



We Are Columbia

COLUMBIA CITY COUNCIL WORK SESSION MINUTES

TUESDAY, AUGUST 16, 2016 – 2:12 P.M.

CITY HALL - 1737 MAIN STREET - COUNCIL CHAMBERS - 3RD FLOOR

Present: The Honorable Mayor Stephen K. Benjamin ▪ The Honorable Sam Davis, District I
The Honorable Tameika Isaac Devine, At-Large ▪ The Honorable Howard Duvall, Jr., At-Large
The Honorable Edward McDowell, Jr., District II ▪ Mr. Jeff Palen, Assistant City Manager for
Finance and Economic Services ▪ Ms. Erika D. Moore, City Clerk

Absent: The Honorable Leona K. Plough, District IV ▪ The Honorable Moe Baddourah, District
III

This meeting was advertised in accordance with the S.C. Freedom of Information Act.

INVOCATION

The Honorable Edward H. McDowell, Jr. offered the Invocation.

CITY COUNCIL DISCUSSION

1. [Finlay Park Master Plan](#) – Mr. Randy Davis, Director of the Parks and Recreation Department

Mr. Randy Davis, Parks and Recreation Director introduced the Finlay Park design team as Ms. Jennie Horne, Senior Landscape Architect for Stantec and Mr. Mark Johnson, President of Civitas. The team will be presenting an update on the Finlay Park Master Plan.

Mr. Mark Johnson, President of Civitas provided an overview of the presentation provided to City Council eighteen months ago. Finlay Park has existed since the origin of the City and the prior analysis identified the following critical issues: deterioration, safety, personal security, maintenance challenges, accessibility, event management and daily activation. He agreed that many of the challenges are related to the original design and construction. He stated that the park is very well-maintained, but it is deteriorating at a rate that is hard to keep up with. Having walls and slopes is not something we would recommend today. He recommended a pedestrian bridge across the pond to improve the connectivity and enhance the social quality of the park. The rendering includes a three-level circular building with concessions, restrooms, event space, an open-air event space at the top, an elevator and a room to house the equipment for the pond and fountain. He presented the plan to include the multi-use building, a pond, waterfalls, a



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destination playground built into the side of the hill, a band pavilion for concerts with amphitheater space, terraces, a gateway feature and a reconfigured entry plaza with restrooms and maintenance storage. All pathways would become ADA accessible. He reviewed the waterfalls and cascades along with the addition of the bridge. He presented a detailed plan for the 3 story multi-use event building that is currently 28,000 sq. ft. He said the building size can and should be reduced.

Councilor Duvall asked if the building can be done during a different phase.

Mr. Mark Johnson, President of Civitas said the building will address four elements: replace the wall and provide support; house the pumps and filter system; provide public bathrooms at the top of the park; and provide an elevator that transports people from the top of the park to the bottom.

Councilor Devine asked if the building will obstruct the homeowners' view of the park.

Mr. Mark Johnson, President of Civitas said it would not obstruct the view and he agreed to look at different models.

Councilor Devine asked if the building would need to be three floors if there is no event space.

Mr. Mark Johnson, President of Civitas said we would restructure the existing round wall and design a smaller building for the other elements. He highlighted the bridges, reconstructed and the open and enclosed event space. The semi-circular terraces will be removed and a continuous stairway will be created with event lawns and the band pavilion. He said the park needs to be visually open and flowing in terms of circulation. The band pavilion is designed similarly to the multi-use building and it would project towards Laurel Street and Assembly Street. He presented a view of the proposed playground that would use the hillside to generate movement for kids. He proposed to remove the top level of the Jazz Café and to renovate the lower level for restrooms and concessions near the playground. He stated that the bottom of the pond must be repaired; the edges need to be fixed; and we would like to lap some of the water into creative wetlands. The great lawn will be renovated. He presented a rendering of the gateway buildings off of Taylor Street that will include storage and restrooms. He said it can be value engineered. He said it would be wonderful to complete the streetscape along Taylor Street and Gadsden Street. The 2015 capital cost was \$19.5 million. He suggested a minimum phase one area. He said we need to fix the pond, retaining wall, ADA accessibility, the spiral and cascades. We believe that the extra bridge, band pavilion and playground are important. He suggested that they focus on design validation to make this the the best phase one we can make it and work on the costs then they will come back for further Council review and direction.



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Councilor Duvall said we have to value engineer the multi-use event building and we have to figure out how to solve the problem with the homeless using the park.

Councilor Davis asked if the building will take away from the urban concept of the park.

Mr. Mark Johnson, President of Civitas said the proposed building is larger than it should be. He said having food concessions and restrooms are good ways to attract and keep people in the park.

Councilor Devine said she too isn't sold on the building and she would like to see other options. She said this is a phenomenal concept and all of this is needed. If we address the attractiveness and safety of the park, it will be used more and you will find less homeless there. She noted that while this is expensive, we can't wait much longer.

Councilor McDowell said we must be sensitive to brothers and sisters who find this park as their residence; we cannot eliminate something that is inherently before us. It is a park for everybody.

Mayor Benjamin said we need to begin conversations with SCDOT about turning Taylor Street into a two-way street; it inhibits the ability of people to enjoy the park. Because of our investment the use of Greenview Park and Roy Lynch Park has increased. We need to continue to make more investments like that. A smart investment in Finally Park will drive people to the park and dissuade the other activities that occur in parks. This is not meant to address homelessness. He said we will discuss ideas of creative financing for the park. The corner of Gadsden and Taylor doesn't have a deed restriction and we should find a complimentary use like a hotel that would create the type of foot traffic we want to see. He asked if anyone ever looked at day lighting the stream. He asked if having a water feature would make sense. He asked staff to have a conversation with SCDOT about Taylor Street and Council and Administration can determine if the other ideas are cost prohibitive.

Councilor Devine asked staff to consider adding concessions at Greenview Park.

Mr. Randy Davis, Parks and Recreation Director said that is being considered.

Councilor Davis suggested that concessions be included in every park.

Mr. Jeff Palen sought clarification on the next steps.

Mayor Benjamin asked staff to determine how to make the phase in plan more palatable and how we can address the four elements without the \$6 million expenditure. He asked Council for their thoughts on finding a use for the Gadsden Street and Taylor Street side. He said it can be done on a half-acre. Whether it's a hotel or senior housing it has to comport with the vision of the park.



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Mr. S. Allison Baker, Senior Assistant City Manager said the pond runs to Memorial Park.

Ms. Jennie Horne, Senior Landscape Architect for Stantec said they discussed day lighting during the master planning efforts and it was determined that there isn't enough flow. We can perform more due diligence with Cox and Dinkins to give feedback on the length, depth and water flow to determine if day lighting is a viable option.

2. [Health Care Strategies Update](#) – Mr. D. Michael Jones, ASA, MAAA, Senior Consultant, Willis Towers Watson

Mr. D. Michael Jones, ASA, MAAA, Senior Consultant / Willis Towers Watson recalled Council's request in June to look at alternative plan designs that reflected the decision to maintain the Defined Dollar Benefit (DDB), but to also mitigate the cost increases that would be passed on to active employees and pre-65 retirees. He presented the plan design changes, which reflect a 2% increase in costs. He presented the financial summary and contribution rates for 2017. He sought feedback on the contributions for active employees and pre-65 retirees. He explained that there has been a transition in the market toward exchange based post-65 coverage; the individual market is an opportunity for the retiree and the City to save money. He offered to further review this alternative.

Mayor Benjamin asked if this impacts our Unfunded Accrued Liability (UAL).

Mr. D. Michael Jones, ASA, MAAA, Senior Consultant / Willis Towers Watson said adopting the alternate plan design and maintaining the DDB doesn't change the UAL.

Councilor Duvall said we are moving in the right direction. He asked staff to look at a group plan instead of an individual plan and to interview Richland County and their group plan supplier.

Mr. Jeff Palen, Assistant City Manager for Finance and Economic Development noted that Council will be asked to vote on the alternate plan design during the evening meeting.

3. Economic Development Partners – Mr. Ryan Coleman, Economic Development Director
 - City Center Partnership – Mr. Matt Kennell, President and CEO of the City Center Partnership



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Mr. Matt Kennell, President and CEO of the City Center Partnership said they are celebrating 15 years of partnering with the City of Columbia and the Business Improvement District is now something we can all be proud of. He reported that the organization is approaching \$1 billion in taxable investment from the private sector. He noted that the City Center Partnership helped to raise \$10.3 million. By the end of the next year, we anticipate \$100 million in new private taxable investments in the area. He encouraged City Council to complete the streetscape project on Main Street from Blanding Street to Elmwood Avenue. The CCP is working on parking, signage, branding, and safety improvements for pedestrians, bicycles and vehicles. He reported that the CCP is currently working in partnership with the City of Columbia to improve the decorative lighting along Main. In closing, he said it is exciting to have the ice skating rink back; First Thursdays have picked back up; and the Soda City Market will be expanding by three blocks.

Councilor Devine said pedestrian, bicycle and vehicle friendliness is a priority for the CCP and we need to make sure we keep that at the forefront. The Main and Elmwood intersection continues to be a concern and people will not cross it if it's not safe.

- Central SC Alliance – Mr. Mike Briggs, President and CEO of the Central SC Alliance

Mr. Mike Briggs, President and CEO of the Central SC Alliance reported that the Alliance has partnered with the City of Columbia for thirty five years and they represent nine counties in South Carolina. He said the Alliance and other entities have worked with companies that have committed to invest \$11.4 billion and to create 65,000 jobs all over the region. In 2015/2016, \$714 million and over 1,500 jobs were generated. The Alliance is currently marketing twenty-two city properties at www.centralsc.org; they have eight active prospects considering the City of Columbia; they have responded to thirteen Requests for Information on behalf of the City; different City sites were submitted on nineteen projects; in May 2016, they announced 400 jobs in the Pineview Industrial Park; and at the end of 2015, they announced a project that would create 50 jobs. At build out, the China Jushi project will create \$1.4 million in sewer demand. He said they are working on a tactical plan to positively impact economic development in the City of Columbia. He outlined the Alliance's efforts to recruit European companies and the rest of the world. In closing, he noted that the City and the region's activity levels are equally robust and he feels good about where we are headed.

Mayor Benjamin encouraged a laser-like focus on insurance technology opportunities.



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4. [HomeServe USA Water Service Line, Sewer Service Line and Internal Plumbing Repair Plan Program](#) – Mr. Michael Rauscher, Chief Relationship Officer and Mr. Eric West, Director of Account Management for HomeServe USA

Mr. Michael Rauscher, Chief Relationship Office for HomeServe USA said the firm is the largest water and sewer line protection program with over 2.8 million customers holding 4.2 million policies in the United States. The firm has sixty five municipal and utility partnerships and association relations with the National League of Cities and AARP. The average home in Columbia is forty years old and most homeowners don't realize that they are responsible for the infrastructure on their property. HomeServe provides an affordable warranty program with quick response times. After a thorough Request for Proposals in 2014, HomeServe was selected as the provider and an agreement was signed in January 2015 for a five-year term. There are 16,000 policies in place; \$164,000 has been contributed to the City's Change Up Fund; HomeServe invested \$300,000 in educational materials; and the program has saved residents \$500,000 in repair costs. He said they were asked to remove the City of Columbia reference on the outer envelope and that has reduced the response rate by 40% to 50%. He said we are clear that HomeServe USA is the provider and that the program is voluntary. He asked Council to consider allowing them to go back to doing that. He noted that it was a part of the agreement.

Councilor Duvall said he has been concerned about this and he receives a lot of calls about this. He disagreed that this is voluntary, because it sounds like the City of Columbia is requiring this.

Mr. Michael Rauscher, Chief Relationship Office for HomeServeUSA said we've made approximately \$900,000. The firm has paid up to \$1 million in claims, marketing materials and contributions to the Change Up Fund.

Councilor Duvall inquired about the national statistics for the frequency of water line breaks from the meter to the house.

Mr. Michael Rauscher, Chief Relationship Office for HomeServeUSA reported that up to 6% of City customers had a claim for a total of 900 claims.

Councilor Duvall asked if customers think they are dealing with a private insurance company rather than the City of Columbia.

Mr. Michael Rauscher, Chief Relationship Office for HomeServeUSA said yes, because they call us. We realize that a customer feels better when someone has endorsed the program and they want to know who endorsed it.



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Councilor Devine said she remains a big supporter of the program. We've made it very clear that it's an optional program and we do have citizens who need this program. I would like us to reconsider the use of our logo. Knowing that we went through a vetting process is helpful. She suggested that we work together to help residents understand. We have four years remaining in the contract and we need to figure out a way to make this partnership work. She asked that Council discuss what is going on with the Change Up Program.

Councilor McDowell said confusion has been the prevailing issue. He has heard concerns about customer service where answers weren't readily available.

Mr. Michael Rauscher, Chief Relationship Office for HomeServeUSA said the firm goes through great lengths to train and retrain representatives. He asked if there are specific issues that Mr. McDowell could share with him.

Councilor Duvall asked if it easy for a customer to opt out.

Mr. Michael Rauscher, Chief Relationship Office for HomeServeUSA said customers can opt out and if applicable they will be reimbursed for any unused portion of their plan. We also will refund money to someone who finds out that they already had a program.

Mayor Benjamin agreed that this program provides value to our citizens. He said we have to find a way to balance the concern with the program appearing mandatory by the City.

Mr. Michael Rauscher, Chief Relationship Office for HomeServeUSA proposed putting the City of Columbia back on the envelope and stating that it is for City of Columbia water customers from HomeServe.

Mayor Benjamin said that is an important move in the right direction and this needs to be constantly stated throughout the document. It needs to be clear that it is a relationship with a private company. We need to make sure our citizens know that this is available to them in a transparent way.

Councilor Davis committed to the remainder of the contract. He strongly recommended that we use every method available to clarify things and to cut down on confusion.

Mr. Michael Rauscher, Chief Relationship Office for HomeServeUSA agreed to work with staff prior to mailing the next campaign to get some form of the City's brand back on the outer envelope.

Councilor Devine said clarifying language about City Council's endorsement may be helpful.



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EXECUTIVE SESSION - Pursuant to S.C. Code §30-4-70(a)

Upon a motion made by Ms. Devine and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 4:35 p.m. for the discussion of **Items 5** through **6a**.

5. Receipt of legal advice relating to matters covered by attorney-client privilege – S.C. Code §30-4-70(a)(2)
 - *Busby Street Deed Reformation*
 - *Alcohol and Beverage Control license protests*
6. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – S.C. Code §30-4-70(a)(5)
 - *Potential Funding Source for Economic Development Projects*
- 6a. Discussion of negotiations incident to proposed contractual arrangements - S.C. Code §30-4-70(a)(2)
 - *Renovation of 1800 Main Street*

COLUMBIA CITY COUNCIL MEETING AGENDA

TUESDAY, AUGUST 16, 2016 • 6:12 P.M.

CITY HALL • 1737 MAIN STREET • COUNCIL CHAMBERS • 3RD FLOOR

Present: The Honorable Mayor Stephen K. Benjamin ▪ The Honorable Sam Davis, District I
The Honorable Tameika Isaac Devine, At-Large ▪ The Honorable Moe Baddourah, District III
The Honorable Howard Duvall, Jr., At-Large ▪ The Honorable Edward McDowell, Jr., District II
Mr. S. Allison Baker, Senior Assistant City Manager ▪ Ms. Erika D. Moore, City Clerk

Absent: The Honorable Leona K. Plaugh, District IV

This meeting was advertised in accordance with the S.C. Freedom of Information Act.

Mayor Benjamin recognized Senator John Matthews.



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PLEDGE OF ALLEGIANCE

Little Miss Claudia and Little Miss Caroline Matthews led the audience in the Pledge of Allegiance.

Dr. Mary O. Stover, Founder and CEO of The Ram Foundation said the foundation serves 100 underserved children in the CA Johnson and Eau Claire cluster. A safe haven is provided in a free six week summer enrichment program where there is an emphasis on the arts and tutoring is provided in math, reading and science.

INVOCATION

Chaplain Darrell Croft, Columbia Fire Department offered the Invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to adopt the agenda as presented.

PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

7. [July 19, 2016 Work Session and Council Meeting Minutes](#)

Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted unanimously to approve the July 19, 2016 Work Session and Council Meeting Minutes.

CONSENT AGENDA

Upon a single motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to approve the **Consent Agenda Items 8 through 14 and 16 through 25**.



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CONSIDERATION OF BIDS and AGREEMENTS

8. Council is asked to approve the [Fiscal Year 2016/2017 Contract Renewal for Maintenance and License Services](#) for Cisco SmartNet, as requested by the Information Technology Department. Award to NWN Corporation, using the SC State Contract in the amount of \$71,741.37. This firm is located in Charlotte, NC. *Funding Source: Information Technology Department-Maintenance & Service Contract, 1011120-638200 – Note: The original budgeted amount is \$71,741.37. - Approved*
9. Council is asked to approve a [Professional Services Agreement for State Lobbying Services](#), as requested by the Office of Governmental Affairs. Award to the Kyle Michel Law Firm, LLC in the amount of \$71,000 plus reimbursable expenses up to \$1,000 for a total amount not to exceed \$72,000.00. This firm is located in Columbia, SC. *Funding Source: 1011103-638300 - Approved*
10. Council is asked to approve [Change Order #1 for Project SS7339; Sanitary Sewer Repair / Replacement at Lyon Street](#), as requested by the Utilities and Engineering Department. Award to McClam & Associates, Inc. in the amount of \$88,198.50. This firm is located in Little Mountain, SC. *Funding Source: \$36,25.00 will come from the project contingency and \$51,948.50 will come from the Fiscal Year 2016/2017 CIP Project 5S728817-Unforeseen and Misc. Projects – Note: This is a Clean Water 2020 Program Project. The original budgeted amount is \$698,330.75 and the revised contract total is \$750,279.25. - Approved*
11. Council is asked to approve a [Professional Services Agreement between the City of Columbia and Fast Forward](#) for Fiscal Year 2016/2017 in an amount not to exceed \$100,000.00. *Funding Source: Community Development, 1014320- Approved*
12. Council is asked to approve the [Purchase of a Flygt Pump with Accessories](#), as requested by the Metro Wastewater Treatment Plant. Award to Xylem Water Solutions USA, Inc., as a Sole Source in the amount of \$109,798.14. This vendor is located in Charlotte, NC. *Funding Source: FR-Metro WWTP/FEMA Emergency Operations, 2536208-638400 – Note: The original budgeted amount is \$109,798.14. - Approved*
13. Council is asked to approve the [Purchase of four \(4\) Ford Interceptor SUV Vehicles](#), as requested by the Police Department. Award to Vic Bailey Ford, using the SC State Contract in the amount of \$112,072.00. This vendor is located in Columbia, SC. *Funding Source: Federal Equitable Sharing-Auto, Trucks, Heavy Equipment Capital, 2042412-658500 – Note: The original budgeted amount is \$112,072.00. - Approved*



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14. Council is asked to ratify a [Change Order for Additional Engineering Services](#) provided during the October 2015 Flood, as requested by the Utilities and Engineering Department. Award to CDM Smith in the amount of \$114,933.75. This firm is located in Columbia, SC. *Funding Source: FR Metro WWTP-FEMA Emergency Operations, 2536208-638400 - Approved*
15. Council is asked to approve an [Agreement for Ice Skating Equipment Rental for Main Street](#), as requested by the Parks and Recreation Department. Award to Magic Ice USA, Inc., in the amount of \$125,895.00. This firm is located in Miami, Florida. *Funding Source: 1015706-638518 - Note: The original budgeted amount is \$125,895.00. – Approved by a vote of four (4) to two (2).*

Councilor Duvall suggested that Council not approve the skating rink this year. He said the skating rink has never broken even and it has a \$250,000 deficit over four years. If this is a worthy project for a small area in downtown, then it should be supported by the Chamber of Commerce, the City Center Partnership or a merchants association that will benefit from it.

Mayor Benjamin said he fundamentally disagrees. Everything we do is not meant to be a money making venture; it's meant as an added benefit for people across the city and the region; it adds to the urban core and it's something that people in this Famously Hot City are not used to.

Mr. Randy Davis, Parks and Recreation Director said an economic impact study showed that over 13,000 people within a 50 mile radius participated in 2013. At that time, it produced an estimated \$165,648 economic impact on hospitality related businesses.

Councilor Baddourah said the money being spent can be used to buy playground equipment in parks across the city and that would last for twenty years. That is more appropriate than an ice skating rink.

Upon a motion made by Mayor Benjamin and seconded by Ms. Devine, Council voted four (4) to two (2) to approve an Agreement for Ice Skating Equipment Rental for Main Street, as requested by the Parks and Recreation Department. Award to Magic Ice USA, Inc., in the amount of \$125,895.00. This firm is located in Miami, Florida. Voting aye were Mr. McDowell, Ms. Devine, Mr. Davis and Mayor Benjamin. Voting nay were Mr. Duvall and Mr. Baddourah.

16. Council is asked to approve a [Pay Difference Reimbursement Agreement for Project WM4352](#) to upsize a Water Main at Sam's Club at the Village of Sandhill Shopping Mall, as requested by the Utilities and Engineering Department. Award to Sam's Real Estate Business Trust in the amount of \$140,464.00. This firm is located in Bentonville, AR.



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Funding Source: Water Improvements Fund transfer from FY 16/17 Project WM335817 - Approved

17. Council is asked to approve Change Order #1 for Project SS7364; Sewer Main Relocation at Jackson Boulevard and I-77, as requested by the Utilities and Engineering Department. Award to DS Utilities, Inc., a Local Business Enterprise, in the amount of \$133,370.00. This firm is located in Little Mountain, SC. *Funding Source: Transfer Funds from FY 16/17 CIP Project SS728817-Unforeseen and Misc. Projects – Note: This is Clean Water 2020 Program Project. The original budgeted amount is \$176,620.00 and the revised contract total is \$309,990.00. - Approved*
18. Council is asked to approve Change Order #1 for Project WM3059/SS7202; Water and Sewer Main Replacement along East Miriam Avenue, Mountain Drive, Westwood Avenue, Clement Road, Duke Avenue, Dundee Lane and Summerlea Drive, as requested by the Utilities and Engineering Department. Award to LAD Corporation of West Columbia in the amount of \$218,138.00. This firm is located in Lexington, SC. *Funding Source: 5529999-658650 – Note: This is a Mentor Protégé Program Project. Lexington Earthworks of Columbia, SC is the Protégé and will implement \$102,906.00 (47%) of this change order amount. The original budgeted amount is \$1,061,585.00; the revised contract amount is \$1,279,720.00. - Approved*
19. Council is asked to approve a Contract Renewal for Financial Advisory Consultant Services, as requested by the Finance Department. Award to Stifel Financial Corporation (formerly known as Merchant Capital, LLC) in an amount not to exceed \$450,000.00. This firm has a local office in Columbia, SC. *Funding Source: Finance Water Administration – Note: The original budgeted amount is \$450,000.00. - Approved*
20. Council is asked to approve Project SS7385; Sewer Lining and Replacement at Blossom Street and Makeway Drive, as requested by the Utilities and Engineering Department. Award to McClam and Associates in an amount not to exceed \$725,907.00, which includes the contractor's bid in the amount of \$690,907.00 and an owner's contingency in the amount of \$35,000.00. This firm is located in Little Mountain, SC. *Funding Source: Utilities Metro Wastewater Plant-Special Contracts, 5529999-658650/SS738501 – Note: This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Patriot Construction of Columbia, SC is the Protégé and will receive 24% of the contract value. The original budgeted amount is \$509,680.00 and additional funding of \$218,727.00 will come from Project SS7288 Unforeseen and Miscellaneous funds. The following sub-consultants will receive \$183,537.00 (25.4%) of the contract value. - Approved*



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Sub-consultants	Locations	Services	Contract %	Amount
Fortiline Waterworks	Columbia, SC	Waterworks Materials	1.4%	\$10,000.00
Xylem, Inc.	N. Charleston, SC	Pumps	1.2%	\$8,385.00
VacVision	Greenville, SC	CIPP	2.2%	\$15,800.00
Hydrostructures, PA	Pittsboro, NC	CCVT, Heavy Cleaning	1.9%	\$13,785.00
BLD Services, LLC	Kenner, LA	Lateral CIPP	3.8%	\$27,750.00
Palmetto Builders Concrete	Irmo, SC	Flowable Fill	2.6%	\$18,900.00
CR Jackson	Columbia, SC	Milling Resurfacing	11.4%	\$82,717.00
Intech Coating Consultants	Columbia, SC	Manhole Rehabilitation	0.9%	\$6,200.00

21. Council is asked to approve [Project SS733801; an Agreement for Crane Creek Equalization Storage Services](#), as requested by Utilities and Engineering Department. Award to Hazen & Sawyer in the amount of \$1,195,857.00. This firm has headquarters in New York, NY and a local office in Columbia, SC. *Funding Source: Capital Outlay Projects Budget, 5529999-SS733801-658650 – Note: This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Palmetto Consulting Engineering Group, Inc., a Women Owned Minority Business Enterprise of Chapin, SC is the Protégé and will provide engineering services at \$54,545.00 (5%) of the contract value. The original budgeted amount is \$1,195,857.00. The following sub-consultants will receive \$461,157.00 (39%) of the contract value. - Approved*

Sub-consultants	Locations	Services	Contract %	Amount
Howard Engineering (WBE)	Marietta, SC	Engineering	1%	\$6,240.00
Terracon	Columbia, SC	Geotechnical	1%	\$15,670.00
Michael Baker International	Columbia, SC	Construction Administration	37%	\$439,247.00

22. Council is asked to approve [Project WM4164; Water Distribution System Remote Site Improvements](#), as requested by the Utilities and Engineering Department. Award to M.B. Kahn Construction Company, the lowest responsive bidder in an amount not to exceed \$2,560,100.00. This firm is located in Columbia, SC *Funding Source: Capital Improvement Fund-Water, 552999-WM416402-658650 – Note: This is a Subcontracting Outreach Program Project and the following sub-consultants will receive \$1,401,234.00 (54%) of the contract value. - Approved*

Sub-consultants	Locations	Services	Contract %	Amount
MST, Inc.	Central, SC	Precast	3%	\$74,825.00
Harrelson Painting	Swansea, SC	Painting	2%	\$39,500.00
MR Systems	Norcross, GA	Instrumentation	34%	\$878,757.00
East Coast Underground LLC	Carolina Beach, NC	Ground Penetrating Radar	1%	\$24,000.00
Ferguson Waterworks	Elgin, SC	Pipe Materials	3%	\$79,000.00
Jack Moore & Associates	Matthews, NC	Control Valves	4%	\$101,652.00
Premier Constructors (DBE)	West Columbia, SC	Electrical	7%	\$203,500.00



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23. Council is asked to approve [Project WM4348; Columbia Canal Embankment Repair Services](#), a requested by the Utilities and Engineering Department. Award to Michael Baker International in an amount not to exceed \$4,938,139.00. This firm is located in Columbia, SC. *Funding Source: 5529999-WM4323-658650 – **Note:** This is a Subcontracting Outreach Program. The following sub-consultants will receive \$2,311,595.58 (46.77%) of the contract value. - Approved*

Sub-consultants	Services	Contract %	Amount
Hazen and Sawyer	Water Supply/ H&H Modeling; Spillway/Dike Repair Design; Construction Contract Administration; Environmental Science/ Natural Resources	13.27%	\$655,544.00
Kleinschmidt Associates	FERC Coordination locks; Gates Design & Construction Contract Administration	8.49%	\$419,378.00
F&ME Consultants, Inc.	Geotechnical Design	21.18%	\$1,046,089.50
Case Consulting, Inc.	Construction Administration Support	0.76%	\$37,564.00
Construction Support Services	Land Surveying	0.64%	\$32,000.00
MA Engineering Consultants	Geospatial/GIS/ Photogrammetry	1.31%	\$64,817.16
ESP Associates	Hydrographic Survey	0.77%	\$38,500.00
New South Engineering	National Register Search	0.35%	\$17,702.92

EVENT RESOLUTIONS

24. [Resolution No.: R-2016-047](#) – Authorizing consumption of beer and wine beverages only at the Soda City Friends Dinner on the Gervais Street Bridge on October 23, 2016 - *Approved*
25. [Resolution No.: R-2016-048](#) – Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Contemporaries Oktoberfest on Thursday, September 29, 2016 - *Approved*

PRESENTATIONS

26. [Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for fiscal year ended June 30, 2015](#) – Ms. Jennifer Broughton, President of Government Finance Officers Association of South Carolina

Ms. Jennifer Broughton, President of the Government Finance Officers Association of South Carolina presented the Certificate of Achievement for Excellence in Financial Reporting for year ending June 30, 2015 to the City of Columbia Finance Department.



We Are Columbia

27. [City of Columbia Wastewater Treatment Plant National Water Heroes Award Recipients](#)
– Mr. David R. Wiman, Superintendent of the Metro Wastewater Treatment Plant

Mr. David Wiman, Superintendent of the Metro Wastewater Treatment Plant introduced Ashley Dove, Mr. James Foust, Adrian Martin and Brandon Wilcox as recipients of the 2016 Water Heroes Award from the Water Environment Federation for going beyond the call of duty during the October 2015 flood. These individuals will be honored during WEFTEC®, the Water Environment Federation’s Annual Technical Exhibition and Conference on September 27, 2016, in New Orleans.

28. [Columbia Empowerment Zone, Inc. Presentation of Vacant Abandoned Building Incentive Program Recipient Awards & International Economic Development Council Economic Development Week Recognition](#) – Ms. Felicia Maloney, Executive Director of the Columbia Empowerment Zone

Ms. Felicia Maloney, Executive Director of the Columbia Empowerment Zone, Inc. announced that the Columbia Empowerment Zone, Inc. is as an International Economic Development Council bronze award recipient for Innovation in Economic Development. They will receive the award on September 27, 2016 at the IEDC Annual Conference in Cleveland, Ohio. She also presented the Vacant Abandoned Building Incentive Program Awards to the following recipients:

- J. Sanders Tate of 1316 Washington, LLC
- Jody & Erik Kreush of JDS, LLC dba The Devine Cinnamon Roll
- William Brennan/Robert Lewis/Scott Linaberry/Christian Rogers of Hangar Owner, LLC
- Gretchen Lambert/Trip Riley/Wes Lyle of NOMA Properties LLC
- Yvonne Murray-Boyles of the Law Office of Yvonne Murray-Boyles
- Lasenta Lewis-Ellis of LLE Construction
- Candace Shiver of Shiver Holdings LLCs dba Shiver & Associates LLC

29. [African American Women's Equal Pay Day Proclamation](#) – Ms. Eme Crawford, Ph.D., Director of Communications and Learning for Women's Rights & Empowerment Network

Ms. Eme Crawford, Ph.D., Women's Rights and Empowerment Network said that all women regardless of race deserve to be compensated fairly. She recognized that the reality of equal pay for equal work remains elusive. She reported that African American women must work for twenty months to earn what white men earn in twelve months for comparable work. She insisted that we must work collectively to ensure that wages are fair across the board and that workplaces encourage a diverse workforce.



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Mayor Benjamin and the members of City Council proclaimed Tuesday, August 23, 2016 as African American Women's Equal Pay Day in the City of Columbia.

30. [South Carolina Black Pages Day Proclamation](#) – The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin and the members of Council proclaimed Tuesday, August 16, 2016 as South Carolina Black Pages Day in the City of Columbia.

31. [Sickle Cell Disease Awareness Month Proclamation](#) – The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin and the members of Council proclaimed September 2016 as Sickle Cell Awareness Month in the City of Columbia.

Ms. Yvonne Donald, M.A., CSCEC, Deputy Director of the James R. Clark Memorial Sickle Cell Foundation announced that the 11th Annual Walk Celebration will be held on Saturday, September 10, 2016 at 8:00 a.m. at the Saint Luke Episcopal Gymnasium. Ms. Karen Alexander is the 2016 Walk Ambassador. She introduced the Hayes Family whose son Jacob Hayes has represented the foundation for several years.

32. [LoveColumbia Photo Challenge](#) – Ms. Leshia Utsey, Director of Public and Media Relations

Ms. Shawna Washington, Public & Media Relations Manager explained that the #LoveColumbia Photo Challenge is an initiative that encourages citizens of Columbia to submit photos via social media of the images they love in the City. She introduced the following #LoveColumbia Photo Challenge winners. The winning photos will be displayed in the Gallery at City Hall.

Facebook	Bryan Hall
Twitter	Katia Lee
Instagram	Melanie Matthews



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33. Update from the Sandlapper Singers – Ms. Beth Moore, General Manager and Mr. Dustin Ousley, Artistic Director for the Sandlapper Singers

Ms. Beth Moore, General Manager of the Sandlapper Singers said the professional choir and non-profit organization has been presenting American Choral music in Columbia since 1996. Over 20 years the Sandlapper Singers have flourished, presenting hundreds of concerts while ensuring the future of choral arts by mentoring young singers and educators. Now entering its 21st season, the Sandlapper Singers are poised to reach greater heights. She presented the Columbia City Council with the Sandlapper Singers 20th Anniversary poster in appreciation of the City's support.

ZONING MAP AMENDMENT – SECOND READING

34. [3100 Main Street, TMS# 09111-06-01](#); request to rezone from MX-1, -NC, -FP (Mixed Use Corridor/Neighborhood District, -North Main Corridor, -Flood Protective Area) to C-3, -NC, -FP (General Commercial District, -North Main Corridor, -Flood Protective Area). – *First reading approval was given on August 2, 2016.* – *Approved on second reading by a vote for five (5) to one (1).*

Council District:	1
Proposal:	Rezone the parcel from MX-1, -NC, -FP to C-3, -NC, -FP
Applicant:	Fred Price
Staff Recommendation:	Denial
PC Recommendation: 06/06/16	Approve (6-1)

Upon a motion made by Mayor Benjamin and seconded by Mr. Davis, Council voted five (5) to one (1) to give second reading approval to the *Zoning Map Amendment* for 3100 Main Street, TMS# 09111-06-01; request to rezone from MX-1, -NC, -FP (Mixed Use Corridor / Neighborhood District, -North Main Corridor, -Flood Protective Area) to C-3, -NC, -FP (General Commercial District, -North Main Corridor, -Flood Protective Area). Voting aye were Mr. McDowell, Mr. Duvall, Mr. Baddourah, Ms. Devine and Mayor Benjamin. Mr. Davis voted nay.

PUBLIC HEARING

ZONING MAP AMENDMENT – FIRST READING

- 34a. [1211 Greenlawn Drive, TMS# 16414-01-05](#); request to rezone the parcel from RS-1 (Single Family Residential District) to UTD (Urban Transitional District). – *Consideration of this item was deferred on July 19, 2016.* – *Approved on first reading.*



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Council District:	3
Proposal:	Rezone the parcel from RS-1 to UTD
Applicant:	Tom Heaton, Palmetto Family Dentist of Columbia
Staff Recommendation:	Denial
PC Recommendation: 06/06/16	Denial (6-0, 1 Recusal)

Councilor Baddourah reported that the neighbors reached an agreement with the new owner to build a fence and install security cameras around his property.

Council opened the Public Hearing at 7:13 p.m.

No one appeared at this time.

Council closed the Public Hearing at 7:13 p.m.

Upon a motion made by Mr. Baddourah and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the *Zoning Map Amendment* for 1211 Greenlawn Drive, TMS# 16414-01-05; request to rezone the parcel from RS-1 (Single Family Residential District) to UTD (Urban Transitional District).

ORDINANCE – FIRST READING

35. [Ordinance No.: 2016-046](#) – An Eleventh Supplemental Ordinance providing for the Issuance and Sale of City of Columbia, South Carolina, Waterworks and Sewer System Revenue Bonds, in one or more series, in the aggregate principal amount of not exceeding \$281,000,000, in order to refinance certain outstanding indebtedness and to finance various Capital Projects and Improvements to the system, any necessary debt service reserves and issuance costs; authorizing the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any two of them acting together, to determine certain matters with respect to the bonds; prescribing the form and details of such bonds; adopting continuing disclosure procedures; and other matters relating thereto – *Approved on first reading.*



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Upon a motion made by Ms. Devine and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2016-046 (updated) – An Eleventh Supplemental Ordinance providing for the Issuance and Sale of City of Columbia, South Carolina, Waterworks and Sewer System Revenue Bonds, in one or more series, in the aggregate principal amount of not exceeding \$281,000,000, in order to refinance certain outstanding indebtedness and to finance various Capital Projects and Improvements to the system, any necessary debt service reserves and issuance costs; authorizing the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any two of them acting together, to determine certain matters with respect to the bonds; prescribing the form and details of such bonds; adopting continuing disclosure procedures; and other matters relating thereto, subject to adding Jeffries as a co-manager to the deal.

36. [Ordinance No.: 2016-077](#) – Authorizing the City of Columbia, South Carolina, to execute and deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$8,100,000 between the City and the lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto – *Approved on first reading.*

Upon a motion made by Mr. Duvall and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to Ordinance No.: 2016-077 – Authorizing the City of Columbia, South Carolina, to execute and deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$8,100,000 between the City and the lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto.

RESOLUTIONS

37. [Resolution No.: R-2016-052](#) – Authorizing the City Attorney’s Office to institute a civil action in the Richland County Court of Common Pleas against House of the Lord Soul Winning Outreach Ministries and Reba Palmer Williams, seeking reformation of a deed and to quiet title for the real property located at 1722 Busby Street, Richland County TMS No. 11611-02-08 - *Approved*

Mayor Benjamin explained that this is not an adverse action; it is a motion to establish ownership of this property.

Upon a motion made by Mr. Davis and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2016-052 – Authorizing the City Attorney’s Office to institute a civil action in the Richland County Court of Common Pleas against House of the Lord Soul Winning Outreach Ministries and Reba Palmer Williams, seeking reformation of a deed and to quiet title for the real property located at 1722 Busby Street, Richland County TMS No. 11611-02-08.



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38. [Resolution No.: R-2016-053](#) – To Honor the City of Columbia, Mississippi with Official Sisterhood for its Assistance during October 2015 Flood - *Approved*

Ms. Catherine Fleming Bruce, Principal of TNOVSA, LLC said she will be taking this Resolution to Columbia, Mississippi this week and they are very proud to be receiving this recognition.

Upon a motion made by Mr. McDowell and seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2016-053 – To Honor the City of Columbia, Mississippi with Official Sisterhood for its Assistance during October 2015 Flood.

39. [Resolution No.: R-2016-054](#) – Amending R-2012-110 Adopting the City of Columbia Facade Improvement Program - *Approved*

Upon a motion made by Ms. Devine and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2016-054 – Amending R-2012-110 Adopting the City of Columbia Facade Improvement Program.

40. [Resolution No.: R-2016-058](#) – Adopting Amendment to City of Columbia Response to Resistance Policy - *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. Baddourah, Council voted unanimously to approve Resolution No.: R-2016-058 – Adopting Amendment to City of Columbia Response to Resistance Policy.

41. [Resolution No.: R-2016-059](#) – Adopting City of Columbia Motor Vehicle Pursuit Policy - *Approved*

Upon a motion made by Mr. Baddourah and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2016-059 – Adopting City of Columbia Motor Vehicle Pursuit Policy.



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DISCUSSION OF HOMELESS SERVICES

42. [Coordination of Regional Homeless Services](#) - Mr. Mac Bennett, President & CEO for the United Way of the Midlands

Mr. Mac Bennett, President and CEO of the United Way of the Midlands explained that the United Way provides direct services through the Inclement Weather Center Contract and systems and service coordination through the regional coordination contract. He reported that the Point in Time Count conducted in January found a 14% decline in people on the street over a two year period. He reported that 305 homeless veterans and 59 chronically homeless people were housed. He insisted that the answer to housing is more affordable housing. He presented an organizational chart for the Inclement Weather Center. He said they were open 65 nights and they provided 8,562 bed nights and 1,712 meals last year. He reported that they came in well under budget, because they were open for fewer nights. The goals for 2016/2017 involve improved meal sharing, an employment fair, new youth housing and services, expansion of the housing prioritization system and increasing housing units.

43. [Resolution No.: R-2016-060](#) – Authorizing the City Manager to execute a Professional Services Contract Extension Agreement Between the City of Columbia and the United Way of the Midlands for the Regional Coordination of Homeless Services in the Midlands - *Approved*

Upon a single motion made by Mr. Baddourah and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2016-060 – Authorizing the City Manager to execute a Professional Services Contract Extension Agreement Between the City of Columbia and the United Way of the Midlands for the Regional Coordination of Homeless Services in the Midlands.

44. [Resolution No.: R-2016-056](#) – Authorizing the City Manager to execute an Inclement Weather Center Service Agreement between the City of Columbia and the United Way of the Midlands for operation of the Inclement Weather Center - *Approved*

Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2016-056 – Authorizing the City Manager to execute an Inclement Weather Center Service Agreement between the City of Columbia and the United Way of the Midlands for operation of the Inclement Weather Center.



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45. [Resolution No.: R-2016-057](#) – Authorizing the City Manager to execute an Agreement between the City of Columbia and The Midlands Housing Alliance, Inc. for 2025 Main Street for Fiscal Year 2016-2017 - *Approved as amended in an amount not exceed \$325,000.*

Upon a motion made by Ms. Devine and seconded by Mayor Benjamin, Council voted unanimously to approve [Resolution No.: R-2016-057](#) – Authorizing the City Manager to execute an Agreement between the City of Columbia and The Midlands Housing Alliance, Inc. for 2025 Main Street for Fiscal Year 2016-2017 as amended in an amount no to exceed \$325,000.

46. [Resolution No.: R-2016-055](#) – Authorizing the City Manager to execute Professional Services Agreement for the Housing First Program between the City of Columbia and the University of South Carolina for Fiscal Year 2016-2017 – *Approved – Mr. Baddourah abstained from voting due to a potential conflict of interest.*

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2016-055 – Authorizing the City Manager to execute Professional Services Agreement for the Housing First Program between the City of Columbia and the University of South Carolina for Fiscal Year 2016-2017. Mr. Baddourah abstained from voting due to a potential conflict of interest.

OTHER MATTERS

47. Council is asked to approve the [Installation of Speed Humps at the following locations](#), as requested by the Traffic Engineering Division – *Note: The Police and Fire Departments have reviewed the proposed locations and their responses are attached.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to approve the installation of Speed Humps at the following locations:

Neighborhoods	Existing Speed Humps	Speed Humps Requested
Lyon Street	4	16
Howell Court/Beaumont Ave.	0	2
Pinewood Park	0	1
Jaggers Plaza	0	2

Councilor McDowell recognized the passing of Mr. James Hildebrand of the Historic Waverly Neighborhood. The funeral will be held on Thursday, August 18, 2016 at 1:00 p.m.

Mayor Benjamin recognized the passing of Mr. Norman Arnold.



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48. [Neighborhood Street Lighting Requests](#)

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to approve the following Neighborhood Street Lighting Requests:

Neighborhoods Listed by Priority	Existing Lights	Requested Lights	Current Lease Cost / Annually	Project Request Total	Total Year to Date
Park Circle	2	1	\$237.84	\$118.92	\$118.92
2652 Two Notch Road	4	1	\$850.08	\$212.52	\$331.44

APPOINTMENTS

49. [Citizens Advisory Committee for Community Development](#)

Upon a motion made by Mr. Duvall and seconded by Mr. Baddourah, Council voted unanimously to approve the reappointment of Ms. Ursula Pallares to the Citizens Advisory Committee for Community Development.

Councilor Davis stated for the record that he recommended the appointment of Ms. Shannon Staley.

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to adopt the plan design alternative with premium increase in concert with the healthcare strategies update from our consultant at Willis Towers Watson during today's Work Session. *Please refer to Work Session Item 2.*

CITY COUNCIL COMMITTEE REPORTS/REFERRALS

No committee reports or referrals were made at this time.

APPEARANCE OF THE PUBLIC

Mr. Kennedy Smith said he supports the police and all uniformed officials. He said he found no one that could cover the issue that he has with the City of Columbia. He expressed code enforcement concerns about a car wash on the corner of Pope Street and Main Street. He asked if someone from the Code Enforcement Division or the Mayor can meet with him to address his concerns.



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Upon a motion made by Mr. McDowell and seconded by Mr. Baddourah, Council voted unanimously to adjourn the meeting at 7:46 p.m.

Respectfully submitted by:

Erika D. Moore
City Clerk

DRAFT