



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, AUGUST 19, 2025

The Columbia City Council will conduct a Regular Meeting on Tuesday, August 19, 2025 at 3:30 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. 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

EXECUTIVE SESSION AT 3:30 P.M.

1. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)
 - *Short-term Rentals*
 - *Sec. 17-3.2. Residential Base Zoning Districts*

INVOCATION AT 4:00 P.M.

PLEDGE OF ALLEGIANCE

ADOPTION OF THE AGENDA

PUBLIC INPUT

APPROVAL OF MINUTES

2. Approval of August 5, 2025 City Council Work Session and Regular Meeting Minutes

PRESENTATIONS

3. Black Breastfeeding Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor



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4. Key to the City Honoring Mr. Joshua Shumak - The Honorable Daniel J. Rickenmann, Mayor
5. Proclamation and Key to the City Honoring Mr. Arthur Faust - The Honorable Daniel J. Rickenmann, Mayor

CONSENT AGENDA ITEMS 6 THROUGH 13

6. Council is asked to approve the renewal of Con-Smartnet Software Services, as requested by the Information Technology Department on August 1, 2025. Award to Presidio Networked Solutions using the South Carolina State Contract in the amount of \$62,870.17. This vendor is located in Raleigh, NC.

Funding Source: Information Technology - Maintenance and Service Contract (1011120-638200). The original budget amount is \$62,870.17.

7. Council is asked to approve a Grant Agreement for Strategic Planning, Capacity Building, Market Expansion, and Workforce Development, as requested by the Office of Business Opportunities on August 6, 2025. Award to DESA, Inc., in an amount not to exceed \$250,000. The initial term of the agreement will take effect upon signed execution of agreement with an end date twelve (12) months from commencement and the option to renew for one (1) additional one-year period. The firm is located in Columbia, SC.

Funding Source: Admin Assistant City Manager - Professional Services (5511109-636600)

8. Council is asked to approve the Purchase of Vehicles/Heavy Equipment for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using the South Carolina State and North Carolina Sheriffs' Association Contracts in the total amount of \$433,144.56.

Item	Vendor	Vehicle/Heavy Equipment	Procurement Method	Amount
a.	Versalift North Carolina, LLC Burlington, NC	One (1) 2025 International MV607 Versalift Truck for the Fleet Services Division, as requested on July 25, 2025.	NC Sheriffs' Contract #26-10-0422	\$181,546.00

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$181,546.00.



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b.	Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL	Two (2) 2025 Chevy 1500 Silverado Trucks for the Columbia Canal Water Treatment Plant, as requested on July 24, 2025.	SC State Contract #4400035155	\$91,271.20
<i>Funding Source: Utilities Columbia Canal Water Treatment Plant - Auto, Trucks, Heavy Equipment -Capital (5516206-658500). The original budget amount is \$91,271.20.</i>				
c.	Parks Chevrolet SPG, LLC Spartanburg, SC	Two (2) 2024 Chevrolet 5500 Trucks for the Wastewater Maintenance Division, as requested on July 21, 2025.	SC State Contract #4400035156	\$160,327.36
<i>Funding Source: Utilities Wastewater Maintenance – Auto, Trucks, Heavy Equipment-Capital (5516205-658500). The original budget amount is \$160,327.56.</i>				
Total				\$433,144.56

9. Council is asked to approve a new Professional Services Contract for Columbia Canal Embankment Field Observation and Evaluation Services, as requested by Columbia Water on July 31, 2025. Award to Chao and Associates, Inc., in an amount not to exceed \$135,000.00. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date one (1) year from commencement and the option to renew for four (4) additional one-year periods. This firm is located in Columbia, SC.

Funding Source: Hydro Electric Plant Operation - Special Contracts Water/Sewer, Stormwater (5556101-638305). The original budget amount is \$135,000.00.

10. Council is asked to approve a Memorandum of Agreement to provide funding for water, sewer and stormwater infrastructure improvements along the Bluff Road Corridor for the Station at Congaree Pointe, as requested by Columbia Water on August 5, 2025. Award to the Columbia Empowerment Zone, Inc. in the amount of \$1,650,000.00.

Funding Source: Capital Improvement Program Project Funding Water/Sewer/Storm (5529999-WM4868-658650, 5529999-SS7661-658650, and 5549999-SD8545-658650). The original budget amount is \$1,650,000.00.



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11. Council is asked to approve a new Construction Contract for Project SD8494/SS7659; Louisa Street Stormwater Pond Retrofit and Sewer Replacement, as requested by Columbia Water on April 24, 2025. Award to Williams Infrastructure, LLC, in an amount not to exceed \$3,163,329.15, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date three hundred sixty-five (365) days from commencement. This firm is located in Columbia, SC.

Funding Source: Stormwater Improvement Capital Project Control - Louisa Street Wetland/Walkway - Capital Project Costs (5549999-SD849801-658650). The original budget amount is \$3,163,329.15.

This is a Mentor Protégé Program Project. Williams Infrastructure, LLC is the mentor and will provide scheduling, supply material review, and construction management services at 24.00% (\$660,173.04) of the total contract amount.

J.A. Mabus Construction, LLC, located in Leesville, SC, is the protégé and will provide sewer line installation and bypass services at 20.00% (\$550,144.20) of the total contract amount.

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

Hammerhead Utilities, located in Chapin, SC, will provide grading and storm drain installation services at 56.00% (\$1,540,403.76) of the total contract amount.

12. Ordinance No.: 2025-061 - Granting an encroachment to WTC of Garners Ferry, LLC for the use of the right of way area of the 7600 block of Garners Ferry Road for the installation and maintenance of sidewalks adjacent to 7620 Garners Ferry Road, Richland County TMS# 16315-02-02

First reading approval was give on August 5, 2025.

13. Ordinance No.: 2025-069 - Granting encroachment to Benedict College for use of the right of way area of the 1600 block of Oak Street that runs through its campus, adjacent to Richland County TMS # R11407-06-01, for installation and maintenance of brick columns, wrought iron fencing, asphalt pavement, concrete curb, guttering, walkway, brick wall, bollards, parking spaces, bike lane, wheel stops, handicap ramp, landscaping, and irrigation system

First reading approval was given on August 5, 2025.



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CONSIDERATION OF BIDS, CONTRACTS AND CHANGE ORDERS

14. Council is asked to approve funding for the contract renewal of Project SS6966; Sanitary Sewer Pipe Rehabilitation, as requested by Columbia Water on August 1, 2025. Award to McClam and Associates, Inc., in an amount not to exceed \$8,499,783.00 for year two (2) of three (3) one-year options to renew. The current term ends on June 30, 2026. This firm is located in Little Mountain, SC.

Funding Source: Water and Sewer Capital Projects - Annual Rehab on Lines less than 15" - Capital Project Costs (5529999-SS696620-658650). The original budget amount is \$8,499,783.00.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 15% CDBE goal. The CDBE goal for this contract renewal was exceeded at 15.47%. McClam and Associates, Inc. is the prime contractor and will provide sanitary sewer construction services at 42.97% (\$3,652,832.90) of the renewal amount.

The following subcontractors will provide additional services:

Pipe Pros, LLC, located in Fort Mill, SC, will provide closed circuit television (CCTV) services, sewer cleaning, geographic information system (GIS) services and smoke testing services at 8.02% (\$681,397.50) of the renewal amount.

L.A. Barrier & Son, Inc., a Minority Business Enterprise (W) and CDBE located in Lexington, SC, will provide hauling services at 1.62% (\$137,358.90) of the renewal amount.

Smoak Construction Co., LLC, a Minority Business Enterprise (W) and CDBE located in Little Mountain, SC, will provide point repairs, restoration and access services at 13.85% (\$1,177,968.70) of the renewal amount.

BLD Services, LLC, located in Kenner, LA, will provide lateral cured-in-place pipe (CIPP) services at 14.52% (\$1,233,750.00) of the renewal amount.

TriState Utilities, located in Chesapeake, VA, will provide cured-in-place pipe (CIPP) services at 19.02% (\$1,616,475.00) of the renewal amount.



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PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

15. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 302 Turnwall Lane, TMS# 28911-03-02

Ordinance No.: 2025-67 - Annexing 302 Turnwall Lane, Richland County TMS # 28911-03-02 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 Small Lot (UER-1) 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: Florence D. Davidson

Staff Recommendation: Approval

PC Recommendation: 07/10/2025; Approval (6-0)

16. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 229 Charles Towne Court, TMS# 19206-09-20

Ordinance No.: 2025-068 - Annexing 229 Charles Towne Court, Richland County TMS # 19206-09-20 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 Residential Single Family – Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 2 (R2) by Richland County.

Council District: 4

Applicant: Simon Holliday, Jr.

Staff Recommendation: Approval

PC Recommendation: 07/10/2025; Approval (6-0)



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17. ZONING MAP AMENDMENT for 1001, 1005, 1007, 1009, 1011, and 1103 Wildwood Avenue, TMS# 09215-18-11, 09215-18-10, 09215-18-09, and 09215-17-01

Ordinance No.: 2025-066 - Amending the Official Zoning Map to modify the zoning for 1001, 1005, 1007, 1009, 1011, and 1103 Wildwood Avenue, Richland County TMS # 09215-18-11, 09215-18-10, 09215-18-09, and 09215-17-01

Proposal: Request to rezone the property from Planned Development District (PD) in a Historic Preservation Overlay District (OV-HP) to Residential Single Family – Small Lot District (RSF-3) in a Historic Preservation Overlay District (OV-HP).

Council District: 1

Applicant: Jeremy Shreve, Lenoir Rhyne University

Staff Recommendation: Approval

PC Recommendation: 07/10/2025; Approval (6-0)

18. ZONING MAP AMENDMENT for 1013 Duke Avenue, TMS# 09214-01-04

Ordinance No.: 2025-065 - Amending the Official Zoning Map to modify the zoning for 1013 Duke Avenue, Richland County TMS # 09214-01-04

Proposal: Request to rezone the property from Planned Development District (PD) in a Historic Preservation Overlay District (OV-HP) to Residential Mixed District (RM-1) in a Historic Preservation Overlay District (OV-HP).

Council District: 1

Applicant: Jeremy Shreve, Lenoir Rhyne University

Staff Recommendation: Approval

PC Recommendation: 07/10/2025; Approval (6-0)



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19. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to amend standards for duplexes and setbacks in RD-MV District

Ordinance No.: 2025-038 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts, (i) RD-MV: Residential Two-Family Mill Village District

Proposal: Amend the Unified Development Ordinance, Chapter 17, Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts (i) RD-MV: Residential Two-Family Mill Village District to permit two-family dwellings on lots of record meeting specified criteria and amend setback requirements.

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 4/10/2025; Approval (6-0)

SIDEWALK VENDING PUBLIC HEARING & ORDINANCE FIRST READING

20. Ordinance No.: 2025-062 - Granting a Franchise to Michael J. Coombes, Jr. d/b/a Lissa's Dawgs for operation of a stationary sidewalk vending cart at 1333 Main Street

ORDINANCES - FIRST READING

21. Ordinance No.: 2025-070 - Granting an encroachment to Peter Currence for the use of the right of way area of the 3800 block of Kilbourne Road for the installation and maintenance of brick columns adjacent to 3806 Kilbourne Road, Richland County TMS# 13905-09-02

ORDINANCES - SECOND READING

22. 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

First reading approval was given on August 5, 2025.



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APPOINTMENTS

23. Board of Zoning Appeals
24. Columbia Museum of Art
25. Columbia Tree and Appearance
26. Food Policy Committee
27. Parks and Recreation Foundation
28. Planning Commission

OTHER MATTERS

29. Council is asked to consider a funding request in the amount of \$30,000.00 from the Sally R. Brasley Foundation for Nova Fest.

Funding Source: Fiscal Year 2025/2026 Hospitality Tax Fund

CITY COUNCIL COMMITTEE REPORTS, REFERRALS AND NEW BUSINESS

PUBLIC INPUT

EXECUTIVE SESSION

30. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)
 - *Patrice Sulton v. City of Columbia*
31. 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)
 - *Capital City Stadium*
 - *Convention Center Hotel*



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32. Discussion of negotiations incident to proposed contractual arrangements pursuant to S. C. Code §30-4-70(a)(2)
- *Project Dream*
33. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)
- *Hazard Mitigation Grant Program*

ADJOURNMENT