



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 17, 2020

The Columbia City Council conducted a virtual meeting on Tuesday, November 17, 2020 using video conferencing technology. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:14 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Howard E. Duvall, Jr., The Honorable Mayor Pro-Tempore Edward H. McDowell, Jr., The Honorable Daniel J. Rickenmann, and The Honorable William Brennan. 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 Ms. Devine, Council voted unanimously to adopt the agenda subject to adding the Executive Session discussion of negotiations incident to proposed contractual arrangements pursuant to § 30-4-70(a)(2) - Five Points Fountain and Columbia City of Women Art Sculpture and Zoning Text Amendment (Item 38) to **Item 41**.

APPROVAL OF MINUTES

1. Council is asked to approve the September 15, 2020 and October 6, 2020 Council Meeting Minutes. - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to approve the September 15, 2020 and October 6, 2020 Council Meeting Minutes.

CITY COUNCIL DISCUSSION / ACTION

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

Mayor Benjamin said we have been watching the troubling news all around the country as it relates to the pandemic. Many states have hit record levels, particularly in the Midwest and rural areas. Based on what we are seeing, the next two months could be the most devastating period to date. We continue to see preliminary trials of the vaccines. With the vaccines not too far away, now is the time to double our efforts to push back against COVID-19 fatigue and support all the efforts that help prevent infections. Even with the advent of the vaccine on the horizon, mask wearing, social distancing, and hand washing are the most important protections that we have. I had a conversation with about 115 fraternity members of the Interfraternity Council at USC



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about the ways in which they can begin leading not just in the USC Greek community but in the Columbia community.

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

Mr. Harry Tinsley, Emergency Management Director said worldwide there are over 55 million cases of COVID-19. That is about 14.6 million cases over the last 28 days with over 1.3 million deaths globally. In the U.S., there are 11.1 million confirmed cases. That is an increase of 2.9 million over the last 28 days and 246,000 deaths. In South Carolina, there are 186,526 cases. About 2.3 million tests have been conducted to date. Today's count is 1,088 new cases with a positive test rate of 13.8%. Unfortunately, there were 11 new confirmed deaths reported. From November 2nd to November 16th, the confirmed death count was 3,884. In Richland County, the case count stands at 17,655 with 79 new cases as of yesterday. Richland County is averaging around 78 new cases daily. To date there has been 269 confirmed deaths. The zip codes with the highest case counts over the last 14-day reporting period are 29201 with 106 cases, 29203 with 98 cases, 29223 with 111 cases, and 29229 with 105 cases. Per the latest report from DHEC on November 12th, Richland County 14-day recent disease activity incident rate remains at high with 261.2 per 1,000 cases with a positive test rate of 13.1%. As of November 15th, the current recovery rate for the state is estimated at 91.9% and the state case fatality rate is estimated at 2.14%. Statewide, the testing average is now up slightly to 7,000 per day and the average percent positive over the last 14 days is 14.1%. South Carolina continues to see an uptick in the case counts, averaging nearly 1,000 new cases each day. The bed utilization rate stands at 76% and the ICU bed utilization rate stands at 74%. The state public health officials are continuing to monitor the case counts, percent positivity, and hospitalizations. DHEC has issued recommendations for the upcoming holidays. They encourage all citizens to properly wear face masks, stay physically distanced, and get tested routinely to help slow the spread of the virus.

3. Recognition of the Columbia Complete Count Committee - The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin said on behalf of the entire Council and City, we want to thank our incredible Columbia Complete Count Committee for their hard work in making sure the census was effectively carried out in the Midlands. This group provided significant leadership on a statewide level and engaged very often with the national level. We knew this year was going to be difficult with the pandemic and lack of resources that we typically rely on from the federal government, but the Columbia Complete Count Committee was undaunted. They moved forward and called thousands of Columbians to make sure they completed the census and also held safe programming for all generations, including panels and virtual town halls explaining the importance of the census. They held an expansive marketing campaign, including social media, billboards, and yard signs. We know as leaders in the public sector how important the census is



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to this community. Ms. Chynna Phillips, thank you and we are proud of your leadership and the whole Columbia Complete Count Committee.

Ms. Chynna A. Phillips, MSW, Columbia Complete Count Committee Co-Chair said thank you all for giving me this opportunity. We had an amazing team of people who offered their support in the midst of everything. When COVID-19 happened, we said we needed to spread joy and not COVID. That is when all those innovative ideas came about. I want to thank the committee and all of you for being amazing leaders. We had the business sector step up and offer to help with pushing the census. Thank you for trusting us and letting us lead in all ways.

Ms. Teresa Wilson, City Manager said I want to thank Chynna for knowing how to work within the confines of government and working with our department leaders. This shows how citizen support adds value to the work that we do as government employees. Thank you for abiding by the directions and we appreciate all you did.

CONSENT AGENDA ITEMS 4 THROUGH 21

Upon a single motion made by Mr. McDowell and seconded by Ms. Devine, Council voted unanimously to approve **Consent Agenda Items 4** through **21**.

4. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Information Technology Training, Certification, Research, and Event Venue Management, as requested by the Economic Development Department. Award to ITology in the amount of \$10,000.00. This firm is located in Columbia, SC. - *Approved*

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

5. Council is asked to approve Fiscal Year 2020/2021 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. - *Approved*

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

6. Council is asked to approve Fiscal Year 2020/2021 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. - *Approved*

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



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7. Council is asked to approve Fiscal Year 2020/2021 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. - *Approved*

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

8. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Assistance with Project Management, Promotions, Marketing, and Research, as requested by the Economic Development Department. Award to EngenuitySC in the amount of \$32,500.00. This firm is located in Columbia, SC. - *Approved*

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$32,500.00.

9. Council is asked to approve Fiscal Year 2020/2021 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 \$36,000.00. This firm is located in Columbia, SC. - *Approved*

Funding Source: Special Contracts (5511301-638300). The original budget amount is \$36,000.00.

10. Council is asked to approve Fiscal Year 2020/2021 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. - *Approved*

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

11. Council is asked to approve an Economic Development Grant Agreement for an Office Expansion Project within the City of Columbia, as requested by the Economic Development Department. Award to Robinson Gray Stepp & Laffitte, LLC in an amount not to exceed \$50,000.00. This firm is located in Columbia, SC. - *Approved*

Funding Source: ED Special Allocation (5511301-638508). The original budget amount is \$50,000.00.

12. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Services Related to Supporting our Military and the Retention of Military Personnel and Services and Operations located at Fort Jackson, as requested by the Economic Development Department. Award to the Greater Columbia Chamber of Commerce in the amount of \$53,500.00. This firm is located in Columbia, SC. - *Approved*

Funding Source: ED Special Projects (5518419-638500). The original budget amount is \$53,500.00.



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13. Council is asked to approve Fiscal Year 2020/2021 Contract Renewal for Professional Services for Improvement and Operational Services within the Downtown Business Improvement District Including Marketing, Advertising, and Safety Services ("Yellow Shirt" Program), as requested by the Economic Development Department. Award to the City Center Partnership in the amount of \$70,000.00. - *Approved*

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

14. Council is asked to approve additional funding for the Little Lake Katharine Dredging Project, as requested by the Engineering Department. Award to the Little Lake Katharine Homeowners Association in the amount of \$128,050.00. - *Approved*

Funding Source: Stormwater - Special Contracts (5534202-638305). The original budget amount was \$92,950. The budget amount for this amendment is \$128,050. The total revised budget amount is \$221,000.00.

15. Council is asked to approve Year Three of a Five Year Lease Purchase Agreement for Motorola Radios, as requested by the Columbia Police Department. Award to Motorola Inc., using the South Carolina State Contract, in the amount of \$327,101.78. The vendor is located in Blythewood, SC. - *Approved*

Funding Source: Police Administrative Services - Radio Equipment (1012402 – 627500). The original budget amount is \$327,101.78.

16. Council is asked to approve a Contract for Project WM4499; New 2" Water Main Upgrades for Chimney Ridge Subdivision, as requested by Columbia Water. Award to Smoak Construction, LLC, a Minority Business Enterprise (W) in an amount not to exceed \$91,344.00, which includes contingency. This firm is located in Little Mountain, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects (5529999-WM449901-658650). The original budget amount is \$145,728.00.

This is both a Local Business Enterprise (LBE) and a Mentor Protégé Program (MPP) Protégé Only project. Smoak Construction, LLC, the protégé, will be performing water line installation work at 78% (\$59,538.00) of the total contract value.

The following suppliers will be providing the following materials/supplies:

Fortiline Waterworks of Columbia, SC will be providing pipe fittings services at 16% (\$12,082.00) of the total contract value.



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Argos of Columbia, SC will be providing concrete/flowable fill services at 4% (\$3,000.00) of the total contract value.

Sloan Construction of Columbia, SC will be providing asphalt services at 2% (\$1,500.00) of the total contract value.

17. Council is asked to approve Contract Amendment #4 for Project SS7331; Upper Kinley Creek Sewer Improvements, as requested by Columbia Water. Award to Thomas & Hutton Corporation in the amount of \$176,300.00. The firm is located in Columbia, SC. - *Approved*

Funding Source: Water & Sewer Capital Projects/Capital Project Costs (5529999-SS733101-658650). The original budget amount was \$556,800.00. The budget amount for this amendment is \$176,300.00. The total revised budget amount is \$733,100.00.

This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Thomas and Hutton Corporation is the mentor and will provide planning, design, construction services at 73.47% (\$538,640.00) of the revised total contract amount. OLH, Inc., a Minority Business Enterprise of Columbia, SC, is the protégé and will assist with permitting, bidding, and construction observation services at 20.69% (\$151,660.00) of the revised total contract amount.

The following subcontractors will provide additional services:

Terracon Consulting Engineer of Columbia, SC, will provide additional geotechnical services at 3.79% (\$27,800.00) of the revised total contract amount.

Redzone Robotics of Columbia, SC, will provide additional CCTV services at 2.05% (\$15,000.00) of the revised total contract amount.

18. Council is asked to approve an Agreement for Project SS7565; Lower Kinley Creek Sewer Improvements, as requested by Columbia Water. Award to Weston & Sampson Engineers, Inc. in the amount of \$821,580.00. The firm is located in Columbia, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects - Capital Project Costs (5529999-SS756501-658650). The original budget amount is \$821,580.00.

This is a Mentor Protégé Program Project. Weston & Sampson Engineers, Inc. is the mentor and will provide project management, engineering design, permitting, bidding and award services at 79.87% (\$656,180.00) of the total contract amount. Carper Civil Consulting, a Minority Business Enterprise (W) of Columbia, SC, is the protégé and will provide project administration, engineering design, and management of sub-consultants services at 20.13% (\$165,400.00) of the total contract amount.



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19. Council is asked to approve an Agreement for Project SS7564; West Columbia Pump Station Improvements, as requested by Columbia Water. Award to Brown and Caldwell in the amount of \$677,500.00. The firm is located in Columbia, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects - Capital Project Costs (5529999-SS756401-658650). The original budget amount is \$677,500.00.

This is a Mentor Protégé Program Project. Brown and Caldwell is the mentor and will provide planning, analysis, preliminary engineering and development, and permitting services at 67.57% (\$457,761.00) of the total contract amount. 4D Engineering, a Minority Business Enterprise (W) of Lexington, SC, is the protégé and will provide civil assessment, permitting, design, and construction administration services at 20.00% (\$135,500.00) of the total contract amount.

The following sub-consultants will provide additional services:

Chao & Associates, a Minority Business Enterprise of Columbia, SC will provide structural assessment and preliminary design report development services at 3.57% (\$24,239.00) of the total contract amount.

Clemson Engineering Hydraulics of Anderson, SC will provide hydraulic modeling services at 8.86% (\$60,000.00) of the total contract amount.

20. Council is asked to approve the Issuance of Indefinite Delivery Contracts (IDCs) for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to the following firms in a total amount not to exceed \$1,500,000.00 for an initial term of one year, with the option to renew for two additional one year periods. Project specific task order(s) shall be required, executed, and issued for each waterline/hydrant leak restoration project awarded under the approved IDC. - *Approved*

Funding Source: Engineering Wastewater System Improvements – SPC Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount is \$1,500,000.00.

Mentor	IDC Not to Exceed Amount	Protégé Firm & Location (Minimum 20% required)
Carolina Tap & Bore, Inc. West Columbia, SC	\$500,000.00	LG Utility Contractors, Inc. Minority Business Enterprise (W) Lugoff, SC
LAD Construction Swansea, SC	\$500,000.00	JA Mabus and Associates Batesburg, SC
GH Smith Construction Columbia, SC	\$250,000.00	Smoak Construction Minority Business Enterprise (W) Little Mountain, SC
Lake Murray Utility Chapin, SC	\$250,000.00	J.W. Brown Construction LLC Lexington, SC

All projects are awarded from the Columbia Water Preapproved Contractors Listing and will utilize the Mentor Protégé Program, requiring a minimum 20% of the project to be completed by the Protégé.



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21. Council is asked to approve an Agreement for Community Development Block Grant Disaster Recovery (CDBG-DR) Program Management Services, as requested by the Community Development Department. Award to ICF Incorporated, LLC in the amount of \$989,767.50 for an initial term of two years with the option to renew for two additional one-year periods. The firm is located in Fairfax, VA. - *Approved*

Funding Source: CDBG-DR Control Account - 2015 October Flood Recovery (2639999-9107402017, 9107404017, 9107080017, 9107901017, 9107406017-638400). The original budget amount is \$989,767.50.

ICF Incorporated, LLC, will provide extensive CDBG-DR program management technical assistance and training services at 84.27% (\$834,108.50) of the total contract amount.

The following sub-consultants will provide additional services:

Livable Housing, Inc., a Minority Business Enterprise (W) of York, PA, will provide subject matter expertise in lead safe housing, green building, construction management, construction standards, and construction pricing services at 8.35% (\$82,680.00) of the total contract amount.

DESA, Inc., a Minority Business Enterprise (W) of Columbia, SC, will provide community engagement and support the City's citizen participation, community outreach, and Section 3 activities during engagement services at 7.07% (\$69,934.00) of the total contract amount.

JMB Preservation Advisors of Holly Springs, NC, will provide technical support and assist with the City's Multifamily Housing Fund program underwriting at 0.31% (\$3,045.00) of the total contract amount.

RESOLUTIONS

22. Resolution No.: R-2020-102 Authorizing the City Manager to execute a Community Development Block Grant - Disaster Recovery (CDBG-DR) Subrecipient Agreement between the City of Columbia and The St. Bernard Project, Inc. dba SBP, Inc. - *Approved*

Ms. Teresa Wilson, City Manager said The St. Bernard Project, Inc. dba SBP, Inc. is a company that was founded in New Orleans in 2006 following hurricane Katrina. They are a national award winning resilience and recovery non-profit organization whose mission is to shrink the time between disaster and recovery.

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2020-102 Authorizing the City Manager to execute a Community Development Block Grant - Disaster Recovery (CDBG-DR) Subrecipient Agreement between the City of Columbia and The St. Bernard Project, Inc. dba SBP, Inc.



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23. Resolution No.: R-2020-090 Authorizing the City Manager to execute an Assignment of Contract of Sale and Purchase of Real Estate between the City of Columbia and Executive Management & Leasing, Inc. for the purchase of 1127 Washington Street, Richland County TMS #09013-04-08 – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2020-090 Authorizing the City Manager to execute an Assignment of Contract of Sale and Purchase of Real Estate between the City of Columbia and Executive Management & Leasing, Inc. for the purchase of 1127 Washington Street, Richland County TMS #09013-04-08.

24. Resolution No.: R-2020-093 Certifying various Buildings as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at Bull Street, Richland County TMS # 09113-16-04, 11404-11-04, 11404-12-01, 11501-01-01(portion) and 11501-01-22 - *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2020-093 Certifying various Buildings as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at Bull Street, Richland County TMS # 09113-16-04, 11404-11-04, 11404-12-01, 11501-01-01(portion) and 11501-01-22.

25. Resolution No.: R-2020-099 Certifying Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 1501 Richland Street, Richland County TMS # R11404-01-16 - *Approved*

Councilor Rickenmann asked for clarification on the vacancy of the property.

Ms. Krista Hampton, Director of Planning and Development Services said we have an affidavit from the previous owner stating the vacancy and the current use. The property was a law firm and its currently being used for co-working space.

Mayor Benjamin asked if abandoned buildings have a minimum square footage requirement.



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Ms. Krista Hampton, Director of Planning and Development Services said there is an investment requirement not a square footage requirement. These folks are not requesting property tax abatement. They are going for the state income tax credit. For them to get the local property tax credit, you all will have to pass an ordinance approving that. We are authorizing the state income tax credit. The Department of Revenue has delegated that responsibility to municipalities.

Upon a motion made by Mr. McDowell and seconded by Mayor Benjamin, Council voted unanimously to approve Resolution No.: R-2020-099 Certifying Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 1501 Richland Street, Richland County TMS # R11404-01-16.

26. Resolution No.: R-2020-098 Authorizing the City Manager to execute a Memorandum of Understanding between the City of Columbia and the Central Midlands Regional Transit Authority Allocating and Delegating Responsibilities for Bus Stops with the City of Columbia - *Approved*

Councilor Rickenmann said there are issues that have come up that we need to discuss as a Council. I want staff to look at our existing agreement around the transit center and right-of-ways.

Ms. Teresa Wilson, City Manager said we are aware of the issues with the right-of-ways. This Memorandum of Understanding is about the cleanliness of the bus stops and delegating all those responsibilities to the COMET.

Mr. Henry Simons, Assistant City Manager for Operations said this agreement is specifically dealing with the delegation of the maintenance of bus stops to standardize the work that is being done. Whether that be signs, furnishing, benches, or lighting, those responsibilities will be delegated to the COMET to standardize what they are doing in Richland County, as well as in Lexington County.

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2020-098 Authorizing the City Manager to execute a Memorandum of Understanding between the City of Columbia and the Central Midlands Regional Transit Authority Allocating and Delegating Responsibilities for Bus Stops with the City of Columbia.



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27. Resolution No.: R-2020-103 Authorizing the City Manager to execute a Parking Facility Development Agreement between the City of Columbia and BullStreet Development, LLC - *Approved*

Mr. Jeff Palen, Assistant City Manager and Chief Financial Officer said we have spent the last eight to nine months working on how to finance the parking at Bull Street for the first two decks. We looked at many different options. Since the location is in an Opportunity Zone, we looked at issuing a bond. It is an Opportunity Zone type bond in partnership with the developer. The developer has to build the garage and pay for it. Our parking system would buy it 10 years from now. With interest rates and how the program is working, it became cost prohibitive. We started looking at other options but one of our challenges in the City is while interest rates weren't attractive for this item, our interest earnings have dropped greatly over the last year and a half. We are looking at using the Other Post-Employment Benefits (OPEB) funds instead of the developer to build the garage. This will save the City approximately \$4.6 million and it gives us complete control without having to set up some sort of lease with the developer.

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted [6 to 1] to approve Resolution No.: R-2020-103 Authorizing the City Manager to execute a Parking Facility Development Agreement between the City of Columbia and BullStreet Development, LLC. Mr. Brennan, Mr. Duvall, Mr. McDowell, Ms. Devine, Mr. Davis, and Mayor Benjamin voted aye. Mr. Rickenmann voted nay.

ORDINANCES - FIRST READING

28. Ordinance No.: 2020-106 Approving the Use of Certain Funds of the City of Columbia, South Carolina in order to Acquire, Construct, Equip and Develop Land and Improvements within the Bull Street Facilities and Pay Certain Costs Associated with the Development Thereof; and Other Matters Relating Thereto - Bull Street Parking Facility 1/Construction and Development – *Approved on first reading.*

Upon a motion made by Ms. Devine and seconded by Mr. Duvall, Council voted [6 to 1] to give first reading approval to Ordinance No.: 2020-106 Approving the Use of Certain Funds of the City of Columbia, South Carolina in order to Acquire, Construct, Equip and Develop Land and Improvements within the Bull Street Facilities and Pay Certain Costs Associated with the Development Thereof; and Other Matters Relating Thereto - Bull Street Parking Facility 1/Construction and Development. Mr. Brennan, Mr. Duvall, Mr. McDowell, Ms. Devine, Mr. Davis, and Mayor Benjamin voted aye. Mr. Rickenmann voted nay.



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29. Ordinance No.: 2020-095 Providing for an Installment Plan of Finance for Certain Downtown City Projects; Approving Columbia Facilities Corporation and its Activities, Including the Issuance by the Corporation of not exceeding \$57,250,000 Principal Amount of Its Installation Purchase Revenue Bonds, in One Or More Series, Tax-Exempt or Taxable; Authorizing the Execution and Delivery of a Base Lease and Conveyance Agreement and an Installment Purchase and Use Agreement Each Between the City of Columbia, South Carolina and The Corporation; Approving the Form and Terms of a Trust Agreement Between the Corporation and a Corporate Trustee Named Therein, in Connection with such Bonds; Approving the Form of a Preliminary Official Statement and Other Documents With Respect to the Marketing and Sale of Such Bonds; Delegating Authority to the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any Two of Them Acting Together, to Approve and Determine Certain Matters; and Other Matters Relating Thereto – *Approved on first reading.*

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2020-095 Providing for an Installment Plan of Finance for Certain Downtown City Projects; Approving Columbia Facilities Corporation and its Activities, Including the Issuance by the Corporation of not exceeding \$57,250,000 Principal Amount of Its Installation Purchase Revenue Bonds, in One Or More Series, Tax-Exempt or Taxable; Authorizing the Execution and Delivery of a Base Lease and Conveyance Agreement and an Installment Purchase and Use Agreement Each Between the City of Columbia, South Carolina and The Corporation; Approving the Form and Terms of a Trust Agreement Between the Corporation and a Corporate Trustee Named Therein, in Connection with such Bonds; Approving the Form of a Preliminary Official Statement and Other Documents With Respect to the Marketing and Sale of Such Bonds; Delegating Authority to the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any Two of Them Acting Together, to Approve and Determine Certain Matters; and Other Matters Relating Thereto.

30. Ordinance No.: 2020-102 Granting an encroachment to Clear Dot Charter School Columbia for the use of the right of way area of the 2000 block of Marion Street adjacent to 2015 Marion Street, Richland County TMS#09016-10-10 for the installation and maintenance of pollinator flower beds – *Approved on first reading.*

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to Ordinance No.: 2020-102 Granting an encroachment to Clear Dot Charter School Columbia for the use of the right of way area of the 2000 block of Marion Street adjacent to 2015 Marion Street, Richland County TMS#09016-10-10 for the installation and maintenance of pollinator flower beds.



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31. Ordinance No.: 2020-103 Granting an encroachment to Choice Hotels for the use of the right of way areas of the 1000 block of Lady Street and 1200 block of Park Street adjacent to its building at 1000 Lady Street, 1010 Lady Street, 1014 Lady Street and 1218 Park Street, Richland County TMS#09013-09-01, 09013-09-02, 09013-09-04, and 09013-09-22 for the installation and maintenance of sidewalks, driveways, parking, landscaping and irrigation – *Approved on first reading.*

Upon a motion made by Mr. Duvall and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to Ordinance No.: 2020-103 Granting an encroachment to Choice Hotels for the use of the right of way areas of the 1000 block of Lady Street and 1200 block of Park Street adjacent to its building at 1000 Lady Street, 1010 Lady Street, 1014 Lady Street and 1218 Park Street, Richland County TMS#09013-09-01, 09013-09-02, 09013-09-04, and 09013-09-22 for the installation and maintenance of sidewalks, driveways, parking, landscaping and irrigation.

32. Ordinance No.: 2020-105 Authorizing the City Manager to execute a Contract of Sale between the City of Columbia and T.E.O., LLC for the sale of approximately 9.90 acres being known as Parcel C, located on the N/S of Farrow Road, Richland County TMS #11612-04-01 – *Approved on first reading.*

Upon a motion made by Mr. Davis and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2020-105 Authorizing the City Manager to execute a Contract of Sale between the City of Columbia and T.E.O., LLC for the sale of approximately 9.90 acres being known as Parcel C, located on the N/S of Farrow Road, Richland County TMS #11612-04-01.

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

Council opened the Public Hearing at 3:30 p.m.

33. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1314 Rosewood Drive; TMS# 11208-02-10 – *Approved on first reading.*

Ordinance No: 2020-096 Annexing and Incorporating 1314 Rosewood Drive, Richland County TMS #11208-02-10 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020 – Approved on first reading.



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Council District: 3

Proposal: Request recommendation to assign land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (C-3) within a Flood Protective Area (-FP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned HI (Pending GC) by Richland County.

Applicant: Realty Haven, LLC

Staff Recommendation: Approval

PC Recommendation: 10/05/2020; Approval (8-0)

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 the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 1314 Rosewood Drive **and** Ordinance No: 2020-096 Annexing and Incorporating 1314 Rosewood Drive, Richland County TMS #11208-02-10 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020.

34. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1.45-acre portion of 940 Gracern Road; TMS# 07301-02-01(p) – *Approved on first reading.*

Ordinance No: 2020-097 Annexing and Incorporating 1.45-acre portion of 940 Gracern Road, Richland County TMS#07301-02-01(pt) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020 – Approved on first reading.

Council District: 2

Proposal: Request to annex, assign land use classification of Employment Campus (EC) and assign zoning of General Commercial (C-3) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-LD by Richland County.

Applicant: American Home Renovations, LLC

Staff Recommendation: Approval

PC Recommendation: 05/04/2020; Approval (7-0)

No public comments were received at this time.



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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 1.45-acre portion of 940 Gracern Road **and** Ordinance No: 2020-097 Annexing and Incorporating 1.45-acre portion of 940 Gracern Road, Richland County TMS#07301-02-01(pt) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020.

35. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1215 Shop Road; TMS# 11210-01-02 – *Approved on first reading.*

Ordinance No: 2020-101 Annexing 1215 Shop Road, Richland County TMS #11210-01-02 – Approved on first reading.

Council District: 3

Proposal: Request to annex, assign interim land use classification of Industrial (IND) and assign interim zoning of Light Industrial District (M-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned M-1 by Richland County.

Applicant: Hood Real Estate Investments, LLC

Staff Recommendation: Approval

PC Recommendation: 11/02/2020; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Brennan 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 1215 Shop Road **and** Ordinance No: 2020-101 Annexing 1215 Shop Road, Richland County TMS #11210-01-02.

36. FUTURE LAND USE MAP AMENDMENT for parcels affected by annexation or modification of land use occurred between February 13 and November 17, 2020. – *Approved on first reading.*

Ordinance No: 2020-094 Amending the Columbia Compass: Envision 2036 Map to assign or amend land use classifications for parcels where annexation or modification of future land use occurred between February 13, 2020 and November 17, 2020 – Approved on first reading.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 17, 2020

City Council Districts: All

Proposal: Amend the Future Land Use Map of Columbia Compass: Envision 2036 to assign or amend land use classifications for parcels where annexation or modification of future land use occurred or will occur between February 13 and November 17, 2020.

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 09/14/2020; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Duvall and seconded by Ms. Devine, Council voted unanimously to give first reading approval to Ordinance No: 2020-094 Amending the Columbia Compass: Envision 2036 Map to assign or amend land use classifications for parcels where annexation or modification of future land use occurred between February 13, 2020 and November 17, 2020.

37. UNIFIED DEVELOPMENT ORDINANCE - Revise Effective Date of Ordinance – Approved on first reading.

Ordinance No.: 2020-099 Amending the effective date of Ordinance No.: 2020-022 repealing and replacing Chapter 17, Planning, Land Development and Zoning of the City of Columbia, South Carolina – Approved on first reading.

Proposal: Revising the effective date of Ordinance to March 31, 2021.

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 10/05/20; Approval (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2020-099 Amending the effective date of Ordinance No.: 2020-022 repealing and replacing Chapter 17, Planning, Land Development and Zoning of the City of Columbia, South Carolina.



**COLUMBIA CITY COUNCIL MEETING MINUTES
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38. ZONING TEXT AMENDMENT to Amend §17-253 - -DD (design/development)/City Center Design/Development Guidelines to delete Section 3.5.4 (Site Plan Review). - *Deferred*

Ordinance No: 2020-100 Amending Chapter 17, Planning, Land Development and Zoning of the 1998 Code of Ordinances of the City of Columbia, South Carolina, Sec. 17-253 -- DD design/development area

Proposal: Amend Sec. 17-253 of the Columbia Code of Ordinances (-DD design/development) to amend the City Center Design/Development Guidelines to delete Section 3.5.4 (Site Plan Review).

Applicant: Councilman Daniel Rickenmann, Columbia City Council

Staff Recommendation: Approval

PC Recommendation: 11/02/2020; Approved (8-0)

No public comments were received at this time.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to defer first reading approval of Ordinance No: 2020-100 Amending Chapter 17, Planning, Land Development and Zoning of the 1998 Code of Ordinances of the City of Columbia, South Carolina, Sec. 17-253 -- DD design/development area.

Council closed the Public Hearing at 3:41 p.m.

ZONING / PLANNING MATTERS - SECOND READING

39. ZONING MAP AMENDMENT for 1232 Whittaker Drive, TMS# 13909-09-02 - *First reading approval was given on September 15, 2020. – Approved on second reading.*

Council District: 4

Proposal: Request to rezone the parcel from Single Family Residential District (RS-1) to Single Family Residential District (RS-2).

Applicant: Wade Carlisle, Wade Carlisle Construction, LLC

Staff Recommendation: Approval

PC Recommendation: 07/13/2020; Approval (6-1)

No public comments were received at this time.



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Councilor Rickenmann said we had requested a recorded plat that split the lot into two, a deed restriction naming the adjoining neighbor and neighbors across the street, and a layout where the houses would sit on those two lots. The applicant has provided all these in his packet and has gone above and beyond to fulfill the requirements. The delay was on the County recording the plat.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to give second reading approval to the Zoning Map Amendment for 1232 Whittaker Drive, TMS# 13909-09-02.

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

40. Council is asked to refer presentation of the Columbia Technology Plan to the Economic and Community Development Committee, as requested by The Honorable Will Brennan.
– *Approved*

Upon a motion made by Mr. Brennan and seconded by Mayor Benjamin, Council voted unanimously to approve referral of the Columbia Technology Plan presentation to the Economic and Community Development Committee, as requested by The Honorable Will Brennan.

Councilor Devine said on yesterday, we started promoting our local partnership on *The Color of Law* conversation. I have received very good responses. Our first session will start on December 10, 2020. This will be a conversation moderated by Warren Bolton along with community leaders who have lived through gentrified neighborhoods. Rebecca Lipson from *The State* and Stuart Andrews, a well-respected attorney who has done a lot in housing, will also be present. We have three other sessions starting in January. I would ask for your assistance in promoting this in all four districts of the City.

PUBLIC INPUT

No comments were received at this time.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 3:53 p.m. for the discussion of **Items 41 and 42** as amended to add Zoning Text Amendment (Item 38) to **Item 41** and discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2) - Five Points Fountain and Columbia City of Women Art Sculpture.



**COLUMBIA CITY COUNCIL MEETING MINUTES
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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
Columbia Water Collections
Consent Decree*

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

*Godfrey v. City of Columbia
LJ, Inc. v. City of Columbia
Grant v. City of Columbia*

ADJOURNMENT

Council adjourned the meeting at 5:47 p.m.

Respectfully submitted by:

Erika D. Moore Hammond, CMC
City Clerk