



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, OCTOBER 21, 2025

The Columbia City Council will conduct a Regular Meeting on Tuesday, October 21, 2025 at 4:00 p.m. at City Hall (Mayor's Conference Room), 1737 Main Street, Second 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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

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 October 7, 2025 City Council Meeting Minutes.

PRESENTATIONS

2. Domestic Violence Awareness Month Proclamations
 - *Sistercare*
 - *South Carolina Coalition Against Domestic Violence and Sexual Assault*

CONSENT AGENDA ITEMS 3 THROUGH 10

3. Council is asked to approve the Purchase of an XplorIR Handheld Gas Identification System, as requested by the Columbia Fire Department on September 23, 2025. Award to All Safe Industries using the Helping Governments Across the Country Cooperative Contract (HGAC) in the amount of \$69,483.34. This vendor is located in Louisville, KY.



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Funding Source: Homeland Security Grant Control-Midlands Regional Weapons of Mass Destruction Hazardous Materials-Machinery and Equipment-Capital (2549999-9611000225-658300) \$55,000.00; Homeland Security Grant Control-Midlands Regional Weapons of Mass Destruction Hazardous Materials-Machinery and Equipment-Capital (2549999-9611000222-658300) \$2,702.86; Homeland Security Grant Control-Midlands Regional Weapons of Mass Destruction Hazardous Materials-Special Department Supplies (2549999-9611000222-627100) \$8,003.57; Homeland Security Grant Control-Midlands Regional Weapons of Mass Destruction Hazardous Materials-Cloud Based Software Solutions (2549999-961100022-632170) \$3,776.91. The original budget amount is \$69,483.34.

4. Council is asked to approve a new Professional Services Contract for a comprehensive plan to provide quality and affordable housing in targeted neighborhoods, as requested by City Administration on September 30, 2025. Award to The CEBA Group in an amount not to exceed \$168,000. The term of this contract is two (2) years with the option to renew for two (2) additional two (2) year periods. This firm is located in Columbia, SC.

Funding Source: Affordable and Mixed Income Housing Fund - Professional Services (2214324-636600).

5. Council is asked to approve the Purchase of Vehicles for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using the South Carolina State Contract in the total amount of \$240,927.92.

Item	Vendor	Vehicles	Procurement Method	Amount
a.	Dick Smith Ford, Inc. Columbia, SC	One (1) 2026 Ford F-350 SWR Pickup Truck for the Traffic Engineering Division, as requested on September 19, 2025.	SC State Contract #4400035139	\$60,747.00
<i>Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment - Capital (6308972-658500). The original budget amount is \$60,747.00.</i>				
b.	COS Chevrolet, LLC dba Hendrick Chevrolet Columbia, SC	Two (2) 2026 Chevy Crew Cab Silverado Trucks for the Street Division, as requested on September 18, 2025.	SC State Contract #4400037566	\$95,996.00
<i>Funding Source: Streets-Storm Drains - Auto, Trucks, Heavy Equipment - Capital (5534203-658500). The original budget amount is \$95,996.00.</i>				



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c.	COS Chevrolet, LLC dba Hendrick Chevrolet Columbia, SC	Three (3) 2026 Trailblazer Front Wheel Drive SUVs for the Water Customer Care Division, as requested on October 07, 2025.	SC State Contract #4400037566	\$84,184.92
<i>Funding Source: Water Customer Care Division (Meter Reading) - Auto, Trucks, Heavy Equipment - Capital (5516202-658500). The original budget amount is \$84,184.92.</i>				
Total				\$240,927.92

6. Council is asked to approve the Purchase, Installation, and Monitoring of Video Security Cameras for twenty (20) parks and sites, as requested by the Parks and Recreation Department on September 29, 2025. Award to Motorola Solutions, Inc., for an initial term of five (5) years with the option to renew for three (3) additional one-year periods in an amount not to exceed \$157,836.94 for year one. This vendor is located in Lexington, SC.

Funding Source: Parks - Buildings and Grounds - Maintenance and Service Contract (1015104-638200). The original budget amount is \$157,836.94.

7. Council is asked to approve a new Construction Contract for Southeast Park Community Center, as requested by the Parks and Recreation Department on April 6, 2025. Award to Hammer Construction, LLC, in an amount not to exceed \$1,559,190.47, 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 (360) days from commencement. This contractor is located in Columbia, SC.

Funding Source: General Capital Projects - Southeast Park - Capital Project Costs (4039999-PK006405-658650). The original budget amount is \$1,559,190.47.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with an 8% CDBE goal. The CDBE Goal was exceeded at 10.10%.

Hammer Construction, LLC is the prime contractor and will provide supply material review, and construction management services at 55.92% (\$753,100.00) of the total contract amount.

The following subcontractors will provide additional services/supplies:

Frank's Electric Services, a CDBE, located in Columbia, SC, will provide electrical services at 10.10% (\$136,000.00) of the total contract amount.



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Crumpton Plumbing, LLC, located in Lexington, SC, will provide plumbing services at 4.75% (\$64,000.00) of the total contract amount.

J.R. Fallaw Mechanical Services, LLC, located in Gilbert, SC, will provide mechanical work services at 7.87% (\$106,000.00) of the total contract amount.

Watts and Associates Roofing, located in Columbia, SC, will provide roofing services at 3.92% (\$52,800.00) of the total contract amount.

Emis Construction, LLC, located in Columbia, SC, will provide masonry services at 4.00% (\$54,000.00) of the total contract amount.

Cartercon of SC, located in Blythewood, SC, will provide concrete services at 6.98% (\$94,000.00) of the total contract amount.

Collins and Wright, Inc., located in Columbia, SC, will provide drywall services at 3.42% (\$46,000.00) of the total contract amount.

Granco, Inc., located in Lugoff, SC, will provide standard aluminum storefront glass/glazing services at 3.04% (\$40,900.00) of the total contract amount.

8. Council is asked to approve new Sole Source Contracts for several City Departments. Award to multiple vendors in the total amount of \$1,867,206.15. The initial term of the contracts 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 (1) additional one-year period.

Item	Vendor and Location	Description	Amount
a.	JWC Environmental, Inc. Costa Mesa, CA	New Muffin Monster motors, inserts, and replacement parts for the Metro Wastewater Treatment Plant, as requested by Columbia Water on September 23, 2025.	\$100,000.00
<i>Funding Source: Utilities Metro Wastewater Plant – Machinery and Equipment Capital (5516208-658300). The original budget amount is \$100,000.00.</i>			
b.	Evoqua Water Technologies, LLC Waukesha, WI	Field Service Inspections and Preventative Maintenance for eight (8) External Lift Screw Pumps for the Metro Wastewater Treatment Plant, as requested by Columbia Water on September 26, 2025.	\$160,233.00



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<i>Funding Source: Utilities Metro Wastewater Plant – Equipment Repair/Service Supply (5516208-631800). The original budget amount is \$160,233.00.</i>			
c.	Opportunity Space, Inc. dba Tolemi Boston, MA	Tolemi’s Building Blocks Software for Code Enforcement, as requested by the Columbia Police Department on September 17, 2025.	\$118,000.00
<i>Funding Source: Police Administrative Services – Software License (1012402-627510). The original budget amount is \$118,000.00.</i>			
d.	WRG Fire Training Simulation Systems, Inc. Newberg, OR	Purchase, construction, and installation of Specialized Fire Training Equipment and Training Modules for the New Burn Training Building, as requested by the Columbia Fire Department on October 8, 2025.	\$1,488,973.15
<i>Funding Source: General Capital Projects – Burn Building Replacement – Capital Project Costs (4039999-CP106006-658650). The original budget amount is \$1,488,973.15.</i>			
Total			\$1,867,206.15

9. Ordinance No.: 2025-078 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Vulcan Development, LLC – Richland County Portion of TMS# R09113-16-01)

Endorsed by the Economic Development & Infrastructure Committee on August 26, 2025.

First reading approval was given on September 16, 2025.

10. Ordinance No.: 2025-080 - Approval for Granting an Easement to Dominion Energy South Carolina, Inc. along Circleview Road and a portion of city-owned property located on the southwestern side of Circleview Road for the Lower Crane Creek Equalization Storage Facility and Pump Station; Richland County TMS#07414-04-01 and between TMS#07414-04 & TMS#09203-01; CIP Project #SS7560; CF#250-673

First reading approval was given on October 7, 2025.

ORDINANCES - FIRST READING

11. Ordinance No.: 2025-078 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Vulcan Development, LLC – Richland County Portion of TMS# R09113-16-01)



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12. Ordinance No.: 2025-081 - Granting an encroachment to Robert Monetti for the use of the right of way area of the 1500 block of Daly Street for the installation and maintenance of a block retaining wall and stairs adjacent to 3125 Longleaf Road, Richland County TMS# 13902-03-04
13. Ordinance No.: 2025-082 - Amending Ordinance 2025-003 and Ordinance 2023-065 to grant an encroachment to Gadsden & Greene, LLC, for use of the right of way area of the 700 block of Greene Street for the installation and maintenance of stairs within the Greene Street right-of-way adjacent to 737 Gadsden Street, TMS# 08915-12-01
14. Ordinance No.: 2025-090 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-2 Permits for Group Use of Parks or a Festival

PUBLIC HEARING & ORDINANCE FIRST READING

15. Ordinance No.: 2025-055 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-5 User Fees

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

16. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for SW/S Holloway Road, TMS# 19201-01-04

Ordinance No.: 2025-084 - Annexing SW/S Holloway Road, Richland County TMS # 19201-01-04 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 Urban Edge Residential Small Lot (UER-1) and assign zoning of Residential Single Family – Small Lot District (RSF-3) 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: Alexander Forbes Patterson, Trustee and Toma T. Patterson, Trustee

Staff Recommendation: Approval

PC Recommendation: 09/11/2025; Recommended approval (7-0)



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17. ZONING MAP AMENDMENT for 1125 Rosewood Drive, TMS# 11207-04-03

Ordinance No.: 2025-083 - Amending the Official Zoning Map to modify the zoning for 1125 Rosewood Drive, Richland County TMS # 11207-04-03

Proposal: Request to rezone the property from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2).

Council District: 3

Applicant: Steve McNair, McNair Development

Staff Recommendation: Approval

PC Recommendation: 08/14/2025; Deferred by Planning Commission (4-2) and 09/11/2025; Recommended approval (6-1)

18. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1027 Rosewood Drive, TMS# 11203-05-03

Ordinance No.: 2025-086 - Annexing 1027 Rosewood Drive, Richland County TMS # 11203-05-03 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 Core Neighborhood Activity Center (UCAC-1) and assign zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Council District: 3

Applicant: Seawell & Sons, LLC / Steve McNair

Staff Recommendation: Approval

PC Recommendation: 08/14/2025; Deferred by Planning Commission (4-2) and 09/11/2025; Recommended approval (6-1)



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19. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 930 Brantley Street, TMS# 07306-02-32

Ordinance No.: 2025-085 - Annexing 930 Brantley Street, Richland County TMS # 07306-02-32 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 Mixed Residential (UEMR) and assign zoning of Residential Single Family – Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) within a Priority Investment Area and zoned Residential 2 (R2) by Richland County.

Council District: 2

Applicant: People’s Holdings, LLC

Staff Recommendation: Approval

PC Recommendation: 09/11/2025; Recommended approval (7-0)

20. ZONING MAP AMENDMENT for 5003 Rhett Street, TMS# 11701-10-03

Ordinance No.: 2025-050 - Amending the Official Zoning Map to modify the zoning for 5003 Rhett Street, Richland County TMS # 11701-10-03

Proposal: Request to rezone the property from Neighborhood Activity Center/Corridor District in the North Main Corridor Design Overlay District (NAC, OV-NMC) to Community Activity Center/Corridor District in the North Main Corridor Design Overlay District (CAC, OV-NMC).

Council District: 1

Applicant: Ronita Caesar

Staff Recommendation: Denial

PC Recommendation: 03/13/2025; Deferred by applicant and 05/08/2025; Approval (6-0)



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21. MAJOR AMENDMENT TO PLANNED DEVELOPMENT - Bull Street Neighborhood Planned Development - Properties generally bound by Bull Street, Colonial Drive, Harden Street, and Calhoun Street, TMS#s 09016-16-02; 09113-15-01; 09113-16-01 through -13; 09113-17-01; 11404-09-01 through -32; 11404-10-01 through -09; 11404-11-01, -03, -04, -05; 11404-12-01; 11501-01-01 (portion), -02, -03, -04, -06, -09, -12, -13, -14, -16, -18 through -26; 11501-02-01 through -04; 11501-03-01; 11501-04-01; 11501-05-01; 11501-06-01; 11502-03-01 through -07

Ordinance No.: 2025-087 - Amending the Bull Street Neighborhood Planned Development District (PD)

Proposal: Request for a Major Amendment to a Planned Development District (PD).

Council District: 2

Applicant: Chandler Cox, BullStreet Development, LLC

Staff Recommendation: Approval

PC Recommendation: 09/11/2025; Recommended approval (6-0)

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

Ordinance No.: 2025-088 - 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 modify requirements for two-family dwellings.

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Staff Sponsored

PC Recommendation: 09/11/2025; Recommended approval (7-0)



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PUBLIC HEARING

23. Resolution No.: R-2025-071 - Supporting the Housing Authority of the City of Columbia engaging in the Disposition of 1707 S. Beltline Blvd, 1721 Springwood Lakes Drive, 1744 Springwood Lakes Drive, and 219 Windsor Point Road, TMS # R-13608-01-12, R-17012-01-59, R-17012-01-67, and R-17014-03-01

RESOLUTIONS

24. Resolution No.: R-2025-072 - Authorizing Release and Abandonment of an Existing 66' City Access, Utility and Storm Drainage Easement along Richland County TMS#15000-02-27 & TMS#15000-02-04 for Projects Associated with Scout Motors; Community Road; CF#250-674

CITY COUNCIL COMMITTEE REPORTS, REFERRALS AND NEW BUSINESS

PUBLIC INPUT

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

EXECUTIVE SESSION

25. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)
- *Homeless Services*
26. 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 Congaree*
27. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)
- *Modesta Brinkman, David Brinkman, Robert Collins, Carl Foster, Karen Foster, James Coleman v. City of Columbia (2015-CP-40-05598)*
 - *Tammy Lynn Helfrich v. City of Columbia (2024-CP-40-00797)*

ADJOURNMENT
