



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

The Columbia City Council will conduct a Regular Meeting on Tuesday, February 18, 2025 at 3:00 PM at City Hall (Council Chambers), 1737 Main Street, Third Floor, Columbia, SC 29201. Members of the public may view the meeting online at www.columbiasc.gov. Please contact the City Clerk's Office at (803)545-3045 or cityclerk@columbiasc.gov if you have questions regarding this meeting.

The Honorable Daniel J. Rickenmann, Mayor

The Honorable Edward H. McDowell, Jr., District II ▪ The Honorable William Brennan, District III ▪ The Honorable Aditi Bussells, At-Large ▪ The Honorable Tina N. Herbert, District I
The Honorable Peter M. Brown, District IV ▪ The Honorable Tyler D. Bailey, At-Large

Prior to entering the meeting please silence all electronic communication devices. All presenters are asked to speak directly into the microphone for recording purposes.

3:00 PM **CALL TO ORDER**

EXECUTIVE SESSION

1. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)

Project Catalyst

4:00 PM **INVOCATION**

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

PUBLIC INPUT

Individuals are allotted up to three minutes to address City Council about items on the agenda. Items requiring a public hearing cannot be addressed at this time.

APPROVAL OF MINUTES

2. Council is asked to approve the January 21, 2025 Work Session and February 4, 2025 Regular Meeting Minutes.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

PRESENTATIONS

3. Jayme Hill's Kidz Kindness Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor
4. Corey Mitchell Multiple Sclerosis Foundation Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor
5. University of South Carolina Student Government City Advocacy Committee - Ms. Olivia Smeltzer

CONSENT AGENDA ITEMS 6 THROUGH 17

6. Council is asked to approve a new Professional Services Contract for Development Strategies and Analysis for Affordable and Mixed Income Housing - Phase I, as requested by City Administration on November 24, 2024. Award to DreamKey Partners, Inc., in an amount not to exceed \$263,400.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date six (6) months from commencement and the option to renew for one (1) additional six-month period. This firm is located in Charlotte, NC.

Funding Source: American Rescue Plan Act Funds - American Rescue Plan Act-Affordable Housing - Professional Services (2619999-ARPA202202-636600). The total budget amount is \$263,400.00.

DreamKey Partners, Inc. is the prime and will be providing needs analysis and identification resources, market analysis, and draft and final plan services at 72.89% (\$160,000.00) of the contract amount.

The following subconsultant will also provide services:

D. Wilson Agency, LLC, a Minority Business Enterprise (W), located in Charlotte, NC, will provide community engagement services at 27.11% (\$59,500.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

7. Council is asked to approve a Contract Renewal for UKG Pro Workforce Management Software, as requested by the Budget and Program Management Office on January 24, 2025. Award to UKG Kronos Systems, LLC, in the amount of \$211,999.69. This vendor is located in Lowell, MA.

Funding Source: Program Management Office – Cloud Based Software Solutions (6218950-632170) \$161,000.00 and Program Management Office – Professional Services (6218950-636600) \$50,999.69. The original budget amount is \$211,999.69.

8. Council is asked to approve funding for Body Cameras, Tasers, Evidence and Storage Services, as requested by the Columbia Police Department on January 27, 2025. Award to Axon Enterprise, Inc. using the Sourcewell Cooperative Contract in the amount of \$999,791.32 for year 3 of the 5 year initial term. The current term of the contract ends on January 31, 2028. This vendor is located in Scottsdale, AZ.

Funding Source: Police Administration Services - Cloud Based Solution (1012402-632170). The original budget amount is \$999,791.32 for year 3.

9. Council is asked to approve the Purchase of One (1) 2025 Pierce Custom Pumper Fire Truck, as requested by the Fleet Services Division for the Columbia Fire Department on January 27, 2025. Award to Spartan Fire & Emergency Apparatus using the HGAC Cooperative Contract in the amount of \$1,047,303.00. This vendor is located in Roebuck, SC.

Funding Source: Capital Replacement - Auto, Truck Heavy Equipment-Capital (6308972-658500). The original budget amount is \$1,047,303.00.

10. Council is asked to approve Contract Amendment #1 for Project PK005608; Finlay Park Revitalization and Construction Services, as requested by the Parks and Recreation Department on January 8, 2025. Award to Mashburn Construction Company, Inc., in an amount not exceed \$1,400,000.00. The current term of the contract ends on September 13, 2025. This contractor is located in Columbia, SC.

Funding Source: General Capital Projects - Finlay Park Rehabilitation - Capital Project Cost (4039999-PK005608-658650). The current budget amount is \$22,450,000.00. The budget amount for this amendment is \$1,400,000.00. The revised budget amount is \$23,850,000.00.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

Mashburn Construction Company, Inc., is the prime and will provide general contractor services at 75.04% (\$1,050,625.01) of the total amendment amount.

The following subcontractors will provide additional services:

Chapin Concrete Contractors, Inc., located in Chapin, SC, will provide concrete services at 7.93% (\$110,997.68) of the total amendment amount.

JRAM, LLC Klockner Group & Chain Reqs, located in Columbia, SC, will provide structural and miscellaneous steel services at 10.07% (\$140,937.00) of the total amendment amount.

Echerer Painting Contractor, Inc., located in Columbia, SC, will provide paint services at 3.78% (\$52,888.34) of the total amendment amount.

Lucas Concrete Products, Inc., located in Charlotte, NC, will provide precast concrete at 3.18% (\$44,551.97) of the total amendment amount.

11. Council is asked to approve a new Sole Source Contract for a Sludge Drive Gearbox for the Metro Wastewater Treatment Plant, as requested by Columbia Water on October 23, 2024. Award to Applied Industrial Technologies in the amount of \$68,930.45. This vendor is located in Greenwood, SC.

Funding Source: Utilities Metro Wastewater Plant - Machinery and Equipment-Capital (5516208-658300). The original budget amount is \$68,930.45.

12. Council is asked to approve the Purchase of One (1) Portable Blue Star Generator for the Columbia Canal Water Treatment Plant, as requested by Columbia Water on November 27, 2024. Award to Generator Services using the SC State Contract in the amount of \$137,328.80. This vendor is located in West Columbia, SC.

Funding Source: Utilities Columbia Canal Water Plant - Machinery and Equipment Capital (5516206-658300). The original budget amount is \$137,328.80.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

13. Council is asked to approve Contract Amendment #1 for Project WM4733; Trenholm Road Water Main Improvements, as requested by Columbia Water on January 21, 2025. Award to HDR Engineering, Inc. of the Carolinas, in an amount not to exceed \$218,000.00. The current term of the contract ends on August 11, 2025. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Forest Acres Water Quality Improvement - Capital Project Costs (5529999-WM473301-658650). The current budget amount is \$1,189,000.00. The budget amount for this amendment is \$218,000.00. The revised budget amount is \$1,407,000.00.

This is a Mentor Protégé Program project. HDR Engineering Inc. of the Carolinas is the mentor and will provide construction observation services at 100.00% (\$218,000.00) of the total amendment amount.

14. Council is asked to approve a new Agreement for Project SS756501; Sewer Improvement and Rehabilitation for Lower Kinley Creek, as requested by Columbia Water on February 18, 2025. Award to Dominion Energy South Carolina, Inc. in the amount of \$225,194.10 for the purpose of relocating a 6-inch gas main at Piney Grove Road and Hempstead Road.

Funding Source: Water and Sewer Capital Projects - West Columbia Pump Station Improvements - Capital Project Costs (5529999-SS756401-658650). The original budget amount is \$225,194.10.

15. Council is asked to approve a new Professional Services Contract for Project SS7640; New North Columbia Pumping Station and Phase 1 Force Main, as requested by Columbia Water on December 20, 2024. Award to Black & Veatch Corporation in an amount not to exceed \$1,481,005.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date four (4) years from commencement and the option to renew for two (2) additional one-year periods. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Project - North Columbia Pump Station and Force Main Phase 1 - Capital Project Costs (5529999-SS764001-658650). The original budget amount is \$1,481,005.00.

This is a Mentor Protégé Program project. Black & Veatch Corporation is the Mentor and will be performing project management and administration, preliminary engineering design, and coordination of field investigation services at 53.54% (\$792,905.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

Highfill Infrastructure Engineering, PC, located in Columbia, SC, is the Protégé and will be performing design phase administration, geotech, Subsurface Utility Engineering (SUE), and wetland delineation services at 22.96% (\$340,100.00) of the total contract amount.

The following subconsultants will provide additional services:

Howard Engineering, Inc., a Minority Business Enterprise (W), located in Columbia, SC, will be performing electrical/instrumentation and control design services at 0.54% (\$8,000.00) of the total contract amount.

Hussey, Gay, Bell & DeYoung, Inc., located in Columbia, SC, will be performing field surveying services at 14.52% (\$215,000.00) of the total contract amount.

Veredantas, LLC, located in Anderson, SC, will be performing physical scale modeling services at 8.44% (\$125,000.00) of the total contract amount.

16. Ordinance No.: 2025-005 - An Ordinance Providing for an Installment Plan of Finance for Undertaking or Completing Certain Downtown City Projects; approving Columbia Facilities Corporation and its activities, including the issuance by the Corporation of not exceeding \$54,000,000 principal amount of its Installment Purchase Revenue Bonds, in one or more series, tax-exempt or taxable; approving the forms of or authorizing the execution and delivery of one or more amendments or supplements to the Base Lease and Conveyance Agreement and the Installment Purchase and Use Agreement each Dated May 19, 2021 and between the City of Columbia, South Carolina and the Corporation and the Trust Agreement dated May 19, 2021, between the Corporation and Regions Bank, as Trustee; authorizing the preparation of a Bond Purchase Agreement, Official Statement and other documents with respect to the marketing and sale of such bonds; delegating authority to the Mayor, the City Manager and the Assistant City Manager for Development and Finance, or any two of them acting together, to approve and determine certain matters; and other matters relating thereto

First reading approval was given on February 4, 2025.

17. Ordinance No.: 2025-006 - Granting an encroachment to the University of South Carolina for the use of the right of way area of the 1200 block of Greene Street for the installation and maintenance of a brick paver field, a brick seat wall, site furnishings, landscaping and irrigation adjacent to 1212 Greene Street, Richland County TMS# 11303-03-01

First reading approval was given on February 4, 2025.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

18. **COMPREHENSIVE PLAN AMENDMENT for Reaching Riverbanks Community Mobility Plan**

Ordinance No.: 2025-002 - Adopting the Reaching Riverbanks Community Mobility Plan as an addendum to Columbia Compass: Envision 2036

Council Districts: 2 & 3

Proposal: Request recommendation to adopt the Reaching Riverbanks Community Mobility Plan as an addendum to the City of Columbia's Comprehensive Plan.

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 01/09/2025; Approval (7-0)

Presented to the Economic Development and Infrastructure Committee on October 22, 2024.

19. **ZONING MAP AMENDMENT for 2212 Senate Street, TMS# 11410-22-06**

Ordinance No.: 2025-001 - Amending the Official Zoning Map to modify the zoning for 2212 Senate Street, Richland County TMS #11410-22-06

Council District: 2

Proposal: Request to rezone the property from Residential Single Family – Small Lot District (RSF-3), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A) to Residential Mixed District (RM-1), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A).

Applicant: Miles Madden, Handcrafted Property Solutions LLC

Staff Recommendation: Approval

PC Recommendation: 12/12/2024; Approval (7-0)



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

20. ZONING MAP AMENDMENT for 427 Harden Street, TMS# 11311-03-07

Ordinance No.: 2025-008 Amending the Official Zoning Map to modify the zoning for 427 Harden Street, Richland County TMS #11311-03-07

Council District: 3

Proposal: Request to rezone the property from Residential Mixed District (RM-1) to Residential Single Family – Medium Lot District (RSF-2).

Applicant: Councilman Brennan

Staff Recommendation: Council Sponsored

PC Recommendation: 01/09/2025; Approval (7-0)

21. ZONING MAP AMENDMENT E/S Bluff Road, TMS# 13510-01-07, 13510-01-08, 13500-02-02, 13500-02-07

Ordinance No.: 2025-009 Amending the Official Zoning Map to modify the zoning for E/S Bluff Road, Richland County TMS #13510-01-07, 13510-01-08, 13500-02-02, 13500-02-07

Council District: 3

Proposal: Request to rezone the property from Residential Mixed (RM-2) and Community Activity Center/Corridor District (CAC) to Employment Campus (EC).

Applicant: Felicia Maloney, Columbia Empowerment Zone

Staff Recommendation: Approval

PC Recommendation: 01/09/2025; Approval (7-0)



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

22. ZONING MAP AMENDMENT for 1205 Colleton Street, TMS# 11705-05-16

Ordinance No.: 2025-010 - Amending the Official Zoning Map to modify the zoning for 1205 Colleton Street, Richland County TMS #11705-05-16

Council District: 1

Proposal: Request to rezone the property from Single Family Residential Large Lot (RSF-1) to Mixed-Use District (MU-1).

Applicant: Reynaldo Barron, Barron Properties Group, LLC

Staff Recommendation: Approval

PC Recommendation: 01/09/2025; Approval (7-0)

ORDINANCES - FIRST READING

23. Ordinance No.: 2025-003 - Amending Ordinance 2023-065 granting an encroachment to Gadsden & Greene, LLC, for use of the right of way areas of the 700 block of Devine Street, the 700 block of Gadsden Street and the 700 block of Greene Street for the installation and maintenance of sidewalks, landscaping, irrigation, on-street parking spaces, a bus pull-out lane, bike racks and benches adjacent to 737 Gadsden Street, TMS# 08915-12-01

24. Ordinance No.: 2025-007 - Approval for Granting an Easement to Dominion Energy South Carolina, Inc. along a Portion of City-Owned Property Located at 930 Laurel Street and 901 Taylor Street known as Finlay Park and Identified as Richland County TMS#09014-01-03 and TMS#09010-08-01 for Electric Lines for the Finlay Park Revitalization Project; CF#250-657

25. Ordinance No.: 2025-011- Approval of Reservation of Easement for the Crane Creek Greenway along a Portion of City-Owned Property Identified as Richland County TMS#07316-02-01A, TMS#07413-02-01, TMS#07414-04-01 & TMS#07415-02-01; CF#250-656



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 18, 2025

RESOLUTIONS

26. Resolution No.: R-2025-010 - Resolving to Consider an Ordinance Amending the 1998 Code of Ordinances, Chapter 17 (Unified Development Ordinance), to Prohibit Private Student Dormitories in the Downtown Activity Center and Mixed Commercial districts (DAC and MC) and to Update Regulations and Definitions Related Thereto; and Setting and Advertising to the Public the Date of a Public Hearing on this Ordinance; and, referring Ordinance Amendments to the Planning Commission for its Consideration; and Invoking the Pending Ordinance Doctrine with Respect to this Ordinance

APPOINTMENTS

27. Municipal Court Judges

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

28. Council is asked to refer the creation of a Parental Support & Accountability Court to the Richland County-City of Columbia Committee, as requested by The Honorable Tyler D. Bailey.

PUBLIC INPUT

Individuals are allotted up to three minutes to address City Council. Items requiring a public hearing cannot be addressed at this time.

ADJOURNMENT