



Columbia City Council Regular Meeting Agenda Tuesday, March 3, 2026 at 4:00 PM

City Hall • Council Chambers • 3rd floor
1737 Main Street, Columbia, SC 29201

City Clerk's Office: (803)545-3045 or cityclerk@columbiasc.gov

The Honorable Daniel J. Rickenmann, Mayor
The Honorable Edward H. McDowell, Jr. • The Honorable William Brennan
The Honorable Tina N. Herbert, Mayor Pro-Tempore • The Honorable Peter M. Brown
The Honorable Tyler D. Bailey • The Honorable Sam P. Johnson

Call to Order

Invocation

Pledge of Allegiance

Adoption of the 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 17, 2026 Meeting Minutes.

Consent Agenda Items 2 through 11

2. Council is asked to approve Contract Amendment #4 for Finlay Park Security Services, as requested by the Columbia Police Department on February 11, 2026. Award to Allied Universal Security Services in an amount not to exceed \$66,890.88. The current term of the contract ends on June 30, 2026. This firm is located in Columbia, SC.

Funding Source: Finlay Park Management - Professional Services (1015112-636600). The current budget amount is \$3,392,106.74. The budget amount for this amendment is \$66,890.88. The revised budget amount is \$3,458,997.62.

3. Council is asked to approve the Purchase of Enterprise Records Management System (RMS) Upgrades, as requested by the Columbia Police Department on January 27, 2026. Award to CentralSquare Technologies, LLC, in the amount of \$81,986.85. This vendor is located in Lake Mary, FL.

Funding Source: Police Administrative Services - Computer Equipment/Hardware (1012402-627500). The original budget amount is \$81,986.85.

4. Council is asked to approve an Annual Contract Renewal for UKG Pro Workforce Management Software, as requested by the Budget and Program Management Office on February 12, 2026. Award to UKG Kronos Systems, LLC, in the amount of \$131,595.26. This vendor is located in Lowell, MA.



Funding Source: Program Management Office — Cloud Based Software Solutions (6218950-632170) \$95,251.10 and Program Management Office – Maintenance and Service Contract (6218950-638200) \$36,344.16. The original budget amount is \$131,595.26.

5. Council is asked to approve a new Construction Contract for the Charles R. Drew Wellness Center Pool Renovation Project, as requested by the Parks and Recreation Department on October 15, 2025. Award to Genco of Simpsonville, Inc., in an amount not to exceed \$232,530.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date sixty (60) days from commencement. This contractor is located in Simpsonville, SC.

Funding Source: General Capital Projects - Drew Pool Resurface Floor and Deck - Capital Project Costs (4039999-PK004326-658650) \$170,000.00 and Drew Wellness Equipment - Capital Project Costs (2165110-658650) \$62,530.00. The original budget amount is \$232,530.00.

Genco of Simpsonville, Inc., is the prime and will provide construction services at 65.00% (\$131,430.00) of the total contract amount.

The following subcontractor(s) will provide additional services and/or materials:

Southern Ceramics and Stone, Inc., located in Lexington, SC will provide ceramic and tile installation services at 12.00% (\$24,264.00) of the total contract amount.

Ochoa's Pool, LLC, located in Mt. Holly, NC will provide plaster installation services at 23.00% (\$46,506.00) of the total contract amount.

6. Council is asked to approve a new Professional Services Contract for Project WM4570; US 176 Bridge Over Seaboard Coast Line (SCL) Railroad Waterline Relocation, as requested by Columbia Water on February 10, 2026. Award to Michael Baker International, Inc., in an amount not to exceed \$132,000.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date two (2) 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 & Sewer Capital Project - US 176 Bridge over Railroad Waterline - Capital Project Costs (5529999-WM457001-652650). The original budget amount is \$132,000.00.

This is a Mentor Protégé Program project. Michael Baker International, Inc., is the mentor and will provide project management, permitting, bidding assistance, and construction management services at 80.00% (\$105,600.00) of the total contract amount.

Chao and Associates, Inc., a Minority Business Enterprise, located in Columbia, SC, is the protégé and will provide survey and construction support services at 20.00% (\$26,400.00) of the total contract amount.

7. Council is asked to approve a new Construction Contract for Project WM4810; Water Main Construction along Woodsboro Drive, as requested by Columbia Water on January 20, 2026. Award to Lake Murray Utility Company, Inc., in an amount not to exceed \$270,062.10, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date ninety (90) days from commencement. This contractor is located in



Prosperity, SC.

Funding Source: Water and Sewer Capital Projects - Woodsboro Drive Water Main Improvements - Capital Project Costs (5529999-WM481001-658650). The original budget amount is \$315,072.45.

This is a Mentor Protégé Program project. Lake Murray Utility Company, Inc., is the mentor and will provide water main installation services at 50.01% (\$112,541.40) of the total contract amount.

JW Brown Construction, LLC, located in Alcolu, SC, is the protégé and will provide water main installation services at 20.00% (\$45,010.35) of the total contract amount.

The following subcontractor(s) will provide additional services and/or materials:

STAlone Waterworks, located in Columbia, SC will provide materials and piping services at 13.33% (\$30,000.00) of the total contract amount.

Knight's Redi-Mix, located in Irmo, SC will provide flowable fill services at 13.33% (\$30,000.00) of the total contract amount.

Reeves Construction Company, located in Duncan, SC will provide asphalt services at 3.33% (\$7,500.00) of the total contract amount.

8. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 700 Jacobs Mill Pond Road

Ordinance No.: 2026-011 - Annexing 700 Jacobs Mill Pond Road, Richland County TMS# 28800-01-04 into the City of Columbia, South Carolina, and incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Planned Development (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: Madison Pickrel, Woodcreek Development LLC

Staff Recommendation: Approval

PC Recommendation: 01/15/2026; Approval (6-0)

First reading approval was given on February 17, 2026.

9. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road

Ordinance No.: 2026-012 - Annexing RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road, Richland County TMS# 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37 into the City of Columbia, South Carolina, and incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map



Proposal: Request assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Development (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential Transition (RT) by Richland County.

Council District: 4

Applicant: Harriet B. Kneece / Troy A. & Cook S. Turnipseed / Desiree Ross / Joann R. & Art K. Richardson / Madison Pickrel, HVP3 Development LLC

Staff Recommendation: Approval

PC Recommendation: 01/15/2026; Approval (6-0)

First reading approval was given on February 17, 2026.

10. **AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Owner-Occupied Short Term Rentals**

Ordinance No.: 2026-013 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 4: Use Regulations Sec. 17-4.2 Principal Uses and Article 9: Definitions and Rules of Measurement Sec. 17-9.4 Definitions

Proposal: Request to amend the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-4.2. Principal Uses (b) Principal Use Table and (c) Standards for Specific Principal Uses; and Article 9: Definitions and Rules of Measurement Sec. Sec. 17-9.4 Definitions, to modify standards for short-term rentals (STR) in Residential Base Zoning Districts to exempt owner-occupied dwelling units

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Staff Sponsored

PC Recommendation: Approved (7-0)

First reading approval was given on February 17, 2026.

11. **Ordinance No.: 2026-009 - 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**

First reading approval was given on February 17, 2026.

Ordinances - First Reading

12. **Ordinance No.: 2026-015 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Olympus Development Company, formerly referred to as Project Olympus, Richland County TMS#s 04908-01-01, 05009-01-01, & 05009-01-02)**



Endorsed by the Economic Development and Infrastructure Committee on February 10, 2026.

Public Hearing & Ordinance - First Reading

13. Ordinance No.: 2026-016 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-5 User Fees

Resolutions

14. Resolution No.: R-2026-023 - Authorizing the City Manager to execute a Memorandum of Understanding between the City of Columbia and NeedNoMore, Inc., to support the City of Columbia's efforts to address food insecurity through improved coordination, visibility, and data sharing related to food pantry services within the city

Endorsed by the Community Development Committee on February 17, 2026.

Event Resolutions

15. Resolution No.: R-2026-019 - Authorizing consumption of beer, wine, and liquor at the Columbia Food and Wine Festival in the 1600 block of Blanding Street on Sunday, April 26, 2026
16. Resolution No.: R-2026-020 - Authorizing consumption of beer, wine, and liquor at the Columbia Food and Wine Festival on the small lawn in Finlay Park on Saturday, April 25, 2026
17. Resolution No.: R-2026-021 - Authorizing consumption of beer, wine, and liquor at the Contemporaries Ball at 1515 Main Street on Saturday, March 7, 2026

Appointments

18. Council is asked to approve the appointment of one individual to the **Board of Zoning Appeals** for a term of three years.
19. Council is asked to approve the appointment of two individuals to the **Historic Preservation / Design Review Commission** for a term of three years.
20. Council is asked to approve the appointment of two individuals to the **Urban / Design Review Commission** for a term of three years.

Other Matters

21. Council is asked to approve the installation of Speed Humps on Heatherwood Road between Linwood Road and Trenholm Road, as requested by the Public Works Department.

The Columbia Fire Department and Police Department have reviewed and approved the proposed installation.



City Council Committee Reports, Referrals and New Business

22. Council is asked to refer the Safe Streets and Roads for All federally-funded action planning process to the Public Safety Committee, as requested by the Planning and Development Services Department.

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.

Adjournment