



CITY OF COLUMBIA
EAST CENTRAL REDEVELOPMENT COMMISSION
PUBLIC HEARING MINUTES
WEDNESDAY, AUGUST 16, 2006
10:00 A.M.
CITY HALL COUNCIL CHAMBERS
1737 MAIN STREET

The City of Columbia East Central Redevelopment Commission conducted a Public Hearing on Wednesday, August 16, 2006 in the Council Chambers located at City Hall, 1737 Main Street, Columbia, South Carolina. Mayor Robert D. Coble called the meeting to order at 10:27 a.m. The following members of the East Central Redevelopment Commission were present: The Honorable E.W. Cromartie, II, The Honorable Anne M. Sinclair, The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Daniel J. Rickenmann and The Honorable Kirkman Finlay III. Also present were Mr. Charles P. Austin, Sr., City Manager and Ms. Erika D. Salley, City Clerk.

PUBLIC HEARING

A. Lower Waverly Catalyst Redevelopment Plan – Ms. LaToya Grate, City Planner

Mr. Chip Land, Annexation Coordinator announced that this is a formal public hearing asking the East Central Redevelopment Commission to adopt the Lower Waverly Redevelopment Plan as presented by Ms. LaToya Grate, City Planner two weeks ago.

Mr. Frank McBride stated that they are excited about where the East Central City Consortium is now. He introduced the members of the Technical Team.

Mr. Steve Benjamin, Esquire, further explained that the purpose of today's public hearing was to formally request that Council ratify the Redevelopment Plan presented on July 24, 2006. He noted the incredible level of community support and participation.

Mr. Mike Kapp, Carolina First Bank, congratulated the efforts of the group. He said that Carolina First and Providence Hospital are both glad to be a part of this.

Mr. Steve Crow, Wachovia, noted that they are glad to be partners with the East Central City Consortium as well.

- **Council opened the Public Hearing at 10:34 a.m.**

Mr. Antonio Williams appeared before the members of Council representing the poor ones in the communities and those that own property. He said that the community has been neglected over the years. He said that not everyone agrees to the Redevelopment Plan. Mr. Williams said that code enforcement is used against the poor and that they needed to know what the City Code Enforcement Taskforce is. He said that they are going after the Gonzalez Garden land by using drug and crime images. He stated that not everyone is on drugs; they are good people. He said that 437 families were displaced from Saxon Homes and questioned the number of families that have returned since the redevelopment. He questioned the future of Allen Benedict Court. He insisted that the plan was similar to a pretty red apple, rotten to the core and full of worms. Mr. Williams urged the members of Council to do what is right.

- **The Public Hearing closed at 10:41 a.m.**

Upon motion by Mayor Coble, seconded by Mr. Cromartie, the East Central Redevelopment Commission voted unanimously to adopt the East Central Master Plan as the Columbia City Council did on July 21, 2004 and to adopt the Lower Waverly Catalyst Redevelopment Plan as presented.

- **The East Central Redevelopment Commission adjourned its meeting at 10:44 a.m.**

Respectfully submitted by:

Erika D. Salley
City Clerk



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10:00 A.M.
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The Columbia City Council conducted a Regular Meeting on Wednesday, August 16, 2006 in the Council Chambers located at City Hall, 1737 Main Street, Columbia, South Carolina. Mayor Robert D. Coble called the meeting to order at 10:47 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, The Honorable Daniel J. Rickenmann and The Honorable Kirkman Finlay III. Also present were Mr. Charles P. Austin, Sr., City Manager and Ms. Erika D. Salley, City Clerk.

APPROVAL OF MINUTES

1. Minutes of July 19 and 26, 2006

Upon motion by Ms. Sinclair, seconded by Mr. Davis, Council voted unanimously to approve the Minutes of July 19, 2006 and July 26, 2006 on a single motion and as presented.

PRESENTATIONS

2. August 2006 Employee of the Month ([Ms. Josalynn Smith, Employment Assistant / Grants Coordinator](#)) – Mr. Jacques Gilliam, Human Resources Director

Mr. Jacques Gilliam, Human Resource Director, presented Ms. Josalynn Smith as the City of Columbia August 2006 Employee of the Month. He described Ms. Smith as a five-year employee that is very deserving of this recognition. She handles a lot of tasks and works on weekends without complaint.

Mayor Robert D. Coble and Mr. Charles P. Austin, Sr., City Manager presented Ms. Smith with tokens of appreciation for being recognized as the City of Columbia August 2006 Employee of the Month.

3. Resolution No.: R-2006-035 – Acknowledging Historic Columbia Foundation's dedication of the Mann-Simons Cottage Garden to the Wisteria Garden Club of Columbia

Ms. Robin Waites, Historic Columbia Foundation Executive Director, announced the upcoming 28th Annual Jubilee Festival of Heritage at the Mann-Simons Cottage on August 24-26, 2006. This event is in celebration of the life of Celia Mann and the contributions of six generations of the family. The Wisteria Garden Club worked to save the Mann-Simons Cottage from demolition in the 1970's and they continue to educate the public about nature's beauty. The new garden on the front and side yards on Richland and Marion Streets will be dedicated to the Wisteria Garden Club next week.

Mr. Charles Ashe, former Historic Columbia Foundation Board Member and Chair of the Jubilee Committee recognized the members of the Wisteria Garden Club. He read a Resolution adopted by the Historic Columbia Foundation Board of Directors on July 26, 2006 dedicating the Mann-Simons Garden to the Wisteria Garden Club.

The members of City Council presented Resolution No.: R-2006-035 – Acknowledging the Historic Columbia Foundation's dedication of the Mann-Simons Cottage Garden to the Wisteria

Garden Club of Columbia.

- 3a. **Dancing in the Streets – Mr. Matt Kennell, Executive Director of the City Center Partnership

Mr. Matt Kennell, Executive Director of the City Center Partnership, appeared before the members of Council to express the support of the City Center Partnership for the Dancing in the Streets event scheduled for August 25, 2006. He thanked the City of Columbia and Ms. Shirley Dilbert for working with them to bring Ms. Martha Reeves to Columbia to celebrate the new Main Street. He said that they would work with area merchants to ensure they obtain maximum benefit during the event. A Classic Car Show is scheduled as well.

CONSENT AGENDA

Upon motion by Ms. Sinclair, seconded by Mr. Davis, Council voted unanimously to approve **Consent Agenda Items 4., 5., 7. and 8.** on a single motion. The consideration of Items **6., 9. and 10.** was deferred.

CONSIDERATION OF BIDS AND AGREEMENTS

4. Council is asked to approve Emergency Repair Project SS7009; USC Horizon Project, as requested by Engineering Administration. Award to LAD Corporation in the amount of \$14,421.00. This firm is located in West Columbia, SC. It was recently discovered that the sanitary sewer main to serve the referenced project did not extend to the site. *Funding Source: Sewer Improvement Fund - Approved*

ORDINANCES – SECOND READING

5. Ordinance No.: 2006-059 – Granting encroachment to Wendy J. Bailey for installation and maintenance of a driveway with turnaround, landscaping, irrigation system, privacy fence and brick retaining wall at 1630 Catawba Street *First reading approval was given on August 9, 2006. – Approved on second reading.*
6. Ordinance No.: 2006-062 - Annexing State parcels bounded by I-20; Hwy 21 (North Main Street / Wilson Boulevard); Pisgah Church Road; Parkland Road and Farrow Road, Richland County Tax Map # 14400-01-01; 14403-03-01; 17101-01-02 and 17102-01-01; LESS AND EXCEPTING property known or formerly known as Meadowlake Park (being portion of the southwestern corner of Richland County Tax Map Sheet 14400, Block 01, Lot 01) and a ten (10') foot wide buffer *First reading approval was given on August 9, 2006. - Consideration of this matter was deferred.*
7. Ordinance No.: 2006-063 – Granting encroachment to Delaney's Music Pub & Eatery for construction and maintenance of an awning and for placement of seven tables and twenty-eight chairs for outdoor dining at 741 Saluda Avenue *First reading approval was given on August 9, 2006. – Approved on second reading, subject to the following conditions:*
1. The applicant does the installation as proposed with tables mounted to the façade.
 2. Applicant maintains a minimum of 36" clearance between tables and edge of brick pavers.
 3. Must maintain special (\$600,000) insurance policy on liability.
 4. They will work with the City and pay for tree grate including installation.
 5. The awning will be the protection from sun/rain and no umbrellas will be used.
 6. Applicant is responsible for installing and enforcing brass plaques stating no chairs at end of tables.

8. Ordinance No.: 2006-065 - Ordinance Setting a Franchise Fee for Cable Service Providers Upon Expiration or Termination of an Existing Franchise for Cable Service *First reading approval was given on August 9, 2006. – Approved on second reading.*
9. Ordinance No.: 2006-066 - Ordinance Granting Consent to Application for Franchise for Cable Service and Setting Franchise Fee *First reading approval was given on August 9, 2006. - Consideration of this matter was deferred.*
10. Ordinance No.: 2006-068 - Annexing Lots 1 and 2, Wilson Boulevard, Meadow Lake Drive and Beckham Drive, Portion of Richland County TMS #14400-01-01 *First reading approval was given on August 9, 2006. - Consideration of this matter was deferred.*

ORDINANCE – FIRST READING

11. Ordinance No.: 2006-067 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 22, Streets, Sidewalks and Other Public Places, Article III, Obstructions, to add Division 1, Generally, and Division 2, Publication Dispensing Devices in Downtown Business Improvement Districts – *Approved on first reading.*

Upon motion by Mr. Cromartie, seconded by Mayor Coble, Council voted unanimously to give first reading approval to Ordinance No.: 2006-067 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 22, Streets, Sidewalks and Other Public Places, Article III, Obstructions, to add Division 1, Generally, and Division 2, Publication Dispensing Devices in Downtown Business Improvement Districts. The City Attorney was directed to contact the agencies that normally utilize the news racks to ensure that they understand the proposed changes within the Business Improvement District. Second reading consideration was deferred for thirty –(30) days.

RESOLUTIONS

12. Resolution No.: 2006-036 – Approving Assessment Roll for City Center Business Improvement District

Upon motion by Mr. Cromartie, seconded by Ms. Sinclair, Council voted unanimously to approve Resolution No.: 2006-036 – Approving Assessment Roll for City Center Business Improvement District.

OTHER MATTERS

13. Accommodations Tax / Community Promotions / Hospitality Tax Funding Recommendations for fiscal year 2006/2007 – Ms. Libby Gober, Ombudsman

Ms. Libby Gober, Ombudsman, requested approval of the Accommodations Tax / Community Promotions / Hospitality Tax Funding Recommendations for fiscal year 2006/2007 to include an additional \$125,000 for the Riverbanks Zoo and Gardens from the Accommodations Tax Fund.

Councilor Finlay stated that the process for granting these funds is not iron clad. He said that he would like to review the process and the concept of independent auditing of groups that receive the larger grants.

Councilor Rickenmann noted that he met with the Hospitality Association and members of the Hospitality Tax Advisory Committee. He noted that the committee members would like to use some of the available funding to pay for a study on the economic impact of hospitality tax funds.

A motion by Mr. Rickenmann to utilize hospitality tax funding to pay for an economic impact study on the hospitality tax funds disbursed and the impact of those allocations, failed for the lack of a second.

Upon motion by Ms. Sinclair, seconded by Ms. Devine, Council voted unanimously to approve the Accommodations Tax / Community Promotions / Hospitality Tax Funding Recommendations for fiscal year 2006/2007 as amended to include an additional \$125,000 from the Accommodations Tax Fund for the Riverbanks Zoo and Garden for the purchase of one (1) Tram unit. Staff was directed to review the funding process, to study the validity of auditing the larger grants and the feasibility and the value of an independent economic impact study of the Hospitality Tax Fund.

14. Implementation of the North Columbia Masterplan – Ms. Dana D. Turner, Assistant City Manager for Commerce and Development

Ms. Dana D. Turner, Assistant City Manager for Commerce and Development, requested an additional \$200,000 allocation for the implementation of the North Columbia Master Plan for four (4) catalyst sites as economic development occurs in those areas. City Council approved the allocation of \$50,000 last week. Funds would be utilized to encourage private development of the sites.

Upon motion by Mr. Davis, seconded by Mr. Rickenmann, Council voted unanimously to approve an additional allocation in the amount of \$200,000 to jump-start the four (4) catalyst projects within the North Columbia Master Plan.

15. Economic Development Budget for Fiscal Year 2006/2007 – Ms. Dana D. Turner, Assistant City Manager for Commerce and Development

Ms. Dana D. Turner, Assistant City Manager for Commerce and Development, explained that the former economic development contingency fund is now called the Special Projects Account. The proposed budget is a combination of funds from the Special Projects Account and the Office of Economic Development Budget. She sought approval of the anticipated requests for fiscal year 2006/2007.

Upon motion by Ms. Sinclair, seconded by Ms. Devine, Council voted unanimously to approve the Special Projects Budget for fiscal year 2006/2007 as presented.

16. Saluda Avenue Fountain – Mr. S. Allison Baker, Assistant City Manager for Public Services

Mr. S. Allison Baker, Assistant City Manager for Public Services, said that a fountain is being proposed for Saluda Avenue as part of the Five Points Streetscape Project. The City funded the project at \$45,000 and then the Five Points Association upgraded the fountain increasing the cost. Staff agreed with the proposal once public safety concerns and maintenance issues were addressed. They agreed to develop a fountain that requires a low level of maintenance. The total cost is estimated at \$250,000 to \$300,000. The maintenance cost is unknown at this time. The installation of the fountain will not reduce any parking. The Five Points Association will raise the balance of funds needed to complete the fountain.

- **Council adjourned the meeting to break at 11:50 a.m.**

- **Council reconvened the meeting at 12:11 a.m.**

Upon a substitute motion by Mr. Rickenmann, seconded by Mr. Cromartie, Council voted unanimously to authorize the construction of the Saluda Avenue Fountain and to disburse the \$45,000 previously approved for the project. The Five Points Association should continue its fundraising efforts to secure the balance of funds needed to complete the fountain. The City will not accept maintenance of the fountain until cost estimates have been presented for consideration.

17. Carolina Coliseum's Bill for Richland School District One - Mr. G. C. Robinett, Special Assistant to the City Manager

Mr. Charles P. Austin, Sr., City Manager, sought authorization to pay an outstanding debt that has been validated as a legitimate expense incurred by Richland School District One's use of the Carolina Coliseum.

There was a consensus of Council to discuss this matter in Executive Session. Please refer to the Work Session Minutes.

18. Financing Parking Garages A and B for the University of South Carolina Research Campus – Mr. G. C. Robinett, Special Assistant to the City Manager

Mr. G. C. Robinett, Special Assistant to the City Manager, explained that Garage A would be a classic bond financing entered against the City's margin of debt leaving a \$2.2 million debt margin. He noted that funding is not available for Main Street Phase II capital improvements. He explained that Garage B would be financed through revenue bonds. The City of Columbia Parking Facilities Corporation has made application through the South Carolina Jobs-Economics Development Authority (JEDA) and would be purchased by the Branch Banking and Trust Company (BB&T).

This matter was further discussed in Executive Session.

RESOLUTION

19. **Resolution No.: R-2006-037 – Supporting Public Transportation in Richland County

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2006-037 – Supporting Public Transportation in Richland County.

APPEARANCE OF PUBLIC HAVING BUSINESS WITH CITY COUNCIL

Ms. Marilyn Chappell appeared before the members of Council to express concerns about the staff and the conditions of Lorick Park. She said that there are holes and leakages in the roof; the computers are inoperable; and the staff is insubordinate.

Mr. Richard Gibson, Owner of Club Rio, 1734 Main Street, appeared before the members of Council to seek assistance in coordinating an open dialogue with the Columbia Police Department. He stated that Club Rio has been a fixture in downtown for three years and that they employ 30 city residents. He said that there have been no major incidents at the club until last month and now their alcohol license has been revoked. He said that the Columbia Police Department has not interest in assisting them.

- **Council adjourned this meeting at 1:07 p.m. to reconvene the Work Session.**

Respectfully submitted by:

Erika D. Salley
City Clerk