



## **Columbia City Council Regular Meeting Agenda**

**Tuesday, April 21, 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](mailto:cityclerk@columbiasc.gov)

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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

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### **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 April 14, 2026 Work Session and Regular Meeting Minutes.

### **Presentations**

2. C.A. Johnson High School Boys Basketball Team Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor
3. Monarch Butterfly Proclamation — The Honorable Daniel J. Rickenmann, Mayor
4. Finlay Park "Purple Heart Park" Designation - Mr. Jermal Washington, Commander (Chapter #402) Military Order of the Purple Heart Department of South Carolina

### **Consent Agenda Items 5 through 13**

5. Council is asked to approve Contract Amendment #1 for Security Services at Homeless Services Facilities, as requested by Homeless Services on March 5, 2026. Award to G & I Security Company, LLC, in an amount not to exceed \$105,000.00. The current term of the contract ends on May 20, 2026 and this amendment extends the contract to June 30, 2026. This firm is located in Columbia, SC.

Funding Source: State of South Carolina Grant Control - FY26 South Carolina Opioid Recovery Fund Homeless Services - Special Contracts (2209999-SCORF126HS-638300). The current budget amount is \$102,960.00. The budget amount for this



amendment is \$105,000.00. The revised budget amount is \$207,960.00.

6. Council is asked to approve a new Professional Services Contract for Treatment, Prevention, and Training Services to address the Opioid Epidemic, as requested by Homeless Services on March 25, 2026. Award to Palmetto Place Children and Youth Services, in an amount not to exceed \$310,750.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date of March 31, 2027. This firm is located in Columbia, SC.

Funding Source: State of South Carolina Grant Control - Palmetto Place Safe Futures (South Carolina Opioid Recovery Fund) - Special Contracts (2209999-SCORF40216-638300). The original budget amount is \$310,750.00.

7. Council is asked to approve Contract Amendment #7 for Project PK005608; Finlay Park Revitalization and Construction Services, as requested by the Parks and Recreation Department on March 9, 2025. Award to Mashburn Construction Company, Inc., in an amount not to exceed \$374,651.84. The current term of the contract ends on May 8, 2026. This contractor is located in Columbia, SC.

Funding Source: General Capital Projects - Finlay Park Rehabilitation - Capital Project Costs (4039999-PK005608-658650). The current budget amount is \$24,939,063.12. The budget amount for this amendment is \$374,651.84. The revised budget amount is \$25,313,714.96.

Mashburn Construction Company, Inc., is the prime and will provide general contractor services at 21.45% (\$80,362.82) of the total amendment amount.

The following subcontractors will provide additional services/materials:

Brabham Fence Company, located in Columbia, SC, will provide fencing installation services at 21.20% (\$79,410.00) of the amendment amount.

Specialty Woodworks Inc., located in Lexington, SC, will provide casework/counter installation services at 4.51% (\$16,893.00) of the amendment amount.

Palmetto State Glass, located in Columbia, SC, will provide glass/storefront installation services at 17.77% (\$66,590.00) of the amendment amount.

Collins and Wright, located in Columbia, SC, will provide drywall services at 1.82% (\$6,833.00) of the amendment amount.

Echerer Painting Contractor, Inc., located in Columbia, SC, will provide painting services at 0.6% (\$2,248.00) of the amendment amount.

Central Heating and Air Conditioning, located in Columbia, SC, will provide HVAC services at 4.02% (\$15,059.00) of the amendment amount.

Carolina Power, located in West Columbia, SC, will provide electrical services at 2.72% (\$10,188.00) of the amendment amount.

Mid-Atlantic Structioneers, located in Kannapolis, NC, will provide framing services



at 7.79% (\$29,187.52) of the amendment amount.

Watertight Systems Inc., located in Lexington, SC, will provide waterproofing services at 3.43% (\$12,839.51) of the amendment amount.

Aqua Seal Manufacturing & Roofing Inc., located in Cayce, SC, will provide roofing services at 4.83% (\$18,085.00) of the amendment amount.

BG Stucco, located in Belmont, NC, will provide stucco services at 1.03% (\$3,860.00) of the amendment amount.

W.P. Law, located in Lexington, SC, will provide fountain patch and repair services at 4.51% (\$16,895.00) of the amendment amount.

Signarama, located in West Columbia, SC will provide signage services at 1.03% (\$3,848.99) of the amendment amount.

Chason Landscaping, LLC, located in Columbia, SC, will provide landscape and concrete services at 3.3% (\$12,352.00) of the amendment amount.

8. Council is asked to approve additional funding for Project SS7645; Train 2 Aeration Dewatering System Upgrade, as requested by Columbia Water on April 1, 2026. Award to Alfa Laval, Inc., in an amount not to exceed \$63,858.24. The current term of the contract ends on June 30, 2026. This firm is located in Richmond, VA.  
  
Funding Source: Water Sewer Capital Projects - Capital Project Costs (5529999-658650). The current budget amount is \$998,000.00. The budget amount for this amendment is \$63,858.24. The revised budget amount is \$1,061,858.24.
9. Council is asked to approve Contract Amendment #4 to Purchase Annual Repair Materials for the Water Distribution Division, as requested by Columbia Water on February 26, 2026. Award to Ferguson Enterprise, LLC, in an amount not to exceed \$86,686.09. The current term of the contract ends on June 30, 2026. This firm is located in Elgin, SC.  
  
Funding Source: Utilities Water Distribution and Maintenance - Pipe, Fittings, Hydrants, Etc. (5516203-625700). The current budget amount is \$226,120.32. The budget amount for this amendment is \$86,686.09. The revised budget amount is \$312,806.41.
10. Council is asked to approve a new Construction Contract for Project SS7675; Wastewater Treatment Plant Maintenance Building Roof Replacement, as requested by Columbia Water on January 9, 2026. Award to Pickens Contracting, Inc., in an amount not to exceed \$327,575.00, 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 Greer, SC.  
  
Funding Source: Water and Sewer Capital Projects - Metro Wastewater Treatment Plant Maintenance Building Roof Replacement - Capital Project Costs (5529999-SS767501-658650). The original budget amount is \$327,575.00.
11. Council is asked to approve Contract Amendment #5 for Project SS7562; Gills Creek Relief Sewer Phase I, as requested by Columbia Water on February 18, 2026. Award



to Michael Baker International, in an amount not to exceed \$558,340.00. The current term of the contract ends on March 7, 2027. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Gills Creek Relief Sewer Phase 1 - Capital Project Costs (5529999-SS756201-658650). The current budget amount is \$684,233.00. The budget amount for this amendment is \$558,340.00. The revised budget amount is \$1,242,573.00.

This is a Mentor Protégé Program project. Michael Baker International is the mentor and will provide design, construction, permitting, and closeout services at 80.00% (\$446,672.00) of the amendment amount.

Highfill Engineering, located in Columbia, SC, is the protégé and will provide construction administration and inspection services at 20.00% (\$111,668.00) of the amendment amount.

12. Ordinance No.: 2026-024 - Approval for Acceptance of a Quit-Claim Deed to 44 sq. ft. for Assemblage with the City's Bluff Road Pressure Reducing Valve Site; Richland County TMS#13605-01-02; CF# 89-148

First reading approval was given on April 14, 2026.

13. Ordinance No.: 2026-027 - Granting an encroachment to Fifth Third Bank for the use of the right of way area of the 100 block of Earth Road for the installation and maintenance of sidewalks adjacent to 181 Earth Road, Richland County TMS# 25700-04-12

First reading approval was given on April 14, 2026.

### **Consideration of Bids, Contracts and Change Orders**

14. Council is asked to approve Contract Amendment #14 for Project DR4241; Columbia Canal Embankment Repair Services, Spillway Gate Analysis & Pumping Station, and the Canal Hydroelectric Facility, as requested by Columbia Water on April 6, 2026. Award to Michael Baker International, in an amount not to exceed \$2,104,453.00. The current term of the contract ends on September 18, 2029. This firm is located in Columbia, SC.

Funding Source: Flood Recovery — Columbia Canal — 2015 October Flood Recovery (2536206-638400) \$1,928,933.00 and Water and Sewer Capital Projects — Capital Project Costs (5529999-658650) \$175,520.00. The current budget amount is \$12,445,582.00. The budget amount for this amendment is \$2,104,453.00. The total revised budget amount is \$14,550,035.00.

Michael Baker International will provide design services at 63.60% (\$1,338,413.00) of the amendment amount.

The following subcontractors will provide the following services:

Stewart Engineering, Inc., located in Columbia, SC, will provide building information modeling (BIM) survey services at 3.56% (\$75,000.00) of the amendment amount.



Chao and Associates, a Minority Business Enterprise, located in Columbia, SC, will provide construction inspection services at 26.16% (\$550,502.00) of the amendment amount.

F&ME Consultants, located in Columbia, SC, will provide geotechnical services at 6.68% (\$140,538.00) of the amendment amount.

15. **Revision** - Council is asked to authorize the City Manager to enter into a new Construction Contract for Project WM437401; Canal Headgates Structure, as requested by Columbia Water on November 4, 2025. Award to Ruby-Collins, Inc., in an amount not to exceed \$17,797,500.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date seven hundred ninety days (790) days from commencement. This contractor is located in Smyrna, GA.

Funding Source: Water and Sewer Grant Projects - Columbia Canal Head Gates - Capital Project Costs (5589999-WM437401-658650). The original budget amount is \$17,797,500.00.

Ruby-Collins, Inc., is the prime and will provide construction and construction oversight services at 93.18% (\$15,793,734.00) of the total contract amount.

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

Gregory Electric Company, Inc., located in Columbia, SC, will provide electrical services at 4.45% (\$754,900.00) of the total contract amount.

Lindler's Construction of South Carolina, LLC, a Minority Business Enterprise (W), located in Newberry, SC, will provide hauling services at 1.00% (\$169,072.00) of the total contract amount.

Franklin Fence Company, located in Franklin, NC, will provide fencing services at 0.29% (\$48,976.00) of the total contract amount.

Armstrong Contractors, LLC, located in Columbia, SC, will provide paving services at 0.33% (\$54,935.00) of the total contract amount.

S&ME, Inc., located in Columbia, SC will provide material testing services at 0.53% (\$90,500.00) of the total contract amount.

Seed Slingers, LLC, located in Galivants Ferry, SC will provide erosion control services at 0.22% (\$37,883.00) of the total contract amount.

### **Public Hearing & First Reading for Zoning / Planning Matters**

16. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 6701 Windwan Drive and NE/S Highway 77, Richland County TMS# 16408-02-06 and 16408-02-17 (portion)

Ordinance No.: 2026-028 - Annexing 6701 Windwan Drive and NE/S Highway 77, Richland County TMS# 16408-02-06 and 16408-02-17 (portion) into the City of



Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 4

Proposal: Request to annex the properties, assign the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Residential Single Family – Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) and Residential 2 (R2) by Richland County.

Owner/Applicant: Peggy M. Lawrence and WCB Properties LLC / James Kizer, Wilson Company of South Carolina, LLC

Staff Recommendation: Approval

PC Recommendation: 03/12/26; Recommend Approval (7-0)

17. ZONING MAP AMENDMENT for 84, 92, 94, 100 and 108 Bluff Road, Richland County TMS# 11204-02-40, 11204-02-39 and 11204-02-38

Ordinance No.: 2026-029 - Amending the Official Zoning Map to modify the zoning for 84, 92, 94, 100 and 108 Bluff Road, Richland County TMS# 11204-02-40, 11204-02-39 and 11204-02-38

Council District: 3

Proposal: Request to rezone the properties from Residential Two-Family - Mill Village District (RD-MV) to Residential Mixed District (RM-1), portions of the property are within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW).

Applicant: Jason Holliday, Sandlapper Management Company, LLC

Staff Recommendation: Approval

PC Recommendation: 3/12/2026; Recommend Approval (6-0)

18. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Urban Design Review Commission Membership

Ordinance No.: 2026-030- 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

Proposal: Request to 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; (2) Membership and Terms, to amend the number of appointed members.

Applicant: Andrew Livengood, Zoning Administrator



Staff Recommendation: Staff Sponsored

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

### **Ordinances - First Reading**

19. Ordinance No.: 2026-023 - Establishing the Vista Business Improvement District  
  
The Public Hearing was held on April 14, 2026.
20. Ordinance No.: 2026-025 - Authorizing the Exchange of Properties at 742 Wilkes Road, Richland County TMS# R11813-05-18 and 5111 Spalding Avenue, Richland County TMS# R11701-04-01
21. Ordinance No.: 2026-031 — Authorizing the City Manager to execute a Deed and any closing documents necessary for the sale of 1601 Assembly Street, Richland County TMS# 09014-01-02, pursuant to the United States Postal Service exercise of its purchase option under the current lease

### **Resolutions**

22. Resolution No.: R-2026-035 — Authorizing the City Manager to execute Purchase and Development Agreements as well as any necessary closing documents between the City of Columbia, South Carolina and Habitat for Humanity of Central South Carolina, Inc., for the sale of 4305 Catherine Avenue, Richland County TMS# R09207-03-06; 5315 N. Main Street, Richland County TMS# R11705-03-10; and 323 Pineneedle Road, Richland County TMS# R09207-09-35

### **Event Resolutions**

23. Resolution No.: R-2026-033 - Authorizing consumption of beer and wine only at ColaJazz + Roots Fest at Finlay Park on Friday, May 15, 2026 and Saturday May 16, 2026
24. Resolution No.: R-2026-036 - Authorizing consumption of beer, wine, and liquor at the Bluetile Block Party Skateboarding and Sneaker Release in the 600 block of Harden Street on Saturday, May 2, 2026

### **Appointments**

25. Accommodations Tax Advisory Committee
26. Hospitality Tax Advisory Committee

### **Other Matters**

27. Council is asked to approve the installation of one (1) Speed Hump in the 1900 block of Wayne Street, as approved by the Arsenal Hill Neighborhood Association.  
  
This request was reviewed and approved by both the Columbia Fire Department and



the Columbia Police Department.

28. Council is asked to approve the installation of three (3) Speed Humps on Maple Street, as requested by the Old Shandon Neighborhood Association.

This request was reviewed and approved by both the Columbia Fire Department and the Columbia Police Department.

### **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.

#### **Adjournment**