



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

The Columbia City Council will conduct a Council Meeting on Tuesday, August 3, 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: **6606**. During the meeting: press *1 to listen; *2 to leave a message; or *3 to request to speak. For additional information visit www.columbiacitysc.igm2.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 July 20, 2021 City Council Meeting Minutes.

PRESENTATIONS

2. Recognition of Ms. Renee Terry, Parking Operations Coordinator - Ms. Elle Matney, Parking Services Director
3. Introduction of the Mayor's Fellows (Summer 2021) - Mr. Skot Garrick, Communications Director / Office of the Mayor



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

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. Columbia Metropolitan Convention Center Update - The Honorable Mayor Stephen K. Benjamin
6. Fiscal Year 2021/2022 Hospitality Tax Grant Program - Ms. Melisa Caughman, Budget & Program Management Director

CONSENT AGENDA ITEMS 7 THROUGH 33

7. Council is asked to approve a Professional Services Agreement for State Lobbying Services for Fiscal Year 2021/2022, as requested by the Office of Governmental Affairs. Award to Kyle Michel Law Firm, LLC in an amount not to exceed \$72,000. This firm is located in Columbia, SC.

Funding Source: Governmental Affairs (1011103-636600). The original budget amount is \$72,000.00.

8. Council is asked to approve a Professional Services Agreement for State Lobbying Services for Fiscal Year 2021/2022, as requested by the Office of Governmental Affairs. Award to Ed Givens - Fellowship Strategies, LLC in an amount not to exceed \$72,000.00. This firm is located in Columbia, SC.

Funding Source: Governmental Affairs (1011103-636600). The original budget amount is \$72,000.00.

9. Council is asked to approve a Professional Services Agreement for Federal Lobbying Services for Fiscal Year 2021/2022, as requested by the Office of Governmental Affairs. Award to CapitalEdge Strategies, LLC in an amount not to exceed \$83,750.00. This firm is located in Washington, DC.

Funding Source: Governmental Affairs (1011103-636600). The original budget amount is \$83,750.00.

10. Council is asked to approve a Memorandum of Understanding for Indigent Defense in the Municipal Court, as requested by the Legal Department. Award to the Richland County Fifth Circuit Public Defender's Office in the amount of \$225,000.00.

Funding Source: Public Defender (1018404-638522). The original budget amount is \$225,000.00.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

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11. Council is asked to approve the Renewal of Microfocus & Banner CIS Annual Maintenance Licenses, as requested by the Budget and Program Management Office. Award to Hansen Banner, LLC, in the amount of \$127,471.91. This firm is located in New York, NY.

Funding Source: Program Management Office-Maintenance & Service Contract (6218950-638200). The original budget amount is \$127,471.91.

12. Council is asked to approve the Renewal of Record Management System (RMS) Workstation Software Annual Maintenance for Fiscal Year 2021/2022, as requested by the Columbia Police Department. Award to Tritech Software Systems, a CentralSquare Company, in the amount of \$221,176.92. This vendor is located in Lake Mary, FL.

Funding Source: Police Administrative Services - Maintenance & Service Contract (1012402-638200). The original budget amount is \$221,176.92.

13. Council is asked to approve the Purchase of Palmetto 800 MHz Radio Airtime for Fiscal Year 2021/2022, as requested by the Columbia Police Department. Award to Motorola, Inc., using the SC State Contract in the amount of \$355,000.00. This vendor is located in Blythewood, SC.

Funding Source: Police Department - Other Lease/Rental (1012402-636500). The original budget amount is \$355,000.00

14. Council is asked to approve a Contract for Project WM4435; Water Main Construction along Broadmore Street and Kistler Avenue, as requested by Columbia Water. Award to Lake Murray Utility Company, Inc. in an amount not to exceed \$199,152.00, which includes contingency. The firm is located in Chapin, SC.

Funding Source: Engineering - Water & Sewer Improvements (5529999-WM443501-658650). The original budget amount is \$200,000.00.

This is a Mentor Protégé Program project. Lake Murray Utility Company, Inc. is the mentor and will be providing general project management and other services at 45.35% (\$75,268.00) of the total contract amount. J.W. Brown Construction, LLC located in Lexington, SC is the protégé and will be providing equipment and personnel services at 20.00% (\$33,192.00) of the total contract amount.

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

Fortiline located in Lugoff, SC will provide materials and pipe at 24.10% (\$40,000.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

Capital Concrete located in Lexington, SC will provide concrete and flowable fill at 9.04% (\$15,000.00) of the total contract amount.

Sloan Construction located in Duncan, SC will provide asphalt at 1.51% (\$2,500.00) of the total contract amount.

15. Council is asked to approve Contract Amendment #6 for Project WM4374; Engineering Services for Repairs to the Columbia Canal Head Gates, as requested by Columbia Water. Award to Kleinschmidt Associates in the amount of \$891,250.00. This firm is located in Lexington, SC.

Funding Source: FEMA Engineering Services 2015 October Flood Recovery (2531706-WM437401-638400). The original budget amount was \$957,112.00. The budget amount for this amendment is \$891,250.00. The total revised budget amount is \$1,848,362.00.

Kleinschmidt is the prime contractor and will provide design repair services for the Columbia Canal Head Gates at 78.06% (\$1,442,881.41) of the total contract value.

The following sub-consultants will provide additional services:

Chao and Associates, a Minority Business Enterprise firm located in Columbia, SC will provide structural evaluation and field structure as-built, and surveying services at 6.15% (\$113,692.59) of the total contract value for Phases 1, 2, 3 and 4.

F&ME, located in Columbia, SC will provide subsurface investigation services and geotechnical and structural design support at 6.51% (\$120,300.00) of the total contract value for Phases 1, 2, 3 and 4.

D&J Machinery & Rigging, LLC located in Lexington, SC will provide Head Gate clean out and inspection services at 2.29% (\$42,288.00) of the total contract value for Phases 1 and 2.

Standard Diving & Marine Contracting, LLC located in Mt. Pleasant, SC, will provide underwater condition assessment services at 1.04% (\$19,200.00) of the total contract value for Phases 1 and 2.

North Fork Electric, Inc. located in Crumpler, NC, will provide assistance for the design of head gates and intake systems at 5.95% (\$110,000.00) of the total contract value for Phases 3 and 4.

16. Council is asked to approve Contract Amendment #2 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to G. H. Smith Construction, Inc. in the amount of \$400,000.00. This firm is located in Columbia, SC.

Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was \$450,000.00. The budget amount for this amendment is \$400,000.00. The total revised budget amount is \$850,000.00.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

This is a Mentor Protégé Program Project. G. H. Smith Construction, Inc. located in Columbia, SC, is the mentor and will provide equipment/materials, and insurance/bonding services at 80.00% (\$680,000.00) of the total revised contract amount. Smoak Construction, a Minority Business Enterprise (W) located in Little Mountain, SC, is the protégé and will provide waterline repair services and equipment/materials at 20.00% (\$170,000.00) of the total revised contract amount.

17. Council is asked to approve the Purchase of Badger AMI Meters for the Water Distribution and Maintenance Divisions, as requested by Columbia Water. Award to Badger Meters, Inc., in the amount of \$661,343.40. This vendor is located in Milwaukee, WI.

Funding Source: Utilities Water Distribution & Maintenance - Meters, Parts, and Supplies (5516203-625600). The original budget amount is \$1,000,000.00.

18. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 26.36 acres S/S Technology Circle, Richland County TMS# 17200-02-11, Richland County TMS# 06200-01-07 and 06200-01-14

Ordinance No.: 2021-061 Annexing and Incorporating 26.36 acres S/S Technology Circle, Richland County TMS# 17200-02-11, Richland County TMS# 06200-01-07 and 06200-01-14 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 1

Proposal: Request to annex the property and assign a land use classification of Employment Campus (EC) and zoning of Office and Institutional District (C-1) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned GC by Richland County.

Applicant: South Carolina Research Authority / Hillpointe, LLC

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.

19. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 314 Heyward Street, Richland County TMS# 08816-10-11

Ordinance No: 2021-058 Annexing and Incorporating 314 Heyward Street, Richland County TMS# 08816-10-11 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 2



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

Proposal: Request to annex the property and assign a land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and zoning of Two-Family Residential District in a Design Preservation Overlay (RD-2, -DP) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Applicant: PMC Columbia Bungalows, LLC

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.

20. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 10.60 acres W/S Broad River Road and 8.12 acres W/S Broad River Road, Richland County TMS# 06200-01-07 and 06200-01-14

Ordinance No: 2021-060 Annexing and Incorporating 10.60 acres W/S Broad River Road and 8.12 acres W/S Broad River Road, Richland County TMS# 06200-01-07 and 06200-01-14 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District:1

Proposal: Request to annex the property and assign land use classifications of Urban Edge Mixed Residential (UEMR) and Community Activity Center (AC-2) and assign zoning of General Residential District with a portion within a Flood Protective Overlay (RG-2 and RG-2, -FP) and Neighborhood Commercial District (C-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC and OI by Richland County.

Applicant: W. E. Sellars, Trustee, The Founder's Fund; C. W. Haynes and Company, Incorporated; BlueChoice Healthplan of South Carolina, Inc. f/k/a Companion Healthcare Corporation / McGuinn Homes, LLC

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

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21. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 409 Hampton Trace Lane, Richland County TMS# 13616-08-07

Ordinance No: 2021-059 Annexing and Incorporating 409 Hampton Trace Lane, Richland County TMS# 13616-08-07 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 3

Proposal: Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) 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: Jessica M. and Robert E. Bartley

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.

22. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7432 Broad River Road, Richland County TMS# 05100-04-10(p)

Ordinance No: 2021-057 Annexing and Incorporating 7432 Broad River Road, Richland County TMS# 05100-04-10(p) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District:1

Proposal: Request to annex the property and assign a land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (C-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.

Applicant: Robertson Family Holdings, LLC / LCE Investments, LLC

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, AUGUST 3, 2021**

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23. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 8025 Garners Ferry Road and 8041 Garners Ferry Road, Richland County TMS# 19100-05-04 and 19000-01-10

Ordinance No: 2021-056 Annexing and Incorporating 8025 Garners Ferry Road and 8041 Garners Ferry Road, Richland County TMS# 19100-05-04 and 19000-01-10 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District:3

Proposal: Request to annex the property and assign a 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 Economic Development Center/Corridor and zoned RU by Richland County.

Applicant: Garners Ferry Development Company / Site Management Group, LLC

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.

24. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 291 Harbison Boulevard, Lexington County TMS# 001941-01-015

Ordinance No.: 2021-055 Annexing and Incorporating 291 Harbison Boulevard, Lexington County TMS# 001941-01-015 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 1

Proposal: Request to annex the property and assign a land use classification of Urban Edge Regional Activity Center (UEAC-2) and assign zoning of Planned Unit Development-Commercial District (PUD-C) at the time of annexation. The property is currently zoned PD by Lexington County.

Applicant: Branch Banking and Trust of South Carolina / Harbison MO, LLC

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, AUGUST 3, 2021**

25. **COMPREHENSIVE PLAN – FUTURE LAND USE MAP CONFIRMATION AMENDMENT** for 8.80-acre portion of S/S Old Leesburg Road; TMS# 22113-01-01(p)

Ordinance No.: 2021-052 Amending the Columbia Compass: Envision 2036 Map to include 8.80-acre portion of S/S Old Leesburg Road; TMS# 22113-01-01(p); annexed by Ordinance No: 2021-044 enacted June 1, 2021

Council District: 4

Proposal: Request to confirm the future land use classification of Urban Edge Residential Small Lot (UER-1) following the annexation of the property. The property is currently assigned an interim future land use classification of Urban Edge Residential Small Lot (UER-1).

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

Staff Recommendation: Approval

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

Annexation, 1st Reading: 05/18/2021; Approval

2nd Reading: 05/18/2021; Approval

First reading approval was given on July 20, 2021.

26. **ZONING MAP AMENDMENT CONFIRMATION** for 8.80-acre portion of S/S Old Leesburg Road; TMS# 22113-01-01(p)

Council District: 4

Proposal: Request to confirm the zoning of Single Family Residential District (RS-3) following the annexation of the property. The property is currently assigned interim zoning of Single Family Residential District (RS-3).

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

Staff Recommendation: Approval

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

Annexation, 1st Reading: 05/18/2021; Approval

2nd Reading: 06/01/2021; Approval



We Are Columbia

COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

First reading approval was given on July 20, 2021.

27. ZONING MAP AMENDMENT for 1135 Carter Street, TMS# 14102-04-01

Council District: 2

Proposal: Request to rezone the parcel from Single-Family Residential District (RS-2) to Planned Unit Development-Residential District (PUD-R).

Applicant: LuCinda J. Herrera, Columbia Housing Authority

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.

28. ZONING TEXT AMENDMENT to Amend §17-681(b)(7) and Granby Architectural Conservation District Guidelines to add 314 Heyward Street, TMS# 08816-10-11

Ordinance No: 2021-053 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 3, Landmarks and Design Protection Districts, Sec. 17-681 Districts identified, (b) Architectural conservation district (7)

Proposal: Amend City of Columbia's Code of Ordinances §17-681(b)(7) (Districts identified) to include an additional lot due to an annexation and update the map in the Granby Architectural Conservation District Guidelines for the same reason.

Pertinent Sections: Chapter 17, Article V, Division 3, Amend §17-681(b)(7) (Districts identified); Granby Architectural Conservation District Guidelines

Applicant: Krista Hampton, Director of Planning and Development Services

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, AUGUST 3, 2021**

29. ZONING TEXT AMENDMENT to Revise proposed new City of Columbia Zoning Map effective August 30, 2021 in conjunction with the newly adopted Unified Development Ordinance.

Ordinance No: 2021-054 Amending the Official Zoning Map for the City of Columbia, Chapter 17, Unified Development Ordinance of the 1998 Code of Ordinances of the City of Columbia, South Carolina

Proposal: Revise proposed new City of Columbia Zoning Map effective August 30, 2021 in conjunction with the newly adopted Unified Development Ordinance.

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

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

First reading approval was given on July 20, 2021.

30. Ordinance No.: 2021-031 Establishing the City Center Business Improvement District

First reading approval was given on July 20, 2021.

31. Ordinance No.: 2021-049 Granting an encroachment to the South Carolina Department of Transportation for the use of the right of way area of the 900 block of College Street for the installation and maintenance of a privacy fence enclosure, steps, walkways, access drive, and irrigation adjacent to 955 Park Street, Richland County TMS#08916-08-01

First reading approval was given on July 20, 2021.

32. Ordinance No.: 2021-064 Authorizing the City Manager to execute Amendment No. 7 to Amended and Restated Agreement of Sale and Purchase between the City of Columbia and Baker and Baker Real Estate Developers, LLC for the sale of Parcel "A" containing approximately 27,664 square feet (0.64 acre) and Parcel "B" containing approximately 25,444 (0.58 acre) square feet located on the eastern side of Gist Street between Laurel Street and Blanding Street and known as Richland County TMS No.: 09005-02-44 and 09005-02-23

First reading approval was given on July 20, 2021.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

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33. Ordinance No.: 2021-065 Authorizing the City Manager to execute a Fifteenth Amendment to Purchase Agreement between the City of Columbia and Bright-Meyers 2001 LLC for the sale of 5.97 +/-acres (Capital City Stadium), Richland County TMS #11204-02-02

First reading approval was given on July 20, 2021.

ORDINANCES - FIRST READING

34. 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

RESOLUTIONS

35. Resolution No.: R-2021-081 Ratifying and Authorizing the City Manager to execute an Agreement between the City of Columbia and The Midlands Housing Alliance, Inc. for 2025 Main Street for Fiscal Year 2021-2022
36. Resolution No.: R-2021-082 Ratifying and Authorizing the City Manager to execute an Agreement between the City of Columbia and USC Housing First for Fiscal Year 2021-2022
37. Resolution No.: R-2021-084 Ratifying and Authorizing the City Manager to execute an Inclement Weather Center Service Agreement between the City of Columbia and the United Way of the Midlands for operation of the Inclement Weather Center for Fiscal Year 2021-2022

EVENT RESOLUTION

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.

38. Resolution No.: R-2021-064 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for CMA Tour & Tasting on Wednesday, August 11, 2021 with a rain contingency date of Thursday, August 19, 2021



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COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 3, 2021

APPOINTMENTS

- 39. Food Policy Committee
- 40. Transportation Penny Oversight Committee

CITY COUNCIL COMMITTEE REPORTS AND REFERRALS

PUBLIC INPUT

EXECUTIVE SESSION

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

*COVID-19
Gun Crime Legislation*

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

Convention Center

ADJOURNMENT