



CITY OF COLUMBIA  
WORK SESSION MINUTES  
TUESDAY, AUGUST 4, 2015  
CITY HALL – 1737 MAIN STREET  
2<sup>nd</sup> FLOOR CONFERENCE ROOM

The Columbia City Council conducted a Work Session on Tuesday, August 4, 2015 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 12:18 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Brian DeQuincey Newman, The Honorable Cameron A. Runyan and The Honorable Moe Baddourah. The Honorable Leona K. Plough was absent, but she participated in discussions via video conference. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the Freedom of Information Act.

### **EXECUTIVE SESSION**

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to enter into Executive Session at 12:19 p.m. for the discussion of **Items 1** through **4** as outlined.

1. Receipt of legal advice which relates to a matter covered by attorney-client privilege – *These items were discussed in Executive Session. No action was taken.*
  - *Hotel litigation*
  - *Lincoln Street*
  - *OSHA Report*
2. Discussion of negotiations incident to proposed contractual arrangements – *These items were discussed in Executive Session. No action was taken.*
  - *Vertical Development Opportunities within City Parking Garages*
  - *Parks and Recreation Department*
3. Discussion of negotiations incident to settlement of legal claims – *This item was discussed in Executive Session. No action was taken.*
  - *False arrest/imprisonment, malicious prosecution*
4. Discussion of employment of an employee – *This item was discussed in Executive Session. No action was taken.*
  - *Utilities & Engineering Department*

Upon a motion made by Mr. Davis and seconded by Mr. Runyan, Council voted unanimously to adjourn the Executive Session at 1:55 p.m.

## **CITY MANAGER'S REPORT**

Ms. Teresa Wilson, City Manager recalled that the Administrative Policy Committee had taken the lead with the evaluations for the City Manager, Municipal Judges and City Attorney. In response to her evaluation, she distributed copies of the City Manager's goals and objectives to City Council. She noted that some objectives had already been met. She reported that a discussion of the cost effectiveness of issuing debt versus pay as you go will be presented today by Mr. Palen and GASB will be discussed again in two weeks. She recalled that a Retreat has been scheduled for January 14-16, 2016 at the Saluda Shoals River Center. She suggested that an Annexation Work Session be scheduled as an additional Work Session and that the evaluation of Judges and the City Attorney also be a part of that Work Session. She asked Council to review the memo and provide feedback on the proposed dates.

There was a consensus of Council to consider dates in October for scheduling an Annexation Work Session and to build the evaluations into the current schedule.

Ms. Teresa Wilson, City Manager announced that the City of Columbia has received a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the second year in a row. She commended the finance staff for the comprehensive, dedicated and transparent way in which they are preparing our financial reporting for the public.

## **FINANCIAL REPORT**

5. [May 2015 Financial Report](#) – Ms. Jan Alonso, Finance Director

Ms. Jan Alonso, Finance Director recognized Mr. Denny Ulmer, who was recently promoted as the Deputy Finance Director. She reported that the variance in licenses and permits in the General Fund is simply due to timing. She reported that the Parking Fund is as planned. She noted that the reports are for the end of May and the June report will be presented in October. She reported that there is \$27 million in the Water and Sewer Fund, but there are additional encumbrances and entries that haven't been made for the end of the year. She agreed to report all expenditures for the Multi-Use Entertainment Venue in the next report.

## **CITY COUNCIL DISCUSSION/ACTION**

6. [Bull Street Overview / Infrastructure Needs and Funding Options](#) – Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services and Mr. Gregory Tucker, Special Projects Administrator

Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services said the goal is to talk about the Bull Street Development Agreement that was signed two years ago. We have the commitments for infrastructure funding and parking; we have estimates from the developer; we have some timelines; and we want to talk with you about how to finance this. He noted that there are two options for financing. He reviewed the City's obligations under the Development Agreement, which are broken into four phases. He said the developer is obligated to have taxable improvements when we reach phase four. He explained that we are obligated to develop a total of 1,600 parking spaces; we've talked about doing two garages with 800 spaces each; and the developer is ready for the first parking garage.

Mr. Gregory Tucker, Special Projects Administrator explained that they asked Mr. Hughes to provide a draw request so we would know exactly when he would need funds. He reported that the developer will be requesting \$15,075,000 and he has met the requirements for the first parking garage.

Councilor Devine asked if the requirement to rehab the Babcock Building or the commitment to 120,000 sq. ft. of retail space triggered the parking garage commitment.

Mr. Gregory Tucker, Special Projects Administrator said the 120,000. He presented an architectural rendering of the first phase building, which is currently being constructed as a 146,000 sq. ft. mixed-use building with retail on the first floor and office space above.

Councilor Baddourah asked if the \$16 million for the parking garage is the cap. He asked what the cap is for an 800 space parking garage.

Mr. Gregory Tucker, Special Projects Administrator said there is no cap. He added that the site is governed by the Planned Unit Development (PUD). The location of the garage and how it is shielded or tucked in by other buildings will greatly affect the outcome of the costs. He said we should know more in the next six months and it takes six to twelve months to construct a garage. He added that a tentative location has been identified for the garage.

Councilor Baddourah asked how they estimated that the second garage would cost more.

Mr. Gregory Tucker, Special Projects Administrator said they assume that due to inflation, costs will be more. He said they estimated \$20,000 per space for the first garage and \$25,000 per space for the second garage. He noted that these costs are in line with the last garage the City built. He reviewed additional architectural renderings of the first phase building that is currently being constructed along with the infrastructure for phase one and the 26-acre park. He will be asking for reimbursement for purchasing the land for this and the park along with water lines, sewer lines, storm drain lines, roadways, roadway lighting, and sidewalks. He said that the relocation of sewer lines is an expected expense. He presented construction photos of the venue. He said they do not know the maintenance costs for the park building and funding for demolition is for existing buildings that would be in the way and roadways that are not aligned with the new road.

Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services said park maintenance costs will be included in the general fund budget in future years and the ongoing maintenance is not part of the \$31,236,000.

Mr. Michael Seezen, Esq., McNair Law Firm, P.A. recalled when the Development Agreement was signed a number of funding options were provided. He said those options included bonds payable from taxes, bonds payable from revenues, installment purchase revenue bonds and general obligation bonds. He said that bonds payable from taxes or revenues are limited on what they can be used for, on capacity and on the ability to sell. He explained that Installment Purchase Revenue Bonds (IPRB) are issued by a non-profit corporation; they are commonly used in South Carolina; the assets are purchased by the City over time; and there is flexibility in the source of repayment. He explained that a General Obligation (GO) Bond is secured by the full faith and credit of the City and the constitution limits how much can be issued. He noted that the principal amount must be less than 8% of the assessed value of taxable property in the City, unless the bonds are authorized by a referendum which can be done during a regular or special election for a not to exceed amount. He noted that the biggest limitation to the referendum is that separate questions must be put on the ballot for each purpose a bond is being issued for.

Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services reported that \$1 million was set aside in the water, sewer and storm water funds both last year and this year, but we identified \$700,000 that would qualify for water funds. He proposed four bond series with the first bond being issued in January 2016 in the amount of \$26,674,211. He added that these are estimates that will be narrowed down. He proposed the use of the installment purchase revenue bond to finance the Bull Street infrastructure. He said the mechanics can be reviewed more in-depth prior to the issuance of the bonds in the spring of next year.

There was an in-depth discussion of the City's current debt profile under status quo, with the issuance of Installment Purchase Revenue Bonds (IPRB) or General Obligation (GO) Bonds in 2016, 2017, 2018 and 2019.

Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services explained that all bonds will be issued for thirty years, but the issuance of the GO bond will require a small increase in rates during the early years. He said it is cheaper to issue GO bonds, but it would require a referendum. He said if the referendum fails we would do the IPRBs. He said ordinances will be presented to Council later in the year, but at the next meeting we will present a reimbursement resolution so that we can make payments on some of the requests and reimburse ourselves later. The bonds will be issued in February or March.

Councilor Devine asked staff to communicate with Mr. Hughes about releasing the retail announcements soon.

Ms. Teresa Wilson, City Manager asked if Mr. Palen was seeking action from Council.

Mr. Michael Seezen, Esq., McNair Law Firm, P.A. said the purpose of the reimbursement resolution is to allow the City to pay bills now and later issue some form of debt in order to reimburse itself.

A motion was made by Ms. Devine and seconded by Mr. Newman to move forward with the Installment Purchase Revenue Bonds.

Councilor Baddourah said instead of looking at the IPRB at once can we separate it into a GO bond to take care of the immediate needs in an attempt to reduce the costs.

Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services said it is being done in phases.

Councilor Baddourah asked if we can issue \$16 million in IPRBs and \$10 million in GO bonds.

Mr. Michael Seezen, Esq., McNair Law Firm, P.A. explained that the debt limit is calculated when the debt is issued; when a \$10 million GO Bond is issued you have to prove that you have sufficient capacity in order to issue that \$10 million. At the same time as you are issuing that \$10 million bond, you are also issuing a \$16 million IPRB; the IPRB has a debt service schedule in an amount that has to be funded each year and you have to maintain capacity to issue GO Bonds for the IPRB as well.

Councilor Baddourah expressed opposition to borrowing money to pay for borrowed money.

Ms. Teresa Wilson, City Manager said we have to assume that there's going to be growth; and as we continue to look at this over the years, there may be other options.

Upon a motion made by Ms. Devine and seconded by Mr. Newman, Council voted five (5) to one (1) to move forward with the Installment Purchase Revenue Bonds. Voting aye were Mr. Davis, Ms. Devine, Mr. Newman, Mr. Runyan and Mayor Benjamin. Mr. Baddourah voted nay.

7. [Council Prioritization of General Capital Projects](#) & Council Requested Projects for potential surplus funding allocations – Ms. Teresa Wilson, City Manager

Ms. Teresa Wilson, City Manager noted that this is the same presentation as before and staff has given you a prioritization of internal projects. She said the idea is to keep this in front of you until we reach October; then we will have a more defined surplus number to work with. She said this is an exercise for you all to come to a consensus about certain projects.

Mayor Benjamin said we talked about coming up with a priority list and we can continue to dialog around this. He suggested that they keep moving.

8. [Structure of a Potential Hospitality Tax Bond](#) - Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services

Ms. Teresa Wilson, City Manager noted that this is a refresh of a previous presentation.

Mr. Michael Seezen, Esq., McNair Law Firm, P.A. explained that Hospitality Tax Bonds can be used for tourism related developments that generate tourism, provide economic benefits and demonstrate public purpose. He noted that projects should be shovel ready and bond funds should be disbursed for non-City owned projects in the same manner as annual appropriations; bonds can be used for capital expenditures only; are eligible for tax exempt financing if funds are granted with no expectation of repayment; and you don't issue long term bonds for short term projects. He outlined the assurances grantee would make to the City during the term of the bond.

Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services explained that our current rating is AA2 and our debt coverage ratio is very important. He outlined the City's bond capacity for up to \$28.3 million. He said the estimates are based on the market and are subject to change. He reviewed the hospitality tax collections for previous years, the unaudited collections for the current and the anticipated surplus for upcoming years.

Ms. Melisa Caughman, Budget and Program Management Director reviewed the capital requests that have been received from external organizations and the capital needs for City facilities. She said there needs to be legal review to determine the eligibility of each project according to State law.

Mayor Benjamin noted that the list is leaner than he recalled. He recalled that Southeast Park was constructed with a Hospitality Tax Bond. He said recreational facilities are needed in the Beltline Boulevard area and we need to spend time talking about Booker Washington Heights, as well. He said he has spoken with Council members about how they could advance the renovation of Finlay Park. He said part of the earlier discussion about a potential TIF is something we should talk about more aggressively. He recalled conversations related to underground utilities. He assumed that some of that would qualify for hospitality tax uses.

Mr. Michael Seezen, Esq., McNair Law Firm, P.A. said the important thing is it would have to be strongly tourist related.

Mayor Benjamin said we have been talking about this for a while and the debt service and cost of issuance seems cheaper than before. He would love to have a discussion over the next month or so.

Ms. Melisa Caughman, Budget and Program Management Director agreed to work with the Legal Department to develop a process for gathering the information needed to make a determination.

- **Mr. Newman left the meeting at 4:03 p.m.**

Ms. Teresa Wilson, City Manager said we can plan to have the legal review by October along with an idea on the surplus. We can start helping Council craft priorities based off the general capital projects and then bring back the potential hospitality tax bond.

Mayor Benjamin asked that staff bring back a comprehensive list of everything on the table.

These are the proposed next steps:

- Legal review of project eligibility
- Approval of projects to be authorized in bond ordinance
- Timeline to issue bonds
- Issuance of bonds to coincide with the first debt service payment to occur in fiscal year 2016/2017

Councilor Davis asked that the Eau Claire Community Council be allowed to expend funds that were not used last year.

\*\*Upon a motion made by Mr. Davis and seconded by Mr. Baddourah, Council voted unanimously to reallocate \$20,000 from the fiscal year 2014/2015 Hospitality Tax Fund to the Eau Claire Community Council.

9. [Cost Effectiveness of Issuing Debt versus Pay-As-You-Go](#) - Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services

Ms. Teresa Wilson, City Manager explained that this is part of Council's request through our goals and objectives. There are many practices we've tried to implement with you all and Jeff is reducing them to policy recommendations as we move toward pay as you go versus issuing debt.

Mr. Jeff Palen, Chief Financial Officer and Assistant City Manager for Finance & Economic Services explained that financing options depend on the funding source. He said the City typically issues bonds primarily for capital replacements, improvements or additions to city owned facilities and infrastructure. We do not recommend issuing debt for operating costs and debt coverage. He noted that the bond rating is critical in determining whether or not to issue debt. He outlined the current practices for issuing debt using the following funds: general fund, water and sewer fund, parking fund, hospitality tax, and the storm water utility.

Ms. Teresa Wilson, City Manager said she is hopeful that this accomplished what Council is asked for; chime in if we need to go back to the drawing board.

Mayor Benjamin said this is a great and comprehensive overview; we take every debt issue up individually and independently.

Ms. Melisa Caughman, Budget and Program Management Director said this discussion is regarding the need for guiding principles for the issuance of debt and formalizing this practice into policy.

10. [Fiscal Year 2015/2016 Accommodations Tax and Hospitality Tax Funding Recommendations](#) – Ms. Libby Gober, Assistant to City Council - *Consideration of this item was deferred until August 18, 2015.*

### **PRESENTATIONS**

11. [Play Ball Month Proclamation](#) – The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin reported that The Columbia Fireflies was launched today as the new brand of the baseball team.

Mayor Benjamin and the members of City Council proclaimed August 2015 as Play Ball Month in the City of Columbia.

### **CONSENT AGENDA**

Upon a single motion made by Ms. Devine and seconded by Mr. Runyan, Council voted unanimously to approve the **Consent Agenda Items 12** through **37**.

### **CONSIDERATION OF BIDS & AGREEMENTS**

12. Council is asked to approve a [Professional Services Agreement between the City of Columbia and the River Alliance for Fiscal Year 2015/2016](#) in an amount not to exceed \$51,000.00. This organization is located in Columbia, SC. *Funding Source: Hospitality Tax Fund 2124313 (\$26,000) and 101111-638300 (\$25,000) – Approved*
13. Council is asked to approve an [Independent Contractor Agreement](#) between the City of Columbia and Globe Mountain Partners, LLC in the amount of \$66,300.00. This firm is located in Columbia, SC. *Funding Source: 1011107-636600 – Approved*
14. Council is asked to approve an [Agreement for On-Call Engineering Services for Fiscal Year 2015/2016](#), as requested by the Utilities and Engineering Department. Award to the Dennis Corporation in an amount not to exceed \$50,000.00. This firm is located in Columbia, SC. *Funding Source: 5511706-WM424016 / SS720016-638305 – **Note:** The original budgeted amount for this project is \$50,000.00. – Approved*

15. Council is asked to approve an [Agreement for On-Call Civil Engineering Services for Fiscal Year 2015/2016](#), as requested by the Utilities and Engineering Department. Award to Civil Engineering, in an amount not to exceed \$50,000.00. This firm is located in Columbia, SC. *Funding Source: 5516205-SS727116-638305 – **Note:** The original budgeted amount for this project is \$50,000.00. – Approved*
16. Council is asked to approve an [Agreement for On-Call Engineering Services for Fiscal Year 2015/2016](#), as requested by the Utilities and Engineering Department. Award to Terracon Consultants, Inc., in an amount not to exceed \$70,000.00. This firm is located in Columbia, SC. *Funding Source: 5511706-SS734516-638305 – **Note:** The original budgeted amount for this project is \$70,000.00. – Approved*
17. Council is asked to approve [Change Order # 4 for Project WM4000; Lake Katherine Phase I](#), as requested by the Utilities and Engineering Department. Award to Carolina Tap and Bore, Inc., in the amount of \$72,120.00. This firm is located in West Columbia, SC. *Funding Source: \$6,290.00 will come from the owner's contingency allowance and \$65,830.00 will come from Fiscal Year 2015/2016 Unforeseen Projects WM4323 account. - **Note:** This is a Mentor Protégé Program Project and Northeast Backflow of Lugoff, SC (Protégé) will receive \$36,060.00 or 50% of the contract value. The original budgeted amount for this project is \$2,553,150.00 and the revised contract amount is \$2,763,848.00. – Approved*
18. Council is asked to approve an [Agreement for Engineering Services for Phase II of the Columbia Canal Embankment Project](#), as requested by the Utilities and Engineering Department. Award to Chao & Associates, a Local Business Enterprise in the amount of \$117,100.00. This firm is located in Columbia, SC. *Funding Source: 5516101-WM416703-638500 – **Note:** The original budgeted amount for this project is \$117,100.00. – Approved*
19. Council is asked to approve [Change Order #1 for Project SD8284; Phase I for Wellington Drive](#), as requested by the Utilities and Engineering Department. Award to Shady Grove Construction, LLC in the amount of \$122,550.00. This firm is located in Irmo, SC. *Funding Source: \$34,450 will come from the original budgeted project contingency allowance and \$88,100 will come from project SD8398 fiscal year 2014/2015 budget. – **Note:** This is a Mentor Protégé Program Project and 3G Construction of Columbia, SC (Protégé) will receive \$45,902.00 or 37.5% of the contract value. The original budgeted amount for this project is \$415,000.00 and the revised contract amount is \$518,334.50. – Approved*

20. Council is asked to ratify an [Emergency Procurement of Heating, Ventilation, and Air Conditioning \(HVAC\) and Plumbing Services](#) for the Police Evidence Storage Facility, as requested by the Support Services Division. Award to W.O. Blackstone in the amount of \$382,555.44. This vendor is located in Columbia, SC. *Funding Source: General Capital Project-Capital Project Costs, 4039999-658650 and Bluff Road Evidence and Storage-Capital Projects Costs, CP201501-658650 – Approved*
21. Council is asked to approve [Contract Amendment #1 for Construction Upgrades to the Sumter Street Garage](#), as requested by the Utilities and Engineering Department. Award to Mashburn Construction Company in an amount not to exceed \$389,347.00. This firm is located in Columbia, SC. *Funding Source: Parking Fund Balance 532999-658650 – **Note:** The City of Columbia and Core Campus will split the cost of construction with each party contributing \$194,673.50 towards the project. Sub-consultant Tendon Systems of Suwanee, GA will provide structural enhancement services at \$218,455.00 or 56% of the contract value. The original budgeted amount for this project is \$450,000.00. – Approved*
22. Council is asked to approve an [Agreement for Professional Janitorial Services for Routine Maintenance](#), as requested by the Support Services Division. Award to Maid Over, LLC of Greenwood, SC in the amount of \$35,352.00; Zap Pro Cleaning Services, LLC of Winnsboro, SC, as a Local Business Enterprise in the amount of \$22,683.00; Goodwill Industries of Greenville, SC in the amount of \$182,447.00; and American Facility Services of Alpharetta, GA in the amount of \$319,704.00 for a total amount not to exceed \$560,186.00. *Funding Source: Fleet Services Maintenance & Service Contract, 6308971-638200; Parking Services Maintenance & Service Contract 5312501-638200; Support Services Maintenance & Services Contract 1011201-638200; Support Services Maintenance & Service Contract 5511219-638200; Police Maintenance & Service Contract 1012402-638200; Wastewater Treatment Plant-Maintenance & Service Contract 5516208-638200; and Water Canal Plant-Maintenance & Service Contract 5516206-638200 – **Note:** This contract is for a three (3) year term ending June 30, 2018 with an option to extend for two (2) additional one year terms. The price per lot is listed below. – Approved*

Lot	Building	Company	Monthly Cost
1	City Hall (1737 Main Street)	American Facility Services	\$3,280.00
2	Municipal Court (811 Washington Street)	Goodwill Industries	\$2,618.92
3	General Services Building (1924 Calhoun Street)	Goodwill Industries	\$743.13
4	Main Fire Station (includes 911) – 1800 Laurel Street	American Facility Services	\$2,985.00
5	Fire and Prevention (1800 Laurel Street)	Zap Pro Cleaning Services, LLC	\$634.52
6	Washington Square (1136 Washington Street)	American Facility Services	\$7,835.00
7	Police Training (1507, 1509 and 1511 Taylor Street)	Maid Over, LLC	\$1,040.00
8	Human Resources (1225 Lady Street)	American Facility Services	\$3,532.00
9	Employee Gym (1632 Hampton Street)	Zap Pro Cleaning Services, LLC	\$1,255.70
10	Main Police Headquarters (1-Justice Square)	American Facility Services	\$2,984.00
11	Metro Police District/Downtown (1600 Bull Street)	Goodwill Industries	\$561.89
12	Harbison Police West (372 Lake Murray Blvd)	Goodwill Industries	\$447.49

13	Police/East District (446 Spears Creek Church Road)	Goodwill Industries	\$468.82
14	Police/South District (2132 Devine Street)	Goodwill Industries	\$970.74
15	Police Metro Sub-District Midlands Shopping Center (2638 Two Notch Road)	Goodwill Industries	\$345.05
16	Luthern Survey/Eau Claire Town Hall/Police North District and City Collections (3905 Ensor Drive)	Goodwill Industries	\$1,298.37
17	Police/North Region (3905 Ensor Drive)	Goodwill Industries	\$359.55
18	Police/PACE Team (101 Harden Street, Suite 200)	Goodwill Industries	\$349.87
19	Police Canine (1042 Adeline Drive)	Goodwill Industries	\$457.18
20	Police Training Facility (900 Riverhill Circle)	Goodwill Industries	\$925.37
21.	Bus Shelters (15 locations)	Maid Over, LLC	\$1,906.00
22	Parking Services (820 Washington Street)	Goodwill Industries	\$547.91
23	Canal Water Plant Buildings; East Filter Building, West Filter Building Administrative Building (2 floors) Laboratory & Control Building (2 floors) Foyer & Bathroom of the Chemical Building (300 Laurel Street)	American Facility Services	\$2,071.00
24	Health Clinic (2012 Harden Street)	Goodwill Industries	\$383.06
25	Police Storage/Evidence (715 Bluff Road)	Goodwill Industries	\$1,533.95
26	Wastewater Treatment Plant Buildings (1200 Simmon Tree Lane)	Goodwill Industries	\$2,160.74
27	Receptive Station (1200 Simmon Tree Lane)	Goodwill Industries	\$345.56
28	Fleet Services (2910 Colonial Drive)	Goodwill Industries	\$740.27
29	Public Works (2910 Colonial Drive)	American Facility Services	\$3,955.00

23. Council is asked to approve the [Street Infrastructure Improvement Project for Fiscal Year 2015/2016](#), as requested by the Street Division. Award to Sloan Construction Company, the lowest responsive bidder in the amount of \$498,666.00. This vendor is located in Columbia, SC. *Funding Source: Streets & Sidewalk Repair/Paving & Asphalt Supplies; 1013201-623500 – **Note:** The project funding is provided via CDBG funding via a reimbursable process as approved through the CDBG grant application process. The original budgeted amount for this project is \$499,419.00. – Approved*

Streets	Cost
Pendleton St from Park to Assembly St	\$47,133.00
Pendleton St from Assembly St to Sumter St	\$75,234.00
Wayne St from Elmwood Ave to Richland St	\$63,793.00
Barhamville Rd	\$268,307.00
Helm St	\$9,488.00
Middleton Ct	\$33,056.00
Owners and Contractors Protective Liability Insurance	\$1,655.00
<b>Total</b>	<b>\$498,666.00</b>

#### ORDINANCES – SECOND READING

24. [Ordinance No.: 2015-049](#) – Authorizing the City Manager to execute an Agreement to Sell and Purchase Real Estate between the City of Columbia and Pinnacle, Inc. for the purchase of 2725 Drayton Street, Richland County TMS #09119-12-02 – *First reading approval was given on July 21, 2015. – Approved on second reading.*

25. [Ordinance No.: 2015-055](#) – An Ordinance to Authorize the Replacement of and Substitution for the Letter of Credit securing the \$81,860,000 Original Principal Amount City of Columbia, South Carolina, Waterworks and Sewer System Revenue Bonds, Series 2009, and to approve the form and terms of, and authorize the execution of, a Letter of Credit and Reimbursement Agreement, a Remarketing Agreement and a Tender Agent Agreement, and other Agreements as necessary or desirable; and to authorize the removal and appointment of Paying Agents, Registrars, Custodians, Tender Agents and Remarketing Agents for the Bonds, including the 2009 Bond; and other matters related thereto – *First reading approval was given on July 21, 2015. **Note:** This ordinance has been revised. – Approved on second reading.*
26. [Ordinance No.: 2015-069](#) – Repealing Emergency Ordinance 2015-066 for the Temporary Ban of Weapons within a two hundred fifty (250') foot area surrounding the South Carolina State House Grounds – *First reading approval was given on July 21, 2015. – Approved on second reading.*

**LAND USE MAP AMENDMENT – SECOND READING**

27. **Land Use Element:** request to amend the City of Columbia Comprehensive Plan to update the Future Land Use Map to include recently annexed parcel at 954 Custer Street. – *First reading approval was given on July 21, 2015. – Approved on second reading.*
- |                       |  |
|-----------------------|--|
| Council District:     | 2  |
| Proposal:             | Amend Future Land Use Map of <i>The Columbia Plan: 2018</i> to include the property at 954 Custer Street in to the City of Columbia. |
| Applicant:            | City of Columbia   |
| PC Recommendation:    | Approve (9-0); 06/01/15  |
| Staff Recommendation: | Approve  |

[Ordinance No.: 2015-067](#) – Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 954 Custer Street, Richland County TMS #07305-06-03 annexed into the City of Columbia by Ordinance No.: 2015-047 – *First reading approval was given on July 21, 2015. – Approved on second reading.*

ZONING CONFIRMATION – SECOND READING

28. [954 Custer Street](#), TMS#07305-06-03; confirm RS-1 (Single-Family Residential.) – *First reading approval was given on July 21, 2015. – Approved on second reading.*

Council District: 2  
Proposal: Confirm C-3 zoning for recently annexed property  
Applicant: Aaron R. & Jennifer D. Bishop  
PC Recommendation: Approve (9-0); 06/01/15  
City Council Recommendation: Approve; 06/16/15 Annexation  
City Council Recommendation: Approve; 06/23/15 Interim Zoning  
Staff Recommendation: Approve

ANNEXATIONS, COMPREHENSIVE PLAN MAP AMENDMENTS, & ZONING MAP AMENDMENTS – SECOND READING

29. [84 Hillmark Drive](#), TMS#07216-04-04; request to annex, assign land use classification UEMR (Urban Edge Mixed Residential), and zone the property RS-1 (Single-Family Residential). The property is currently classified as Suburban and zoned RS-LD (Residential, Single-Family, Low Density) in Richland County. – *First reading approval was given on July 21, 2015. – Approved on second reading.*

Council District: 2  
Proposal: Annex, assign land use classification UEMR, and zone the property RS-1  
Applicant: Herbert L. & Patsy B. Johnson  
PC Recommendation: Approve (9-0), 06/01/15  
Staff Recommendation: Annex, assign UEMR Land Use Classification, and RS-1 Zoning

[Ordinance No.: 2015-052](#) – Annexing and Incorporating 84 Hillmark Drive, Richland County TMS #072 16-04-04 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 – *First reading approval was given on July 21, 2015. – Approved on second reading.*

30. [924 Brantley Street](#), TMS#07306-02-33; request to annex, assign land use classification UEMR (Urban Edge Mixed Residential), and zone the property RS-1 (Single-Family Residential). The property is currently classified as Suburban and zoned RS-LD (Residential, Single-Family, Low Density) in Richland County. – *First reading approval was given on July 21, 2015. – Approved on second reading.*

Council District: 2  
Proposal: Annex, assign land use classification UEMR, and zone the property RS-1  
Applicant: Ann M. Barry  
PC Recommendation: Approve (9-0), 06/01/15  
Staff Recommendation: Annex, assign UEMR Land Use Classification, and RS-1 Zoning

[Ordinance No.: 2015-051](#) – Annexing and Incorporating 924 Brantley Street, Richland County TMS #07306-02-33 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 – *First reading approval was given on July 21, 2015. – Approved on second reading.*

#### ZONING MAP AND TEXT AMENDMENTS – SECOND READING

31. [1525 Bull Street](#), TMS#11402-03-07; request to rezone from C-4, DD (Central Area Commercial, Design Development District) to C-4, DD, -DP (Central Area Commercial, Design Development District, Design Preservation). Amend Sec. 17-691 (c) to establish 1525 Bull Street as a Group II individual historic landmark in the City of Columbia. – *First reading approval was given on July 21, 2015. – Approved on second reading.*

Council District: 2  
Proposal: Rezone parcel from C-4, DD to C-4, DD, DP and Amend Chapter 17 – Article V, Division 3 - §17-691 (c) to designate structure as a Group II Landmark  
Applicant: Krista Hampton, Director of Planning and Development Services  
DDRC Recommendation: Approve (6-0), 04/09/15 Landmark Status  
PC Recommendation: Approve (9-0), 06/01/15  
Staff Recommendation: Approve

32. [1707 Wayne Street](#), TMS#09010-11-13; request to rezone from RG-3, DD (Townhouse and High-Rise Residential, Design Development District) to RG-3, DD, -DP (Townhouse and High-Rise Residential, Design Development District, Design Preservation). Amend Sec. 17-691 (d) to establish 1707 Wayne Street as a Group III individual historic landmark in the City of Columbia. – *First reading approval was given on July 21, 2015. – Approved on second reading.*

Council District: 2  
Proposal: Rezone parcel from RG-3, DD to RG-3, DD, DP and Amend Chapter 17 – Article V, Division 3 - §17-691 (d) to designate structure as a Group III Landmark  
Applicant: Kristen Puckett & Ian Scholl, Property Owners  
DDRC Recommendation: Approve (6-0), 05/14/15 Landmark Status  
PC Recommendation: Approve (9-0), 06/01/15  
Staff Recommendation: Approve

33. [1501 Lady Street](#), TMS# 11402-12-14(p); request to rezone from C-4, DD (Central Area Commercial, Design Development District) to C-4, DD, -DP (Central Area Commercial, Design Development District , Design Preservation). Amend Sec. 17-691 (c) to establish 1501 Lady Street as a Group II individual historic landmark in the City of Columbia. – *First reading approval was given on July 21, 2015. – Approved on second reading.*

Council District: 2  
Proposal: Rezone parcel from C-4, DD to C-4, DD, DP and Amend Chapter 17 – Article V, Division 3 - §17-691 (d) to designate structure as a Group II Landmark  
Applicant: Krista Hampton, Director of Planning and Development Services  
DDRC Recommendation: Approve (6-0), 05/14/15 Landmark Status  
PC Recommendation: Approve (9-0), 06/01/15  
Staff Recommendation: Approve

#### TEXT AMENDMENT – SECOND READING

34. [Ordinance No.: 2015-050](#) – 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 4, Landmarks, Sec. 17-691 Buildings and sites list, (c), to add 1525 Bull Street, TMS#11402-03-07, 2150 Harden Street, Parker Annex Building, TMS#11501-01-01(p) and 1501 Lady Street, TMS# 11402-12-14(p) and (d) to add 1707 Wayne Street, TMS# 09010-11-13 – *First reading approval was given on July 21, 2015. – Approved on second reading as amended by striking 2150 Harden Street, Parker Annex Building, TMS#11501-01-01(p) from the ordinance.*

## EVENT RESOLUTIONS

35. [Resolution No.: R-2015-065](#) – Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Contemporaries Oktoberfest on Thursday, September 17, 2015 - *Approved*
36. [Resolution No.: R-2015-059](#) – Authorizing consumption of beer and wine beverages only at the Soda City Friends Dinner on the Gervais Street Bridge on October 18, 2015 - *Approved*
37. [Resolution No.: R-2015-072](#) – Authorizing consumption of beer and wine only at "2015 Year of the Shag Celebration of South Carolina State Dance on Main Street" at Soda City on September 5, 2015 - *Approved*

## RESOLUTIONS

38. [Resolution No.: R-2015-056](#) – Authorizing the City Manager and Fire Chief to execute an Automatic Aid Agreement for Fire Protection and Other Emergency Services between the City of West Columbia Fire Department and City of Columbia Fire Department - *Approved*

Upon a motion made by Mr. Runyan and seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2015-056 – Authorizing the City Manager and Fire Chief to execute an Automatic Aid Agreement for Fire Protection and Other Emergency Services between the City of West Columbia Fire Department and City of Columbia Fire Department.

39. [Resolution No.: R-2015-066](#) – Authorizing the extension date for the repayment of the collateral loan issued to Wateree Community Actions, Inc. by the Office of Business Opportunities – *Consideration of this item was deferred.*

## APPOINTMENTS

40. [Citizens Advisory Council for the Columbia Police Department](#) – *Consideration of this item was deferred.*
41. [Midlands Authority for Conventions, Sports and Tourism](#)

Upon a motion by Mayor Benjamin and seconded by Mr. Baddourah, Council voted unanimously to approve the appointment of Mr. Kendall Clay to the Midlands Authority for Conventions, Sports and Tourism Board as a representative of the lodging industry.

42. Composition of the Animal Services Blue Ribbon Committee – *Consideration of this item was deferred.*

## **ORDINANCES – FIRST READING**

43. [Ordinance No.: 2015-048](#) – Amending the "Retiree Participation Requirements" – *Consideration of this item was deferred.*
44. [Ordinance No.: 2015-075](#) – Authorizing the City Manager to execute a License Agreement between the City of Columbia and Hallmark Homes International, Inc. for the Lease of Unreserved parking spaces in the Lady Street Parking Garage and Washington Street Parking Garage – *Approved on first reading.*

Ms. Teresa Wilson, City Manager said discussions need to occur prior to second reading.

Mayor Benjamin agreed.

Upon a motion made by Mr. Runyan and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2015-075 – Authorizing the City Manager to execute a License Agreement between the City of Columbia and Hallmark Homes International, Inc. for the Lease of Unreserved parking spaces in the Lady Street Parking Garage and Washington Street Parking Garage.

Upon a motion made by Mr. Davis and seconded by Mr. Runyan, Council voted unanimously to adjourn the meeting at 4: 36 p.m.

Respectfully submitted by:

Erika D. Moore  
City Clerk