



CITY OF COLUMBIA
CITY COUNCIL DISTRICT IV EVENING MEETING
MINUTES
WEDNESDAY, APRIL 5, 2006
6:00 P.M.
PONTIAC ELEMENTARY SCHOOL
500 SPEARS CREEK CHURCH ROAD

The City of Columbia City Council conducted a District IV Evening Meeting on Wednesday, April 5, 2006 in the Pontiac Elementary School Cafeteria located at 500 Spears Creek Church Road, Columbia, South Carolina. Mayor Robert D. Coble called the meeting to order at 6:03 p.m. The following members of City Council were present: The Honorable E.W. Cromartie, The Honorable Tameika Isaac Devine and The Honorable Daniel J. Rickenmann. The Honorable Anne M. Sinclair was absent due to another engagement and The Honorable Sam Davis was absent due to a business related trip.

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to appoint Councilor Sam Davis as Mayor Pro-Tempore for the remainder of fiscal year 2005/2006 and for fiscal year 2006/2007.

**Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to allow Councilor Elect Kirkman Finlay, III to participate in Council meetings and Executive Session discussions with the understanding that he will not vote on any matter until his term officially begins on July 1, 2006. He should receive the same communications and briefing papers as the other members of Council.

WELCOME

1. Greetings from the Columbia City Council - The Honorable Tameika Isaac Devine and The Honorable Daniel J. Rickenmann

Councilor Tameika Isaac Devine welcomed everyone out to the District IV Evening Meeting. She stated that they chose to meet at this location because there are subdivisions in the area that are a part of the City of Columbia. She thanked the community for hosting the meeting.

Councilor Daniel J. Rickenmann said that he hoped to visit the area a lot more. He encouraged the residents to communicate with them via e-mail or telephone. He also invited them to participate in the monthly Town Hall Meetings hosted by the At-Large Councilors.

2. Greetings from Pontiac Elementary School – Ms. Beth Elliott, Principal

Ms. Beth Elliott, Principal of Pontiac Elementary School, introduced herself and Assistant Principal Mark Sims. She said that they are delighted to have the Columbia City Council meeting at their school. She noted that there are 700 fantastic kids at the school along with excellent parents and a supportive community.

- 2a. **Greetings from the Woodcreek Farms Subdivision – Ms. Mary McDaniel, Resident

Ms. Mary McDaniel, Resident of the Woodcreek Farms Subdivision stated that her husband helped to coordinate this meeting, but he was unable to be here. She said that they were annexed into the City and it makes them feel good to know that Council made the effort to be here.

APPROVAL OF MINUTES

3. Minutes of February 15 and 22, 2006

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to approve the Minutes of February 15, 2006 and February 22, 2006 on a single motion and as presented.

PRESENTATIONS

4. National Fair Housing Month Proclamation – Mr. Rick Semon, Director of Community Development

Mr. Rick Semon, Director of Community Development stated that April is recognized as National Fair Housing Month. He said that he is honored to salute Fair Housing and to reaffirm the City's strong commitment to fair housing goals. He stated that one of the best tools the City can provide for its citizens is to provide special financing to make housing affordable. Mr. Semon noted that loans have been made to people with as low as 22% of the median income. He stated that the City of Columbia is a national leader in this area. He recognized the Community Development Department staff.

Mr. Dudley Gregory, Director for the Department of Housing and Urban Development, stated that there is \$2.5 million available and the City of Columbia knows very well how to capture those funds. He said that this year marks the 38th Anniversary of the passing of the Fair Housing Act. He noted that fair housing isn't an option, but it is the law. He stated that the City of Columbia is good at surpassing the law and eliminating any impediments. He challenged the City of Columbia to put some teeth into its proclamation by implementing enforcement powers.

Councilor E.W. Cromartie commended Mr. Gregory for his outstanding leadership. He directed the City Manager to accept the challenge and meet with the Columbia Housing Authority to begin the third Hope VI Project.

Mayor Robert D. Coble presented a Proclamation to the Community Development Department and to the Department of Housing and Urban Development declaring April 2006 as Fair Housing Month in the City of Columbia.

5. Three Rivers Music Festival Update – Ms. Virginia Bedford, Executive Director / 3 Rivers Music Festival

Ms. Virginia Bedford, Executive Director / 3 Rivers Music Festival announced that the 7th Annual 3 Rivers Music Festival will take place on April 21 –23, 2006 in the Columbia Riverbanks Region. She noted that the new site is at the river, which will result in the closing of the Gervais Street Bridge for three (3) days. Festival attendees will also have free admission into the EdVenture Children's Museum, the State Museum and the Confederate Relic Room and Museum. She stated that this has been the most extensive marketing campaign, in and out of state, through radio, print media and billboards.

6. Silver Jubilee Tour of Homes and Gardens – Mr. Rick Schedler, Elmwood Park Neighborhood Association Executive Council Member

Mr. Rick Schedler, Elmwood Park Neighborhood Association Executive Council Member, invited the members of Council to the 25th Annual Tour of Homes and Gardens Event. He stated that this year's tour would celebrate the vision of downtown revitalization. He noted that there would be a lot of activities for everybody to enjoy. He presented the members of Council with a framed poster.

- 6a. **U.S. Youth Games National Invitational Championship - Mr. Oliver Washington, National Coordinator of the US Youth Games Board of Directors of Columbia, SC

Mr. Oliver Washington, National Coordinator of the US Youth Games Board of Directors of Columbia, South Carolina, thanked the members of Council for giving them the opportunity to host the United States Youth Games in Columbia during July 18 – 22, 2006. He said that there is a lot of collaboration between the City of Columbia, Benedict College, Allen University, the University of South Carolina, Richland School District One and others. He explained that youth would compete in events ranging from basketball to academic bowls. He introduced the National Coordinators that they are being hosted in the City of Columbia this week.

CONSENT AGENDA

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve on a single motion the **Consent Agenda Items 7.** through **A.** as presented. The consideration of **Items 16.** and **30.** was deferred.

CONSIDERATION OF BIDS AND AGREEMENTS

7. Council is asked to approve the Purchase of a 4-Door, Intermediate Size, Flex-Fuel Sedan as requested by the Utilities and Engineering Department. Award to Butler Chrysler Dodge, using the SC State Vehicle Contract, in the amount of \$11,744.00. This vendor is located in Beaufort, SC. *Funding Source: 5516207-658500 - Approved*
8. Council is asked to approve the Purchase of Bulk Motor Oil, as requested by Fleet Services. Award to Dilmar Oil Company, the lowest acceptable bidder, in the amount of \$13,833.00. This vendor is located in Columbia, SC. *Funding Source: 6308970-672200 - Approved*
9. Council is asked to approve the Purchase of a ¾ ton Cargo Van, as requested by the Columbia Police Department. Award to Vic Bailey Ford, using the SC State Vehicle Contract, in the amount of \$14,480.00. This vendor is located in Spartanburg, SC. *Funding Source: 2042408-658500 - Approved*
10. Council is asked to approve the Purchase of One (1) Lot of Self Adhesive Sign Materials, as requested by the Traffic Engineering Division. Award to 3M Corporation, in the amount of \$20,294.03. This vendor is located in St. Paul, MN. *Funding Source: GL-1013204-625400 - Approved*
11. Council is asked to approve the Purchase of Folding Chairs, Tables, Carts and Canopies for the Mass-Casualty Trailer, as requested by the Emergency Operations Center. Award to Sam's Club, the lowest bidder, in the amount of \$36,074.18. This vendor is located in Forest Acres, SC. *Funding Source: GL-2059999-629900 and JL-9601000205-629900 - Approved*
12. Council is asked to approve SD8297; Emergency Storm Drain Repair at Hampton Street and Cherokee Street, as requested by Engineering Administration. Award to Carolina Tap and Bore, Inc. in the amount of \$56,700.00. This firm is located in West Columbia, SC. *Funding Source: Storm Drain Improvement Fund - Approved*
13. Council is asked to authorize Improvements to the Retaining Wall at Finlay Park, as requested by the Parks and Recreation Department. Award to Capitol Services, the only bidder, in the amount of \$68,000.00. This firm is located in Lexington, SC. *Funding Source: GL-4039999-659300 and JL-PK005601-659300 - Approved*

14. Council is asked to approve the Classification of Assistant City Attorneys Under City Pay and Compensation Plan. - *Approved*

ORDINANCES – SECOND READING

15. Ordinance No.: 2006-010 – Granting encroachment to Shealy Development for installation and maintenance of landscaping adjacent to its building at 1735 Taylor Street and along the 1600 block of Barnwell Street *First reading approval was given on March 8, 2006. – Approved on second reading subject to the replacement tree species being approved by Mr. Richard Trice, Assistant Superintendent for Forestry and Beautification.*
16. Ordinance No.: 2006-012 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, Permit, indemnification and insurance requirements for work affecting streets or other public property, (b) Liability insurance *First reading approval was given on March 8, 2006. - Consideration of this item was deferred.*

CONFIRM ZONING OF PREVIOUSLY ANNEXED PROPERTY – SECOND READING

17. +/- 3 acre portion of 7.8 acres Garners Ferry Road, TMS# 16413-01-03(p); confirm D-1 zoning. *First reading approval was given on March 8, 2006. – Approved on second reading.*
18. Lots 1, 2, 3, and 4, Timberlane Drive at Glenhaven Road, TMS# 13710-04-01 through 03; confirm RS-2 zoning. *First reading approval was given on March 8, 2006. – Approved on second reading.*
19. 17.23 acres S/S I-20 at Old Percival Road, TMS# 22608-01-01 and 02; confirm RG-1 zoning. *First reading approval was given on March 8, 2006. – Approved on second reading.*
20. 54.217 acres N/S Old Percival Road, TMS# 22607-01-05; confirm RG-1 zoning. *First reading approval was given on March 8, 2006. – Approved on second reading.*
21. 1 acre (Lot 11, Pontiac Business Center), TMS# 25715-01-05; confirm M-1 zoning. *First reading approval was given on March 8, 2006. – Approved on second reading.*
22. 6207 & 6209 North Main Street, TMS# 11712-04-04; confirm C-3 zoning. *First reading approval was given on March 8, 2006. – Approved on second reading.*
23. 33.978 acres on Spears Creek Church Road and S/S Jacobs Mill Pond Road, TMS# 25800-06-04 (also referenced as 25800-04-19(p) on 2004 Richland County Tax Map); confirm RG-2 zoning. *First reading approval was given on March 8, 2006. – Approved on second reading.*
24. 4505 Ryan Avenue, TMS# 09208-11-07; confirm RS-3 zoning. *First reading approval was given on March 8, 2006. – Approved on second reading.*
25. 717 Deerwood, TMS# 13708-07-10; confirm RG-1 zoning. *First reading approval was given on March 8, 2006. – Approved on second reading.*
26. 1107-1115 Shop Road, TMS# 11210-01-13(p); confirm M-1 zoning of 3.01-acre portion. *First reading approval was given on March 8, 2006. – Approved on second reading.*

MAP AMENDMENTS / REZONING – SECOND READING

27. 227 South Marion Street, TMS# 11305-14-16; rezone from RG-1 to PUD-R. *First reading approval was given on March 8, 2006. – Approved on second reading.*
28. 303 King Street, TMS# 11311-10-11; rezone from RG-1 to PUD-R. *First reading approval was given on March 8, 2006. – Approved on second reading.*
29. 5.8 acres, 100 block of Greenlawn Drive, TMS# 16307-05-02(p); rezone from C-1 to PUD-R. *First reading approval was given on March 8, 2006. – Approved on second reading.*
30. 4.86 acres, Glendon Road and Marsteller Street (Marsteller Court), TMS# 09213-02-07, and 09213-04-07 and 15; rezone from RG-1 and M-1 to PUD-R. *First reading approval was given on March 8, 2006. – Consideration of this item was deferred.*
31. +/- 0.93 acres, Veterans Road at Planters Drive (Veteran's Pointe), TMS# 16406-05-01; rezone from C-2 to PUD-R. *First reading approval was given on March 8, 2006. – Approved on second reading.*
 - A. 4811 and 4813 North Main Street, TMS#11604-18-13; rezone from RS-3 to PUD-R. *First reading approval was given on March 8, 2006. – Approved on second reading.*

MAP AMENDMENTS / REZONING – SECOND READING

- B. 1221 thru 1301 Huger Street, 401 thru 433 Gervais Street (Formally Kline Steel), TMS#08912-13-01, 02, and 05; rezone from M-2, DD to PUD-C, -DD. *First reading approval was given on March 8, 2006. – Approved on second reading.*

Councilor E.W. Cromartie asked the developers if they could do this development and provide affordable units for moderate-income individuals. He said that he wanted an economically diverse community throughout the City of Columbia

Mr. William Smith, Chief Executive Officer and Mr. Charles Rhoden, Jr., Vice President of Holmes Smith Developments, Inc. stated that they are sensitive to the housing needs of the City. He said that a portion of the planned condominiums would be turned into apartments to attract those that can't afford to purchase a condominium. He explained that it would be inappropriate to discuss price points at this time. He noted that they must capture their costs through the sale points, which will vary. He asked if there were incentives available to subsidize the cost of providing affordable housing. The project will consist of 60,000 to 70,000 square feet of retail space; office space; a select service hotel; a courtyard; 1,200 to 1,300 underground parking spaces and residential space consisting of 250-300 condominiums and 194 apartments. There will be vehicular and pedestrian access from all four sides of the development. This will be a two-year construction project costing approximately \$150 million.

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to give second reading approval to a Map Amendment and the Rezoning of 1221 thru 1301 Huger Street, 401 thru 433 Gervais Street (Formally Kline Steel), TMS#08912-13-01, 02, and 05; rezone from M-2, DD to PUD-C, -DD, provided that **(1)** the developer pays for the cost of the traffic signal at the intersection of Huger and Lady Streets, **(2)** access from the subject property to Gervais Street is limited to right turns in and right turns out, and **(3)** the developer dedicates ROW at the intersection of Huger and Gervais Streets of sufficient dimension to install a southbound right-turn lane and the developer pays for the improvements to southbound Huger Street, including the new right-turn lane and double left-turn lanes, 7-0 (2/6/06).

CONSIDERATION OF BIDS, AGREEMENTS AND CHANGE ORDERS

- C. Council is asked to approve SS6996; Emergency Sewer Line Repair of the 54" Sanitary Sewer Main Between I-77 and the Metro Wastewater Treatment Plant, as requested by Engineering Administration. Award to Trussell Brothers Construction Company, Inc., in the amount of \$322,998.00. This firm is located in Columbia, SC. *Funding Source: Sewer Improvement Fund*

Upon motion by Mr. Rickenmann, seconded by Ms. Devine, Council voted unanimously to approve SS6996; Emergency Sewer Line Repair of the 54" Sanitary Sewer Main Between I-77 and the Metro Wastewater Treatment Plant, as requested by Engineering Administration. Award to Trussell Brothers Construction Company, Inc., in the amount of \$322,998.00.

ORDINANCES – FIRST READING

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to give first reading approval on a single motion to **Items D.** through **G.** as presented.

- D. Ordinance No.: 2006-017 – Authorizing conveyance to Guignard Associates, LLC of the turn around circle at the end of Williams Street adjacent to its property – *Approved on first reading.*
- E. Ordinance No.: 2006-020 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, to repeal Article VI, Dangerous Buildings Sec. 5-291 through Sec. 5-297 in its entirety – *Approved on first reading.*
- F. Ordinance No.: 2006-021 - Annexing 1111 Balsam Road, Richland County TMS #07311-08-04 – *Approved on first reading.*
- G. Ordinance No.: 2006-022 - Annexing 620 and 624 Riverhill Circle, Richland County TMS #07314-01-03 and 07314-01-01 – *Approved on first reading.*

RESOLUTIONS

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to approve **Resolution Items H.** through **J.** as presented. Consideration of **Item K.** was deferred.

- H. Resolution No.: R-2006-010 – Authorizing consumption of beer and wine in the 1000 block of Washington Street for outdoor concerts at Kelly's Deli and Pub - *Approved*
- I. Resolution No.: R-2006-011 – Authorizing Acceptance and Dedication of Street Known as Burnside Drive, The Pines, Phase II to the City of Columbia, Richland County TMS#16307-14-01 (portion); CF#253-10 - *Approved*
- J. Resolution No.: R-2006-013 – Authorizing consumption of beer and wine at Rio Nightlife's Annual Car and Bike Show - *Approved*
- K. Resolution No.: R-2006-014 – Rescinding Resolution R-2002-082 entitled "Guidelines for Rehiring Retirees" – *Consideration of this item was deferred.*

OTHER MATTERS

- L. ****Council is asked to approve a Commercial Lease Extension for the Columbia Action Council, as requested by the Parks and Recreation Department. Award to Dufford, Dufford and McNeely & Heavner, in the monthly amount of \$1,500 per month for a total amount of \$21,000 per year. This firm is located in West Columbia, SC. *Funding Source: 9068501-636600 - Approved***

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve a Commercial Lease Extension for the Columbia Action Council, as requested by the Parks and Recreation Department. Award to Dufford, Dufford and McNeely & Heavner, in the monthly amount of \$1,500 per month for a total amount of \$21,000 per year.

- M. Council is asked to approve an Application for a Detective Agency, as requested by the Business License Division. Award to Mr. Powell E. Morris doing business as Morris Investigation and Personal Security Consultant, 6125 Belterdale Avenue, Columbia, SC 29209. - *Approved*

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve an Application for a Detective Agency, as requested by the Business License Division. Award to Mr. Powell E. Morris doing business as Morris Investigation and Personal Security Consultant, 6125 Belterdale Avenue, Columbia, SC 29209.

- N. Council is asked to approve a Water Main Extension Agreement between 240 Development, LLC and the City of Columbia for Property Identified as the Portrait Hill Subdivision, as requested by Engineering Operations. The construction of approximately 11,520 linear feet of 12" Pipe is required to provide City water service to this subdivision. Under this agreement the City would reimburse the developer \$870.00 per ¾" meter installed over a five (5) year period. The current construction cost estimate is \$766,570.00. - *Approved*

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve a Water Main Extension Agreement between 240 Development, LLC and the City of Columbia for Property Identified as the Portrait Hill Subdivision, as requested by Engineering Operations. The construction of approximately 11,520 linear feet of 12" Pipe is required to provide City water service to this subdivision. Under this agreement the City would reimburse the developer \$870.00 per ¾" meter installed over a five (5) year period.

- O. ****Hospitality Tax Funding Request – Mr. Allison Baker, Assistant City Manager for Public Services**

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to approve a request from the Columbia Action Council to retain Hospitality Tax Funding in the amount of \$10,214.00, which was originally allocated for the 2005 Veterans Day Parade and the 2005 New Years Eve Celebration. The funding will cover eligible expenses related to Kids Day Columbia 2006 and the 2006 Summer Concert Series.

- P. ****Addendum to the Request for Proposals for the Old Fire Station Headquarters – Mr. Steve Gantt, Senior Assistant City Manager for Operations**

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve an Addendum to the Request for Proposals for the Old Fire Station Headquarters with the caveat that a point system will be established; the reviewing committee will evaluate each response based on that point system; and the reviewing committee will present the top three (3) responses to Council for further consideration.

