



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 17, 2021

The Columbia City Council will conduct a Council Meeting on Tuesday, August 17, 2021 at 2:00 p.m. at the Busby Street Community Center, 1735 Busby Street, Columbia, SC 29203. The meeting will be streamed online at www.columbiasc.gov. Citizens can participate in the meeting in-person or via telephone by dialing **855-925-2801**. When prompted, enter meeting code: **9205**. During the meeting: press *1 to listen; *2 to leave a message; or *3 to request to speak. For additional information visit www.columbiacitysc.igmp2.com. You may also register at this site to post comments related to items on the agenda. For questions regarding the meeting, please contact the City Clerk at (803)545-3045 or cityclerk@columbiasc.gov.

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

1. Council is asked to approve the August 3, 2021 City Council Meeting Minutes.

PRESENTATIONS

2. Columbia-Richland Fire Department Appreciation Day Proclamation - The Honorable Mayor Stephen K. Benjamin
3. Update from the Capital City/Lake Murray Country Regional Tourism Board - Ms. Miriam Atria, President/CEO of Capital City/Lake Murray Country Regional Tourism Board



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CITY COUNCIL DISCUSSION / ACTION

4. COVID-19 Update - The Honorable Mayor Stephen K. Benjamin
 - *COVID-19 Situational Report - Mr. Harry Tinsley, Emergency Management Director*
5. Chief Health Officer Proposal - The Honorable Edward H. McDowell
6. Tax Study Ad-Hoc Committee - The Honorable Daniel J. Rickenmann

CONSENT AGENDA ITEMS 7 THROUGH 27

7. Council is asked to approve Fiscal Year 2021/2022 Contract Renewal for Recruitment and Entrepreneurial Assistance, as requested by the Economic Development Department. Award to Midlands Technical College Enterprise Campus Authority in the amount of \$10,000.00. This firm is located in Columbia, SC.

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$10,000.00.

8. Council is asked to approve Fiscal Year 2021/2022 Contract Renewal for Information Technology Training, Certification, and Research, as requested by the Economic Development Department. Award to ITology in the amount of \$10,000.00. This firm is located in Columbia, SC.

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$10,000.00.

9. Council is asked to approve Fiscal Year 2021/2022 Contract Renewal for Entrepreneurial Support, Management, and Assistance, as requested by the Economic Development Department. Award to USC/Columbia Technology Incubator in the amount of \$25,000.00. This firm is located in Columbia, SC.

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$25,000.00.

10. Council is asked to approve Fiscal Year 2021/2022 Contract Renewal for Sister Cities Programs to Assist with Recruitment, Marketing, and Research, as requested by the Economic Development Department. Award to Columbia World Affairs Council in the amount of \$30,000.00. This firm is located in Columbia, SC.

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$30,000.00.



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11. Council is asked to approve Fiscal Year 2021/2022 Contract Renewal for Entrepreneurship, Small Business Development, Event Management, and Marketing, as requested by the Economic Development Department. Award to GrowCo in the amount of \$37,500.00. This firm is located in Columbia, SC.

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$37,500.00.

12. Council is asked to approve Fiscal Year 2021/2022 Contract Renewal for Professional Services for Improvement and Operational Services within the Downtown Business Improvement District, as requested by the Economic Development Department. Award to the City Center Partnership in the amount of \$70,000.00. This firm is located in Columbia, SC.

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$70,000.00.

13. Council is asked to approve Fiscal Year 2021/2022 Contract Renewal for Assistance with Recruitment, Project Management, Promotions, Marketing, and Research, as requested by the Economic Development Department. Award to Central SC Alliance in the amount of \$72,000.00. This firm is located in Columbia, SC.

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$72,000.00.

14. Council is asked to approve Fiscal Year 2021/2022 Contract Renewal for Emergency Notification System Services, as requested by Columbia-Richland 911 Communications. Award to Everbridge Systems in the amount of \$89,897.85. This firm is located in Columbia, SC.

Funding Source: City Account (1012701-638200) \$44,948.93 and County Account (2082702-638200) \$44,948.92. The original budget amount is \$89,897.85.

15. Council is asked to approve the Renewal of Kronos Workforce Annual Subscription and Equipment Support Services, as requested by the Budget & Program Management Office. Award to Kronos Inc. in the amount of \$176,255.54. This vendor is located in Chelmsford, MA.

Funding Source: Program Management Office - Cloud Based Software Solutions (6218950-632170). The original budget amount is \$176,255.54.



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16. Council is asked to approve a 6-month Contract Extension for Professional Janitorial Services, as requested by the Support Services Division. Award to American Facility Services Inc., located in Alpharetta, GA, in an amount not to exceed \$161,652.00 and Goodwill Industries, located in Greenville, SC, in an amount not to exceed \$95,865.90, for a total amount not to exceed \$257,517.90.

Funding Source: Support Services Public Building - Maintenance & Service Contract (5511219-638200) \$47,010; General Support Services - Maintenance & Service Contract (1011201-638200) \$59,069.40; Utilities Columbia Canal WTP - Maintenance & Service Contract (5516206-638200) \$12,426.00; Police Administrative Services - Maintenance & Service Contract (1012402-638200) \$77,078.40; Emergency Communications/911 - Maintenance & Service Contract (1012701-638200) \$3,900.00; Streets-Storm Drains - Maintenance & Service Contract (5534203-638200) \$27,619.00; Purchasing - Maintenance & Service Contract (6228959-638200) \$11,070.00; Parking Operations - Maintenance & Service Contract (5312413-638200) \$3,287.46; Employee Health Center - Maintenance & Service Contract (6048920-638200) \$2,289.36; Utilities Metro Wastewater Plant - Maintenance & Service Contract (5516208-638200) \$17,759.28. The original budget amount is \$257,517.90.

17. Council is asked to approve a Contract for Citywide Uniform Rental Services for a term of one year, as requested by the Procurement and Contracts Department. Award to UniFirst Corporation, using the National Joint Powers Alliance Contract in the amount of \$480,000.00. This firm is located in Lexington, SC.

Funding Source: Supplies - Uniforms and Clothing (6208956-624100). The original budget amount is \$480,000.00.

18. Council is asked to approve Contract Amendment #2 to an Engineering Agreement for Project WM4484; Water Valve and Hydrant Survey, as requested by Columbia Water. Award to Chao and Associates, Inc., a Minority Business Enterprise, to increase the price per asset for the expanded scope of services in an amount not to exceed \$759,761.71 as previously approved by City Council on December 3, 2019. The firm is located in Columbia, SC.

Funding Source: Utilities Water Distribution and Maintenance - Maintenance and Service Contract (5516203-WM4484-638200).

19. Council is asked to approve an Agreement for Project WM4263; Water Quality Consulting for Fiscal Year 2021/2022 for an initial term of ten months with the option to renew for one additional one-year period effective September 1, 2021, as requested by Columbia Water. Award to Black & Veatch Corporation in the amount of \$75,000.00. The firm is located in Columbia, SC.
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Funding Source: Water Compliance - Consultant Fees Contract (5516230-636700). The original budget amount is \$75,000.00.

This is a Mentor Protégé Program Project. Black & Veatch Corporation is the mentor and will provide water quality consulting services at 80% (\$60,000.00) of the total contract amount. Howard Engineering, Inc., a Minority Business Enterprise (W) located in Marietta, SC is the protégé and will provide electrical & instrumentation and control design engineering services, construction management, water treatment staff training, review of water quality data, and quality control of update report services at 20% (\$15,000.00) of the total contract amount.

20. Council is asked to approve the Purchase of a Rear Loader for the Solid Waste Division, as requested by the Fleet Services Division. Award to Carolina Environmental using the Sourcewell Cooperative Contract in the amount of \$142,275.00. This vendor is located in Kernersville, NC.

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$142,275.00.

21. Council is asked to approve an Agreement for Environmental Sample Testing for an initial term of one year, with an option to renew for two additional one-year periods, as requested by Columbia Water. Award to Rogers & Callcott Environmental in the amount of \$176,699.35. This firm is located in Columbia, SC.

Funding Source: Utilities Metro Wastewater - Special Contracts (5516208-638300) \$62,224.55 and Wastewater Compliance-Special Contracts (5516231-638300) \$114,474.80, The original budget amount is \$176,699.35.

Rogers & Callcott Environmental will provide National Pollutant Discharge Elimination System Aqueous Sample Matrix Testing, Metro Groundwater, Stormwater General Permit/Sanitary Sewer Overflows: Aqueous Sample, Fat, Oils, and Grease Program Testing, and Pretreatment Testing services at 79.88% (\$141,154.35) of the total contract amount.

The following subconsultants will provide additional services:

Eurofins Lancaster Labs Environmental of Lancaster, PA will provide Volatile Organic Compounds VOA Method 1666A and Formaldehyde services at 13.86% (\$24,485.00) of the total contract amount.

Montrose Environmental Group, Inc. of Irvine, CA will provide Polyfluoroalkyl Substances and Perfluorooctanoic Acid services at 6.01% (\$10,625.00) of the total contract amount.

GEL Laboratories, LLC of Charleston, SC will provide Low Level Mercury Analysis services at 00.25% (\$435.00) of the total contract amount.



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22. Council is asked to approve an AIA Contract for Project SS7568; Preconstruction and Construction Manager at Risk Services for Saluda River Force Main Extension, as requested by Columbia Water. Award to McClam and Associates, Inc. in an amount not to exceed \$120,000.00. The contractor is located in Little Mountain, SC.

Funding Source: Water and Sewer Capital Projects, Saluda River Force Main Extension, Capital Projects Cost (5529999-SS756801-658650). The original budget amount is \$150,000.00.

23. Council is asked to approve the Purchase of (25) 6", (2) 8", and (1) 10" Fire Service Assembly Meters and (600) 5' and (48) 25' registers for the Water Distribution Division, as requested by Columbia Water. Award to Badger Meter Inc., as a sole source in the amount of \$238,460.76. This vendor is located in Milwaukee, WI.

Funding Source: Utilities Water Distribution & Maintenance - Meters, Parts, and Supplies (5516203-625600). The original budget amount is \$238,460.76.

24. Council is asked to approve Contract Amendment #4 for Project SS7253; Metro Wastewater Treatment Plant Anaerobic Digester Rehabilitation, as requested by Columbia Water. Award to Hazen and Sawyer in an amount not to exceed \$634,768.00. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects; Capital Project Costs (5529999-SS742801-658650). The original contract amount was \$4,189,652.00. The budget amount for this amendment is \$634,768.00. The revised budget amount is \$4,824,420.00.

This is a Mentor Protégé Program Project. Hazen and Sawyer is the mentor and will provide construction management and engineering services at 79.22% (\$3,821,765.00) of the total contract value. Construction Dynamics, Inc. located in Columbia, SC is the protégé and has provided construction observation services at 14.13% (\$681,780.00) of the total contract value.

The mentor will be performing 100% (\$634,768.00) of contract amendment #4. This amendment does not include opportunities for participation by protégé or subconsultant firms due to the specialized engineering processes associated with anaerobic digestion. However, the overall percentage of services provided by subconsultants is 20.78% of the total contract value.

25. Council is asked to approve Amendment #2 to Work Order #2 for Project WM4453 & SS7460 Carolina Crossroads, as requested by Columbia Water. Award to CDM Smith, Inc. in the amount of \$1,405,721.00. This firm is located in Columbia, SC.



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Funding Source: Water and Sewer Capital Projects - Capital Project Costs (5529999-WM445301-658650) \$944,459.91; Water and Sewer Capital Projects - Capital Project Costs (5529999-SS746001-658650) \$461,261.09. The original budget amount was \$1,351,160.00. The budget amount for this amendment is \$1,405,721.00. The total revised budget amount is \$2,756,881.00.

This is a Mentor Protégé Program Project. CDM Smith, Inc. located in Columbia, SC, is the mentor and will provide administration of the project, project management, meetings, and oversight of the protégé firm at 74.50% (\$2,053,839.00) of the total revised contract amount. Civil Engineering Consulting Services, Inc., a Minority Business Enterprise (W) located in Columbia, SC, is the protégé and will provide full-time inspection of the utility relocation construction at 25.50% (\$703,042.00) of the total revised contract amount.

26. Ordinance No.: 2021-066 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 2, Administration, Article II, Mayor, Council and City Manager, Division 2, Council Meetings, Sec. 2-59 Council committees and special committees

First reading was given on August 3, 2021.

27. 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)

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

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)

First reading approval was given on May 18, 2021.



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ORDINANCES - FIRST READING

28. Ordinance No.: 2021-067 Fifth Supplemental Ordinance Providing for the Issuance and Sale of a City of Columbia, South Carolina Special Obligation Refunding Bond (Hospitality Fee Pledge), Series 2021, in the aggregate Principal Amount of Not Exceeding \$30,000,000 in Order to Refund all or a Portion of the City of Columbia, South Carolina, Special Obligation Bonds (Hospitality Fee Pledge), Series 2014, Authorizing the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any two of them acting together, to determine certain matters with respect to the Bond; Prescribing the Form and Details of Such Bond; and Other Matters Relating Thereto
29. Ordinance No.: 2021-072 Authorizing the City Manager to execute a Purchase and Sale Agreement between the City of Columbia and Latitude 32 Development, LLC for the sale of 2221 Devine Street, Richland County TMS #11312-02-03

ZONING / PLANNING MATTERS - FIRST READING

30. ZONING TEXT AMENDMENT to Amend the text of the Unified Development Ordinance

Ordinance No: 2021-062 Amending The Unified Ordinance of the City of Columbia, South Carolina, Article 3: Zoning Districts, Sec. 17-3.7 Overlay Districts, (c) OV-A: Airport Safety Overlay District and Article 4: Use Regulations, Sec. 17-4.2. Principal Uses (c) Standards for Specific Principal Uses (1) Residential Uses, b. Group Living Uses, 2. Private Dormitory, and Table 17-4.2(C)(2) A.1: Permissibility of Bulk Requirement for Wireless Communication Facilities According to Support Structure

Proposal: Amendments to the new Chapter 17 of the Columbia Code of Ordinances entitled "Unified Development Ordinance" adopted August 20, 2019 and effective August 30, 2021 updating text related to Wireless Communication Facilities, Private Dormitories, and the Airport Height Overlay.

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 06/07/2021; Approval (8-0)

The public hearing was held on July 20, 2021 and first reading was deferred.



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RESOLUTIONS

31. Resolution No.: R-2021-047 Approving Assessment Roll for City Center Business Improvement District
32. Resolution No.: R-2021-090 Supporting We Love Five Points LLC's proposed concept for development of the former Wells Fargo property located at 705 Saluda Avenue in Five Points
33. Resolution No.: R-2021-091 Ratifying and Authorizing the City Manager to execute an Agreement between the City of Columbia and Celia Saxon Shopping Center, LLC for the Employee Health Center
34. Resolution No.: R-2021-093 Certifying Five (5) Building Sites as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 2200 Hampton Street, Richland County TMS # R11407-14-01

EVENT RESOLUTIONS

Safety plans that adhere to the COVID-19 pandemic safety and social distancing protocols, as published by the CDC and SCDHEC, have been reviewed and approved by the Columbia Police Department for each of the following events.

35. Resolution No.: R-2021-080 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for CMA Arts and Draughts on Friday, September 10, 2021
36. Resolution No.: R-2021-086 Repealing and Replacing R-2021-034 Authorizing consumption of beer and wine beverages only at the Lifting as We Climb Fundraiser on Main Street on Saturday, September 18, 2021

The organizer has requested relocation of the event from the Lady Street area to the parking lot between City Hall and the Courthouse due to the proximity of construction projects along Lady Street. The event date and hours remain the same.



We Are Columbia

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APPOINTMENTS

- 37. Advisory Council on Equality
- 38. Columbia Housing Authority
- 39. Design Development Review Commission
- 40. Food Policy Committee
- 41. Transportation Penny Oversight Committee

CITY COUNCIL COMMITTEE REFERRALS / REPORTS

PUBLIC INPUT

EXECUTIVE SESSION

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

*COVID-19
Phillips Street
Franchise Agreement
Gun Crime Legislation
Monticello Road SCDOT Pavement Improvement Program*

- 43. Discussion of matters relating to proposed location or expansion of services to encourage location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)

*Bierkeller
Graph-itti*

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

*Legislative Affairs
Deed Restrictions for 1001 Senate Street*

ADJOURNMENT