

**CITY OF COLUMBIA WORK SESSION MINUTES
JUNE 28, 2006
9:00 AM – CITY HALL– 3RD FLOOR
CITY COUNCIL CHAMBERS**



The Columbia City Council conducted a Work Session on Wednesday, June 28, 2006 in the City Hall Council Chambers located at 1737 Main Street, Columbia, South Carolina. Mayor Robert D. Coble called the meeting to order at 9:05 a.m. The following members of City Council were present: The Honorable E.W. Cromartie, II, The Honorable Anne M. Sinclair, The Honorable Sam Davis, The Honorable Tameika Isaac Devine and The Honorable Daniel J. Rickenmann. Also present were Mr. Charles P. Austin, Sr., City Manager and Ms. Erika D. Salley, City Clerk.

CITY COUNCIL DISCUSSION / ACTION

- A. *Allen Benedict Court Hope VI Project Infrastructure – The Honorable E.W. Cromartie, II

Councilor E.W. Cromartie, II, announced that the Columbia Housing Authority would be applying for another HOPE VI Grant for the redevelopment of Allen Benedict Court. He noted that the Columbia Housing Authority has received two (2) HOPE IV Grants under the leadership of Mr. Gilbert Walker.

Mr. Gilbert Walker, Executive Director of the Columbia Housing Authority, stated that the Celia Saxon HOPE VI Project is in its last stages and should be complete in July. The second HOPE VI Project is at the old Hendley Homes site off of Rosewood Drive. He said that they are most appreciative of the City's help with infrastructure, which made this all possible. They will apply for a grant up to \$20 million to revitalize Allen Benedict Court and make it an area we can all be proud of. He requested assistance with the infrastructure and water and sewer in the amount of \$3.5 million. Applications are due on July 10, 2006.

Ms. Julia Prater, Deputy for Affordable Housing and HOPE VI Coordinator for the Columbia Housing Authority, explained that there are 244 units at the primary site of Allen Benedict Court, which is bounded by Harden Street, Read Street, Laurel Street and Oak Street. The density will be reduced to 188 units on this site and additional units will be added to parcels available within the surrounding community for a total of 305 replacement units or 125% replacement. They will have 4 ½ years to complete the project and would begin with the onsite development immediately.

Mr. Bobby Gist, Columbia Housing Authority Board Commissioner, announced that the technology piece of the application is totally different, because everyone else focused on housing versus technology. The hope is to add this to the Authority's Family Self Sufficiency Program to make individuals employable or more employable. He said that technology is the future and it will bring partnerships to the table with local Colleges and Universities.

Upon motion by Mayor Coble, seconded by Mr. Cromartie, Council voted unanimously to endorse the proposed Hope VI project for Allen Benedict Court; to commit up to \$3.5 million from the Water and Sewer Fund for the infrastructure of the project; and to direct the City Manager to draft a letter outlining our commitment to the Columbia Housing Authority. This letter should be included with the application packet.

B. Restructuring of Development Corporations – Ms. Dana D. Turner, Assistant City Manager for Commerce and Development

Mr. Charles P. Austin, Sr., City Manager proposed an increase in the funding allocation for the Eau Claire Development Corporation, South Columbia Development Corporation and the Two Notch Development Corporation to \$175,000.00; to pay for the cost of their audits at the end of the fiscal year; and to include eligible employees in the City's regular cost of living adjustments and merit increases. He proposed that the funding come from the Water and Sewer Fund. He said that this would be the last time that they propose this, because they intend to move them to the General Fund.

Councilor Tameika Isaac Devine explained that issues needed to be resolved in order for the Development Corporations to move forward with board appointments. Council needs to decide what we would like for them to do and what form we want them to operate in. Several corporation boards have passed Resolutions in support of remaining as is.

Upon motion by Ms. Sinclair, seconded by Ms. Devine, Council voted unanimously to approve additional funding for the Eau Claire Development Corporation, the Two Notch Development Corporation and the South Columbia Development Corporation in the amount of \$25,000 each from the Water and Sewer Fund; to authorize payment of the audits for all five (5) Development Corporations for fiscal year 2006/2007; to pay all cost of living adjustments and salary increases for eligible personnel for fiscal year 2006/2007; and to fund these Development Corporations from the General Fund for fiscal year 2007/2008. All Development Corporation Board of Directors should comply with the guidelines established in the Resolution for Boards and Commissions by the first of the year. Staff was authorized to explore the option of merging the South Columbia Development Corporation and the Columbia Development Corporation. The City Manager should consider pulling the additional funding from another funding source.

- **Council adjourned the Work Session to break at 10:01 a.m. prior to convening the Public Hearing.**
- **Council adjourned the Public Hearing at 10:52 a.m. to reconvene the Work Session.**

C. Multiple Locations for Wrecker Services – Mayor Robert D. Coble

Mayor Robert D. Coble presented a proposal on behalf of a Wrecker Service company that wishes to operate from two (2) different zones as established by the City of Columbia. The requestor believes that tow truck operators outside the City of Columbia should not be able to contract with existing garages to get on the rotation list. This is not a fair practice to those that operate within the City limits. The requestor also believes that a separate corporate entity with shops in other zones should be added to the rotation list for both zones. Mayor Coble submitted a revised document on behalf of the requestor.

Staff was directed to review the two proposed amendments and prepare staff recommendations for further discussion on July 26, 2006. The report should include the number of tow companies currently on the rotation list and the limit of companies that can be on the rotation list. Staff was directed to involve the businesses that would be impacted by this.

C1. Procurement Reforms - Mayor Robert D. Coble

Staff was directed to review the best procurement practices for change orders of other jurisdictions so that we have specific criteria for that and to bring back responses to the recommendations as outlined. A report back from staff should include the resources needed to measure compliance with the 20% subcontracting outreach proponent and if minority businesses are benefiting from the program.

APPOINTMENTS

- D. Municipal Court Judges
Consideration of this matter was deferred.
- E. Central Midlands Council of Governments Transportation Planning Subcommittee

Upon motion by Ms. Devine, seconded by Mr. Cromartie, Council voted unanimously to approve the reappointment of Councilor Sam Davis to the Central Midlands Council of Governments for a three-year term expiring on June 15, 2009. The City Manager was asked to submit a nomination for the replacement of Councilor E.W. Cromartie, II on the Transportation Planning Subcommittee. Mr. Davis was not present for the vote.

EXECUTIVE SESSION

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to go into Executive Session at 11:32 a.m. for the discussion of **Items F.** through **I.** as amended.

- F. Discussion of the Employment of an Employee
This item was discussed in Executive Session. No action was taken.
 - G. Discussion of the Compensation of an Employee
This item was discussed in Executive Session. No action was taken.
 - H. *Receipt of legal advice, which relates to a matter covered by attorney client privilege
 - Film Projects*This item was discussed in Executive Session. No action was taken.*
 - I. *Discussion of negotiations incident to proposed contractual arrangements
 - Barbara T. McCall Associates*This item was discussed in Executive Session. No action was taken.*
- **Council adjourned the meeting at 1:30 p.m.**

Respectfully submitted by:

Erika D. Salley
City Clerk