



Columbia City Council Regular Meeting Agenda

Tuesday, September 15, 2026 at 4:00 PM

City Hall • Council Chambers

1737 Main Street, 3rd Floor, 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

Presentations

1. A Special Tribute Honoring the Service, Life and Legacy of Ms. Leshia Utsey — The Honorable Edward H. McDowell, Jr. and Ms. Teresa Wilson, City Manager
2. Community Partnership & Public Service Recognition Initiative — Mr. Mykle Bowman, ASC Management Group
3. Harper Truslow, Young Miss Columbia and Little Miss South Carolina's Overall Queen Day Proclamation — The Honorable Daniel J. Rickenmann, Mayor
4. Sickle Cell Awareness Month Proclamation — The Honorable Daniel J. Rickenmann, Mayor
5. National Hispanic Heritage Month Proclamation — The Honorable Sam P. Johnson
6. Constitution Week Proclamation — The Honorable Daniel J. Rickenmann, Mayor
7. Good Neighbor Day Proclamation — The Honorable Daniel J. Rickenmann, Mayor
8. Pieces — A Soulful Journey with Alopecia Day Proclamation — The Honorable Daniel J. Rickenmann, Mayor

Public Input

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

Approval of Minutes



9. Council is asked to approve the September 1, 2026 Work Session and Regular Meeting Minutes.

Consent Agenda Items 10 through 22

10. Council is asked to authorize the City Manager to enter into Contract Amendment #4 for Professional Grant Services, as requested by the Parks and Recreation Department on August 20, 2026. Award to Global Partners for Fathers and Families, in an amount not to exceed \$51,996.00. The current term of the contract ends on September 26, 2026 and this amendment exercises the second of four (4) options to renew for a one-year term through September 26, 2027. This firm is located in Wake Forest, NC.

Funding Source: Administration Operations - Special Contracts (1011111-638300). The current budget amount is \$100,163.00. The budget amount for this amendment is \$51,996.00. The revised budget amount is \$152,159.00.

11. Council is asked to authorize the City Manager to Purchase Radios for thirty (30) New Police Patrol Tahoes for the Columbia Police Department, as requested by the Fleet Services Division on August 17, 2026. Award to Motorola Solutions, Inc., in the amount of \$267,150.31. This vendor is located in Chicago, IL.

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$267,150.31.

12. Council is asked to authorize the City Manager to Purchase thirty (30) Police Patrol Tahoes and Upfittings for the Columbia Police Department, as requested by the Fleet Services Division on August 7, 2026. Award to Hendrix Chevrolet Columbia, using the South Carolina State Contract in the amount of \$2,170,098.30. This vendor is located in Charlotte, NC.

Funding Source: Capital Replacement — Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$2,170,098.30.

13. Council is asked to authorize the City Manager to enter into Contract Amendment #2 for Project SS7662; Beaver Mitigation and Maintenance, as requested by Columbia Water on August 19, 2026. Award to McClam and Associates, Inc., in an amount not to exceed \$52,000.00. The current term of the contract ends on June 30, 2027. This firm is located in Little Mountain, SC.

Funding Source: Utilities Wastewater Maintenance - Professional Services (5516205-636600). The current budget amount is \$948,000.00. The budget amount for this amendment is \$52,000.00. The revised budget amount is \$1,000,000.00.

McClam and Associates, Inc., is the prime and will provide project management and administration services at 16.67% (\$8,666.87) of the amendment amount.

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

Forest and Wildlife, located in West Columbia, SC, will provide animal control services at 83.33% (\$43,333.13) of the amendment amount.

14. Council is asked to authorize the City Manager to enter into Contract Amendment



#7 for Project SS7572; Sanitary Sewer Main Relocation at Multiple Locations, as requested by Columbia Water on August 24, 2026. Award to Weston and Sampson Engineers, Inc., in an amount not to exceed \$60,650.00. The current term of the contract ends on June 30, 2027 and this amendment extends the contract to June 30, 2028. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Sewer Relocation and Rehabilitation at Multiple Locations - Capital Project Costs (5529999-SS757201-658650). The current budget amount is \$328,764.34. The budget amount for this amendment is \$60,650.00. The revised budget amount is \$389,414.34.

This is a Mentor Protégé Program project. Weston and Sampson Engineers, Inc. is the mentor and will provide design, permitting, general construction administration, and project closeout services at 81.93% (\$49,690.00) of the amendment amount.

Carper Civil Consulting, LLC, a Minority Business Enterprise (W), located in Columbia, SC, is the protégé and will provide record drawing services at 10.82% (\$6,560.00) of the amendment amount. The protégé participation for the overall project will be 20.95%.

The following subcontractor will provide additional services:

GEL Engineering, LLC, located in Charleston, SC, will provide surveying services at 7.25% (\$4,400.00) of the amendment amount.

15. Council is asked to authorize the City Manager to enter into Contract Amendment #6 for Project WM439302-SS740902; Utility Relocation Inspection Services at Leesburg Road between Fairmont and Lower Richland Boulevard, as requested by Columbia Water on August 11, 2026. Award to Mead and Hunt, Inc., in an amount not to exceed \$89,100.00. The current term of the contract ends on December 31, 2026. This firm is located in Lexington, SC.

Funding Source: Water and Sewer Capital Projects - Leesburg Road Inspections - Capital Project Costs (5529999-WM439302-658650) \$44,550.00 and Water and Sewer Capital Projects - Leesburg Road Inspections - Capital Project Costs (5529999-SS740902-658650) \$44,550.00. The current budget amount is \$1,002,625.70. The budget amount for this amendment is \$89,100.00. The revised budget amount is \$1,091,725.70.

16. Council is asked to authorize the City Manager to enter into Contract Amendment #3 for Project WM4167; Canal Embankment Field Observation Services, as requested by Columbia Water on August 18, 2026. Award to Chao and Associates, Inc., in an amount not to exceed \$185,000.00. The current term of the contract ends on September 4, 2027 with the option to renew for three (3) additional one-year periods. This firm is located in Columbia, SC.

Funding Source: Hydro Electric Plant Operation - Special Contracts (5556101-638300). The current budget amount is \$185,000.00.

17. Council is asked to authorize the City Manager to enter into a new Sole Source Contract for Upgrade and Replacement of the Emergency Power System at the Saluda River Pump Station for the Metro Wastewater Treatment Plant, as requested by Columbia Water on August 18, 2026. Award to Blanchard Machinery Company, in



an amount not to exceed \$282,908.42. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date on June 30, 2027 and the option to renew for one additional one-year period. This vendor is located in West Columbia, SC.

Funding Source: Utilities Metro Wastewater Plant - Equipment Repair/Service Supply (5516208-631800). The original budget amount is \$282,908.42.

18. Council is asked to authorize the City Manager to enter into a new Construction Contract for SD8494; Cardross Lane Outfall Stabilization, as requested by Columbia Water on March 3, 2026. Award to LJ Contracting, Inc., in an amount not to exceed \$519,176.70, 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 Cayce, SC.

Funding Source: Storm Water Improvement Capital Project Control - Cardross Lane Outfall - Capital Project Costs (554999-SD849401- 658650). The original budget amount is \$432,647.25.

LJ Contracting, Inc., is the prime and will provide construction and project oversight services at 93.40% (\$404,097.25) of the total contract amount.

The following subcontractors will provide additional services and/or materials:

Detail Fence, located in Lexington, SC, will provide fence installation services at 0.82% (\$3,550.00) of the total contract amount.

Top Cut Tree Services, located in Columbia, SC, will provide clearing services at 5.78% (\$25,000.00) of the total contract amount.

19. Council is asked to authorize the City Manager to enter into a new Construction Contract for SS7462; Crockett, Atlas Road, and Versch Lock Pump Station Improvements, as requested by Columbia Water on April 22, 2026. Award to Shady Grove Construction, LLC, in an amount not to exceed \$2,562,135.40, 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 ninety-five (395) days from commencement. This contractor is located in Irmo, SC.

Funding Source: Water and Sewer Capital Projects — Crockett, Atlas and Versch Lock Pump Station - Capital Project Costs (552999-SS746201-658650). The original budget amount is \$2,562,135.40.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with an 8% goal. The CDBE participation is currently 3.29%. This contract has been reviewed by the Office of Business Opportunities and is deemed in compliance with the CDBE program. Shady Grove Construction, LLC, the prime and a CDBE, will provide oversight and construction administration services at 72.37% (\$1,685,718.32) of the total contract amount.

The following subcontractors will provide additional services and/or materials:

Staline Waterworks, Inc., located in Columbia, SC will provide pipe appurtenances at 2.51% (\$58,369.68) of the total contract amount.



Gregory Electric Company, located in Columbia, SC, will provide electrical services at 19.83% (\$461,965.00) of the total contract amount.

Chao & Associates, Inc., a Minority Business Enterprise and a CDBE located in Columbia, SC will provide surveying services at 0.85% (\$19,700.00) of the total contract amount.

CITI, Inc., located in Charlotte, NC, will provide Supervisory Control and Data Acquisition (SCADA) services at 1.57% (\$36,675.00) of the total contract amount.

L.A. Barrier & Son, Inc., a Minority Business Enterprise (W) and a CDBE located in Lexington, SC will provide hauling services at 0.84% (\$19,599.00) of the total contract amount.

Dun-Right Services, Inc., located in Florence, SC will provide pump station lining services at 2.03% (\$47,187.00) of the total contract amount.

20. Ordinance No.: 2026-069 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Stoa TMS # R05000-04-40; R05003-01-18; R05000-04-47; R05000-04-45, R05000-04-19; R05000-04-20)

Endorsed by the Economic Development and Infrastructure Committee on August 4, 2026.

First reading approval was given on September 1, 2026.

21. Ordinance No.: 2026-079 — Authorizing the City of Columbia, South Carolina, to execute and deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$15,000,000 between the City and the lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto

First reading approval was given on September 1, 2026.

22. Ordinance No.: 2026-080 - An Ordinance Granting a Nonexclusive Franchise to PBT Communications, Inc., d/b/a Comporium for the Construction, Operation and Maintenance of Telecommunications Facilities in the City of Columbia, South Carolina

First reading approval was given on September 1, 2026.

Public Hearing & First Reading for Zoning / Planning Matters

23. ZONING MAP AND TEXT AMENDMENT for 2359 Washington Street, TMS# 11411-02-06

Ordinance No: 2026-085 - Amending the Official Zoning Map to modify the zoning for 2359 Washington Street, TMS# 11411-02-06

Council District: 2

Proposal: Request to rezone the property from Residential Mixed District (RM-2) to Residential Mixed District (RM-2), Historic Preservation Overlay District (OV-HP,



Individual Landmark, Type 2) and amend the Unified Development Ordinance, Chapter 17, Appendix B: Type 2 Landmarks to establish the property as a City of Columbia Landmark.

Applicant: Thomas Kennedy, Integrity Business Innovations, LLC

Staff Recommendation: Approval

PC Recommendation: 08/13/2026; Recommended Approval (7-0)

HPDRC Recommendation: 07/16/2026; Approved (4-0)

24. ZONING MAP AMENDMENT for 617 Richland Street TMS# 09010-02-09

Ordinance No: 2026-086 - Amending the Official Zoning Map to modify the zoning for 617 Richland Street, Richland County TMS# 09010-02-09

Council District: 2

Plan Number: ZMA-2026-0011

Proposal: Request to rezone the property from Regional Activity Center/Corridor District (RAC) to Residential Mixed-District (RM-2); the property is in and will remain within the Downtown Columbia Overlay District (OV-DC)

Applicant: Tan Benson, United Real Estate

Staff Recommendation: Approval

PC Recommendation: 8/13/2026; Recommend Approval (7-0)

25. ZONING MAP AMENDMENT for 4115, 4209 & 4210 N. Main Street, 1101 Duke Avenue, 900 & 1100 Wildwood Avenue, Parcel on Kinderway Avenue, 903, 910 & N/S Hillcrest Avenue, 4201 & W/S Arlington Street, Richland County TMS#s 09211-09-01, 09214-01-01, 02, -03 & -10, 09214-03-01, 09215-14-01, 09215-15-01 & -02, 09215-16-01, 09215-20-01 & -02, 09215-21-01, 09215-22-04, -05 & -06

Ordinance No: 2026 - 087 — Amending the Official Zoning Map to modify the zoning for 4115, 4209 & 4210 N. Main Street, 1101 Duke Avenue, 900 & 1100 Wildwood Avenue, Parcel on Kinderway Avenue, 903, 910 & N/S Hillcrest Avenue, 4201 & W/S Arlington Street, Richland County TMS#s 09211-09-01, 09214-01-01, 02, -03 & -10, 09214-03-01, 09215-14-01, 09215-15-01 & -02, 09215-16-01, 09215-20-01 & -02, 09215-21-01, 09215-22-04, -05 & -06

Council District: 1

Plan Number: ZMA-2026-0012

Proposal: Request to rezone the property from Planned Development District (PD), Residential Single Family Small-Lot District (RSF-3), and Community Activity Center/Corridor District (CAC) to Institutional – General District (INS-GEN), Neighborhood Activity Center/Corridor District (NAC), and Residential Mixed-District



(RM-2); portions of the property are in, and will remain within, the Historic Preservation Overlay District (OV-HP; portions classified as Individual Landmark Type I and portions within Seminary Ridge Historic District) and the North Main Corridor Design Overlay District (OV-NMC)

Applicant: Lindsey Ott, Clear Dot Charter School

Staff Recommendation: Approval

PC Recommendation: 8/13/2026; Recommend Approval (7-0)

Zoning / Planning Matters - Second Reading

26. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35

Ordinance No.: 2026-037 - Annexing 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive, Richland County TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Proposal: Request to annex the property, assign the land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S) and assign the zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large Lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC), portions within the Floodplain Overlay District (OV-FP) for pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD), Agricultural (AG), Homestead (HM) and Crane Creek (CC-3) by Richland County.

Owner/Applicant: Windy Hills North LLC, R. Joseph and Lauren Bea Richardson, Richardson Investment Family Limited Partnership, and Robert Joseph Richardson/ Kevin Steelman, LandTech Communities, LLC

Staff Recommendation: Approval

PC Recommendation: 04/09/2026; Approval (7-0)

First reading approval was given on May 19, 2026.



27. **ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT 1920 Pineview Drive, TMS# 19100-05-15**

Ordinance No.: 2026-056 - Annexing 1920 Pineview Drive, Richland County TMS# 19100-05-15 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 3

Plan Number: ANNEX-2026-0011

Proposal: Request to annex the property and assign the land use classification of Urban Edge Community Activity Center (UEAC-1) and assign the zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) by Richland County.

Owner/Applicant: New Life Fitness World of South Carolina North, Inc./Gene Pierce, Kimley-Horn

Staff Recommendation: Approval

PC Recommendation: 06/11/2026; Approval (7-0)

First reading approval was given on July 21, 2026.

Ordinances - First Reading

28. Ordinance No.: 2026-081 - Authorizing the City Manager to execute a Contract for Sale and Purchase of Real Estate Agreement between the City of Columbia and Sellers Real Estate Holdings, LLC, a South Carolina limited liability company for the sale of 1507 Harden Street, Richland County TMS # R11407-10-10

29. Ordinance No.: 2026-082 - Authorizing the City Manager to execute a Contract for Sale between the City of Columbia and RJL2 LLC, a South Carolina limited liability company for the sale of 2725 Main Street, Richland County TMS # R09110-12-02

Endorsed by the Economic Development and Infrastructure Committee on August 25, 2026.

Public Hearing

30. Resolution No.: R-2026-065 - Designating City Club Neighborhood a Residential Parking Permit District

Resolutions

31. Resolution No.: R-2026-069 - Approving the Senate Street Median as a location for a future public art project as proposed by the Congaree Vista Guild

Endorsed by the Arts, Historic Preservation and Philanthropy Committee on August 18, 2026.



Event Resolutions

32. Resolution No.: R-2026-068 - Authorizing consumption of beer and wine only at Devine Night Out at the 2700 and 2800 blocks of Devine Street on Thursday, November 12, 2026

Appointments

33. Columbia Town & Gown Committee

Other Matters

34. Council is asked to approve the installation of a speed hump within the 1700 block of Heyward Street, as requested by the Hollywood Rose Hill Neighborhood Association.

City Council Committee Reports, Referrals and New Business

Public Input

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

Adjournment