



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, NOVEMBER 9, 2021

The Columbia City Council will conduct a Council Meeting on Tuesday, November 9, 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: **8380**. 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 October 19, 2021 City Council Meeting Minutes.

CITY COUNCIL DISCUSSION / ACTION

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

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

PRESENTATIONS

3. Resolution No.: 2021-118 - Approving the Honorary Naming of the Hyatt Park Pavilion located at 950 Jackson Avenue "Mary G. Thurman Pavilion"



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4. Arbor Day 2021 Proclamation - The Honorable Mayor Stephen K. Benjamin

Arbor Day will be celebrated on Friday December 3, 2021.

CONSENT AGENDA ITEMS 5 THROUGH 18

5. Council is asked to approve a Contract for the JusticeTrax Software License, as requested by the Columbia Police Department. Award to JusticeTrax, Inc. using the GSA Cooperative Contract in the amount of \$54,516.78. This vendor is located in Mesa, AZ.

Funding Source: U.S. Justice Grants Control - Software License (2659999-9231000021-627510). The original budget amount is \$54,516.78.

6. Council is asked to approve the annual Software Maintenance Support for Mobile Area Routing and Vehicle Location Information System (MARVLIS), as requested by the Columbia Police Department. Award to Bradshaw Consulting Services, Inc. in the amount of \$77,988.67. This firm is located in Aiken, SC.

Funding Source: Police Administrative Services - Maintenance and Service Contract (1012402-638200). The original budget amount is \$77,988.67.

7. Council is asked to approve the Purchase of 75 Body Armor Jackets, as requested by the Columbia Police Department. Award to Lawmen's using the SC State Contract in the amount of \$71,199.00. This vendor is located in Columbia, SC.

Funding Source: Police Administrative Services - Uniforms & Clothing (1012402-624100). The original budget amount is \$80,000.00.

8. Council is asked to approve the Purchase of 36 Chevrolet Tahoes for the Columbia Police Department, as requested by the Fleet Services Division. Award to Love Chevrolet in the amount of \$1,369,656.00. This vendor is located in Columbia, SC.

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment - Capital (6308972-658500). The original budget amount is \$1,369,656.00.

9. Council is asked to approve the Purchase of the annual Target Solution Services, as requested by the Columbia Fire Department. Award to Municipal Emergency Services as a Sole Source in an amount not to exceed \$68,017.32. This vendor is located in Charlotte, NC.



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Funding Source: Fire Suppression - Software License (1012303-627510) \$34,008.66 and Fire Administration - County - Software License (2082301-627510) \$34,008.66. The original budget amount is \$68,017.32.

10. Council is asked to approve the annual GIS Software License and Maintenance Services, as requested by the Information Technology Department. Award to Environmental Systems Research Institute, Inc., using the Small Municipal and County Government Enterprise Agreement in the amount of \$101,740.00. This vendor is located in Redlands, CA.

Funding Source: Geographic Information Systems - Maintenance & Service Contracts (5511121-638200) \$43,640.00; Development Services - Maintenance & Service Contracts (1014101-638200) \$3,400.00; Police Administrative Services - Software Licenses (1012402-627510) \$3,300.00; Engineering - Water Systems Improvements - Software Licenses (5516220-627510) \$25,700.00; Utilities Water Distribution & Maintenance - Software Licenses (5516203-627510) \$7,000.00; Office of Business Opportunities - Maintenance & Service Contracts (1011126-638200) \$500.00; Street - Storm Drains - Maintenance & Service Contracts (5534203-638200) \$200.00; Traffic Engineering - Maintenance & Service Contracts (1013203-638200) \$2,225.00; Public Works Administration - Software Licenses (1011124-627510) \$1,875.00; Utilities Wastewater Maintenance - Software Licenses (5516205-627510) \$12,900.00; Emergency Management - Software Licenses (1012201 - 627510) \$1,000.00. The original budget amount is \$101,740.00.

11. Council is asked to approve the annual ONESolution IFAS Software Maintenance Services, as requested by the Budget and Program Management Office. Award to CentralSquare Technologies, LLC in the amount of \$233,470.81. This firm is located in Lake Mary, FL.

Funding Source: Program Management Office - Maintenance & Service Contract (6218950-638200). The original budget amount is \$233,470.81.

12. Council is asked to approve the ONESolution IFAS Upgrade, as requested by the Budget and Program Management Office. Award to CentralSquare Technologies, LLC in an amount not to exceed \$854,155.00. This firm is located in Lake Mary, FL.

Funding Source: Program Management Office - Professional Services (6218950-636600) \$601,435.00 and Program Management Office - Cloud Based Software Solutions (6218950-632170) \$252,720.00. The original budget amount is \$1,250,000.00.

13. Council is asked to approve Change Order #3 for Project SR8053; Main Street Intersection Improvements, as requested by Columbia Water. Award to AOS Specialty Contractors, Inc., a Minority Business Enterprise (W), in the amount of \$139,093.35. This firm is located in Lexington, SC.
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Funding Source: Street Scaping Control - Capital Project Cost (4139999-CP003403-658650). The original budget amount was \$988,911.90 with 10% contingency. The budget amount for this change order is \$139,093.35. The total revised budget amount is \$1,128,005.25.

Change Order #3 is requested to increase funding for unforeseen conditions requiring major changes in the proposed road and sidewalk replacement construction contract.

14. Council is asked to approve an Agreement for Project WM439302-SS740902; Leesburg Road between Fairmont Road and Lower Richland Boulevard Utility Relocation Inspection Services, as requested by Columbia Water. Award to Mead and Hunt in an amount not to exceed \$651,721.20. The firm is located in Lexington, SC.

Funding Source: Water and Sewer Capital Projects - Capital Project Costs (5529999-WM439302-658650) \$325,860.60 and Water and Sewer Capital Projects - Capital Project Costs (5529999-SS740902-658650) \$325,860.60. The original budget amount is \$651,721.20.

This is a Mentor Protégé Program project. Mead and Hunt is the mentor and will provide project administration, surveying and utility mapping, geotechnical investigation, final design, permitting, engineering services during construction and project closeout services at 79.99% (\$521,289.60) of the total contract amount. Highfill Infrastructure Engineering, PC of Columbia, SC, is the protégé and will provide construction observation and construction administration services at 20.01% (\$130,431.60) of the total contract amount.

15. Council is asked to approve an Agreement for Project WM4558-SS7573; I-126 Elmwood Avenue Bridge Utility Relocation, as requested by Columbia Water. Award to Black and Veatch Corporation in an amount not to exceed \$1,342,490.00. The firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Capital Project Costs (5529999-WM455801-658650) \$1,006,866.00 and Water and Sewer Capital Projects - Capital Project Costs (5529999-SS757301-658650) \$335,624.00. The original budget amount is \$1,342,490.00.

This is a Mentor Protégé Program project. Black and Veatch Corporation is the mentor and will provide design documents, construction inspection, and project closeout services at 79.98% (\$1,073,790.00) of the total contract amount. Highfill Infrastructure Engineering, PC of Columbia, SC, is the protégé and will provide field reconnaissance, regulatory review, field survey, and geotechnical assessment services at 20.02% (\$268,700.00) of the total contract amount.

16. Council is asked to approve an Agreement for the Olympia Fire Station Replacement Design and Construction Administration Services, as requested by the Columbia Fire Department (using department), in coordination with Community Development (grant management of CDBG-MIT funding), and General Services Department assisted by



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Columbia Water (managing design and construction services). Award to Stewart-Cooper-Newell Architects, PA in an amount not to exceed \$681,956.00. The firm is located in Gastonia, NC.

Funding Source: General Capital Projects - Capital Project Costs (4039999-CP108001-658650). The original budget amount is \$681,956.00.

The Olympia Fire Station Replacement Project is a critical project in the City's vision of providing innovative and high quality municipal services. The station serves a growing area comprised of both City and County residents and businesses. As the surrounding community continues to benefit from investment and new development, the need to replace the existing station is ever pressing to meet the growing needs of the service area. The new fire station will reduce the risk of damage to and loss of property, along with providing Columbia Fire Department personnel a modern facility which supports the critical services they provide to the community.

Stewart-Cooper-Newell Architects, PA of Gastonia, NC will provide schematic design, design development, construction document, bidding/negotiation and construction administration services at 62.16% (\$423,871.00) of the total contract amount.

The following subconsultants will provide additional services:

Optima Engineering, PA of Charlotte, NC will provide mechanical, electrical, plumbing and fire protection services at 13.44% (\$91,700.00) of the total contract amount.

Chao & Associates, a Minority Business Enterprise of Columbia, SC will provide structural and survey services at 6.16% (\$42,000.00) of the total contract amount.

Thomas and Hutton of Columbia, SC will provide civil engineering services at 7.72% (\$52,635.00) of the total contract amount.

F&ME, Inc., of Columbia, SC will provide geotechnical services at 1.47% (\$10,000.00) of the total contract amount.

BREE & Associates, a Minority Business Enterprise of Columbia, SC will provide estimating services at 3.48% (\$23,750.00) of the total contract amount.

Sustainable Design Consulting, a Minority Business Enterprise (W) of Richmond, VA will provide LEED consulting services at 5.57% (\$38,000.00) of the total contract amount.

17. Ordinance No.: 2021-082 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, to repeal and replace Chapter 11, Licenses, Permits and Miscellaneous Business Regulations, Article II. Business and Professional Licenses

First reading approval was given on October 19, 2021.



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18. Ordinance No.: 2021-086 Authorizing the City Manager to execute a Sixteenth 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 October 19, 2021.

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

19. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7800 Garners Ferry Road; TMS# 19102-05-12

Ordinance No.: 2021-085 Annexing and Incorporating 0.69 acres, 29,000 square feet 7800 Garners Ferry Road, Richland County TMS# 19102-05-12 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 Community Activity Corridor (AC-2) and assign zoning of General Commercial (GC) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.

Applicant: Take 5 Carolinas Property Company, LLC

Staff Recommendation: Approval

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

20. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for NX3900 River Drive a/k/a 3820 River Drive; TMS# 09103-05-09

Ordinance No.: 2021-084 Annexing and Incorporating 0.22 acres NX3900 River Drive, Richland County TMS# 09103-05-09 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 Core Mixed Residential Type 2 (UCMR-2) and assign zoning of Employment Campus (EC) at the time of annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.

Applicant: Osama Khammash



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Staff Recommendation: Approval

PC Recommendation: 09/13/2021; Approval (6-0)

21. MAJOR AMENDMENT to a Planned Development at S/S Broad River Road, TMS# 05013-01-01 & 05009-02-52

Council District: 1

Proposal: Request to make a Major Amendment to a Planned Development (PD).

Applicant: Philip Reames, Great Southern Homes

Staff Recommendation: Approval

PC Recommendation: 10/04/2021; Approval (7-0)

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

Ordinance No.: 2021-087 Amending The Unified Ordinance of the City of Columbia, South Carolina, Article 2: Administration, Sec. 17-2.2(d) Table 17-2.2; Sec. 17-2.5(c)(3)(b); Sec. 17-2.5(g); Sec. 17.2.5(y); and, Article 3: Zoning Districts, Sec. 17-3.3(d); Sec.17-3.3(f)(3); Sec. 17-3.3(g)(3); and, Article 4: Use Regulations, Sec. 17-4.2(b); Sec. 17-4.2(b) Table (4); Sec. 17-4.2 (c)(4); Sec. 17-4.3(d)(1); Sec. 17-4.3(d)(6); and, Article 5: Development Standards, Table 17-5.2(I)(1)B; Sec.17-5.3(b); Sec.17-5.3(i)(5) and 17-5.4 (f); 17-5.10(c)(5); Table 17-5.10(c)(6)a.1; Table 17-5.10(c)(6)a.3; Table 17-5.10(c)(6)a.4.i; Table 17-5.10(c)(6)a.4.ii; 17-5.11(d); Table 17-5.11(D)(4); Article 7: Nonconformities, Sec17-7.1(c); Sec17-7.6(b)(1); Sec17-7.6(b); Sec17-7.6(c);and, Article 9: Definitions and Rules Management, Sec17-9.2(a)(6); Sec.17-9.4; and Appendix C: Type: Landmarks; Table C: Type 3 Landmarks

Proposal: Amendments to the text of Chapter 17 of the Columbia Code of Ordinances entitled "Unified Development Ordinance of the City of Columbia, South Carolina"

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 10/04/2021; Approval (7-0)



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RESOLUTIONS

23. Resolution No.: R-2021-106 Ratifying and Authorizing the City Manager to execute a Columbia Riverfront Park, Saluda River Greenway, and Vista Greenway Donation Agreement between the City of Columbia and Prisma Health and any documents necessary to consummate the acceptance of a donation to the City for the use and support of Riverfront Park and Greenways
24. Resolution No.: R-2021-111 Certifying Four (4) 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 South Carolina Code of Laws (1976), as amended, regarding the property located at 1813 Main Street and having Richland County TMS #s: R09082-01-01 to 05, R09082-02-01 to 03, R09082-03-01 to 03, Parking TMS#s: R09082-04-01 through 49
25. Resolution No.: R-2021-115 Certifying A Building Site 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 (19 76), as amended, regarding the property located at 1511 Richland Street, Richland County TMS # 11404-01-21
26. Resolution No.: 2021-127 Authorizing a First Amendment to the Management Services Agreement between the City of Columbia and Executive Management and Leasing, Inc., for the property located at 1401 Main Street

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.

27. Resolution No.: R-2021-119 Authorizing consumption of beer and wine only at the South Carolina Oyster Festival in the 1600 block of Blanding Street on Saturday, November 21, 2021 with a rain contingency of Sunday, November 28, 2021



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APPOINTMENTS

- 28. Accommodations Tax Advisory Committee
- 29. Climate Protection Action Committee
- 30. Richland County Board of Assessment Appeals
- 31. South Carolina Memorial Park Commission

OTHER MATTERS

- 32. Council is asked to approve the installation of a 4-way stop at the intersection of Chester Street and Lincoln Street, as requested by the Traffic Engineering Division.

This request has been approved by the Columbia Police Department and the Columbia Fire Department.
- 33. Appeals to the City Center Business Improvement District Assessment - The Honorable Sam Davis

CITY COUNCIL COMMITTEE REFERRALS / REPORTS

- 34. Administrative Policy Committee Report - The Honorable Mayor Pro-Tem Edward H. McDowell, Jr.

PUBLIC INPUT

EXECUTIVE SESSION

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

*COVID-19
Bond Court
Redistricting
Site Review Plan for 16.2 acres, 750 and 754 South Beltline Boulevard*
 - 36. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)

North v. City of Columbia
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We Are Columbia

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37. 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)

Oasis Development - CEZ Inc. and Integral Group, LLC

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

*Convention Center
State Museum Memorandum of Understanding*

ADJOURNMENT