



The Columbia City Council conducted a Meeting on Tuesday, June 24, 2014 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:11 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. 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. *The minutes are numbered to coincide with the order of the meeting.*

### **PLEDGE OF ALLEGIANCE**

\*\*Mayor Benjamin recognized Ms. Lindsay Richardson, President and Ms. Lauren Harper, Chief of Staff for the University of South Carolina Student Body. He said they've expressed an interest in all things happening in the City of Columbia; they are particularly excited about the potential for a new parking garage in the Vista.

### **INVOCATION**

Fire Chief Aubrey Jenkins, Columbia Fire Department offered the Invocation.

\*\*Councilor Davis recognized Christopher his oldest son who is traveling with him to Fort Benning for his second oldest son's graduation from Boot Camp.

### **ADOPTION OF THE AGENDA**

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to adopt the agenda, subject to deferring consideration of **Items 11, 19 and 24.**

### **PUBLIC INPUT RELATED TO AGENDA ITEMS**

*No one appeared at this time.*

### **APPROVAL OF MINUTES**

1. Meeting Minutes of [January 7, 2014 Work Session and Council Meeting](#), and [February 4, 2014 Work Session](#) – *Approved as presented.*

Upon a motion made by Mr. Newman and seconded by Mr. Baddourah, Council voted unanimously to approve the meeting minutes for the January 7, 2014 Work Session and Council Meeting and February 4, 2014 Work Session.

### **PRESENTATIONS**

2. Update on the 2014 Black Expo – Mr. Darrin Thomas, President of South Carolina Black Pages – *This presentation was rescheduled.*

### **BUDGET ORDINANCES – SECOND READING**

3. Fiscal Year 2014 / 2015 Proposed Budgets

- a) [General Capital Projects](#) – *Approved on second reading by a four (4) to two (2) vote.*

Upon a motion made by Mr. Davis and seconded by Mr. Newman, Council voted unanimously to give second reading approval to the budget for General Capital Projects.

- b) [Water and Sewer Operating Fund](#) – *Approved on second reading by a four (4) to two (2) vote.*

Upon a motion made by Mr. Newman and seconded by Ms. Devine, Council voted four (4) to two (2) to give second reading approval to the budget for the Water and Sewer Operating Fund. Voting aye were Mr. Newman, Ms. Devine, Mr. Davis and Mayor Benjamin. Voting nay were Mr. Baddourah and Mr. Runyan.

- c) [Water and Sewer Capital Projects](#) – *Approved on second reading by a five (5) to one (1) vote.*

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted five (5) to one (1) to give second reading approval to the budget for Water and Sewer Capital Projects. Voting aye were Mr. Runyan, Mr. Newman, Ms. Devine, Mr. Davis and Mayor Benjamin. Mr. Baddourah voted nay.

- d) [Storm Water Operating Fund](#) – *Approved on second reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Newman, Council voted unanimously to give second reading approval to the budget for the Storm Water Operating Fund.

- e) [Storm Water Capital Projects](#) – *Approved on second reading by a five (5) to one (1) vote.*

Upon a motion made by Mr. Davis and seconded by Mr. Runyan, Council voted five (5) to one (1) to give second reading approval to the budget for Storm Water Capital Projects. Voting aye were Mr. Runyan, Mr. Newman, Ms. Devine, Mr. Davis and Mayor Benjamin. Mr. Baddourah voted nay.

- f) [Parking Fund](#) – *Approved on second reading.*

Upon a motion made by Mr. Davis and seconded by Mr. Runyan, Council voted unanimously to give second reading approval to the budget for the Parking Fund.

- g) [Hospitality Tax Fund](#) – *Approved on second reading by a five (5) to one (1) vote.*

Upon a motion made by Mr. Newman and seconded by Mr. Davis, Council voted five (5) to one (1) to give second reading approval to the budget for the Hospitality Tax Fund. Voting aye were Mr. Baddourah, Mr. Runyan, Mr. Newman, Mr. Davis and Mayor Benjamin. Ms. Devine voted nay.

- h) [Accommodations Tax Fund](#) – *Approved on second reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Runyan, Council voted unanimously to give second reading approval to the budget for the Accommodations Tax Fund.

- i) [Ordinance No.: 2014-056 \(Amended\)](#) – *To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, or the Fiscal Year ending June 30, 2015 – The Public Hearing was held on June 10, 2014. First reading was given on June 17, 2014 by a vote of five (5) to two (2). – Approved on second reading by a vote of five (5) to one (1).*

Upon a motion made by Mr. Newman and seconded by Ms. Devine, Council voted five (5) to one (1) to give second reading approval to Ordinance No.: 2014-056 – To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, or the Fiscal Year ending June 30, 2015. Voting aye were Mr. Baddourah, Mr. Newman, Ms. Devine, Mr. Davis and Mayor Benjamin. Mr. Runyan voted nay.

\*\*Councilor Devine recalled that Council did discuss increases for staff last week and we are undertaking a comprehensive compensation and classification study. She explained that in light of discussions at the White House Summit for Working Families, the discussion was about what we are doing to make sure that families are able to make a living wage. Ms. Devine made a motion that after staff completes the year end audit, if there are available resources, that staff bring forth a proposal to Council that outlines a process to immediately begin implementing the results of the compensation and classification study utilizing the available resources out of the year end surplus and unassigned fund balance before any other money is allocated.

Mayor Benjamin seconded the motion. He noted that the compensation and classification study will be comprehensive; it will bring back an assessment and recommendations for the City Manager to make to City Council, but it won't give us directions; we want to make sure we maintain the administrative latitude and Council latitude. He understands and supports the spirit of the motion.

Councilor Runyan asked if this commits us to future spending.

Councilor Devine said this limits us from making additional commitments or allocations before we address this need first; this sets it as a priority.

Ms. Teresa Wilson, City Manager said we appreciate that recommendation and she noted that she will bring back a discussion of the funds that have been allocated in this budget for the Cost of Living Adjustment and the Compensation and Classification study; the use of these funds will be a thoughtful approach, whether it's a one time allocation to deserving staff or a COLA, we want to use it appropriately.

Mayor Benjamin explained that a raise adds to the recurring budget year after year; it's not just a 2014/2015 issue. He said they've looked at a one-time financial reward and they will have a chance to weigh the appropriate concerns.

Councilor Baddourah asked that staff bring the recommendations back along with the changes to the healthcare plan in August.

Councilor Runyan clarified that this does not obligate us to any funding.

\*\*Upon a motion made by Ms. Devine and seconded by Mayor Benjamin, Council voted unanimously to direct staff to bring forth a proposal to Council after the audit is complete that outlines a process to immediately begin implementing the results of the compensation and classification study utilizing the available resources out of the year-end surplus and unassigned fund balance, before any other money is allocated.

4. [Ordinance No.: 2014-064](#) – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article III, Building Permits, Sec. 5-204 Fee Schedule (a)(1) and (d)(1) – *The Public Hearing was held on June 10, 2014. First reading was given on June 17, 2014. – Approved on second reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Runyan, Council voted unanimously to give first reading approval to Ordinance No.: 2014-064 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article III, Building Permits, Sec. 5-204 Fee Schedule (a)(1) and (d)(1).

### **OTHER MATTERS**

5. Council is asked to approve the [Installation of a Multi-way Stop and Two \(2\) Speed Humps](#) between Gervais Street and Millwood Avenue in the Melrose Heights Neighborhood. - *Approved*

Upon a motion made by Mayor Benjamin and seconded by Mr. Runyan, Council voted unanimously to approve the installation of a Multi-way Stop and Two (2) Speed Humps between Gervais Street and Millwood Avenue in the Melrose Heights Neighborhood.

### **CONSENT AGENDA**

Upon a single motion made by Mr. Newman and seconded by Mr. Baddourah, Council voted unanimously to approve the **Consent Agenda Items 6 through 10 and 12 through 18**. The consideration of **Item 11** was deferred.

### **CONSIDERATION OF BIDS and AGREEMENTS**

6. Council is asked to approve an [Agreement for Miscellaneous Storm Water Services](#), as requested by the Utilities and Engineering Department. Award to Woolpert, Inc., in the amount of \$50,000.00. This vendor is located in Columbia, SC. *Funding Source: Storm Water Fund; 5511706-638505 – **Note:** These services are for specific tasks the department may consider useful for storm water activities. The original budgeted amount for this project is \$50,000.00. - Approved*
7. Council is asked to approve an [Agreement for Miscellaneous Road Cut Compaction Services](#), as requested by the Utilities and Engineering Department. Award to the Dennis Corporation in the amount of \$50,000.00. This vendor is located in Columbia, SC. *Funding Source: Water Fund; 5511706-638505 – **Note:** These services are for specific tasks the department may consider useful for on-call inspection services on road cuts. The original budgeted amount for this project is \$50,000.00. - Approved*

8. Council is asked to approve an [Agreement for Engineering Services to update the Utility Emergency Response Plan](#) for the Water Works Division, the Metro Wastewater Treatment Plant Division, the Water Distribution Division and the Wastewater Maintenance Division, as requested by the Utilities and Engineering Department. Award to URS in the amount of \$50,590.00. This vendor is located in Columbia, SC. *Funding Source: Water and Wastewater's Operations Budgets; 5516206-WM4282-638500 & 5516205-SS7193-638500 – **Note:** The original budgeted amount for this project is \$50,590.00. - Approved*
9. Council is asked to approve a [Contract Renewal for Recapped Tires](#), as requested by the Fleet Services Division. Award to Fraiser Tire Services, Inc., in the amount of \$51,381.00. This vendor is located in Columbia, SC. *Funding Source: Equipment Services, Fuel Parts and Repair-Tires and Tubes; 6308970-672500 – **Note:** The original budgeted amount is \$51,381.00. - Approved*
10. Council is asked to approve the [Purchase of Two \(2\) Trailer Mounted Vacuum Leaf Collectors](#) for the Solid Waste Division, as requested by the Fleet Services Division. Award to Old Dominion Brush Company in the amount of \$61,231.68. This vendor is located in Richmond, VA. *Funding Source: Capital Replacement-Autos, Truck, Heavy Equipment Capital; 6308972-658500 – **Note:** The original budgeted amount for this purchase is \$54,000.00; saving's from other equipment purchases in the General Obligation bond will make up the difference for this purchase. - Approved*
11. Council is asked to approve an [Agreement for On-Call Structural Engineering Services](#), as requested by the Utilities and Engineering Department. Award to Chao and Associates, Inc., in the amount of \$75,000.00. This vendor is located in Columbia, SC. *Funding Source: Water and Sewer Fund; 5511706-638505 – **Note:** These services are for specific tasks the department may consider useful for general structural engineering services for various projects that may arise in the coming year. The original budgeted amount for this project is \$75,000.00. – Consideration of this item was deferred.*

12. Council is asked to approve [Fiscal Year 2014/2015 Testing by Independent Laboratories for Environmental Monitoring Programs](#) as required by the City's Code of Ordinances and State and Federal Regulations. The Utilities and Engineering Department is requesting that the following Testing Services be awarded in the total amount of \$131,607.00. *Funding Sources: Metro Wastewater Treatment Plant (5516208-638300); Columbia Canal Water Treatment Plant (5516206-638300); Lake Murray Water Treatment Plant (5516207-638300); and Engineering (5516221-638300) – **Note:** The original budgeted amount is \$146,350.00. - Approved*

<b>Access Analytical, Inc. (Irmo, SC)</b>		
Septage Station Metals		\$ 4,160.00
Wastewater Surcharge Program		\$ 10,608.00
Fats, Oils and Grease Compliance		\$ 9,120.00
Metro Ash, Grit and Sludge Deposal Qualifications		\$ 2,400.00
Drinking Water Arsenic Testing		\$ 64.00
Stormwater Illicit Discharge Testing		<u>\$ 10,740.00</u>
	Subtotal	\$ 37,092.00
<b>Data Resources, Inc. (Columbia, SC)</b>		
Metro Groundwater	Subtotal	\$ 1,926.00
<b>SEAUS, Inc. (Irmo, SC)</b>		
Metro Effluent Toxicity	Subtotal	\$ 9,000.00
<b><u>Shealy Environmental Services, Inc. (Cayce, SC) WBE Firm</u></b>		
Sanitary Sewer Overflow Testing		\$ 6,600.00
Drinking Water Metals		\$ 150.00
Source and Finished Water Testing		\$ 568.00
Metro Stormwater		\$ 640.00
Metro NPDES Parameters		\$ 64,700.00
Industrial Pretreatment Program		<u>\$ 10,931.00</u>
	Subtotal	\$ 83,589.00
	<b>Total</b>	<b>\$131,607.00</b>

13. Council is asked to approve the [Renewal of Worker's Compensation Excess Loss Insurance Coverage](#) effective July 1, 2014 through June 30, 2015, as requested by the Risk Management Division. Award to Safety National in the amount of \$153,521.00. This vendor is located in St. Louis, Missouri. *Funding Source: Worker's Comp. Administration, 6098939/636200 Insurance and Bonding - Approved*

14. Council is asked to approve the [Renewal of Insurance Policies](#) for Commercial Property, Computer, Crime, Auto-Parks & Recreation Buses and Auto-City Manager and Assistant City Managers' vehicles, as requested by the Risk Management Division. Award to Willis of North Carolina in the amount of \$247,554.00. *Funding Source: Premiums and Policies, 6058935 – Approved*
15. Council is asked to approve a [Contract Renewal of Aggregate Materials](#) effective July 1, 2014 until June 30, 2015, as requested by the Solid Waste Division. Award to Vulcan Construction Materials Company in the amount of \$351,621.00. This vendor is located in Atlanta, GA. *Funding Source: Street & Sidewalk Repair/Lawn and Ground Supply; 6208956-623400 – **Note:** Aggregate materials are asphalt and concrete mixes such as rocks and crush-n-runs that are used by multiple Departments and Divisions within the City. The original budgeted amount is \$320,600.00; additional funding is from a central stores account and then accounts journal entries are prepared to charge Department and Divisional accounts. - Approved*
16. Council is asked to approve [Contract Amendment #6 to provide additional administration special services](#) for the South Carolina Department of Mental Health property at the intersection on Harden Street and Calhoun Street, as requested by the Utilities and Engineering Department. Award to LPA Group, Inc., in the amount of \$372,672.42. This vendor is located in Columbia, SC. *Funding Source: CIP Numbers; SS6884, WM4179 and SD8141 – **Note:** This is a Mentor Protégé Program Project and Case Consulting, Inc., (Protégé) located in West Columbia, SC will provide construction administration assistance at 8% (\$28,000) of the contract value; F&ME Consultants located in Columbia, SC will provide soil investigations at 2% (\$8,951) of the contract value; and PJ Noble & Associates, Inc., located in Columbia, SC. will provide community outreach at 8% (\$31,401) of the contract value. The original contract amount was \$1,427,217.67. The revised contract amount is \$1,799,890.09. - Approved*
17. Council is asked to approve a [Contract Extension for Water Treatment Chemicals](#) effective July 1, 2014 until June 30, 2015, as requested by the Utilities and Engineering Department. Award to the bidder of each lot in the total amount of \$581,120.00. *Funding Source: Utilities Columbia Canal WTP/Chemicals, 5516206-624800; \$297,470 and Utilities Lake Murray Water PI/Chemicals, 5516207-624800; \$283,650.00 – **Note:** The original budgeted amount is \$614,025.00. - Approved*

Lot #	Chemicals	Vendor Location	Amount
Lot 1	Blended Phosphate / Corrosion Inhibitor	Carus Corporation Peru, IL	\$165,750.00
Lot 2	Powered Activated Carbon	Cabot Norit Americas Inc. Marshall, TX	\$415,370.00

18. Council is asked to approve a [Contract Extension of Screenings, Grit and Sludge Disposal](#) effective July 1, 2014 until June 30, 2015, as requested by the Solid Waste Division. Award to Waste Management/Richland County Landfill in the amount of \$842,535.00. This vendor is located in Elgin, SC. *Funding Source: Solid of Liquid Waste Disposal; 5516208-638300 – **Note:** The original budgeted amount is \$842,400.00. - Approved*

### **ORDINANCES – SECOND READING**

19. [Ordinance No.: 2014-038](#) – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-1 Prohibited acts in parks to add (14) Exclusive minor child play zones – *First reading was given on May 20, 2014. – Consideration of this item was deferred.*
20. [Ordinance No.: 2014-049 \(Amended\)](#) – Authorizing the City Manager to execute a Multi-Use Venue Development Agreement between the City of Columbia, South Carolina, Hardball Capital, LLC and Bull Street Development, LLC – *First reading was given on June 17, 2014.- Approved on second reading by a vote of five (5) to one (1).*

Upon a motion made by Mr. Davis and seconded by Mr. Runyan, Council voted five (5) to one (1) to give second reading approval to Ordinance No.: 2014-049 – Authorizing the City Manager to execute a Multi-Use Venue Development Agreement between the City of Columbia, South Carolina, Hardball Capital, LLC and Bull Street Development, LLC. Voting aye were Mr. Runyan, Mr. Newman, Ms. Devine, Mr. Davis and Mayor Benjamin. Mr. Baddourah voted nay.

### **ORDINANCES – FIRST READING**

21. [Ordinance No.: 2014-052](#) – Providing for the Issuance and Sale of the City of Columbia, South Carolina, Special Obligation Bonds (Hospitality Fee Pledge), in one or more series, in the Principal Amount of not exceeding \$35,000,000, in order to Finance the Acquisition, by Construction or Purchase, of a Multi-use Entertainment Venue and Facilities, Equipment, Appurtenances and Improvements Related thereto; authorizing the Mayor, the City Manager, the Chief Financial Officer and the Finance Director, or any two of them acting together to determine certain matters with respect to the bonds; prescribing the form and details of such bonds; and other matters relating thereto – *Approved on first reading by a vote of five (5) to one (1).*

Councilor Baddourah said people are asking why this can't be placed on a referendum for a vote.

Mayor Benjamin said that logic would apply to every bond done for water and sewer or sidewalks or police cars.

Councilor Baddourah argued that sidewalks, roads and police cars are expected from this government by the citizens, but they do not expect us to build a stadium. He asked if there is a legal way to make that happen.

Councilor Devine said at this point we have a binding agreement that no matter how this Council chooses to fund it, we are obligated to move forward. She had angst initially, but with our current budget constraints, this is the best way to do it.

Mayor Benjamin suggested that Mr. Baddourah be provided with a written explanation.

Ms. Teresa Knox, Esq., City Attorney explained that the city is obligated; at this point, the city is on the hook.

Councilor Baddourah said we voted not to do the cost analysis study and now we are committing ourselves to borrowing money by taking a bond on \$35 million. He asked if we are going to tell 135,000 people that we are going to build a stadium, because we obligated ourselves to a contract.

Mayor Benjamin explained that we are going to build a stadium, because we made a decision to do so; this Council made a decision; every financial decision including the budget you just voted on isn't deferred to our citizens; we make those decisions. He said even since you've been here, we've spent hundreds of millions of dollars on a number of different issues that we don't take to the citizens.

Councilor Baddourah said we make decisions on servicing the public, but for some people, building a baseball stadium is not a service to the public.

Upon a motion made by Mr. Davis and seconded by Mr. Newman, Council voted five (5) to one (1) to give first reading approval to Ordinance No.: 2014-052 – Providing for the Issuance and Sale of the City of Columbia, South Carolina, Special Obligation Bonds (Hospitality Fee Pledge), in one or more series, in the Principal Amount of not exceeding \$35,000,000, in order to Finance the Acquisition, by Construction or Purchase, of a Multi-use Entertainment Venue and Facilities, Equipment, Appurtenances and Improvements Related thereto; authorizing the Mayor, the City Manager, the Chief Financial Officer and the Finance Director, or any two of them acting together to determine certain matters with respect to the bonds; prescribing the form and details of such bonds; and other matters relating thereto. Voting aye were Mr. Runyan, Mr. Newman, Ms. Devine, Mr. Davis and Mayor Benjamin. Mr. Baddourah voted nay.

22. [Ordinance No.: 2014-063](#) – Authorizing the City Manager to execute Voluntary Cleanup Contract 13-5789-NRP In the Matter of SCDMH Bull Street Campus, Richland County, between Hughes Development Corporation and the City of Columbia for the property commonly known as the South Carolina Department of Mental Health's "Bull Street Campus" – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2014-063 – Authorizing the City Manager to execute Voluntary Cleanup Contract 13-5789-NRP In the Matter of SCDMH Bull Street Campus, Richland County, between Hughes Development Corporation and the City of Columbia for the property commonly known as the South Carolina Department of Mental Health's "Bull Street Campus".

Councilor Devine asked the Financial Advisor if we are looking at the Installment Purchase Revenue Bond (IPRB) for the infrastructure.

Mr. Brent Robertson, Financial Advisor, Merchant Capital, LLC said the last analysis ran for Bull Street was for an IPRB, but we will continually explore other options that are available. He said we are looking at the amortization on General Obligation (GO) Bonds versus the construction schedule that Mr. Hughes might bring to us to see if GO financing might be more effective on our 8% debt limit, but the IPRBs are definitely still in play.

Councilor Davis said that it needs to be made clear that we are constantly looking at those options as we move forward.

Councilor Devine asked if there are infrastructure needs that need to be funded using the IPRB or GO Bond for the venue.

Ms. Melissa Gentry, P.E., Assistant City Manager for Operations explained that the infrastructure needs outside of the property that the venue will sit on will be paid for out of our infrastructure commitment through the Bull Street agreement; those needs haven't been identified yet. She said we are working to secure architectural services for design and they will help us identify those needs, but anything outside of the property being donated for the venue will be paid for outside of the cost of the venue. She said that the Venue Development Agreement recognizes that there has to be water, sewer, electrical and roads leading up to the venue and that will be available at the time we open the venue.

## **COUNCIL REVIEW AND DISCUSSION**

23. \*\*Update on the Regional Approach to the Homeless Services Coordination Request for Proposals – Ms. Teresa Wilson, City Manager

Ms. Teresa Wilson, City Manager recalled that she has sent multiple emails to Council about the progress of the Request for Proposals (RFP) as directed by Council. She reported that the RFP is ready to be released, but she wanted to provide Council with the opportunity to ask questions or express concerns.

Councilor Runyan said he has reviewed the RFP and there are a multitude of issues. He said this goes in the opposite direction that was talked about by the committee to bring a coordinator to bear to reduce the city's obligation; to reduce the amount of money that it takes to bring service to these folks; this is teed up to be a very expensive undertaking. He referenced page 25 wherein it states that all funding requirements will be the responsibility of the City of Columbia. He said under this, the City of Columbia is responsible for being the funder for all homeless services for the Midlands. He said there are quite a number of other issues, but he won't go through those tonight. He said that staff can send this out tonight, but he can't support this. He said that the RFP doesn't reflect any of the meetings that he sat in.

Ms. Teresa Wilson, City Manager said that staff was just a facilitator for the whole thing; any information in the RFP is exactly in line with what was discussed; we simply dropped all of the recommendations from the panel into this document. As to the funding, she said that the whole document is funding for the coordination of homeless services as this Council directed that we do in collaboration with the Central Midlands Council of Governments (COG). She said the only money on the table is the funding you have remaining, because you've already allocated portions of the \$1 million to Housing First and Transitions. She noted that since Council is no longer funding the emergency shelter, there is slightly over \$400,000 remaining.

Councilor Runyan said that this doesn't represent what the committee did; there are details that diverge radically. He said he doesn't support it; he probably won't support any more funding for homeless services going forward; certainly not any new funding for homeless services.

Ms. Teresa Wilson, City Manager clarified that staff only did what Council directed us to do.

Councilor Davis said he has issues with that statement, because it is our understanding that one reason we are going in the direction of regional coordination is so that the city doesn't end up bearing the yeoman's costs of providing those services; that is the point of coordination. He said as we've looked at this, it was his understanding that we are trying to work our way out of

being the primary funder of homeless services in this city. He said as we put documents together like this, the point of coordination should be understood. He stated that the other entities will have to participate more, because it will be unrealistic for us to give the appearance that we will continue to carry the heavier burden of services. He wants that to continue to be a part of the discussion in terms of the magnitude of services to be provided and who is going to bear the costs.

Councilor Devine said she is okay with this. She said that Council asked staff to do a RFP; when it was ready to go, we pulled it back and asked them to do a RFI; they did the RFI; we went through a very extensive process with that; and there might have been some disagreement on that committee about asking someone to coordinate services at no fee. She said we then agreed to do a RFP; this Council asked that staff try to get the COG to make it regional. She clarified that Ms. Wilson came back from that meeting saying that the other governments certainly want to participate, but they are not putting any money in it; at that point we had a discussion about the balance of the \$1 million, which was about \$450,000; and we did not give a definitive amount, but we gave staff the leeway to utilize the rest of that money. She said in no way is anyone asking us to put more money into homeless services, but the reality is that we spent more than \$1 million this year when we said we would not. She said we have to make a decision on which direction we are going; we have a shelter that will close in a week; we have to gear up to what we are going to do in the fall and the winter. She said if we keep pushing the ball back and forth and not making a decision on how to move forward, we are going to be sitting here in October and November with no money allocated and having something whether we want it or not, squarely in our laps. She said at this point the RFP needs to go out and we can decide whether or not the responses are valid.

- **Mr. Newman left the meeting at 6:40 p.m.**

Councilor Davis suggested that the RFP be held until Council agrees with the expectations.

Councilor Runyan said this includes a paid position for a coordinator; a paid position for someone else to coordinate the service providers; it requires us to pay for HMIS, the shelter, transportation, food sharing and meal services and subcontractors to the primaries.

Councilor Devine said that is not what we were told; we talked about sending this out and negotiating prices and other things once we had the responses.

Ms. Teresa Wilson, City Manager acknowledged that she and Mr. Runyan may have a different interpretation of what's being read.

Councilor Runyan clarified that the RFP includes “All funding requirements will be the responsibility of the City of Columbia. This project will be negotiated on a lump sum contract.” He said it will be a lump sum contract with the City of Columbia responsible for all funding requirements. He reiterated that the RFP can be sent out, but he can’t support it.

Ms. Teresa Wilson, City Manager clarified that funding is for the coordination of services, which is what Council directed staff to do.

Mayor Benjamin added that it is the coordination of services and as it relates to our other regional partners.

Ms. Teresa Wilson, City Manager said they were asked to put together this RFP as written for the coordination of services, meaning that there would be an entity that the city would contract with at a very define level. She noted that the only funds available is \$400,000; clearly it wouldn’t be more than that; and that entity would be responsible for the various areas denoted in the document. She said as staff, we are doing what we were asked to do. She stated for the record, that in the event this discussion continues, staff is not holding up the process. She asked Council to be mindful of this when the shelter closes and there is a discussion about what we did or did not do, because that has come up before. She said we are putting it before you; if in fact the Council wants it to be revised; she asked that a committee of Council be composed to work with the RFI panel to put the RFP together as deemed appropriate.

Councilor Runyan agreed that there is an urgency of time, but just doing something that may be the wrong thing to satisfy the urgency of time could very much work against us and the people that I think we are trying to help. He said this RFP is a massive undertaking and far more expansive than what we were doing with the shelter. He anticipates that it would be far more expensive and it goes in the opposite direction of the intent of the RFI panel. He said responders are only given two (2) weeks to develop a system in response to a problem we’ve had for thirty (30) years.

There was a consensus of Council to consider the Request for Proposals for a Regional Approach to the Coordination of Homeless Services on July 15, 2014. The members of Council are to submit their comments and edits to the City Manager.

- **Mr. Davis left the meeting at 7:00 p.m.**

24. [Ordinance No.: 2014-072](#) – Granting an encroachment to Tim S. Peterson for construction and maintenance of a wooden boardwalk within the right of way area of the 2000 block of Senate Street adjacent to his property at 2006 Senate Street, Richland County TMS # 11405-10-01 – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Runyan, Council voted unanimously to give first reading approval to Ordinance No.: 2014-072 – Granting an encroachment to Tim S. Peterson for construction and maintenance of a wooden boardwalk within the right of way area of the 2000 block of Senate Street adjacent to his property at 2006 Senate Street, Richland County TMS # 11405-10-01.

25. [Ordinance No.: 2014-075](#) – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 2, Administration, Article Procurement Sec. 2-201 Statutory authority; title; definitions; Sec. 2-204 Competitive sealed bidding required; exceptions; Sec. 2-208 Source selection method for procurements related to construction; and Sec. 2-209 Design-build project delivery method authorized – **Note:** *This adds the construction management project delivery method to the procurement code. – Consideration of this item was deferred.*
26. [Ordinance No.: 2014-077](#) – *(Amended)* Authorizing the City Manager to execute an Agreement between the City of Columbia and Multicon Development Company for the Devine Street Parking Garage **and Easements for Public Pedestrian, Bicycle and Emergency Vehicle Access** – *Approved on first reading by a vote of three (3) to one (1) as amended.*

Councilor Baddourah expressed concerns with building a parking garage on Devine Street. He asked if the funds are coming from the Parking Fund. He said we already have a lot of parking garages in the city and most of them are not at 100% capacity. He is not sure if he can support this.

Ms. Teresa Wilson, City Manager said yes sir.

Mayor Benjamin asked Mr. Baddourah if he thought we didn't need any more parking garages in the city.

Councilor Baddourah said it was recently reported that we were going to sell all of the parking garages and make them all private.

Mayor Benjamin said this is a sound project and a great public private partnership that is happening in the hottest area in this city; we've seen a significant number of spaces go away with the long awaited development of the Innovista Campus. He said this was an issue when we met with the student leadership at the University and it is indeed timely.

Upon a motion made by Ms. Devine and seconded by Mr. Runyan, Council voted three (3) to one (1) to give first reading approval to Ordinance No.: 2014-077 – Authorizing the City Manager to execute an Agreement between the City of Columbia and Multicon Development Company for the Devine Street Parking Garage **and Easements for Public Pedestrian, Bicycle and Emergency Vehicle**

**Access** as amended to add the following clause: BE IT FURTHER ORDAINED that the City Manager is authorized to execute such easements and party wall agreements as are contemplated in the Agreement including those allowing for public pedestrian, bicycle and emergency vehicle access, on a form or forms to be approved by the City Attorney. Voting aye were Mr. Runyan, Ms. Devine and Mayor Benjamin. Mr. Baddourah voted nay.

27. [Ordinance No.: 2014-078](#) – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-1 Prohibited acts in parks (8) Alcoholic beverages to add Earlewood Park – *Approved on first reading.*

Upon a motion made by Ms. Devine and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to Ordinance No.: 2014-078 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-1 Prohibited acts in parks (8) Alcoholic beverages to add Earlewood Park.

## **RESOLUTIONS**

28. [Resolution No.: R-2014-050](#) – Release and Abandonment of the City’s Existing 15’ Sanitary Sewer Easement along Richland County TMS #23000-03-03 (Portion); 1320 Clemson Road; North Springs Park; CF#138-01 - **Note:** *This system was conveyed to Ni America in 2013 and is no longer in the City’s sanitary sewer service area. - Approved*

Upon a motion made by Ms. Devine and seconded by Mr. Baddourah, Council voted unanimously to approve Resolution No.: R-2014-050 – Release and Abandonment of the City’s Existing 15’ Sanitary Sewer Easement along Richland County TMS #23000-03-03 (Portion); 1320 Clemson Road; North Springs Park; CF#138-01.

29. [Resolution No.: R-2014-054](#) – Authorizing the City Manager to execute Amendment Number Eight to Joint Use Agreement between Garrison Columbia LLC, Core Campus Columbia I, LLC and the City of Columbia – **Note:** *This is replacing exhibits for clarity purposes (specifically where the existing easement is located) and consenting to construction in the common area. - Approved*

Upon a motion made by Ms. Devine and seconded by Mr. Baddourah, Council voted unanimously to approve Resolution No.: R-2014-054 – Authorizing the City Manager to execute Amendment Number Eight to Joint Use Agreement between Garrison Columbia LLC, Core Campus Columbia I, LLC and the City of Columbia.

Councilor Devine recalled that the City has a policy on hospitality and accommodations tax funding wherein if the money isn't requested by a certain time, there is a penalty for the organization. She said that the State Museum had some delays and they did not request their funding. She said the penalty would be \$40,000. She said that staff doesn't have the authority to waive the penalty, but City Council does.

Councilor Baddourah seconded the motion and asked how many other groups would lose the 20%. He said if we do it for one, we should do it for all. He requested a list and asked that Council review it at the next meeting.

Mayor Benjamin said that the grand opening is soon and asked that the additional funding be made available post haste.

Councilor Runyan said this is generally something he would have a philosophical concern about; however, people do make mistakes and this is important and very visible. He said that the SC Philharmonic had a similar issue that caused disadvantageous impacts. He asked that the SC Philharmonic be added to the motion as well.

- **Councilor Newman returned to the meeting at 7:08 p.m.**

There was a consensus of Council to consider the list of organizations that have been adversely affected by this policy on July 15, 2014.

### **CITY COUNCIL COMMITTEE REPORTS/REFERRALS**

30. [Public Safety Committee Report](#) - *This report was received as information.*
31. Environment and Infrastructure Committee Report

Councilor Devine reported that the Environment and Infrastructure Committee met today and they would like for Mary Pat Baldauf to make a presentation on the Climate Protection Action Committee to the full Council. She said as Chair, Mr. Runyan noted that their recommendations have budgetary impacts and financial professionals are needed on the board.

Councilor Runyan noted that the bylaws will need to be amended to allow the chairperson to nominate appointments of the financial professionals to the full Council.

Mayor Benjamin suggested looking at the overall composition of CPAC.

Upon a motion made by Ms. Devine and seconded by Mayor Benjamin, Council voted unanimously to add two (2) seats for financial professionals on the Climate Protection Action Committee.

Councilor Devine continued to report that staff presented the Water and Sewer Line Warranty Program; staff recommended a vendor; and the Legal Department is reviewing the agreement prior to Council's consideration along with a presentation to the full Council. She said a vendor presented a coating product and staff will be meeting with that vendor. She reported that we are still in negotiations with the proposer on a non-disclosure agreement for a Residential Fats Oil and Grease (FOG) Program.

32. Arts and Historic Preservation Committee Report

Councilor Baddourah reported that the Arts and Historic Preservation Committee also met today and they completed the discussion of free little libraries. He said that a resolution will be presented for consideration at the next meeting. He reported that they began the discussion on criteria for line item organizations.

**APPEARANCE OF THE PUBLIC**

*No one appeared at this time.*

Upon a motion made by Mr. Runyan and seconded by Ms. Devine, Council voted unanimously to adjourn the meeting at 7:17 p.m.

Respectfully submitted by:

Erika D. Moore  
City Clerk

Meeting Dates	Type of Meeting	Meeting Times
July 15, 2014	<b>Work Session</b>	2:00 p.m.
	<i>City Hall – 1737 Main Street – Second Floor Conference Room</i>	
	<b>Council Meeting / Zoning Public Hearing</b>	6:00 p.m.
	<i>City Hall – 1737 Main Street – Council Chambers</i>	