - Amending Resolution No.: R-2022-005 Approving and Ratifying Mutual Aid Agreements between the City of Columbia and the City of Columbia Police Department and Various Law Enforcement Agencies and Authorizing the City Manager of the City of Columbia and the Chief of Police of the City of Columbia to execute all such agreements to add Clarendon County Sheriff's Office to the list of agencies.

25. Resolution No.: R-2023-045 - Authorizing the City Manager to execute a Contract for Sale and Purchase of Real Estate between the City of Columbia and Lucas Properties, LLC for the purchase of 1507 Harden Street, Richland County, TMS #11407-10-10 - *Approved*

Upon a motion made by Dr. Bussells and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2023-045 - Authorizing the City Manager to execute a Contract for Sale and Purchase of Real Estate between the City of Columbia and Lucas Properties, LLC for the purchase of 1507 Harden Street, Richland County, TMS #11407-10-10.

APPOINTMENTS

26. Central Midlands Council of Government

Upon a motion made by Mayor Rickenmann and seconded by Dr. Bussells, Council voted unanimously to approve the appointment of The Honorable Peter M. Brown to the Central Midlands Council of Governments for a three year term.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to approve the reappointment of Mr. Rusty Depass to the Central Midlands Council of Governments for a three year term.

Upon a motion made by Mayor Rickenmann and seconded by Mr. Duvall, Council voted unanimously to approve the reappointment of The Honorable Mr. Brennan to the Central Midlands Council of Governments for a three year term.

27. Planning Commission

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to approve the appointment of Joshua Austin and Sanford Dinkins to the Planning Commission for a three year term.

OTHER MATTERS

28. Council is asked to approve the Installation of One Speed Hump on St. Claire Drive, as requested by the Public Works Department. - *Approved*

This request has been approved by the Columbia Fire Department and the Columbia Police Department.

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to approve the Installation of One Speed Hump on St. Claire Drive, as requested by the Public Works Department.

CITY COUNCIL COMMITTEE REPORTS, REFERRALS, AND NEW BUSINESS

PUBLIC INPUT

Mr. Ron Hagell expressed concerns about the maintenance of the Vietnam War Memorial at Memorial Park. He spoke about the concrete bench area behind the monument that was recently fixed. There is a flag pole that still needs to be moved because a tree has overgrown onto the pole. The lighting system around the monument needs to be secured and protected from the elements.

Mayor Rickenmann said I've never heard from anybody about it. Who have you been sending that to?



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Mr. Ron Hagell said Randy Davis is in charge of that area and his crew does some of the work there from time to time. However, during this week I've been contacted by Henry Simons and he says that some of these things that need to be done may take more effort, more funding, etc. There was a brick terrace laid across the entire area after the wall was completed. This brick terrace was placed on the ground and there's root encroachment around the entire brick terrace. Mr. Simons believes that there needs to be an outside contractor brought in. A year ago, a vandal took a heavy instrument and struck the wall and took a big divot out of it. There's a hole on the A section above Abbeville County. It makes the wall look like no one cares about it. Something needs to be done about all these things. We are very concerned about this and we think it is the duty of this council to do something about it.

Mayor Rickenmann said I think there's some communication that needs to happen directly with us. Also, this is a community monument and we need to maintain it. What can we do to address some of these issues? It wasn't built by the City alone. I'm willing to do this. At the appropriate time, let's walk through it and identify some of the issues. Let's figure out how we can work together to address it.

Mr. Ron Hagell said it has been almost 40 years since it was originally built so some of that is wear and tear but the city took on the responsibility to care for it. It is a state monument; however, when it was completed the city took on that role in 1986.

Councilor Duvall said I got the first message from you this week. We promptly took action on it. I did not know that these things were not done. We pledge to work with you. We made a lot of repairs this week and we will make the rest of those repairs. You have to contact us and be the eyes for us when things need to be done.

Ms. Teresa Wilson, City Manager said I understand what you're saying about it being the city's responsibility. I will look into it as far as an agreement that was made because there is a board that's inactive.

Mr. Brooklyn Mack, Artistic Director of Columbia Classical Ballet said we are very grateful for the support that we've received from the city in the past. We are looking to expand our outreach efforts. We've always had a great presence in outreach but we're looking to expand that by reaching out to parks, schools, community centers, etc. We hope that we can count on your support in the future as we seek to further enrich our community.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 16, 2023

Mayor Rickenmann said we're going through hospitality now and I think we've always shown our support for the ballet. We'll continue to show our support for the ballet. We are very excited to have you in our community, coming back home and sharing your talents. It means a lot to a lot of people.

Councilor Bussells said it would be great to showcase him as we tell our story of someone who's born and raised here; someone who has done so many amazing things and has chosen to come back.

Ms. Diane Wiley said to the Mayor and all of City Council, I want to thank you very much. I want to thank my council person, Mr. McDowell. You have been there for me. Mr. Mayor, you have listened through all my faults and challenges. Right now they're working on my house. They put the roof on. I went in today and they stripped everything on the inside. You can see the bricks all the way through. It's even looking good like that.

Mr. Michael Bowe expressed concerns about deviant behavior on the property of his business. He advocated for more police presence in the corridor. He proposed the establishment of an adhoc committee to study and make recommendations in 60 days. He asked Columbia City Council to offer leadership to help the people living and working in Columbia develop the best possible plan to address the behavior. He said in the last five business days, over 120 people and dozens of businesses signed a petition to address the undesirable behavior. It's not something we can wait for another six months to address.

Mayor Rickenmann said we've shown every time that we continue to do things progressively. It doesn't happen overnight or in a period, but we're not waiting six months. We're voting on this budget, which includes money to expand that. That's a July 1 start. We're doing our part. We have to sit down and work with the other neighborhoods as well and address it. There are some things that everyone else can do. We just need to continue this dialogue. I promise you we're not waiting six months to address this issue; we're working on it now.

Ms. Teruko Langley, owner of McDonald's at Elmwood and Assembly expressed safety concerns for herself and her employees. She said it's hard to come to work when you're there with people who have mental issue and you're trying to be nice to them. I agree with Mike, we have to get a little more aggressive with it



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 16, 2023**

Mayor Rickenmann said we're advocating hard to create a central and safe place that we can have folks get the wraparound services and the short term housing they need. We're seeing more influx to the city because we're the capital, where the services are. There are some things that are out of our control but we're investing in mental health. The chief, Miss Wilson, and I had a conversation about hiring a third party security company to help us in this corridor. It is concentrated to a twelve block area. I wish we had all the officers we need, but it's harder for people especially when they deal with that. I think you have the commitment from this Council and I wish we could make things happen quicker.

ADJOURNMENT

The meeting was adjourned at 6:34 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk