



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MARCH 4, 2025

The Columbia City Council will conduct a Regular Meeting on Tuesday, March 4, 2025 at 4:00 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.

CALL TO ORDER

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

1. Council is asked to approve the February 18, 2025 City Council Regular Meeting Minutes.

PRESENTATIONS

2. Mr. John Victor Furgess, Sr. Remembrance Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, MARCH 4, 2025**

CONSENT AGENDA ITEMS 3 THROUGH 16

3. Council is asked to approve the Purchase of Three (3) Chevrolet Silverado Pickup Trucks for several City Departments, as requested by the Fleet Services Division. Award to Alan Jay Automotive Management dba Alan Jay Fleet Sales using SC State Contracts in the amount of \$152,047.30.

Item	Vendor	Vehicles	Procurement Method	Amount
a.	Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL	One (1) 2024 Chevrolet Silverado Pickup 2WD Truck for the Street Division, as requested on January 10, 2025.	SC State Contract #4400035155	\$64,056.70
<i>Funding Source: Streets - Water and Sewer Repairs - Auto, Trucks, Heavy Equipment-Capital (5513202-658500). The original budget amount is \$64,056.70.</i>				
b.	Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL	Two (2) 2025 Chevrolet Silverado Pickup 4WD Trucks for the Wastewater Maintenance and Water Distribution Divisions, as requested on February 5, 2025.	SC State Contract #4400035155	\$87,990.60
<i>Funding Source: Utilities Wastewater Maintenance - Auto, Trucks, Heavy Equipment-Capital (5516205- 658500) \$45,219.60 and Utilities Water Distribution and Maintenance - Auto, Trucks, Heavy, Equipment - Capital (5516203-658500) \$42,771.00. The original budget amount is \$87,990.60.</i>				
Total				\$152,047.30

4. Council is asked to approve the Purchase of Creston Electronics for the Beltline Facility Conference Room Audio Upgrades, as requested by Columbia Water on January 17, 2025. Award to Advanced Video Group, Inc. using the SC State Contract in the amount of \$64,065.37. This vendor is located in Irmo, SC.

Funding Source: Utilities Water Distribution and Maintenance - Computer Equipment/Hardware (5516203-627500) \$32,032.68 and Utilities Wastewater Maintenance - Computer Equipment/Hardware (5516205-627500) \$32,032.69. The original budget amount is \$64,065.37.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MARCH 4, 2025

5. Council is asked to approve the Purchase of One (1) 500KW Portable HIPOWER Generator for the Columbia Canal Water Treatment Plant, as requested by Columbia Water on February 7, 2025. Award to Generator Services using the SC State Contract in the amount of \$260,470.24. This vendor is located in West Columbia, SC.

Funding Source: Utilities Columbia Canal Water Treatment Plant - Machinery and Equipment Capital (5516206-658300). The original budget amount is \$260,470.24.

6. Council is asked to approve a new Professional Services Contract for Project SS7655; Shady Lane Force Main Extension, as requested by Columbia Water on January 28, 2025. Award to 4D Engineering, in an amount not to exceed \$181,060.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one (1) year from commencement and the option to renew for three (3) additional one-year periods. This firm is located in Lexington, SC.

Funding Source: Water and Sewer Capital Project - Shady Lane Force Main Extension - Capital Project Costs (5529999-SS765501-658650). The original budget amount is \$181,060.00.

This is a Mentor Protégé Program Protégé Only project. 4D Engineering will be performing project management and administration, preliminary engineering design, and coordination of field investigation services at 89.90% (\$162,760.00) of the total contract amount.

The following subconsultants will provide additional services:

GEL Engineering, Inc., located in Lexington, SC, will be performing surveying services at 4.83% (\$8,750.00) of the total contract amount.

Bunnell-Lammons Engineering, Inc., located in Columbia, SC, will be performing geotechnical engineering services at 4.17% (\$7,550.00) of the total contract amount.

Loc8 One, located in Ridgeway, SC, will be performing underground utility locating services at 1.10% (\$2,000.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MARCH 4, 2025

7. Council is asked to approve a Sole Source Contract Amendment #3 for the Purchase of Caterpillar items, services, parts, repair work, maintenance, warranty, and extended service coverage on all CAT/CAT branded generators/engines for the Metro Wastewater Treatment Plant, as requested by Columbia Water on February 10, 2025. Award to Blanchard Machinery Company, in an amount not to exceed \$200,000.00. The current term of the contract ends on June 30, 2025. This vendor is located in West Columbia, SC.

Funding Source: Utilities Metro Wastewater Plant - Maintenance and Service Contract (5516208-638200). The current budget amount is \$100,000.00. The budget amount for this amendment is \$200,000.00. The revised budget amount is \$300,000.00.

8. Council is asked to approve a new Sole Source Contract for a Sludge Dewatering Centrifuge for the Metro Wastewater Treatment Plant, as requested by Columbia Water on February 13, 2025. Award to Alfa Laval, Inc., in the amount of \$809,880.12. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date of June 30, 2025 and the option to renew for one (1) additional one-year period. This vendor is located in Chesapeake, VA.

Funding Source: Water and Sewer Capital Projects - Train 2 Aeration and Dewatering - Capital Project Costs (5529999-SS764501-658650). The original budget amount is \$809,880.12.

9. Council is asked to approve a new Construction Contract for Project WM4039; SC-277 36-Inch Waterline and 24-Inch Bore for the new Harden Street Pump Station - Phase I, as requested by Columbia Water on November 13, 2024. Award to DS Utilities, Inc., in an amount not to exceed \$3,144,144.30, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date four hundred (400) days from commencement. This contractor is located in Little Mountain, SC.

Funding Source: Water and Sewer Capital Projects - 277 36 Inch Waterline 24 Inch Bore - Capital Project Costs (5529999-WM403901-658650). The original budget amount is \$3,144,144.30.

DS Utilities, Inc. is the prime contractor and will provide waterline installation services at 77.43% (\$2,213,124.00) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MARCH 4, 2025

Horizontal Unlimited, Inc., located in Westminster, SC, will provide jack and bore services at 20.15% (\$576,000.00) of the total contract amount.

R&G Construction, LLC, a Minority Business Enterprise, located in Columbia, SC, will provide asphalt patching services at 0.43% (\$12,333.00) of the total contract amount.

DNR Construction, located in Lexington, SC, will provide milling and resurfacing services at 0.73% (\$20,856.00) of the total contract amount.

Rangeline Pipeline Services, LLC, located in Haslet, TX, will provide line stop services at 1.26% (\$36,000.00) of the total contract amount.

10. Council is asked to approve a new Contract for Project SS7510; Metro Wastewater Treatment Plant Emergency Generators, as requested by Columbia Water on October 21, 2024. Award to Williams Infrastructure, LLC, in an amount not to exceed \$9,829,336.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date seven hundred ninety (790) days from commencement. This contractor is located in Columbia, SC.

Funding Source: FEMA Grants Control - Metro Wastewater Treatment Plant Hazard Mitigation Grant Program (HMGP) Generators - 2015 October Flood Recovery (2539999-SS751001-638400). The original budget amount is \$9,829,336.00.

Williams Infrastructure, LLC is the prime and will be providing site preparation, landscaping, Davis Bacon wage reporting, and construction administration services at 20.03% (\$1,789,760.00) of the total contract amount.

The following subcontractors will provide additional services:

Gregory Electric Company, Inc., located in Columbia, SC, will provide electrical services and generator equipment at 76.60% (\$6,845,000.00) of the total contract amount.

Carter Construction, located in Blythewood, SC, will provide concrete services at 1.34% (\$120,000.00) of the total contract amount.

Torbett Construction, Inc., located in Lexington, SC, will provide masonry services at 0.17% (\$15,000.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MARCH 4, 2025

CITI, Inc. located in Charlotte, NC, will provide Supervisory Control and Data Acquisition (SCADA) Instrumentation Maintenance services at 1.73% (\$155,000.00) of the total contract amount.

Inline Paving Industries, LLC, located in Lexington, SC, will provide asphalt and paving services at 0.06% (\$5,000.00) of the total contract amount.

Vulcan Materials Company, located in Columbia, SC, will provide stone materials at 0.07% (\$6,000.00) of the total contract amount.

11. 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.

First reading approval was given on February 18, 2025.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MARCH 4, 2025

12. 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)

First reading approval was given on February 18, 2025.

13. 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)

First reading approval was given on February 18, 2025.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MARCH 4, 2025

14. 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

First reading approval was given on February 18, 2025.

15. 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

First reading approval was given on February 18, 2025.

16. 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

First reading approval was given on February 18, 2025.

ZONING / PLANNING MATTERS - FIRST READING

17. 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)

The public hearing was held on February 18, 2025.



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MARCH 4, 2025

ORDINANCES - FIRST READING

18. Ordinance No.: 2025-012 - Approval for Acquisition of 2903 North Main Street for the Vista Greenway, Phase 3 Project; Richland County TMS#09110-24-01 (3,545.06 SF; 0.08 Acre); CF#250-590 for extension of the pedestrian trail from Elmwood Avenue to Harden Street Extension

RESOLUTIONS

19. Resolution No.: R-2025-009 - Establishing One Columbia for Arts and Culture as the official Local Arts Agency [LAA] for Columbia, SC through June 30, 2026
20. Resolution No.: R-2025-011 - Authorizing the City Manager to execute the Bull and Elmwood Other Work In Progress Agreement between the City of Columbia and 2019 BULL STREET OWNER, LLC (Project Astral)

CITY COUNCIL DISCUSSION

21. 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 (*Approved on February 18, 2025*)

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

22. Council is asked to refer Quarterly Reports from City Public Safety Departments: Columbia Police Department, Columbia Fire Department, and Emergency Management to the Public Safety Committee, as requested by City Administration.
23. Council is asked to refer the proposed Solid Waste Re-routing Plan to the Health, Social, and Environmental Affairs Committee, as requested by City Administration.



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ADJOURNMENT