

**CITY OF COLUMBIA CITY COUNCIL
WORK SESSION MINUTES
OCTOBER 11, 2011 – 2:00 P.M.
CITY HALL - 1737 MAIN STREET**



The Columbia City Council met for a Work Session on Tuesday, October 11, 2011 in the City Council Conference Room at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:06 p.m. and the following members of City Council were present: The Honorable Sam Davis, The Honorable Daniel J. Rickenmann, The Honorable Belinda F. Gergel, The Honorable Leona K. Plough and The Honorable Brian DeQuincey Newman. The Honorable Tameika Isaac Devine arrived at 2:15p.m. Also present were Mr. Steven A. Gantt, City Manager and Ms. Erika D. Salley, City Clerk.

CITY COUNCIL DISCUSSION / ACTION

1. New Year's Eve Celebration

Mayor Benjamin announced that a big celebration is being planned for New Year's Eve by a group of young professionals and the City Center Partnership. Please plan to be on Main Street on New Year's Eve.

2. Rehabilitation of the Bellfield Cultural Arts Center

Mr. S. Allison Baker, Senior Assistant City Manager explained that they will renovate the front portion of the building, make it ADA accessible and leave the back portion for future consideration. We can move forward with the front portion with the funds we already have in place. The proposal is based on the \$1.1 million available in funding.

Ms. Teresa Wilson, Assistant City Manager reported that there may be people with resources and ideas for the use of the back portion of the building. The decision to not demolish that portion at this time gives us an opportunity to explore other options. That portion will be sealed off from the public. She explained that no funding will be remaining for other projects that have been discussed.

Ms. Deborah Livingston, Director of Community Development reported that there will be a first draw of funds for this project by April 30, 2012.

Council received the report as information and no action was taken. The rehabilitation of the Kathryn M. Bellfield Cultural Arts Center was previously authorized under the Community Development Annual Action Plan.

3. Update on Community Development Block Grant (CDBG) Monitoring Response

Ms. Deborah Livingston, Director of Community Development reviewed the draft response to Mr. Peter Rowe, Director of the Community Planning and Development Division for the U.S. Department of Housing and Urban Development. The letter is in response to HUD's On-site Compliance Survey Review conducted during June 27 to July 11, 2011 and on August 18, 2011. We responded to six (6) findings and four (4) concerns related to the CDBG. In closing, Ms. Livingston reported that corrective measures have been taken on all findings and concerns. She added that they meet with HUD representatives on a monthly basis.

Council received the report as information and no action was taken.

4. Closeout of the Sumter-Columbia Columbia Empowerment Zone

Ms. Tina Herbert, Deputy Director of Community Development and Ms. Felicia Maloney, Program Manager reviewed the draft response to Mr. Peter Rowe, Director of the Community Planning and Development Division for the U.S. Department of Housing and Urban Development. The letter is in response to HUD's Compliance Monitoring Review conducted during April 18 - 25, 2011. We responded to three (3) findings and five (5) concerns. We are working to resolve all matters and the response will be sent on Friday, October 14, 2011.

Council received the report as information and no action was taken.

5. Flooding Update

Ms. Missy Gentry, Assistant City Manager provided an update on flooding in the city. She presented a map, which identified the flooding reports and tree calls received by the Public Works Department along with rainfall intensity data. There are several things that we do in advance of and after a flood. There are areas that flood on a regular basis, but not every time that it rains. We are looking at options to address some of the isolated areas. We will continue to map problems as they occur. In advance of a storm we check trouble areas to insure that pipes are clear and that there are no blockages. After a storm we check the same areas for debris. We believe that public education is essential. We are considering staging barricades at certain areas. We are evaluating the effectiveness of this procedure along with a bagging ordinance.

Council received the report as information and no action was taken.

6. Rehabilitation of Existing 48", 54" & 60" Gravity Sewer

Mr. Steven A. Gantt, City Manager reported that he received a significant change order for the rehabilitation of the existing 48", 54" & 60" Gravity Sewer Lines.

Mr. Joey Jaco, Director of Utilities and Engineering and Mr. Bill Davis, Wastewater
***Amendment to the Agenda*

Engineer explained that the project was bid in February 2010. He outlined the site for this project and other projects that are impacting it along with the components of the change order. He stated that Construction Management challenges the appropriateness of all change orders. He stated that the tasks under this change order are legitimate.

Mr. Steven A. Gantt, City Manager reported that we've had extensive sewer failure around the Zoo.

Mr. Joey Jaco, Director of Utilities said that it is a 15" clay line that is inundated with roots. We must dig up the line and replace it. We have done 6 point repairs on the line. We set up another bypass pump today that can't be seen by the public and we rented bypass piping. We will complete additional work and will likely invite contractors to view the site.

Council received the report as information and no action was taken.

**Councilor Devine expressed concerns about the City's options related to the future of the Columbia Empowerment Zone, Inc. Mr. Davis and Ms. Devine will meet with the Board of Directors next week to gain clarity on their role and commitments.

There was a consensus of Council to direct the City Attorney to review the bylaws of the Columbia Empowerment Zone, Inc. and the agreement with the City of Columbia in order to determine what the legal options are in terms of ongoing operations. This matter will be discussed on October 18, 2011.

EXECUTIVE SESSION

Upon a motion made by Mr. Davis and seconded by Mr. Rickenmann, Council voted unanimously to go into Executive Session at 4:39 p.m.

7. Discussion of negotiations incident to proposed contractual arrangements – *Items were discussed in Executive Session; however, no action was taken.*
 8. Receipt of legal advice which relates to matter covered by attorney-client privilege – *Items were discussed in Executive Session; however, no action was taken.*
 9. **Receipt of legal advice which relates to a pending, threatened or potential claim – *This item was discussed in Executive Session; however, no action was taken.*
- **Council adjourned the Work Session at 5:45 p.m.**

Respectfully submitted by:

Erika D. Salley
City Clerk