



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

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The Columbia City Council will conduct a meeting on Tuesday, July 15, 2025 at 4:00 p.m. 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](http://www.columbiasc.gov). Please contact the City Clerk's Office at (803)545-3045 or [cityclerk@columbiasc.gov](mailto: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**

### **APPROVAL OF MINUTES**

1. Council is asked to approve the May 27, 2025 Special Called Meeting Minutes; June 17, 2025 Work Session and Regular Meeting Minutes; and June 24, 2025 Work Session and Special Called Meeting Minutes.

### **PRESENTATIONS**

2. Columbia Rhinos Rugby National Champions Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor
3. Parks and Recreation Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

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### **CONSENT AGENDA ITEMS 4 THROUGH 17**

4. Council is asked to approve a Contract for Security and Operations at the Transitions Homeless Center located at 2025 Main Street, as requested by the Homeless Services Department. Award to the Midlands Housing Alliance, Inc. in an amount not to exceed \$81,250.00. The term of this contract is July 1, 2025 through September 30, 2025. This firm is located in Columbia, SC.

*Funding Source: Homeless Services - Special Contracts (1014501-638300). The original budget amount is \$81,250.00.*

5. Council is asked to approve a Contract for Outreach Services, as requested by the Homeless Services Department. Award to the Midlands Housing Alliance, Inc. in an amount not to exceed \$109,500.00. The term of this contract is July 1, 2025 through June 30, 2026. This firm is located in Columbia, SC.

*Funding Source: Homeless Services - Special Contracts (1014501-638300). The original budget amount is \$109,500.00.*

6. Council is asked to approve a Memorandum of Understanding for Indigent Defense in Municipal Court, as requested by the Legal Department. Award to the Richland County Fifth Circuit Public Defender's Office in the amount of \$225,000.00.

*Funding Source: Legal Department Public Defender (1018404-638522). The original budget amount is \$225,000.00.*

7. Council is asked to approve the Purchase of Maintenance Repair Materials for Project WM4848; Water Main Replacement along Cresthill Drive, as requested by Columbia Water on May 14, 2025. Award to Core and Main LP, in an amount not to exceed \$52,617.38. This vendor is located in Saint Louis, MO.

*Funding Source: Water and Sewer Capital Projects - Water Main along Cresthill Drive - Capital Project Costs (5529999-WM484801-658650). The original budget amount is \$52,617.38.*



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

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8. Council is asked to approve a new Sole Source Contract for Caterpillar Extended Warranties and Inspection of all generators for the Lake Murray Water Treatment Plant, the Columbia Canal Water Treatment Plant, and Remote Sites, as requested by Columbia Water on July 1, 2025. Award to Blanchard Machinery Company, in an amount not to exceed \$112,975.73. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date on June 30, 2026 and the option to renew for one additional one-year period. This vendor is located in West Columbia, SC.

*Funding Source: Utilities Lake Murray Water Plant - Maintenance and Service Contract (5516207-638200) \$79,670.81 and Utilities Columbia Canal Water Treatment Plant - Maintenance and Service Contract (5516206-638200) \$33,304.92. The original budget amount is \$112,975.73.*

9. Council is asked to approve an Encroachment Permit Agreement for Project SS7337; East Rocky Branch Sewer Improvements (Maxcy Gregg Park), as requested by Columbia Water on June 9, 2025. Award to Norfolk Southern Railway Company in the amount of \$63,850.00. This firm is located in Atlanta, GA.

*Funding Source: Water and Sewer Capital Projects - Unforeseen and Miscellaneous Projects - Capital Project Costs (5529999-658650). The original budget amount is \$63,850.00*

10. Council is asked to approve an Encroachment Permit Agreement for Project SS7337; East Rocky Branch Sewer Improvements (USC Band Practice Field), as requested by Columbia Water on June 9, 2025. Award to Norfolk Southern Railway Company in the amount of \$63,850.00. This firm is located in Atlanta, GA.

*Funding Source: Water and Sewer Capital Projects - Unforeseen and Miscellaneous Projects - Capital Project Costs (5529999-658650). The original budget amount is \$63,850.00*

11. Council is asked to approve a new Construction Contract for the Resurfacing of Lost Creek Court, as requested by the Public Works Department on May 15, 2025. Award to Armstrong Contractors, LLC, in an amount not to exceed \$98,400.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date thirty (30) days from commencement. This firm is located in Columbia, SC.



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

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*Funding Source: Street Resurfacing Capital Project - Lost Creek Court - Capital Project Costs (4079999-SR915601-658650). The original budget amount is \$98,400.00.*

12. Council is asked to approve a new Construction Contract for the Resurfacing of the 2600 Block of Colonial Drive, as requested by the Public Works Department on May 16, 2025. Award to Armstrong Contractors, LLC, in an amount not to exceed \$147,060.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date thirty (30) days from commencement. This firm is located in Columbia, SC.

*Funding Source: Street Resurfacing Capital Project - Colonial Drive - Capital Project Costs (4079999-SR915501-658650). The original budget amount is \$147,060.00.*

*Armstrong Contractors, LLC, is the prime contractor and will provide paving/concrete services at 89.31% (\$109,450.00) of the total contract amount.*

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

*J. Moore Electrical Contractors, Inc., located in Swansea, SC, will provide traffic loop services at 3.26% (\$4,000.00) of the total contract amount.*

*Peek Pavement Marking, LLC, located in Columbus, GA, will provide temporary paint and thermoplastic services at 7.43% (\$9,100.00) of the total contract amount.*

13. Council is asked to approve the Fiscal Year 2025/2026 Renewal of the Excess Workers Compensation Insurance Policy, as requested by the Safety and Risk Management Department on July 1, 2025. Award to Safety National/Atlantic Intermediaries in the amount of \$285,763.00. This vendor is located in Burlington, NC.

*Funding Source: Worker's Compensation Administration - Insurance and Bonding (6098939-636200). The original budget amount is \$285,763.00.*

14. Council is asked to approve the Fiscal Year 2025/2026 Renewal of Property Insurance Policies for Citywide Buildings and the Columbia Canal Hydroelectric Facility, as requested by the Safety and Risk Management Department on June 23, 2025. Award to Chubb located in Alpharetta, GA and Landmark/RSUI located in Atlanta, GA through Willis Towers Watson located in Chicago, IL in the total amount of \$526,434.00.



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

---

*Funding Source: Premiums and Policies (6058935-644100). The original budget amount is \$526,434.00.*

15. Council is asked to approve Contract Amendment #2 for Project PK005608; Finlay Park Revitalization and Construction Services, as requested by the Parks and Recreation Department on June 6, 2025. Award to Mashburn Construction Company, Inc., in an amount not to exceed \$401,865.12. 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 Costs (4039999-PK005608-658650). The current budget amount is \$23,850,000.00. The budget amount for this amendment is \$401,865.12. The revised budget amount is \$24,251,865.12.*

*Mashburn Construction Company, Inc., is the prime and will provide general contractor services at 1.04% (\$4,165.56) 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 7.70% (\$30,961.56) of the total amendment amount.*

*JRAM, LLC Klockner Group and Chain Reps, located in Columbia, SC, will provide structural and miscellaneous steel services at 3.52% (\$14,158.16) of the total amendment amount.*

*Carolina Power, Inc., located in West Columbia, SC, will provide electrical services at 20.03% (\$80,510.27) of the total amendment amount.*

*Most Dependable Fountains, Inc., located in Arlington, TN, will provide drinking fountains at 3.21% (\$12,844.71) of the total amendment amount.*

*Aqua Seal Manufacturing and Roofing, Inc., located in Cayce, SC, will provide roofing services at 5.48% (\$22,026.75) of the total amendment amount.*

*Watertight Systems, Inc., located in Lexington, SC, will provide waterproofing services at 18.62% (\$74,823.23) of the total amendment amount.*

*Forever Lawn Charleston located in Charleston, SC, will provide artificial turf at 24.56% (\$98,717.61) of the total amendment amount.*

*Epic Outdoor Cinema, located in Fort Lauderdale, FL, will provide programming materials at 15.84% (\$63,657.27) of the total amendment amount.*



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

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16. Council is asked to approve Contract Change Order #2 for Project SS7350-03; Crane Creek Lower North Branch Phase I Capacity Upgrade, as requested by Columbia Water on June 3, 2025. Award to Chandler Construction Services, Inc., in an amount not to exceed \$193,959.25. The current term of the contract ends on November 10, 2025 and this change order extends the contract to January 9, 2026. This firm is located in Ninety Six, SC.

*Funding Source: Water and Sewer Grants - Crane Creek Lower North Branch - Capital Project Costs (5589999-DCSS735003-658650). The current budget amount is \$3,828,091.25. The budget amount for this change order is \$193,959.25. The revised budget amount is \$4,022,050.50.*

17. Council is asked to approve Change Order #1 for Project SD8448; Portobello Road Wall Extension and Repair, as requested by Columbia Water on June 4, 2025. Award to Construction Resource Group, Inc., in an amount not to exceed \$345,433.47. The current term of the contract ends on October 28, 2025 and this change order extends the contract to December 28, 2025. This firm is located in Union, SC.

*Funding Source: Storm Water Improvements Capital Project Control - Portobello Road Wall Extension - Capital Project Costs (5549999-SD844801-658650). The current budget amount is \$305,560.00. The budget amount for this change order is \$345,433.47. The revised budget amount is \$650,993.47.*

### **CONSIDERATION OF BIDS, CONTRACTS AND CHANGE ORDERS**

18. Council is asked to approve American Institute of Architects (AIA) Guaranteed Maximum Price Amendment #2 for Project CP901201; a Construction Manager At-Risk (CMAR) Project for the City of Columbia Public Safety Complex at 400 Laurel Street, as requested by General Services on July 3, 2025. Award to Reeves Young, LLC, in an amount not to exceed \$16,958,927.00, which includes contingency. This firm is located in Buford, GA.

*Funding Source: General Capital Projects - 400 Laurel Street - Professional Services (4039999-CP901201-636600). The current budget amount is \$4,443,399.00. The budget amount of this amendment is \$16,958,927.00. The total budget amount for all phases, including soft and hard costs for the project remains at \$29,854,636.00.*



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

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### **ORDINANCES - FIRST READING**

19. Ordinance No.: 2025-064 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article IX, Short-term rental regulations
20. Ordinance No.: 2025-063 - Repealing Ordinance No.: 2025-054 that Established a Moratorium on the Issuance of New Permits in Residential Areas Pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended
21. Ordinance No.: 2025-056 - Authorizing the City Manager to execute a License Agreement between M.B. Kahn and the City of Columbia for a laydown area at the corner of Drayton Street and North Main Street for Palmetto Citizens Headquarters
22. Ordinance No.: 2025-060 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Momentum, Richland County Portion of TMS # R11501-01-25)

*Endorsed by the Economic Development & Infrastructure Committee on June 17, 2025.*

### **PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS**

23. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 283 Jacobs Mill Pond Road a/k/a 180 Golf View Bend, TMS# 28900-01-19

*Ordinance No.: 2025-057 - Annexing 283 Jacobs Mill Pond Road, Richland County TMS# 28900-01-19 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map*

*Proposal: Request to annex the property, assign the land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Planned Development District (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.*

*Council District: 4*

*Applicant: The Woodcreek Club, LLC*



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

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*Staff Recommendation: Approval*

*PC Recommendation: 06/12/2025; Approval (5-0)*

24. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1703 Atlas Road, TMS# 16301-02-04

*Ordinance No.: 2025-058 - Annexing 1703 Atlas Road, Richland County TMS #16301-02-04 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map*

*Proposal: Request to annex the property, assign the land use classification of Industrial (IND) and assign zoning of Heavy Industrial District (HI) for a pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned Light Industrial (M-1) by Richland County.*

*Council District: 3*

*Applicant: 1703 Atlas, LLC*

*Staff Recommendation: Denial of Zoning Classification*

*PC Recommendation: 06/12/2025; Approval (4-1)*

25. ZONING MAP AMENDMENT for 1801 Smith Street (portion), TMS# 16301-02-06 (portion) and 16301-02-12 (portion)

*Ordinance No.: 2025-059 - Amending the Official Zoning Map to modify the zoning for 1801 Smith Street (portion), Richland County TMS # 16301-02-06 (portion) and 16301-02-12 (portion)*

*Proposal: Request to rezone the property from Light Industrial District (LI) to Heavy Industrial District (HI).*

*Council District: 3*

*Applicant: George McCutchen*

*Staff Recommendation: Denial*

*PC Recommendation: 06/12/2025; Approval (4-1)*



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

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### **RESOLUTIONS**

26. Resolution No.: R-2025-038 - Authorizing acceptance and dedication of streets known as a portion of Fetterbush Road, Fetterbrush Court, and a portion of Bramble Road, located in Woodcreek Farms Development, Phase A9-3; Richland County TMS#28903-08-01; CF#222-22H
27. Resolution No.: R-2025-039 - Authorizing acceptance and dedication of streets known as a portion of Fetterbush Road, Lost Dog Court, and Deer Crossing Road, located in Woodcreek Farms Development, Phase A9-2; Richland County TMS#28903-08-01; CF#222-22H
28. Resolution No.: R-2025-040 - Certifying Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding property located at 1301 Laurel Street, Columbia, South Carolina, Richland County Tax Map # R09015-09-19
29. Resolution No.: R-2025-041 - Certifying Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding property located at 1717 Laurel Street, Columbia, South Carolina, Richland County Tax Map # R11403-03-04
30. Resolution No.: R-2025-048 - Certifying Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding property located at 1777 St. Julian Place, Columbia, South Carolina, Richland County Tax Map # R11513-07-04

### **EVENT RESOLUTIONS**

31. Resolution No.: R-2025-045 - Authorizing consumption of beer, wine, and liquor at the Palmetto Peanut Boil Fundraiser in the 2900 block of Devine Street on Saturday, September 20, 2025 with a rain contingency date of Saturday, September 27, 2025



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JULY 15, 2025**

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### **APPOINTMENTS**

32. Board of Zoning Appeals
33. Columbia Tree and Appearance
34. Food Policy Committee
35. Greater Columbia Community Relations Council
36. Parks and Recreation Foundation
37. Planning Commission

### **OTHER MATTERS**

38. Fiscal Year 2024/2025 Special Revenue Allocations - Ms. Missy Caughman, CPM, MPA, Assistant City Manager / Strategic Initiatives & Innovation
  - *Hospitality Tax Advisory Committee Recommendations - Mr. Hal Stevenson, Committee Chair*
  - *State Accommodations Tax Advisory Committee Recommendations - Ms. Kelly Glynn, Committee Chair*
  - *Line-Item Agencies - Ms. Missy Caughman, CPM, MPA, Assistant City Manager / Strategic Initiatives & Innovation*

### **CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS**

39. Council is asked to refer the establishment of a process for supporting State/Low Income Housing Tax Credit Projects to the Community Development Committee, as requested by City Administration.

### **EXECUTIVE SESSION**

40. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)
  - *Carena and Bernard Jones v. City of Columbia*
  - *Estate of Kevin Bolden v. City of Columbia*

### **ADJOURNMENT**

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