



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 18, 2021

The Columbia City Council conducted a virtual meeting on Tuesday, May 18, 2021 using video conferencing technology. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:26 p.m. and the following members of Council were present: The Honorable Tameika Isaac Devine, The Honorable Howard E. Duvall, Jr., The Honorable Mayor Pro-Tempore Edward H. McDowell, Jr., The Honorable Daniel J. Rickenmann, and The Honorable William Brennan. The Honorable Sam Davis joined the meeting at 2:47 p.m. 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 Mayor Pro Tempore Edward H. McDowell, Jr. offered the invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to adopt the agenda, subject to deferring **Item 42** and adding the discussion of Colony Apartments and Police Policies (as separate items) to **Item 44**.

APPROVAL OF MINUTES

1. Council is asked to approve the May 4, 2021 and May 11, 2021 City Council Meeting Minutes.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve the May 4, 2021 and May 11, 2021 City Council Meeting Minutes.

CITY COUNCIL DISCUSSION / ACTION

Ms. Teresa Wilson, City Manager said we often find efficiencies by bringing on young interns to work with us. We have engaged in a partnership with the International City/County Management Association (ICMA). I want to introduce Captain Trayvon Jordan. He is participating in the ICMA Veteran Local Government Management Fellowship program. This is a 16 to 20-week program aimed at helping identify and develop the next generation of talented individuals to assume management positions within local government. Mr. Jordan is a captain in the U.S. Marines. He is a native of Columbia and a graduate of the University of South Carolina. While at the City of Columbia, he is currently assigned to the Columbia Police Department and to the



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Office of Business Opportunities. Captain Jordan is passionate about serving his community and we are excited to be a part of assisting him in his career development.

Captain Treyvon Jordan, U.S. Marines said thank you for the introduction. I have been in the Marine Corp for 9 years. I am a field artillery officer. I grew up here; this is my home and I decided to come back. Thank you to the Police Chief and staff at OBO. I have been able to learn a lot and I am looking forward to experiencing as much as I can.

Ms. Teresa Wilson, City Manager said we would also like to recognize Ms. Susan Ryan, CD Coordinator for the City of Columbia Community Development Department who retired on April 30, 2021 after 20 years of service. Susan began working as a Senior Administrative Secretary. As a result of her hard work, commitment and dedication Susan held many other positions. Susan held a wealth of the institutional knowledge that we all relied on. We congratulate her on reaching this milestone in life and wish her the best.

Mayor Benjamin said she always did it with a smile. Thank you for your service.

Ms. Teresa Wilson, City Manager said we also like to recognize Professional Municipal Clerk's Week this month. The International Institute of Municipal Clerks recognizes Professional Municipal Clerk's Week every year to call attention to the wonderful work of Clerks. The 52nd annual observance took place on May 2-8, 2021. Municipal Clerks Week is a time of celebration and reflection on the importance of the municipal clerks. The purpose is to extend appreciation to the municipal and deputy clerks for the services they provide to their communities. Today, we want to recognize Mrs. Erika Moore Hammond for her crucial function as the City of Columbia Clerk, one of the oldest positions in local government. Mrs. Hammond has been with the City for almost 20 years coming August 2021. She plays a critical role in helping administer the City and Council meetings. She goes above and beyond her job duties. Mrs. Hammond strives to improve the administration of the affairs of the Office of the City Clerk through participation in education programs, seminars, workshops, and annual meetings of the state, county, and international professional organizations. It is most appropriate that we recognize the accomplishments of the Office of the City Clerk.

Mayor Benjamin said she is critical, indispensable, and amazing in so many different ways. We have the very best clerk in the entire country, if not the world. We are thankful for you Erika and for all the hard work you give us every single day.



We Are Columbia

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Councilor Duvall said the Clerk position is the only position required in Municipal Government in South Carolina. A huge amount of our small cities in South Carolina have Clerks who do everything. We recognize the importance of the Municipal Finance Officers, Treasurers, and Clerks Association. Erika definitely carries on the traditions as the Clerk in the largest City in South Carolina.

Councilor McDowell said Erika, you are a gift to us and to the City. You are simply and totally amazing, always there to help each one of us in addition to everything that you do for the City. Thank you very much for your creativity and wisdom.

Councilor Devine said Erika also works on our municipal elections and also helps Richland County with their elections. Currently, she is working with a pilot program with South Carolina Women in Leadership on a grant they received to help other cities with their boards and commissions. Not only does she give us her all but she gives so much to others that makes government in South Carolina so much better.

Ms. Erika Hammond, City Clerk said I thank God for my position with the City of Columbia. It means so much more to me that you all could ever recognize. You all gave me a chance when I was a single mother raising four kids; giving them an opportunity to have a hero at home and not having to look outside their house to see a young woman rising above her circumstances. I am very thankful for that. I love my job and I am grateful to be here and for the chance to establish my legacy as part of the City of Columbia family. What you all said will never be forgotten. Thank you all.

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

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

Mr. Harry Tinsley, Emergency Management Director said we stand at over 163.7 million cases and 3.3 million deaths due to COVID-19 worldwide. In the U.S. we have over 32.7 million confirmed cases and 583,074 deaths. In South Carolina, the confirmed case count stands at 589,164 with over 7.7 million tests administered to date. The state case count for today is 112 with a positivity rate of 3.7%. There were two new confirmed deaths in today's report, bringing the state total of confirmed deaths to 8,502. In Richland County, the case count stands at over 39,370 with 8 new cases as of today and a total death count of 495. From May 3rd to May 16th, Richland County had 599 cases, averaging about 42 new cases per day. The zip code with the highest case count is 29229 with 75 cases. As of May 12th, Richland County recent disease activity incidence rate continues to be low with a 3.9% positivity rate. The state recovery rate



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continues to be 97.4% and the fatality rate continues to be estimated at 1.73%. DHEC does not anticipate any large fluctuations in case counts over the next several weeks. Statewide hospitalizations remain stable. As of today, there are 319 patients hospitalized due to COVID-19. DHEC data of all seven key indicators continues to trend downward and are roughly stable. DHEC continues with vaccine distributions. Over 4.7 million doses have been received in the state and over 3.2 million people have been vaccinated. In Richland County, 152,700 residents have received at least one vaccine and 123,837 have completed their vaccination process. The federally supported community vaccine center in Columbia Place Mall has administered over 10,000 vaccines. They are now offering both first and second doses. As of May 16th, approximately 34.8% of South Carolina's population have received the vaccine. According to the CDC, 37.3% of the U.S. population have been fully vaccinated, 57% have received at least one dose, and 72.8% of those 65 and older have been fully vaccinated. As of May 11th, there were 125 cases of the South African variant, 555 cases of the UK variant, and 19 cases of the Brazilian strain. According to the case studies and data, the current vaccines do provide some level of immunity against those strains.

Mayor Benjamin asked what is the response of the vaccinations for teens 12 and above.

Mr. Harry Tinsley, Emergency Management Director said I have not received any empirical data on that. There have been some folks going to the Columbia Place Mall location with the parental waiver. I will continue to monitor that data.

3. Main Street Business Improvement District Renewal – Mr. Matt Kennell, President and CEO / City Center Partnership

Mr. Matt Kennell, President and CEO / City Center Partnership (CCP) said we started in 2001 with the help of the City as partners to form the downtown Business Improvement District (BID). We have renewed it twice and we are asking to start the renewal process again. The CCP was formed to manage the 36 block area bounded by Gervais, Elmwood, Assembly, and Marion Streets. We focus on filling vacancies in commercial properties, retaining existing downtown business, recruiting new ones, expanding the downtown residential base, and creating a safe and clean downtown environment. After the first renewal of the BID in 2007, we focused on store fronts and creating more retail in the area. There have been dramatic improvements in retail from 2007 to 2020. Property values have increased since the BID started in 2002. At the end of 2002, the total property values assessed was just over \$300 million and by 2018 it had reached \$500 million. As of 2020, it is now increased to under \$600 million. This helps the BID but also helps the City because most of that money goes for schools and police protection. In 2019, the population in downtown was 2,000, the housing units available were over 789, and the average



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residential rent was \$1,150. This will increase over the next two years. We are going to see another 1,000 people in the BID due to the large student housing developments, the two developments on either end of Lady Street, and the old VA building that will be renovated. We had the University of South Carolina graduate geography students do an analysis of taxable value per lot in the downtown area. The towers generate a tremendous amount of revenue for the City and drive the value for the BID. This is one of the areas that does not have parking requirements and we have been able to move forward with some very dense development. As of 2019, the debt taxable density of the Main Street BID was over \$2 million per acre. That exceeds three times the value per acre in Five Points and the Vista by ten times. Per acre, the citizens of Columbia are getting a lot of bang for their buck from the Main Street BID.

We love the Yellow Shirt Ambassadors. We are very fortunate to have a team of 11 men and women that are out on the streets seven days a week from 7:30 a.m. to 11:30 p.m. and now until 1 a.m. on Thursday, Friday, and Saturday. They keep the area sparkling clean, friendly, and safe. We are proud of the average retention of our yellow shirt ambassadors, which is over seven years. We track everything done using the Smart System. In 2019, we did 25,698 hospitality assists, removed over 584,306 pounds of trash from the downtown area, and gave almost 100,000 complimentary shuttles. The shuttle program has been put on pause because of the pandemic.

For the past ten years we have been the host of more events and people than any other City. We hold over 100 festivals and events each year. We now have 447 hotel rooms available and we are currently at 75% occupancy. There are 55 restaurants in the area with two opening up in the next couple of weeks. We are asking you all to endorse the timeline for the BID renewal through the approval of the resolution on today's agenda. Information packets will be mailed to stakeholders by late May 2021 and there will be an advisory notice in the *State Newspaper* for the public hearing. The deadline for objections will be on June 15, 2021 by 12:00 p.m. and the public hearing will also be held on June 15, 2021 at 2:00 p.m.



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4. Columbia Housing Update: Vision 2030 - Ms. Ivory Mathews, Chief Executive Officer and Executive Director and Ms. Cindi Herrera, Senior Vice President of Development / Columbia Housing

Ms. Ivory Mathews, Chief Executive Officer and Executive Director for Columbia Housing said over the next nine years, Columbia Housing will make an investment of over \$500 million in preserving and expanding affordable housing through public/private partnerships. The investment will improve quality and increase the supply of affordable housing, while creating a significant contribution to the local economy. We provide affordable housing to 6,500 families throughout the City of Columbia and Richland County through our housing choice voucher, public housing, and non-subsidized affordable housing programs. Conversion tools provided by HUD will result in the elimination of all public housing in the City of Columbia and transition to another affordable housing platform. HUD conversion tools provide protection for residents and tenant rent continues to be based on 30% of monthly adjusted income. Rental assistance funds from HUD pay the difference between tenant rent and the market rent. Vision 2030 is the culmination of almost two years of planning in which all public housing has been thoroughly assessed by third party professionals. Columbia's public housing has capital needs of over \$250 million. Public housing is statutorily prohibited from accessing private capital, but HUD's Rental Assistance Demonstration (RAD) program removes properties from the public housing program to enable access to market debt and equity.

Ms. Cindi Herrera, Senior Vice President of Development for Columbia Housing said RAD provides rental assistance for the converted property under a property based voucher platform with a long-term contract renewed in perpetuity. RAD requires ownership or control by a public or non-profit entity. A Use Agreement is recorded to ensure that the units remain permanently affordable to low-income households. In South Carolina there has been over 1,800 units that have been converted, raising \$53.3 million of private capital. In October, when we began to launch this plan, we issued a national solicitation to bring in private partners. We are very pleased with the response. We have some of the best national affordable housing developers that have partnered with local organizations to build more capacity. Oaks at St. Anna's Park, which is the former Gonzales Gardens, has been in development for a while and has made significant progress. The development will provide 95 senior units and 190 family units. The total development cost is \$58,148,544 and it is all private capital. We anticipate closing in November 2021 with occupancy in April 2023. The next project we anticipate closing this year is the Haven at Palmer Pointe, located at Carter Street and Two Notch Road. The Housing Authority has owned this site for about five years. This project is going to represent the replacement of the Marion Street high-rise units. This is a three-story state of the art senior housing building with 150 units. The total development cost is a little over \$31 million with all private capital. We plan



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to close on November 2021 with occupancy around April 2023. Allen Benedict Court will be demolished and the preliminary plans call for new construction. We are estimating 168 senior units and 195 family units. We anticipate this will close in the early second quarter of 2022. We hope to begin demolition in June but we are awaiting HUD's final approval of the environmental phase. For the Oak Read High-rise, we will be utilizing the new senior housing at Allen Benedict Court to transfer residents to. We will be reducing the high-rise through a substantial rehab and eliminating efficiency units. This will not happen until 2023 in order to give us time to relocate those residents to the new senior housing. The next two projects are Latimer Manor and Arrington Manor. Latimer Manor will be a RAD demolition. The new construction will have over 220 rental units and 50 homeownership units. We anticipate closing in the second quarter of 2022. Arrington Manor will also be RAD demolition. The property will be a new senior facility with approximately 80 units. Both of our family projects known as the Reserves at Faraway and Dorrah Randall are anticipated to be RAD projects that will be redeveloped by demolishing the existing housing and replacing it with new construction. We are very early in the planning stage so we don't have exact numbers and dates. Hammond Village and Lewis Scott Court properties will convert under RAD and substantially rehabbed. We will utilize an FHA mortgage tool that will allow us to be able to rehab up to \$40,000 per unit for these two properties. We have a total of 18 properties that range in size from about 10 units to 25 units. There are 18 of them with a total of 476 units that are scattered throughout the City. When we assessed these properties, we identified 70 units that need to be demolished and 407 units that will be rehabbed. We also have 295 single family homes scattered throughout the City: 155 are in a condition where they can be substantially rehabbed and 140 homes not financially viable to rehab and will either be sold or demolished. We recognize that we are going to lose units because of conditions, but we have solicited new development sites that will be controlled by the development team and not the Housing Authority. A project that came forth was the Village at Nazareth. This is a Columbia Empowerment Zone and Integral Development project. It will be a mixed use property with 90 senior units, 160 family units, and some commercial development. This project is still under discussion with the development team so we do not have more specifics. We have three projects in Richland County. Willows at Wateree will have 104 senior units and 160 family units. The total development cost is \$64,350,007. We anticipate closing in January 2021 with initial occupancy occurring in July 2023. Hunt Club will also be a new development and will have 160 townhome family units. The total development cost is \$39,249,846. We hope to close in January 2022 with occupancy starting on July 2023. Huntington Court on Trenholdm Road and O'Neil Court will also be a new development in the county consisting of 228 family units. The total development cost is over \$40 million. The closing date is in June 2021 and initial occupancy will begin in December 2023. Our Vision 2030 calls for 1,550 of new developments plus the 1,361 that we will preserve through conversion. This will take us to our pre-1999 portfolio of 2,911 units. The Housing Authority is also serving as a conduit for multi-family housing revenue



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bonds. These are developments in which the Housing Authority does not have ownership interest and does not provide any subsidy but through the multifamily tax exempt bond program we are able to ensure the developers can build affordable housing. The tax exempt bonds provide substantial savings and interest cost on long-term debt which enables these units to become affordable. We have three projects to rehab pending bond transactions and six projects pending bond transactions for new construction. All of these projects that we have pending are expected to close through the middle of 2022. We are pleased to be able to facilitate additional affordable housing through private developers that the Housing Authority does not own, manage, or control.

Mayor Benjamin asked if we are sequencing the relocation of individuals so there is not much disruption.

Ms. Ivory Mathews, Chief Executive Officer and Executive Director for Columbia Housing said our goal is to sequence as much as possible. As we are taking down a development we will have something new for our residents to relocate to.

Councilor McDowell asked if there is assistance given for relocation to the people moving out of Marion Street.

Ms. Cindi Herrera, Senior Vice President of Development for Columbia Housing said yes; we have to comply with the Federal Uniform Relocation Act. We pay for all moving costs, packing material and supplies, security deposits for new units, and any utility deposits or connection fees. We have three relocation specialists assigned to the Marion Street residents. They each carry a case load of 25-30 residents. As of last Friday, we had 73 residents left in Marion Street that are in the process of relocating. We have about 20% of residents relocating to other public housing, 70% using housing choice vouchers to private market rentals, and 10% relocating to other areas where they have family. The residents will continue to pay the same rent.

Councilor Devine asked how are you informing the current residents of the Housing Authority's current plans and movements. Where can we direct residents to receive the correct information?

Ms. Ivory Mathews, Chief Executive Officer and Executive Director for Columbia Housing said if you get any information from the community please redirect them to me. I will resolve those questions or concerns. We use every avenue of communication tools we have at our disposal. We do a lot of face-to-face communications through socially distanced door-to-door chats. We also have assigned staff to meet with individuals to answer any questions they might have. We provide written correspondence to all residents and we also have virtual meetings. We are very



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flexible and we know different methods of communication work for different individuals. We would like to make this process as seamless as possible.

Councilor Brennan asked about the property management.

Ms. Ivory Mathews, Chief Executive Officer and Executive Director for Columbia Housing said when we enter into these public/private partnerships, property management is vetted thoroughly. Private investors are bringing their private capital and they want to make sure that whoever is managing the property understands how to maintain the property and keep it at the best standard possible. The investors and lenders have to approve and underwrite the property management component. Each of the development teams we are working with have brought their own property management company that will initially be managing these properties until the Housing Authority can build the capacity to get the lenders and the equity investors comfortable with property management being done in-house versus externally by third party companies.

Mayor Benjamin said we are talking about a new era in public housing. The number of units was significant years ago, but the quality of those units were not indicative of the quality of life that the city and country should have offered those families. Going forward with these new exciting public/private partnerships we can give them so much more. I am impressed with the number of partnerships put together with African American and minority owned businesses. Let's execute and keep the concerns raised in top of mind and work our way through the challenges. This is a significant step forward.

CONSENT AGENDA ITEMS 5 THROUGH 16

Upon a single motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to approve Consent Agenda **Items 5** through **16**.

5. Council is asked to approve the Renewal of Utility Software and Hardware for Vehicles, as requested by the Columbia Police Department. Award to Anixter Inc., in the amount of \$93,031.89. This vendor is located in Glenview, IL. – *Approved*

*Funding Source: Police Administrative Services - Maintenance & Service Contracts (1012402-638200).
The original budget amount is \$93,031.89.*



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6. Council is asked to approve an Agreement for Pavement Survey Services for the City of Columbia Maintained Streets for an initial term of four months with the option to renew for one additional one-year term, as requested by Public Works. Award to ESP Associates, Inc. in the amount of \$202,000.00. The firm is located in Fort Mill, SC. – *Approved*

Funding Source: Street Resurfacing Capital Project - Capital Project Costs (4079999-SR911321-658650). The original budget amount is \$202,000.00.

ESP Associates, Inc. will provide a comprehensive pavement survey of all city maintained roadway surfaces at 74.84% (\$151,185.00) of the total contract amount.

The following subconsultant will provide additional services:

International Cybernetics Company of North Largo, FL will provide pavement processing and reporting services at 25.16% (\$50,815.00) of the total contract amount.

7. Council is asked to approve Contract Amendment #2 for Project SS7560; Lower Crane Creek Equalization Storage, as requested by Columbia Water. Award to Hazen and Sawyer in the amount of \$71,500.00. The firm is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Unforeseen and Miscellaneous Projects - Capital Project Costs (5529999-SS728801-658650). The original budget amount was \$2,245,915.00. The budget amount for this amendment is \$71,500.00. The total revised budget amount is \$2,317,415.00.

This is a Clean Water 2020 Program Project and Mentor Protégé Program Project. Hazen and Sawyer of Columbia, SC is the mentor and will provide project guidance services at 54.34% (\$1,259,237.00) of the revised total contract amount. Palmetto Consulting Engineering Group, Inc., a Minority Business Enterprise (W) of Chapin, SC, is the protégé and will provide geotechnical field investigation, on-site observations and documentation, and CAD assistance during design services at 20.19% (\$467,878.00) of the revised total contract amount.

The following subconsultants will provide additional services:

Howard Engineering, Inc., a Minority Business Enterprise (W) of Columbia, SC, will provide electrical engineering services at 2.35% (\$54,400.00) of the revised total contract amount.

Michael Baker International of Columbia, SC will provide resident construction representative services at 14.21% (\$329,400.00) of the revised total contract amount.

Terracon of Columbia, SC will provide geotechnical investigation services at 6.11% (\$141,500.00) of the revised total contract amount.

Clemson Engineering Hydraulics of Anderson, SC will provide scale modeling of hydraulic condition



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8. Council is asked to approve Contract Amendment #1 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to Lake Murray Utility Company, Inc. in the amount of \$150,000.00. This firm is located in Chapin, SC. – *Approved*

Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was \$250,000.00. The budget amount for this amendment is \$150,000.00. The total revised budget amount is \$400,000.00.

This is a Mentor Protégé Program Project. Lake Murray Utility Company, Inc. of Chapin, SC is the mentor and will provide overall project management, billing, and ordering services at 80% (\$320,000.00) of the total revised contract amount. J.W. Brown Construction, LLC of Lexington, SC is the protégé and will provide waterline repair services at 20% (\$80,000.00) of the total revised contract amount.

9. Council is asked to approve Contract Amendment #1 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to GH Smith Construction, Inc. in the amount of \$200,000.00. This firm is located in Columbia, SC. – *Approved*

Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was \$250,000.00. The budget amount for this amendment is \$200,000.00. The total revised budget amount is \$450,000.00.

This is a Mentor Protégé Program Project. GH Smith Construction, Inc. of Columbia, SC, is the mentor and will provide equipment/materials, and insurance/bonding services at 80% (\$360,000.00) of the total revised contract amount. Smoak Construction, a Minority Business Enterprise (W) of Little Mountain, SC, is the protégé and will provide waterline repair services and equipment/materials at 20% (\$90,000.00) of the total revised contract amount.

10. Council is asked to approve Contract Amendment #1 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to Carolina Tap and Bore, Inc. in the amount of \$250,000.00. This firm is located in West Columbia, SC. – *Approved*

Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was \$500,000.00. The budget amount for this amendment is \$250,000.00. The total revised budget amount is \$750,000.00.

This is a Mentor Protégé Program Project. Carolina Tap & Bore, Inc. of West Columbia, SC is the mentor



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and will provide labor, equipment/materials, and insurance and bonding services for the project at 80% (\$600,000.00) of the revised total contract amount. LG Utility Contractors, Inc., a Minority Business Enterprise (W) of Lugoff, SC is the protégé and will provide waterline repair services, labor, equipment, and insurance and bonding at 20% (\$150,000.00) of the revised total contract amount.

11. Council is asked to approve Contract Amendment #1; Metro Wastewater Treatment Plant – Bi-Annual Plant Maintenance, as requested by Columbia Water. Award to Charles Underwood, Inc. as a Sole Source in the amount of \$195,283.21. This firm is located in Sanford, NC. – *Approved*

Funding Source: Utilities Metro Wastewater Treatment Plant - Machinery Equipment Capital (5516208-638300). The original budget amount was \$50,000.00. The budget amount for this amendment is \$195,283.21. The total revised budget amount is \$245,283.21.

12. Council is asked to approve Contract Amendment #2 for Project SS753901; Major Sewer Pipe Rehabilitation Project, as requested by Columbia Water. Award to Black and Veatch Corporation in the amount of \$1,309,250.00. The firm is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Unforeseen and Miscellaneous Projects - Capital Project Costs (5529999-SS728801-658650). The original budget amount was \$3,735,445.00. The budget amount for this amendment is \$1,309,250.00. The total revised budget amount is \$5,044,695.00.

This is a Clean Water 2020 Program Project and Mentor Protégé Program Project. Black & Veatch Corporation of Columbia, SC is the mentor and will provide design, permitting, bidding assistance, and construction phase services at 76.47% (\$3,857,845.00) of the revised total contract amount. Highfill Infrastructure Engineering, PC, of Columbia, SC, is the protégé and will provide design, field reconnaissance, regulatory review, utility coordination, permitting construction observation, and management of subconsultants services at 21.96% (\$1,107,725.00) of the revised total contract amount.

The following subconsultant will provide additional services:

Bunnell-Lammons Engineering of Greenville, SC will provide geotechnical exploration services at 1.57% (\$79,125.00) of the revised total contract amount.

13. Ordinance No.: 2021-024 Granting an encroachment to Columbia SC 63 for the use of the right of way area of the 1200 block of Main Street for the installation and maintenance of a historic marker adjacent to 1221 Main Street, Richland County TMS#09103-08-05 - *First reading approval was given on May 4, 2021 – Approved on second reading.*



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14. Ordinance No.: 2021-025 Granting an encroachment to Brian and Sally McCants for the use of the right of way area of the 600 block of Wando Street for the installation and maintenance of a block retaining wall adjacent to 604 Wando Street, Richland County TMS#13704-03-14 - *First reading approval was given on May 4, 2021 – Approved on second reading.*
15. Ordinance No.: 2021-039 Authorizing transfer of streets to the South Carolina Department of Transportation identified as Gadsden Street (100' R/W) from Richland Street to Calhoun Street, Richland County TMS#09011-10 & 13; Calhoun Street (100' R/W) from Gadsden Street to Lincoln Street, Richland County TMS#09011-10 & 11; Pendleton Street (100' R/W) from S. Main Street to Sumter Street, Richland County TMS#11304-01 & 08 and TMS#08916-05 & 06; Sumter Street (100' R/W) from Gervais Street to Pendleton Street, Richland County TMS#08916-04, TMS#11401-12, TMS#11304-01 & 02; and Pendleton Street from Assembly Street to Lincoln Street, Richland County TMS#08916-07, 08, 09 & 10; CF#220-610 - *First reading approval was given on May 4, 2021 – Approved on second reading.*

The above-referenced streets are City-owned streets in the city limits of Columbia and are proposed to be conveyed to the South Carolina Department of Transportation in exchange for the conveyance of Candi and the portion of Park Street from Gervais Street to Pendleton Street. This exchange will benefit the City of Columbia by providing access to the Three Rivers Greenway - Saluda Riverwalk, Park Ranger building, parking areas, and other amenities in its vicinity. (This item is associated with Resolution No.: R-2021-049.)

16. Ordinance No.: 2021-040 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits and Miscellaneous Business Regulations, Article II, Business and Professional Licenses, Sec. 11-33 Purpose; expiration of license - *First reading approval was given on May 4, 2021 – Approved on second reading.*

It has been determined that the uniform date for business licenses as of 2022 shall be from May 1 to April 30. To conform with the uniform business license year, the current license year for business licenses in the City of Columbia for 2021 shall be extended to April 30, 2022.

BUDGET ORDINANCES - SECOND READING



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17. Ordinance No.: 2021-022 To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2022 – *First reading approval was given on May 11, 2021 – Approved on second reading.*

Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to give second reading approval to Ordinance No.: 2021-022 To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2022.

18. Ordinance No.: 2021-041 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-143 Water service rates and Sec. 23-149 Sewer service rates (a) and (b) – *First reading approval was given on May 11, 2021 – Approved on second reading.*

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted five (5) to two (2) to give second reading approval to Ordinance No.: 2021-041 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-143 Water service rates and Sec. 23-149 Sewer service rates (a) and (b). Mr. Brennan, Mr. McDowell, Mr. Duvall, Ms. Devine, and Mayor Benjamin voted aye. Mr. Rickenmann and Mr. Davis voted nay.

19. Ordinance No.: 2021-042 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-144 Special water service fees – *First reading approval was given on May 11, 2021 – Approved on second reading.*

Upon a motion made by Mr. Duvall and seconded by Ms. Devine, Council voted six (6) to one (1) give second reading approval to Ordinance No.: 2021-042 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-144 Special water service fees. Mr. Brennan, Mr. McDowell, Mr. Duvall, Ms. Devine, Mr. Davis and Mayor Benjamin voted aye. Mr. Rickenmann voted nay.

20. Ordinance No.: 2021-043 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and



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Sewer Rates, Sec. 23-152 Sewer plant expansion fee – *First reading approval was given on May 11, 2021 – Approved on second reading.*

Mayor Benjamin said when I first became mayor, we had just gotten into trouble with the EPA and we had a consent decree staring down our face because we had not made the required investments in our water and sewer system. We have focused on making those investments over the last decade. I am encouraged to continue these investments to keep our beautiful rivers clean and our water clean and safe.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted six (6) to one (1) give to second reading approval to Ordinance No.: 2021-043 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer plant expansion fee. Mr. Brennan, Mr. McDowell, Mr. Duvall, Ms. Devine, Mr. Davis and Mayor Benjamin voted aye. Mr. Rickenmann voted nay.

ORDINANCES - FIRST READING

21. Ordinance No.: 2021-026 Granting an encroachment to Lawrence McGuckin and Sandra McGuckin for the use of the right of way area of the 2000 block of Wheat Street and 500 block of Congaree Avenue for the installation and maintenance of a brick and iron fence adjacent to 500 Congaree Avenue, Richland County TMS#11312-13-11 – *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.: 2021-026 Granting an encroachment to Lawrence McGuckin and Sandra McGuckin for the use of the right of way area of the 2000 block of Wheat Street and 500 block of Congaree Avenue for the installation and maintenance of a brick and iron fence adjacent to 500 Congaree Avenue, Richland County TMS#11312-13-11.

22. Ordinance No: 2021-044 Annexing 8.80-acre portion of S/S Old Leesburg Road; TMS# 22113-01-01(p) – *Approved on first reading.*



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Council District: 4

Proposal: Request to annex, assign interim land use classification of Urban Edge Residential Small Lot (UER-1) and assign interim zoning of Single Family Residential District (RS-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.

Applicant: Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC

Staff Recommendation: Approval

PC Recommendation: 05/03/2021; Approval (9-0)

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No: 2021-044 Annexing 8.80-acre portion of S/S Old Leesburg Road; TMS# 22113-01-01(p).

RESOLUTIONS

23. Resolution No.: R-2021-046 Authorizing a Public Hearing for the Improvement Plan for the City Center Improvement District – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2021-046 Authorizing a Public Hearing for the Improvement Plan for the City Center Improvement District on June 15, 2021 at 2:00 p.m.

24. Resolution No.: R-2021-051 Authorizing the City Manager to execute a Ground Lease between the City of Columbia and Tomorrow's LLC for the lease of 721 Saluda Avenue, Richland County TMS #11308-08-06 use as a public parking lot – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2021-051 Authorizing the City Manager to execute a Ground Lease between the City of Columbia and Tomorrow's LLC for the lease of 721 Saluda Avenue, Richland County TMS #11308-08-06 use as a public parking lot.

25. Resolution No.: R-2021-055 Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Leesburg Road from near Greenlawn Drive to near Lower Richland Boulevard; Richland County TMS#19203-14-11; CIP Project #SS7409; CF#250-455 (Easement 7 of 9) – *Approved*



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Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2021-055 Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Leesburg Road from near Greenlawn Drive to near Lower Richland Boulevard; Richland County TMS#19203-14-11; CIP Project #SS7409; CF#250-455 (Easement 7 of 9).

26. Resolution No.: R-2021-057 Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Nunamaker Drive; Richland County TMS#07403-03-18; CIP Project #SS7424; CF#250-257 (Easement 2 of 2) – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2021-057 Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Nunamaker Drive; Richland County TMS#07403-03-18; CIP Project #SS7424; CF#250-257 (Easement 2 of 2).

27. Resolution No.: R-2021-056 Authorizing the Purchase of a 0.02 Acre Portion of 7313 Leitner Road, Columbia, SC 29209, identified as the Galaxy Sewer Lift Station Site; Richland County TMS#19206-03-43 n/f George A. Bradley; Project Name: Galaxy Sewer Lift Station Improvements; CIP Project #SS7437; CF#250-502 – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to approve Resolution No.: R-2021-056 Authorizing the Purchase of a 0.02 Acre Portion of 7313 Leitner Road, Columbia, SC 29209, identified as the Galaxy Sewer Lift Station Site; Richland County TMS#19206-03-43 n/f George A. Bradley; Project Name: Galaxy Sewer Lift Station Improvements; CIP Project #SS7437; CF#250-502.

PUBLIC INPUT ON CLOSING AND TRANSFER OF STREET

28. Resolution No.: R-2021-054 Public input on Closing and Transfer of Scrivens Alley between Gervais Street and Senate Street – *Received as information, no action was taken.*

City Council will receive public input on the closing and transfer of the described property. No further action will be taken at this time.

Council opened the Public Input at 4:14 p.m.

No comments were received at this time.



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Council closed the Public Input at 4:14 p.m.

PUBLIC HEARING & FIRST READING FOR ZONING/PLANNING MATTERS

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

29. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 504 Percival Road; TMS# 16712-05-05 – *Approved on first reading.*

Ordinance No.: 2021-032 Annexing and Incorporating 504 Percival Road, Richland County TMS# 16712-05-05 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020 – Approved on first reading.

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of General Commercial District (C-3) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Applicant: Pete's Mobile Auto & Truck Repairs, LLC

Staff Recommendation: Approval

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

No public comments were received at this time.

Upon a motion made by Mr. Rickenmann 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 504 Percival Road **and** Ordinance No.: 2021-032 Annexing and Incorporating 504 Percival Road, Richland County TMS# 16712-05-05 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020.

30. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2213 Apple Valley Road; TMS# 07502-01-12 – *Approved on first reading.*



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Ordinance No.: 2021-034 Annexing and Incorporating 2213 Apple Valley Road, Richland County TMS# 07502-01-12 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020 – Approved on first reading.

Council District: 1

Proposal: Request to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.

Applicant: Ninette and Tyron Gregory

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Davis and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 2213 Apple Valley Road **and** Ordinance No.: 2021-034 Annexing and Incorporating 2213 Apple Valley Road, Richland County TMS# 07502-01-12 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020.

31. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 40.18-acre portion, S/S Old Leesburg Road; TMS# 22113-01-01(p) – *Approved on first reading.*

Ordinance No.: 2021-035 Annexing and Incorporating 40.18-acre portion, S/S Old Leesburg Road, Richland County TMS# 22113-01-01(p), into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020 – Approved on first reading.

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single Family Residential District (RS-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.

Applicant: Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC

Staff Recommendation: Approval



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PC Recommendation: 04/05/2021; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Davis, Council voted unanimously to give first reading approval to the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 40.18-acre portion, S/S Old Leesburg Road **and** Ordinance No.: 2021-035 Annexing and Incorporating 40.18-acre portion, S/S Old Leesburg Road, Richland County TMS# 22113-01-01(p), into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020.

32. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 80-acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road; TMS# 25600-03-04(p) – *Approved on first reading.*

Ordinance No.: 2021-036 Annexing and Incorporating an 80-acre portion N/S Percival Road known as 4621 Percival Road, 4635 Percival Road, 4651 Percival Road and 4655 Percival Road, Richland County TMS# 25600-03-04(p) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020 – Approved on first reading.

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.

Applicant: C. Ray Miles / HVP3 Development, LLC

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. McDowell 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 80-acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road **and** Ordinance No.: 2021-036 Annexing and Incorporating an 80-acre portion N/S Percival Road known as 4621 Percival Road, 4635 Percival Road, 4651



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Percival Road and 4655 Percival Road, Richland County TMS# 25600-03-04(p) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020.

33. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7315 Coachmaker Road; TMS# 16307-09-01 – *Approved on first reading.*

Ordinance No.: 2021-033 Annexing and Incorporating 7315 Coachmaker Road, Richland County TMS# 16307-09-01 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020 – Approved on first reading.

Council District: 3

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

Applicant: Andrew and Michelle Welsh

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to give first reading approval to the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 7315 Coachmaker Road **and** Ordinance No.: 2021-033 Annexing and Incorporating 7315 Coachmaker Road, Richland County TMS# 16307-09-01 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020.

34. ZONING MAP AMENDMENT for 707 Catawba Street, TMS# 08913-04-01 – *Approved on first reading.*

Council District: 2

Proposal: Request to rezone the parcel from Heavy Industrial District (M-2), -Planned Development District (-PD) to Office and Institutional District (C-1), -Planned Development District (-PD).



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Applicant: Hunter Lambert, USC Development Foundation

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mayor Benjamin and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 707 Catawba Street, TMS# 08913-04-01.

35. ZONING MAP AMENDMENT for 1041 Ponderosa Point Drive, TMS# 09413-01-13 –
Approved on first reading.

Council District: 1

Proposal: Request to rezone the parcel from Light Industrial District (M-1) to Heavy Industrial District (M-2).

Applicant: James C. Judy

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Rickenmann and seconded by Mayor Benjamin, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 1041 Ponderosa Point Drive, TMS# 09413-01-13.

36. ZONING MAP AMENDMENT for Congaree Pointe PUD (64.17 acres N/S Bluff Road, 4.23 acres W/S Atlas Road, 2.92 acres W/S Atlas Road, 0.87 acres N/S Atlas Road, 0.03 acres N/S Atlas Road, 0.06 acres N/S Atlas Road, 2513, 2515, 2517, 2519, 2521, 2527, 2529, and 2531 Atlas Road, 116, 120, 124, 130, 134, 138, 142, and 146 Culliver Road, 1.26 acres N/S Beamer Loop Aly., 0.07 acres E/S Congaree Pointe Drive, 1006, 1009, 1010, 1013, 1014, 1017, 1018, 1021, 1022, 1025, 1026, 1029, 1030, 1033, 1034, and 1037 Congaree Pointe Drive, 200, 201, 204, 205, 208, 209, 212, 213, 216, 217, 220, 221, 224, 225, 228, and 229 Jerri Lane, and 1308, 1312, 1316, 1320, 1324, 1328, 1332, and 1336 Poinsett Loop), TMS# 13500-02-04, 13500-02-05, 13500-02-06, 13510-01-05,



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13510-05-01, -03, -04, -05, -06, -07, 13510-06-01 thru -12, 13510-07-01, 13510-08-01 thru -09, 13510-09-01 thru -16, and 13510-10-01 thru -16 – *Approved on first reading.*

Council District: 3

Proposal: Request to rezone the parcel from Planned Unit Development-Residential District (PUD-R) to General Residential District (RG-2) and General Commercial District (C-3).

Applicant: Councilwoman Devine and Councilman Rickenmann, City of Columbia City Council

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

No public comments were received at this time.

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 Congaree Pointe PUD (64.17 acres N/S Bluff Road, 4.23 acres W/S Atlas Road, 2.92 acres W/S Atlas Road, 0.87 acres N/S Atlas Road, 0.03 acres N/S Atlas Road, 0.06 acres N/S Atlas Road, 2513, 2515, 2517, 2519, 2521, 2527, 2529, and 2531 Atlas Road, 116, 120, 124, 130, 134, 138, 142, and 146 Culliver Road, 1.26 acres N/S Beamer Loop Aly., 0.07 acres E/S Congaree Pointe Drive, 1006, 1009, 1010, 1013, 1014, 1017, 1018, 1021, 1022, 1025, 1026, 1029, 1030, 1033, 1034, and 1037 Congaree Pointe Drive, 200, 201, 204, 205, 208, 209, 212, 213, 216, 217, 220, 221, 224, 225, 228, and 229 Jerri Lane, and 1308, 1312, 1316, 1320, 1324, 1328, 1332, and 1336 Poinsett Loop), TMS# 13500-02-04, 13500-02-05, 13500-02-06, 13510-01-05, 13510-05-01, -03, -04, -05, -06, -07, 13510-06-01 thru -12, 13510-07-01, 13510-08-01 thru -09, 13510-09-01 thru -16, and 13510-10-01 thru -16.

37. FUTURE LAND USE MAP CONFIRMATION AMENDMENT for 0.418-acres S/S Mabron Road; TMS# 19206-03-58 – *Approved on first reading.*

Ordinance No.: 2021-038 Amending the Columbia Compass: Envision 2036 Map to include 0.418-acres S/S Mabron Road; Richland County TMS# 19206-03-58; annexed by Ordinance No 2021-016 enacted April 20, 2021 – Approved on first reading.

City Council District: 4

Proposal: Request to confirm the future land use classification of Urban Edge Residential Large Lot (UER-2). The property is currently assigned an interim future land use classification of Urban Edge Residential Large Lot (UER-2).



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Applicant: Krista Hampton, Planning & Development Services Director

Staff Recommendation: Approval

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

Annexation, 1st Reading: 03/16/2021; Approval

Annexation, 2nd Reading: 04/20/2021; Approval

No public comments were received at this time.

Upon a single motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to **Item 37** Ordinance No.: 2021-038 Amending the Columbia Compass: Envision 2036 Map to include 0.418-acres S/S Mabron Road; Richland County TMS# 19206-03-58; annexed by Ordinance No 2021-016 enacted April 20, 2021 **and** to **Item 38** the Zoning Map Amendment Confirmation for 0.418-acres S/S Mabron Road; TMS# 19206-03-58.

38. ZONING MAP AMENDMENT CONFIRMATION for 0.418-acres S/S Mabron Road; TMS# 19206-03-58 – *Approved on first reading.*

Council District: 4

Proposal: Request to confirm the zoning of Single Family Residential District (RS-1). The property currently has interim zoning of Single Family Residential District (RS-1).

Applicant: Fidelis Financial, a Georgia limited liability corporation

Staff Recommendation: Approval

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

Annexation, 1st Reading: 03/16/2021; Approval

Annexation, 2nd Reading: 04/20/2021; Approval

No public comments were received at this time.

39. ZONING TEXT AMENDMENT - Amend §17-674(d) - Criteria for review of design of structures and sites. – *Approved on first reading.*



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Ordinance No.: 2021-037 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 2, Preservation Standards for Landmarks and Design Protection Districts, Sec. 17-674 Review process (d) Criteria for review of design of structures and sites – Approved on first reading.

Proposal: Amend Sec. 17-674 of the Columbia Code of Ordinances (Preservation Standards for Landmarks and Design Protection Districts- Review Process) to amend subsection (d) (Criteria for review of design of structures and sites).

Applicant: Councilman Howard Duvall, Columbia City Council

Staff Recommendation: Approval

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

DDRC Recommendation: 03/11/2021; Approval (9-0)

No public comments were received at this time.

Upon a motion made by Mr. Duvall and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to Ordinance No.: 2021-037 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 2, Preservation Standards for Landmarks and Design Protection Districts, Sec. 17-674 Review process (d) Criteria for review of design of structures and sites.

40. **ZONING TEXT AMENDMENT - Amend §17-283(c) Table 3- Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure – Approved on first reading.**

Ordinance No.: 2021-030 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. 17-283 Wireless Communication Facilities (Cell Tower), Table 3, Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure – Approved on first reading.

Proposal: Amend §17-283(c) Table 3 of the City of Columbia Code of Ordinances to remove the special exception requirement for placement of wireless communication facilities (cell nodes) on existing support structures.

Applicant: Rachel Bailey, Zoning Administrator



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Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mayor Benjamin and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2021-030 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. 17-283 Wireless Communication Facilities (Cell Tower), Table 3, Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure.

Council closed the Public Hearing at 4:26 p.m.

APPOINTMENTS

41. Board of Zoning Appeals

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to approve the appointment of Celia Mackintosh to the Board of Zoning Appeals for a three-year term.

42. Columbia Housing Authority – *Deferred*

OTHER MATTERS

43. Council is asked to approve the Installation of four Speed Humps and a Speed Limit Reduction from 30 mph to 25 mph along Lakewood Drive in the Earlewood Neighborhood, as requested by the Public Works Department.

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

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve the installation of four Speed Humps and a Speed Limit Reduction from 30 mph to 25 mph along Lakewood Drive in the Earlewood Neighborhood, as requested by the Public Works Department. Councilor Devine did not vote due to a potential conflict of interest.



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CITY COUNCIL COMMITTEE REFERRALS / REPORTS

No reports or referrals were made at this time.

PUBLIC INPUT

Dr. Edwin Hayes, M.D., Infectious Disease and Internal Medicine Physician said I see a lot of patients from the gay, lesbian, and transgender community in my office. I can tell you emphatically that the only outcomes that I have seen from conversion therapy have been trauma and suicidality. There are many scientific papers that reinforce the idea that there is no benefit to conversion therapy and if anything, we see that it causes harm, especially in the youth. I have personally seen in my patients increased issues with suicidality and people who become traumatized again. I think it's very important that the treatments that we give are done in a way that is supportive of our local community and is based on science and proven outcomes that will lead to healthier, more productive, and safe lives. There is no accredited training, which means there is no ethical standard to hold conversion therapy to. I can't emphasize enough how damaging conversion therapy has been to the local patient population. I applaud you for looking at this motion and considering banning it, especially for our most vulnerable population who certainly should not be experimented on with therapies that have proven not to work and are often harmful.

Mr. Dylan Gunnels, Founder and Equity Designer at the Agape Table said the organization is dedicated to creating spaces of healing for our queer friends and people of faith. I am not here to speak to you as an expert today, I am here to speak to you as two things: a queer person who has been through conversion therapy and queer person of faith. I understand that this ordinance has received a lot of backlash from religious entities and conservative entities. I'm queer and I love Jesus. I'm queer and I'm a person of faith. I'm queer and I went through conversion therapy without choice and it did not help me; it only harmed me. At 28 years old I am still dealing with some of the traumas with my therapist now who is actually licensed and able to walk me through those issues that I faced. I know that you are facing pressures from places all across the country regarding this ordinance. All I can do is tell you as a person who has experienced it, please do what is right for the sake of our youth and for the sake of our most vulnerable populations here in the City. You are sending a message to people that equity and protection of our youth is at the forefront of the City of Columbia. I hope that you will pass this ordinance.

Dr. Richard McCain, said I am concerned on several fronts about a recent motion to outlaw conversion therapy for adolescents confused about their sexual orientation or gender. The



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science simply does not support this direction. It is accepted that 85% of minors who are confused about their sexual identity or gender will desist with watchful waiting. This includes supportive counseling and not conversion therapy. I sent Mr. Rickenmann a published study out of Sweden. It is the only long-term study on gender transition surgery. It has 30 years of follow-up. It shows an increase in suicide and a marked increase in mortality for those who have completed sexual reassignment surgery. In 2009, the popular misquoted American Psychological Association's Gay and Lesbian Task Force stated specifically that modern change allowing therapy since 1978 was not non-aversive, free of painful or shame infliction, which is what people refer to when they speak of conversion therapy. Minors cannot give truly informed consent. They have a developing brain, their minds change often, and sometimes they don't grasp long-term consequences. In addition, puberty blockers chemically castrate at the level of the brain. They risk infertility by blocking the maturation of sperm and eggs. Estrogen use in male biology strongly increases the risk of blood clots, heart attacks, strokes, and breast cancer. Testosterone use in female biology strongly increases the risk of heart attacks, strokes, and breast and uterine cancer. I urge caution; something like this probably belongs under the State Board of Medical Examiners or LLR than a City Council.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to enter into Executive Session at 4:45 p.m. for the discussion of **Items 44** through **45** as amended.

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

*COVID-19
Executive Order 2021-23
Conversion Therapy
Closing and Transfer of Scrivens Alley*

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



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Tawanda Taylor - White v. COC

ADJOURNMENT

The meeting was adjourned at 5:57 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk