

**CITY OF COLUMBIA
WORK SESSION MINUTES
JANUARY 27, 2010 – 9:00 A.M.
CITY HALL - 1737 MAIN STREET
3rd Floor – COUNCIL CHAMBERS**



The Columbia City Council met for a Work Session on Wednesday, January 27, 2010 in the City Hall Council Chambers located at 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Robert D. Coble called the meeting to order at 9:12 a.m. Also present were: The Honorable E.W. Cromartie, II, The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Daniel J. Rickenmann, The Honorable Kirkman Finlay III and The Honorable Belinda F. Gergel. Also present were Mr. Steven A. Gantt, City Manager and Ms. Erika D. Salley, City Clerk.

CITY COUNCIL DISCUSSION / ACTION

TEXT AMENDMENT – SECOND READING

1. **§17-258, §17-305 (a), and create §17-294 (new)** to amend regulations concerning non-depository personal credit institutions (payday loan and/or title loan establishments). **Note:** *The Code Enforcement Task Force finds that the proliferation of pay day and other like lenders suggests a commercial corridor is in economic and social decline, negatively impacting economic development efforts, and that these changes would discourage the illegal practice of rolling over loans and minimize the often garish appearance of such establishments.*

Ordinance No.: 2009-109 – Amending the 1998 Code of Ordinance of the City of Columbia, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, to add Sec. 17-294 Non-depository personal credit institutions (payday loan and/or title loan establishments); and Division 9, Supplementary District Regulations, Sec. 17-305 Planned unit development (a) Generally - *The Public Hearing was conducted and this item was deferred on November 18, 2009; First reading approval was given on December 2, 2009; and Second reading consideration was deferred on January 20, 2010.*

Mr. Marc Mylott, Director of Planning and Development Services reminded the Council that the Code Enforcement Taskforce's recommendation regarding payday lenders came to them on November 18, 2009; it was deferred to December 2, 2009 to allow the Taskforce to meet with the payday lending industry; the Code Enforcement Taskforce confirmed its recommendation on December 2, 2009; and the ordinance was given first reading and sent back to the Planning Commission to evaluate the appropriateness of the 30,000 sq. ft. building size requirement. The Planning Commission reviewed this on January 4, 2010. Staff started its research on the size requirement by finding all structures on properties with commercial zoning. We further refined that subset by comparing it against the land use study conducted in conjunction with the comprehensive plan update, thus removing any residentially used structures that may have commercial zoning. Of those remaining structures, the average square footage according to the Assessor's Office was just less than 12,000 square feet. Upon that consideration, the Planning Commission by a five (5) to four (4) vote voted to keep the size at 30,000 square feet. The motion included the explanation that, in trying this new approach to regulating these uses rather than as a special exception, the level should be consistent with other communities; also, if the higher level is not appropriate or too heinous, those persons within the industry will so advise the City.

Upon a motion made by Mr. Davis and seconded by Mr. Rickenmann, Council voted unanimously to give second reading approval to Ordinance No.: 2009-109 – Amending the 1998 Code of Ordinance of the City of Columbia, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, to add Sec. 17-294 Non-depository personal credit institutions (payday loan and/or title loan establishments); and Division 9, Supplementary District Regulations, Sec. 17-305 Planned unit development (a) Generally and to amend the Planning Commission’s recommendation by reducing the required square footage from 30,000 to 12,000.

EXECUTIVE SESSION

Upon a motion made by Mr. Cromartie and seconded by Mr. Davis, Council voted unanimously to go into Executive Session at 9:30 a.m. for the discussion of **Items 2.** and **3.** as outlined.

- 2. Discussion of employment of employee - *This item was discussed in Executive Session. No action was taken.*
- 3. Discussion of negotiations incident to proposed contractual arrangements - *This item was discussed in Executive Session. No action was taken.*
- **Council adjourned the Executive Session at 10:42 a.m. and reconvened the Work Session at 10:44 a.m.**
- 4. Economic Development Special Projects Account – Mr. Jim Gambrell, Director of Economic Development

Mr. Finlay made a motion to hold the funding for hydrogen projects until a presentation is made to the Council; to approve all other line items with a 7% cut; to reserve \$21,579 as general Council reserve funds; and to reserve all remaining funds for ongoing expenditures related to MAST. It was seconded by Mr. Rickenmann.

Upon a substitute motion made by Mayor Coble and seconded by Ms. Devine, Council voted six (6) to one (1) to designate the current Investment Recruiting line item in the amount of \$41,579 as contingency funding; to ask representatives to appear before Council with a report on hydrogen fuel cell development prior to funding being approved for hydrogen projects; and to approve funding for all other organizations as recommended. Voting aye were Mr. Cromartie, Mr. Davis, Ms. Devine, Mr. Rickenmann, Dr. Gergel and Mayor Coble. Mr. Finlay voted nay.

<u>Project</u>	<u>Amount</u>
World Affairs Council	\$ 32,500
ECl Find New Markets	\$ 15,000
EngenuitySC	\$100,000
Black Expo	\$ 50,000
Good to Great	\$100,000

- 5. Fiscal Year 2010 / 2011 Budget – Mr. Steven A. Gantt, City Manager

Mr. Steven A. Gantt, City Manager presented the fiscal year 2009/2010 budget and expenditure report; the General Bond Issuances for 2010 through 2014; and a Health Fund analysis. There was a brief discussion on the materials presented. No action was taken.

- **Dr. Gergel left the meeting at 12:45 p.m.**

Upon a motion made by Mr. Cromartie and seconded by Ms. Devine, Council voted unanimously to go into Executive Session at 12:50 p.m. for the discussion of negotiations incident to proposed contractual arrangements related to MAST. Mayor Coble abstained from voting due a conflict of interest. No action was taken.

- **Council adjourned the Work Session at 1:15 p.m.**

Respectfully submitted by:

Erika D. Salley
City Clerk