



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 6, 2026

CALL TO ORDER

The Columbia City Council conducted a regular meeting on Tuesday, January 6, 2026 at City Hall (Council Chambers), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 3:04 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, Mayor Pro-Tempore, The Honorable Tina N. Herbert, The Honorable Peter M. Brown, The Honorable Tyler D. Bailey, and The Honorable Samuel P. Johnson. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to enter into Executive Session at 3:05 p.m. for the discussion of **Items 1 and 2** subject to adding the discussion of 1421 Heidt Street to **Item 1**.

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*
2. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)
 - *Constan Gervais Street Car Wash, Inc.*

Council adjourned the Executive Session at 4:00 p.m. and convened the regular meeting at 4:07 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

The Honorable Edward H. McDowell offered the invocation.



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ADOPTION OF AGENDA

Ms. Teresa Wilson, City Manager wished the members of City Council a Happy New Year and congratulated the newly sworn in councilmembers.

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to adopt the agenda as presented.

PUBLIC INPUT

Ms. Diane Wiley, President / Belvedere Neighborhood Association expressed support for **Item 12** (Professional Services Contract for Project SD853101; Belvedere Neighborhood Piped Storm Drainage System Improvements). She noted visible benefits in her neighborhood and thanked staff for promptly addressing recent storm-related drainage issues.

APPROVAL OF MINUTES

3. Council is asked to approve the December 16, 2025 Work Session and Regular Meeting Minutes. – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Brennan, Council voted unanimously to approve the December 16, 2025 Work Session and Regular Meeting Minutes.

Ms. Teresa Wilson, City Manager took a moment of personal privilege to welcome members of the South Carolina Criminal Justice Academy.

Mr. William "Skip" Holbrook, Police Chief / Columbia Police Department introduced Chief Jackie Swindler, Director of the South Carolina Criminal Justice Academy. He explained that Chief Swindler contacted the City before Christmas regarding participation in the Adopt-a-Pallet Program with Rapid Shelter.

Mr. Lewis J. "Jackie" Swindler, Director / South Carolina Criminal Justice Academy explained that they chose to support the City's Rapid Shelter pallet program after seeing its impact in the community. Through combined contributions, the Academy raised \$2,722 to fund more than three pallets. He formally presented the donation to support individuals experiencing homelessness.



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Ms. Teresa Wilson, City Manager highlighted the continued success and expansion of the City's Rapid Shelter and recovery services. She reported that a dedicated foundation has been established to ensure donations are directed solely toward service provision at Rapid Shelter and the new recovery community. She also outlined **Consent Agenda Items 4 through 6**, including continued security support at Midlands Housing Alliance, expansion of peer support services through The Courage Center funded by the South Carolina Opioid Recovery Fund, and an award to Innovative Solutions and Counseling for overdose reversal and naloxone distribution. She emphasized that these funds are being used directly and appropriately to support community-based recovery and safety efforts.

CONSENT AGENDA ITEMS 4 THROUGH 23

Mayor Rickenmann inquired about **Consent Agenda Item 4** (Contract for Security and Operations at the Transitions Homeless Center) and emphasized the need for security services to more actively address urban camping around the area. He also praised The Courage Center as a significant community asset.

Ms. Teresa Wilson, City Manager stated that the City's external partnerships are structured to ensure coordinated efforts and clear responsibilities. She explained that concerns about urban camping are already addressed in the security contract, which requires Midlands Housing Alliance security personnel to conduct routine perimeter patrols and respond to loitering or related issues.

Upon a single motion made by Mr. McDowell and seconded by Mr. Brennan, Council voted unanimously to approve **Consent Agenda Items 4 through 23**.

4. Council is asked to approve a new Contract for Security and Operations at the Transitions Homeless Center, as requested by the Homeless Services Department on December 17, 2025. Award to Midlands Housing Alliance, Inc., in an amount not to exceed \$243,750.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date of June 30, 2026. This firm is located in Columbia, SC. – *Approved*

Funding Source: Rapid Shelter Homeless - Special Contracts - Midlands Housing Alliance (1014501-638304). The original budget amount is \$243,750.00.



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5. Council is asked to approve a new Professional Services Contract for Treatment, Prevention, Training, and Research to combat the opioid epidemic, as requested by the Homeless Services Department on December 17, 2025. Award to The Courage Center in an amount not to exceed \$113,500.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date of September 30, 2026. This vendor is located in Columbia, SC. – *Approved*

Funding Source: State of South Carolina Grant Control - FY2026 SCORF Homeless Services - Special Contracts (2209999-SCORF126HS-638300) in the amount of \$113,500.00. The original budget amount is \$113,500.00.

6. Council is asked to approve a new Professional Services Contract to Provide Treatment, Prevention, Training and Research to combat the opioid epidemic, as requested by the Office of Neighborhood Safety and Engagement on October 9, 2025. Award to Innovative Solutions and Counseling, LLC, in an amount not to exceed \$356,624.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date nine (9) months from commencement with the option to renew for two (2) additional one (1) year periods. This firm is located in Columbia, SC. – *Approved*

Funding Source: State of South Carolina Grant Control - South Carolina Opioid Recovery Funds (SCORF) Neighborhood Safety and Community Engagement - Professional Services (2209999-SCORF124VC-636600). The original budget amount is \$356,624.00.

7. Council is asked to approve the Annual Renewal of Cityworks Software and License Support, as requested by the Information Technology Department on December 8, 2025. Award to Azteca Systems, LLC, in the amount of \$117,985.14. The term of this renewal is from January 15, 2026 to January 14, 2027. This vendor is located in Dayton, OH. – *Approved*

Funding Source: Public Works Administration - Software License (1011124-627510) \$6,680.47; Public Works Administration - Software License (1011124-627510) \$3,170.47; Forestry Horticulture - Software License (1011217-627510) \$9,180.47; Streets Street and Sidewalk Repair - Software License (1013201-627510) \$3,680.47; Traffic Operations - Software License (1013204-627510) \$4,680.47; Streets - Storm Drains - Software License (5534203-627510) \$3,180.47; Streets - Water and Sewer Repair - Software License (5513202-627510) \$3,680.46; Customer Care - Software License (5511407-627510) \$4,680.46; Meter Reading - Software License (5516202-627510) \$16,680.47; Solid Waste Street Sweeping - Software License (5534408-627510) \$11,680.46; Utilities Wastewater Maintenance - Software License (5516205-627510) \$50,690.47. The original budget amount is \$117,985.14.



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8. Council is asked to approve a new Construction Contract for the installation of galvanized fencing under the Elmwood Avenue Bridge, as requested by the Public Works Department on October 13, 2025. Award to Seegars Fence Co., Inc. of the Carolinas, in an amount not to exceed \$76,286.00. 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 contractor is located in Columbia, SC. – *Approved*

Funding Source: General Capital Projects - Elmwood Bridge Fencing - Professional Services for Capital Projects (4039999-CP951701-658660). The original budget amount is \$76,286.00.

9. Council is asked to approve a new Construction Contract for the Beltline Water and Wastewater Management Facility Floor Resurfacing Project, as requested by Columbia Water on September 23, 2025. Award to E & G Builders in an amount not to exceed \$95,803.00. 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 contractor is located in Chapin, SC. – *Approved*

Funding Source: Beltline Floor Project - Utilities Wastewater Maintenance and Building Maintenance and Repair (5516205-638100-636600). The original budget amount is \$95,803.00.

E & G Builders, LLC, is the prime and will provide floor restoration services at 13.00% (\$12,495.45) of the total contract amount.

The following subcontractor will provide additional services:

Stroman Home Improvements, located in West Columbia, SC, will provide floor coating demolition and installation services at 87.00% (\$83,307.55) of the total contract amount.

10. Council is asked to approve a new Construction Contract for Project SS7653; Stebondale Road Stream Stabilization, as requested by Columbia Water on October 1, 2025. Award to Shady Grove Construction, LLC, in an amount not to exceed \$103,156.20, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one hundred fifty (150) days from commencement. This contractor is located in Irmo, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - 862 Stebondale Road. Stream Stabilization - Capital Project Costs (5529999-SS765301-658650). The original budget amount is \$103,156.20.



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Shady Grove Construction, LLC, is the prime and will provide retaining wall, and stream stabilization services at 91.74% (\$78,863.50) of the total contract amount.

The following subcontractor will provide additional services and materials:

New South Construction Supply, LLC, located in West Columbia, SC will provide Gabion Baskets at 8.26% (\$7,100.00) of the total contract amount.

11. Council is asked to approve a new Professional Services Contract for Project WM4844; Pontiac Pump Station Rehabilitation, as requested by Columbia Water on October 23, 2025. Award to Michael Baker International, in an amount not to exceed \$186,763.50, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date twenty-seven (27) months from commencement and the option to renew for two (2) additional one (1) year periods. This firm is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Pontiac Pump Station Rehabilitation - Capital Project Costs (5529999-WM484401-658650). The original budget amount is \$186,763.50.

This is a Mentor Protégé Program project. Michael Baker International, is the mentor and will provide technical consulting support and construction drawing services at 67.63% (\$114,832.30) of the total contract amount.

Chao & Associates, Inc., a Minority Business Enterprise located in Columbia, SC, is the protégé and will provide water relocation, design, survey, and construction support services at 22.00% (\$37,352.70) of the total contract amount.

The following subcontractors will provide additional services:

F&ME, Inc., located in Columbia, SC, will provide geotechnical services at 5.51% (\$9,350.00) of the total contract amount.

Howard Engineering, Inc., a Minority Business Enterprise (W), located in Columbia, SC, will provide electrical and Supervisory Control and Data Acquisition (SCADA) services at 4.86% (\$8,250.00) of the total contract amount.



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12. Council is asked to approve a new Professional Services Contract for Project SD853101; Belvedere Neighborhood Piped Storm Drainage System Improvements, as requested by Columbia Water on December 8, 2025. Award to Freese & Nichols, in an amount not to exceed \$219,770.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date twelve (12) months from commencement and the option to renew for two (2) additional one (1) year periods. This contractor is located in Fort Worth, TX. – *Approved*

Funding Source: Storm Water Improvements Capital Project Control - Belvedere Neighborhood Pipe Improvements - Capital Project Costs (5549999-SD853101-658650). The original budget amount is \$219,770.00.

This is a Mentor Protégé Program project. Freese & Nichols, is the mentor and will provide project management services at 79.98% (\$175,770.00) of the total contract amount.

Highfill Infrastructure Engineering, P.C., located in Columbia, SC, is the protégé and will provide engineering support services at 20.02% (\$44,000.00) of the total contract amount.

13. Council is asked to approve a new Professional Services Contract for Project WM4865; Free Hope Pressure Reducing Valve Site, as requested by Columbia Water on December 1, 2025. Award to Hazen & Sawyer, in an amount not to exceed \$225,600.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date thirty months (30) months from commencement and the option to renew for two (2) additional one (1) year periods. This firm is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Free Hope Pressure Reducing Valve - Capital Project Costs (5529999-WM486501-658650). The original budget amount is \$225,600.00.

This is a Mentor Protégé Program project. Hazen & Sawyer, is the mentor and will provide project oversight services at 68.96% (\$155,570.00) of the total contract amount.

DESA, Inc., a Minority Business Enterprise (W) located in Columbia, SC, is the protégé and will provide permitting and onsite construction observation services at 20.09% (\$45,330.00) of the total contract amount.



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The following subcontractors will provide additional services and materials:

Howard Engineering, Inc., a Minority Business Enterprise (W) located in Columbia, SC, will provide electrical engineering services at 10.95% (\$24,700.00) of the total contract amount.

14. Council is asked to approve a new Construction Contract for Project WM4801; New 6-inch Water Main for Aralia Drive, as requested by Columbia Water on November 12, 2025. Award to GH Smith Construction, Inc., in an amount not to exceed \$424,749.60, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one hundred and twenty (120) days from commencement. This contractor is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Aralia Drive Water Main Upgrade - Capital Project Costs (5529999-WM480101-658650). The original budget amount is \$424,749.60.

This is a Mentor Protégé Program project. GH Smith Construction, Inc., is the mentor and will provide utility locates, safety, traffic control and clean up services at 80.00% (\$283,166.40) of the total contract amount.

Smoak Construction, LLC, a Minority Business Enterprise (W) located in Little Mountain, SC, is the protégé and will provide waterline installation services at 20.00% (\$70,791.60) of the total contract amount.

15. Council is asked to approve Change Order #2 for Project SS7565; Lower Kinley Creek Sewer Improvements, as requested by Columbia Water on December 5, 2025. Award to McClam and Associates, Inc., in an amount not to exceed \$514,981.80. The current term of the contract ends on March 20, 2027. This firm is located in Little Mountain, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Lower Kinley Creek Sewer Improvements - Capital Project Costs (5529999-SS756501-658650). The current budget amount is \$12,801,819.80. The budget amount for this change order is \$514,981.80. The revised budget amount is \$13,316,801.60.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 9% CDBE goal. The CDBE participation is 19.42% of the revised change order amount.



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McClam and Associates, Inc., is the prime contractor and will provide rock removal and subcontractor coordination services at 80.58% (\$414,981.80) of the change order amount.

The following subcontractor will provide additional services:

L.A. Barrier and Son, Inc., a Minority Business Enterprise (W) and CDBE located in Lexington, SC, will provide hauling services at 19.42% (\$100,000.00) of the change order amount.

16. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 101 (portion), 119, and 125 Lake Murray Boulevard, TMS# 04908-01-01 (portion), 05009-01-01, and -02 – *Approved on second reading.*

Ordinance No.: 2025-104 - Annexing 101 (portion), 119, and 125 Lake Murray Boulevard, Richland County TMS # 04908-01-01 (portion), 05009-01-01, and -02 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on second reading.

Proposal: Request to annex the property, assign the land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-2) for a pending annexation. The property is currently classified as Mixed Residential High Density and zoned Residential 3 (R3) by Richland County.

Council District: 1

Applicant: Harolyn Boulware, Harolyn Boulware Trust, and Barbara B. Zimmerman / Tyler Watson, Olympus Development Company.

Staff Recommendation: Approval

PC Recommendation: 11/13/2025; Approval (8-0)

First reading approval was given on December 16, 2025.



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17. ANNEXATION, INTERIM FUTURE LAND USE MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT for 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02 – *Approved on second reading.*

Ordinance No.: 2025-106 - Annexing 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, Richland County TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02 – Approved on second reading.

Proposal: Request to annex the property, assign the interim land use classification of Urban Core Community Activity Center (UCAC-2) and Urban Edge Residential Large Lot (UER-2) and assign interim zoning of Community Activity Center/Corridor District (CAC) and Residential Single Family Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Mixed-Use Corridor and Mixed Residential (High Density) in a Priority Investment Area and Community Activity Center with a portion in a Neighborhood Activity Center and zoned General Commercial (GC) and Residential 2 (R2) by Richland County.

Council District: 2

Applicant: Word of God Church and Ministries

Staff Recommendation: Approval

PC Recommendation: 11/13/2025; Approval (8-0)

First reading approval was given on December 16, 2025.

18. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2430 Chappelle Street and unincorporated portion of 2428 Chappelle Street, TMS# 11605-15-04 and a portion of 11605-15-03 – *Approved on second reading.*

Ordinance No.: 2025-105 - Annexing 2430 Chappelle Street and unincorporated portion of 2428 Chappelle Street, Richland County TMS # 11605-15-04 and a portion of 11605-15-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on second reading.



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Proposal: Request to annex the property, assign the land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of Residential Single Family Medium Lot (RSF-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 5 (R5) by Richland County.

Council District: 2

Applicant: Nova Homes-CAE, LLC

Staff Recommendation: Approval

PC Recommendation: 11/13/2025; Approval (8-0)

First reading approval was given on December 16, 2025.

19. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 5603, 5607, and 5615 Old Forest Drive, TMS# 16711-05-13 and 16711-05-14 – *Approved on second reading.*

Ordinance No.: 2025-094 - Annexing 5603, 5607, and 5615 Old Forest Drive, Richland County TMS # 16711-05-13 and 16711-05-14 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on second reading.

Council District: 4

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

Applicant: Dorothy S. Hendrix / Old Forest Storage Partners LLC

Staff Recommendation: Approval

PC Recommendation: 10/09/2025; Approval (7-0)

First reading approval was given on December 16, 2025.



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20. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to Reconfigure Design Development Review Commission – *Approved on second reading.*

Ordinance No.: 2025-096 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 2: Administration Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons (e.) Design Development Review Commission, Section 17-2.5 Application-Specific Review Procedures and Decision Standards, Article 3: Zoning Districts, Sec. 17-3.7 Overlay Districts, Article 5: Development Standards, Sec. 17-5.10 Signs, Article 9: Definitions and Rules of Measurement, Sec. 17-9.4 Definitions as related to the reconfiguration of the Design Development Review Commission (DDRC) – Approved on second reading.

Proposal: Amend the Unified Development Ordinance, Chapter 17- Article 2: Administration, Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons (e.) Design Development Review Commission; Section 17-2.5 Application-Specific Review Procedures and Decision Standards, Article 3: Zoning Districts, Sec. 17-3.7 Overlay Districts; Article 5: Development Standards, Sec. 17-5.10 Signs; Article 9: Definitions and Rules of Measurement, Sec. 17-9.4 Definitions as related to the reconfiguration of the Design Development Review Commission (DDRC).

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Staff Sponsored

PC Recommendation: 10/09/2025; Approval (7-0)

Endorsed by the Administrative Policy Committee on October 28, 2025.

First reading approval was given on December 16, 2025.

21. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to amend the definitions of Townhome, Multifamily, and Two-family Dwellings – *Approved on second reading.*

Ordinance No.: 2025-095 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 9: Definitions and Rules of Measurement Sec. 17-9.3(a)(3)a – Approved on second reading.

Proposal: Amend the Unified Development Ordinance, Chapter 17 – Article 9: Definitions and Rules of Measurement Sec. 17-9.3(a)(3) a. Household Living Uses, to clarify definitions of Townhome, Multifamily, and Two-family Dwellings.

Applicant: Andrew Livengood, Zoning Administrator



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Staff Recommendation: Staff Sponsored

PC Recommendation: 10/09/2025; Approval (7-0)

First reading approval was given on December 16, 2025.

22. Ordinance No.: 2025-101 - Granting an encroachment to Shawn Eubanks for the use of the right of way area of the 6100 block of Hampton Leas Lane for the installation and maintenance of a wooden fence adjacent to 1 Copperfield Court, Richland County TMS# 13713-02-41 – *Approved on second reading.*

First reading approval was given on December 16, 2025.

23. Ordinance No.: 2025-108 - Approval for Granting an Easement to Dominion Energy South Carolina, Inc. along a Portion of City-Owned Property Located at 191 Calhoun Street and Identified as Richland County TMS#09006-08-02 & 03 and TMS#07314-02-05 for Installation of Electric Lines for the new water pumps at the Columbia Canal Water Treatment Plant; CF#250-679 – *Approved on second reading.*

First reading approval was given on December 16, 2025.

ORDINANCES - SECOND READING

24. Ordinance No.: 2025-109 - Authorizing the City Manager to execute a Purchase and Sale Agreement between the City of Columbia and The Kessler Enterprise, Inc., and any necessary deeds, assignments, bills of sales and other closing documents for the sale of Washington Square Office Building, 1136 Washington Street, Richland County TMS #09013-05-02, Washington Plaza Parking Garage, 1112 Washington Street, TMS #09013-05-01, and Washington Plaza Retail Shops, TMS #09013-05-18 – *Approved on second reading.*

First reading approval was given on December 16, 2025.

Councilor Johnson asked what led us to this decision.



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Ms. Teresa Wilson, City Manager explained that the real estate disposition process began last year alongside discussions about city office space and has been intentionally structured to attract high-quality development. She added that City code allows flexibility in selling surplus property, including the use of commercial brokers rather than a formal bid process, provided the property is appraised and deemed surplus. The approach is guided by the property's location and the City's broader vision to place land back on the tax rolls while advancing culture, amenities, workforce development, and long-term quality of life goals. This process will continue to be used for other city-owned properties.

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give second reading approval to Ordinance No.: 2025-109 - Authorizing the City Manager to execute a Purchase and Sale Agreement between the City of Columbia and The Kessler Enterprise, Inc., and any necessary deeds, assignments, bills of sales and other closing documents for the sale of Washington Square Office Building, 1136 Washington Street, Richland County TMS #09013-05-02, Washington Plaza Parking Garage, 1112 Washington Street, TMS #09013-05-01, and Washington Plaza Retail Shops, TMS #09013-05-18.

ORDINANCES - FIRST READING

25. Ordinance No.: 2026-001 - Granting an encroachment to Columbia-Garners Ferry DB, LLC, for the use of the right of way areas of the 6900 block of Garners Ferry Road, the 100 block of Old Veterans Road and the 100 block of Veterans Road for the installation and maintenance of sidewalks adjacent to 7001 Garners Ferry Road, Richland County TMS# 16406-01-01 – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to Ordinance No.: 2026-001 - Granting an encroachment to Columbia-Garners Ferry DB, LLC, for the use of the right of way areas of the 6900 block of Garners Ferry Road, the 100 block of Old Veterans Road and the 100 block of Veterans Road for the installation and maintenance of sidewalks adjacent to 7001 Garners Ferry Road, Richland County TMS# 16406-01-01.



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26. Ordinance No.: 2026-002 - Authorizing the City Manager to execute a Consent Decree Modification in the matter of The United States of America and State of South Carolina by and through the Department of Health and Environmental Control v. The City of Columbia to resolve alleged violations of the Federal Clean Water Act ("CWA"), 33 U.S.C. § 1251 et seq., the South Carolina Pollution Control Act ("PCA"), S.C. Code Ann. §§ 48-1-10 et seq., and the terms and conditions of the City's National Pollutant Discharge Elimination System permit authorizing discharge of treated wastewater from its Waste Water Treatment Plant located at 1200 Simon Tree Lane ("NPDES Permit") – *Approved on first reading.*

Mr. Clint Shealy, P.E., Assistant City Manager of Columbia Water shared that the City has been working with the U.S. Environmental Protection Agency and the U.S. Department of Justice to modify the 2013 Wastewater Consent Decree in response to challenges experienced during the COVID-19 pandemic. He noted that the modification provides additional time to complete approximately \$70 million in major sewer conveyance projects without environmental harm or sewer overflows.

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to give first reading approval to Ordinance No.: 2026-002 - Authorizing the City Manager to execute a Consent Decree Modification in the matter of The United States of America and State of South Carolina by and through the Department of Health and Environmental Control v. The City of Columbia to resolve alleged violations of the Federal Clean Water Act ("CWA"), 33 U.S.C. § 1251 et seq., the South Carolina Pollution Control Act ("PCA"), S.C. Code Ann. §§ 48-1-10 et seq., and the terms and conditions of the City's National Pollutant Discharge Elimination System permit authorizing discharge of treated wastewater from its Waste Water Treatment Plant located at 1200 Simon Tree Lane ("NPDES Permit"). Mr. Brennan was not present for the vote.

27. Ordinance No.: 2026-003 - Authorizing the City Manager to execute an Estoppel Certificate and Agreement between the City of Columbia and Core Columbia Hampton, LLC – *Approved on first reading.*

Upon a motion made by Mr. Bailey and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to Ordinance No.: 2026-003 - Authorizing the City Manager to execute an Estoppel Certificate and Agreement between the City of Columbia and Core Columbia Hampton, LLC. Mr. Brennan was not present for the vote.



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ZONING / PLANNING MATTERS - SECOND READING

28. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to Add Short Term Rentals as a Principal Use Subject to Standards – *Approved on second reading.*

Ordinance No.: 2025-107 – 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 Sec. 17-9.3 Use Classification and Interpretation

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. 17-9.3. Use Classification and Interpretation (a) Principal Use Classification System and Sec. 17-9.4 Definitions to add short-term rentals (STR) as a principal use and establish and clarify related definitions and standards.

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Staff Sponsored

PC Recommendation: 11/13/2025; Denial (5-3)

First reading approval was given on December 16, 2025.

Mr. David Bergmann, 2300 Wayne Street spoke in opposition to the ordinance changes. He said it is overly restrictive and goes beyond a reasonable middle ground. He said the policy functions as a de facto ban, criticized the rejection of a market-based cap system, questioned the rationale for limiting STRs to four-lane roads, and expressed frustration with inconsistent enforcement of existing rules.

Mr. Gustavo Bueno, 2229 Park Street spoke in opposition to the ordinance changes, stating they were implemented without adequate explanation. He questioned why the city is revising an ordinance that has not been consistently enforced, raised concerns about hospitality tax collection, and asked what the proposed changes are intended to achieve.

Mayor Rickenmann clarified that the City is not responsible for the delay in hospitality tax collection, explaining that platforms such as Airbnb and Vrbo failed to remit required fees. As a result, the City had to pursue legal action to recover the money owed.



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Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services explained the timeline and process for amending the short-term rental ordinance. At City Council's direction, staff is advancing a limited amendment to allow owner-occupied dwellings taxed at the 4% rate to operate as STRs in residential districts with a permit, and without being subject to the four-lane road requirement. He outlined key dates, including Planning Commission review on January 15, 2026, City Council consideration on February 17, 2026 and an anticipated final reading on March 3, 2026. He clarified that the four-lane road standard is tied to Columbia Compass classification of streets. The mapped areas still provide thousands of eligible parcels, particularly along mixed-use and commercial corridors.

Upon a motion made by Mr. Bailey and seconded by Mr. Brown, Council voted unanimously to give second reading approval to Ordinance No.: 2025-107 – 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 Sec. 17-9.3 Use Classification and Interpretation. Mr. Brennan abstained from voting due to a potential conflict of interest.

RESOLUTIONS

29. Resolution No.: R-2026-003 - Permitting the City of Columbia Fire Department to collect money for the Muscular Dystrophy Association – *Approved*

Councilor McDowell expressed gratitude towards Chief Jenkins and the Columbia Fire Department for their annual 'Firefighters Feeding Families' Holiday Food Drive, which set a new record in feeding more than 600 families.

Councilor Bailey also thanked the Columbia Fire Department for going above and beyond by offering to help several older women transport their groceries.

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to approve Resolution No.: R-2026-003 - Permitting the City of Columbia Fire Department to collect money for the Muscular Dystrophy Association. Ms. Herbert was not present for the vote.

30. Resolution No.: R-2026-004 - Approving the Honorary Placement of a Bench at Mays Park in honor of Mr. William P.H. Fincher – *Approved*

Endorsed by the Administrative Policy Committee on October 28, 2025.



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Upon a motion made by Mr. McDowell and seconded by Mr. Brown, Council voted unanimously to approve Resolution No.: R-2026-004 - Approving the Honorary Placement of a Bench at Mays Park in honor of Mr. William P.H. Fincher. Ms. Herbert was not present for the vote.

31. Resolution No.: R-2026-005 - Approving the Honorary Placement of a Plaque at Saluda Riverwalk in honor of Joyace and Don Jackson – *Approved*

Endorsed by the Administrative Policy Committee on October 28, 2025.

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2026-005 - Approving the Honorary Placement of a Plaque at Saluda Riverwalk in honor of Joyace and Don Jackson.

32. Resolution No.: R-2026-006 - Approving the Honorary Placement of a Bench and Plaque at the Paw Path within Rosewood Park in honor of Annette H. Boette – *Approved*

Endorsed by the Administrative Policy Committee on October 28, 2025.

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-006 - Approving the Honorary Placement of a Bench and Plaque at the Paw Path within Rosewood Park in honor of Annette H. Boette.

33. Resolution No.: R-2026-007 - Approving the Honorary Naming of Gregg Street from Colonial Drive to McLeese Street as "Brian DeQuincey Newman Street" – *Approved*

Endorsed by the Administrative Policy Committee on October 28, 2025.

Councilor Johnson expressed excitement about this resolution, as Mr. Newman was his high school classmate.

Mayor Rickenmann requested that staff distribute the minutes to the families of those being honored.

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to approve Resolution No.: R-2026-007 - Approving the Honorary Naming of Gregg Street from Colonial Drive to McLeese Street as "Brian DeQuincey Newman Street".



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34. Resolution No.: R-2026-008 - Approving the Honorary Naming of Katy Street in the Golden Acres community as "Curtis Elkins Street" – *Approved*

Endorsed by the Administrative Policy Committee on December 16, 2025.

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to approve Resolution No.: R-2026-008 - Approving the Honorary Naming of Katy Street in the Golden Acres community as "Curtis Elkins Street".

35. Resolution No.: R-2026-009 - Approving the Honorary Naming of the 200 block of South Ravenel Street between 3200 Hope Avenue and 3200 Rosewood Drive as "Eagle Way" – *Approved*

Endorsed by the Administrative Policy Committee on December 16, 2025.

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-009 - Approving the Honorary Naming of the 200 block of South Ravenel Street between 3200 Hope Avenue and 3200 Rosewood Drive as "Eagle Way".

Mayor Rickenmann added that this is in celebration of the 100 years of service for Rosewood Elementary School.

EVENT RESOLUTIONS

36. Resolution No.: R-2026-002 - Authorizing consumption of beer or wine beverages only at the Cottontown Art Crawl at Cottontown Bellevue Historic District and in the neighborhood borders of Elmwood Avenue, Bull Street, Main Street, and Confederate Street on Saturday, March 7, 2026 with a rain date contingency of Sunday, March 8, 2026 – *Approved*

Upon a motion made by Ms. Herbert and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-002 - Authorizing consumption of beer or wine beverages only at the Cottontown Art Crawl at Cottontown Bellevue Historic District and in the neighborhood borders of Elmwood Avenue, Bull Street, Main Street, and Confederate Street on Saturday, March 7, 2026 with a rain date contingency of Sunday, March 8, 2026.

Mayor Rickenmann expressed excitement in anticipation for this year's Art Crawl, especially with how much it has grown over the years.



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CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

Mayor Rickenmann announced that recommendations for committee appointments will be presented at the next City Council meeting. New members will be assigned and some committees adjusted. He expressed optimism for the New Year and reaffirmed a commitment to collaboration and continuous improvement. Reflecting on the swearing in ceremony, he thanked City staff for their dedication and emphasized his confidence in Columbia's continued momentum as the state capital.

Councilor Johnson thanked City staff and colleagues for their work on the swearing in ceremony, noting it was a meaningful and special occasion for him and his family. He expressed appreciation for the presence of fellow council members, Richland County Council, and members of the Legislative Delegation.

Ms. Teresa Wilson, City Manager praised City staff for their efforts during the swearing in ceremony. She emphasized how meaningful the event was to both staff and leadership.

Councilor Brown commented on the strong sense of excitement and positive energy surrounding the City of Columbia, noting the enthusiasm reflected at the swearing in ceremony and optimism for the next four years.

PUBLIC INPUT

Ms. Jacquelyn Chisholm, Founder & Executive Director / When You Can't Cope, There's Hope briefly described the organization's transitional housing program for adult women who have completed treatment and are working toward independence. She emphasized the program's structured approach to supporting sobriety, employment, and family reconnection. She shared that they have made connections with Goodwill, Vocational Rehabilitation, and local stores such as Publix & Costco.

Mayor Rickenmann suggested that Ms. Chisholm connect with Ms. Kameisha Heppard, Director of Homeless Services.

Councilor Brown emphasized the need for stronger collaboration among service providers to ensure individuals are matched with the most appropriate programs. He expressed appreciation for the work being done and interest in visiting the program.



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Ms. Licole Gidderon, Intake Coordinator / When You Can't Cope, There's Hope highlighted the lack of long-term, women-specific recovery housing in Columbia and the high need for substance use treatment in South Carolina. She explained that the organization's 12-month program provides stable housing and supportive services to address addiction, trauma, and homelessness. She requested the City's partnership through collaboration and access to funding.

Councilor Herbert encouraged Ms. Gidderon to connect with Dr. Trevon Fordham of the Office of Neighborhood Safety and Engagement regarding potential opioid recovery funding allocations approved on the agenda. She noted that funding can be difficult to secure midyear. However, continued persistence, demonstrated results, and a strong track record would position the program well for future support.

Ms. Audra Thompson, Program Director/ When You Can't Cope, There's Hope spoke in support of the housing program. Drawing on over 30 years of counseling experience, she explained that the program provides comprehensive, long-term support beyond emergency shelter, including counseling, recovery services, mental health care, job readiness, and case management. She emphasized that safe, stable housing is essential to recovery and dignity.

Mr. Wade Fulmer expressed concerns about what he described as a lack of transparency, accountability, and responsiveness from City leadership, particularly toward blue-collar workers and neighborhood advocates. He called for greater transparency, recognition of grassroots advocates, and an end to what he described as avoidant governance.

Mayor Rickenmann disagreed with claims of silence and non-transparency, noting that the matter raised was an individual issue already addressed by the courts and City staff. He highlighted the City's ongoing investments in neighborhoods, mental health, and homelessness services. He urged a move away from repeated accusations and toward collaborative, solution-focused work.

Ms. Teresa Wilson, City Manager noted that some questions raised involve legal matters. In those cases, staff may be unable to respond due to legal restrictions rather than a lack of transparency.



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Mr. Ronald Davis, President / Historic Waverly Community raised serious safety concerns about a vacant house owned by Allen University that was relocated to Hyatt Street in 2007 and has since deteriorated. He stated the structure is unsecured, uninhabitable, attracts trespassing, and poses a danger to students, unhoused individuals, and first responders. It is unsafe for fire personnel to enter. He urged City Council to pursue demolition and clarify authority within historic districts.

Mayor Rickenmann explained that legal action is underway and staff is working with counsel to resolve the matter, though it will not be immediate.

Councilor Brennan asked about the home's connection to utilities.

Mr. Ronald Davis, President / Historic Waverly Community explained that the home has never been connected to utilities.

Mr. John Black, President / Columbia Council of Neighborhoods recognized Fire Chief Aubrey Jenkins for exemplary leadership and compassion following a November 30 apartment fire that displaced five families. He described how Chief Jenkins immediately supported an effort to help children affected by the fire by personally engaging with them. He thanked Chief Jenkins and Engine 6 for their lasting impact on the affected families and the community.

ADJOURNMENT

The meeting was adjourned at 5:57 p.m.

Respectfully submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk