



## **Columbia City Council Meeting Minutes Tuesday, April 21, 2026**

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### **Call to Order**

The Columbia City Council conducted a Regular Meeting on Tuesday, April 21, 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 4:09 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, The Honorable Tina N. Herbert, Mayor Pro-Tempore, The Honorable Peter M. Brown, The Honorable Tyler D. Bailey, and The Honorable Sam 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.

### **Invocation**

The Honorable Edward H. McDowell, Jr. offered the invocation.

### **Pledge of Allegiance**

### **Adoption of the Agenda**

Upon a motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to adopt the agenda subject to deferring **Item 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).

### **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.

*No one appeared at this time.*

### **Approval of Minutes**

1. Council is asked to approve the April 14, 2026 Work Session and Regular Meeting Minutes.

Upon a motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to approve the April 14, 2026 Work Session and Regular Meeting Minutes.

### **Presentations**

2. Monarch Butterfly Proclamation — The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and members of City Council proclaimed April 2026 as Monarch Butterfly Month in the City of Columbia.

Mayor Rickenmann said he was unaware of the significant decline in the monarch butterfly population and thanked the Public Works Department for its environmental efforts, including its role in advancing ordinance amendments related to wildflower planting.

Ms. Mary Pat Baldaugh, Sustainability Facilitator / Public Works Department thanked the Mayor and City Council and said that this goes well with our Bee City designation.

3. Finlay Park "Purple Heart Park" Designation - Mr. Jermal Washington, Commander (Chapter #402) Military Order of the Purple Heart Department of South Carolina

Mr. Jermal Washington, Commander (Chapter #402) / Military Order of the Purple Heart Department of South Carolina thanked City staff and leadership for their support. He announced the designation of Finlay Park as the first Purple Heart site to be recognized in South Carolina.

Mr. Harold Palmer, District Commander (Chapter # 402) / Military Order of the Purple Heart Department of South Carolina presented the proclamation to Mr. Kenya Bryant, Director and Mr. John Katz, Finlay Park Program Manager / Parks and Recreation Department.

Councilor McDowell expressed heartfelt gratitude to veterans and Purple Heart recipients. He thanked them for their service and sacrifices that uphold freedom and justice. He shared personal appreciation, noting that his father is also a Purple Heart veteran.

Ms. Teresa Wilson, City Manager acknowledged Professor Joseph's American State and Local Government class from Benedict College.

4. C.A. Johnson High School Boys Basketball Team Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann recognized the C.A. Johnson Hornets Boys Basketball team as state champions, congratulated them on their third historic title and first championship in over a decade, and thanked them for bringing the victory home to Columbia.

Mayor Rickenmann and members of City Council proclaimed April 21, 2026 as C.A Johnson High School Boys Basketball Team Day in the City of Columbia.

Mayor Rickenmann also acknowledged students from the University of South Carolina.

Councilor Johnson acknowledged Chief Aubrey Jenkins' brother, who is also a Purple Heart recipient.

Ms. Teresa Wilson, City Manager acknowledged the former Mayor of Columbia, the Honorable Bob Coble.

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

Upon a single motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to approve **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.

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously 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.

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.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously 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.

Mayor Rickenmann highlighted that the City has been waiting to do these repairs for the past ten years. The headgates are key to our canal, which is the main water source for our community. We are ready to get this project going.

### **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)

### **Council opened the public hearing at 4:37 p.m.**

Mr. Joe Burns, 6612 Frances Street expressed concerns about the proposed development behind Pennington Acres, citing increased traffic on narrow residential streets and potential safety risks. He stated that the project would alter the neighborhood's character and could impact property values. He requested denial of the proposal or, at minimum, a comprehensive traffic and infrastructure study before its approval.

Mr. Andy Love, 1620 Lady Street opposed the rezoning, citing past denial due to traffic concerns. He said nearby growth has already increased traffic and higher density would

worsen congestion. He supported a lower-density plan of about 40 units and raised concerns about drainage issues.

Mayor Rickenmann asked for clarification, stating that his understanding was that the zoning designation for the property is medium density.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services clarified that "neighborhood medium density" is a future land use classification under Richland County's comprehensive plan and not an actual zoning designation. He explained that the property is currently zoned General Commercial in the County, while the proposed City zoning is RSF-1, a large-lot, single-family residential designation. He noted that RSF-1 is equivalent to the County's R2 zoning and represents the City's lowest-density residential classification.

Mayor Rickenmann asked what that would look like in a potential development.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services explained that the RSF-1 designation requires approximately 15,000-square-foot lots. He noted that while there may be options for alternative layouts with smaller individual lots, the overall density of the development would remain the same.

Mayor Rickenmann asked for clarification, noting that while the property is currently zoned commercial in the County, if it were rezoned to residential, it would have the same density as the County's R2 designation.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services said roughly yes.

Ms. Erika Hammond, MMC, CPM, City Clerk read comments submitted by Ms. Kate Cubbler, who expressed opposition to the rezoning. Ms. Cubbler requested that an access road to the proposed development not be routed through the existing Wingard Street and Frances Street neighborhoods. She noted concerns about the loss of green space, displacement of wildlife, and the anticipated disruption from construction. She asked for consideration of the impact on current residents.

Mr. Philip Laughridge, CEO / The Wilson Company said the request is a downzoning from General Commercial to Residential Single Family - Large Lot District (RSF-1) for about 79 single-family homes. He noted the site could support higher-intensity uses but emphasized a lower-density, infill approach, with efforts to preserve trees and include green space.

Mayor Rickenmann asked whether the development could be designed to maintain an in-town feel by preserving existing trees and incorporating appropriate buffer areas.

Mr. Philip Laughridge, CEO / The Wilson Company said they intend to preserve as many trees as possible and incorporate appropriate buffers. He noted that they are also exploring City provisions that allow for smaller lot sizes in exchange for increased open space and green areas within the development.

Councilor Brennan asked whether utilizing smaller lots in exchange for preserving trees and open space would increase the number of homes, or if the development would remain capped at 79 units.

Mr. Philip Laughridge, CEO / The Wilson Company noted that while lot sizes can be reduced,

the overall number of homes cannot increase. In exchange for smaller lots, the developer is required to provide larger buffers around neighboring properties and incorporate additional green space within the development.

Ms. Joelene Marks expressed concerns about density calculations and differences between Richland County and City zoning classifications. She questioned the proposed lot sizes for development and its proximity to her property. While acknowledging the current commercial zoning, she requested clearer distinctions between low- and medium-density residential classifications.

Mayor Rickenmann clarified that the property is currently zoned commercial in Richland County, which allows for higher-density development, including multifamily uses. He noted that the proposed development is less dense than what could be permitted by right under the current zoning.

Councilor Johnson encouraged residents to work with staff to understand current zoning and meet with the Zoning Administrator for clarification. He noted that later stages, like site plan review, can address concerns about access, buffers, and tree preservation.

Ms. Jolene Marks said she reviewed City and County documents and researched the issue. She said that unchanged roads and limited traffic signals cannot handle additional traffic and urged further infrastructure review before development.

#### **Councilor Herbert left the meeting at 5:00 p.m.**

Councilor Brennan asked if a heightened traffic study is needed, due to the density and depth of the neighborhood.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services explained that a traffic study may be required depending on a determination by City traffic engineers. He noted that the applicant may choose to conduct one. He also shared that Richland County's R2 zoning includes minimum lot sizes ranging from 11,000 to 18,000 square feet, which aligns with the City's 15,000-square-foot standard.

Councilor Brennan said that Leesburg Road needs attention from DOT, including traffic lights and updated traffic studies.

Mayor Rickenmann recommended approving the annexation on first reading and then engaging the neighborhood to present and refine the plan.

Councilor Brennan said there needs to be additional conversations and ultimately a traffic study; this affects more than this neighborhood.

Councilor Brown said that we are at the beginning of the process. From a developmental standpoint, it's going to be difficult for these high growth areas to never be developed. We're much better off having this in the city as low density than we are in the county and finding out that you're going to have commercial development there. We would do everything we can to safeguard the neighborhood and be involved with what's going on.

Councilor Brennan asked if any other land use board decisions would come back to Council if we move on from this.

Mr. Andrew Livengood, Zoning Administrator / Planning and Developmental Services

clarified that the Planning Commission is responsible for reviewing subdivisions to ensure they comply with the City's development regulations. Nothing else comes back to City Council.

Councilor Brown asked whether the project would be approved if it meets zoning requirements alone.

Mr. Andrew Livengood, Zoning Administrator / Planning and Developmental Services said correct.

Councilor Brown asked whether there would be a requirement for a study related to ingress and egress for the proposed development.

Mr. Andrew Livengood, Zoning Administrator / Planning and Developmental Services said subdivision plans are reviewed by multiple departments to ensure compliance with City requirements. He noted that the Planning Commission evaluates whether proposals meet development regulations and existing plans. He also emphasized that Planning Commission meetings are public and that community input is an important part of the review process.

Councilor Brown asked if we have any authority to require a traffic study.

Mr. Andrew Livengood, Zoning Administrator / Planning and Developmental Services said you cannot condition an approval on a traffic study.

Upon a motion made by Mr. Brown and seconded by Mr. Johnson, Council voted unanimously to give first reading approval to the 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) **and** 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.

Councilor Bailey requested that the item not be placed on the Consent Agenda for the next meeting.

Councilor Johnson asked if a representative from the neighborhood was willing to serve as a point of contact. He would like to ensure they are included throughout the process.

Mr. Philip Laughridge, CEO / The Wilson Company said they are willing to continue working with the neighborhood and have already been meeting with City staff to address design considerations and concerns. He noted that consultations with staff began prior to purchasing the property to ensure the proposed development was feasible.

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)

Mayor Rickenmann asked if there are three parcels and are we going to make them one.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services said yes.

Councilor Brennan asked the applicant if he owned the parcels next to the proposed parcels.

Mr. Jason Holliday, applicant said no. Only those three parcels are involved. The one to the right remains individually owned.

Councilor Brennan asked about the density.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services explained that the current Residential Two Family - Mill Village District (RD-MV) zoning allows approximately 13.2 units per acre, while the proposed Residential Mixed District (RM-1) zoning reduces density to about 8.7 units per acre. He noted that this change better aligns with the proposed development, which includes duplex-style multifamily housing.

Councilor Brennan asked about the number of proposed beds.

Mr. Jason Holliday, applicant said the duplex has three bedrooms and three bathrooms.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the 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 **and** 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.

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)

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to 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.

**Council closed the public hearing at 5:16 p.m.**

### **Ordinances - First Reading**

19. Ordinance No.: 2026-023 - Establishing the Vista Business Improvement District

The Public Hearing was held on April 14, 2026.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to Ordinance No.: 2026-023 — Establishing the Vista Business Improvement District.

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

Upon a motion made by Mr. Johnson and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to 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

Councilor Brown requested additional details regarding the Post Office's action.

Mayor Rickenmann stated that the Post Office exercised an available option, noting that it had not done so at any point over the past 40 years of the lease.

Ms. Teresa Wilson, City Manager said that she hopes the City will be able to utilize the parking lot at times and that they will work with us on that.

Mayor Rickenmann stated that it appears the property owner has recognized an increase in the value of the property. We have made all the calls that we can possibly make.

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted five to one [5-1] to give first reading approval to 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. Mr. Johnson, Mr. Bailey, Mr.

Brown, Mr. Brennan, and Mr. McDowell voted aye. Mayor Ricknemann voted nay.

## **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

*This item was deferred.*

## **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

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to approve 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

Upon a motion made by Mr. Johnson and seconded by Mr. Bailey, Council voted unanimously to approve 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

Upon a motion made by Mr. Johnson and seconded by Mr. McDowell, Council voted unanimously to approve the reappointments of Mr. Hal Stevenson, Mr. Jessee Bullard, and Ms. Joelle Ryan-Cook and the appointments of Mr. Andrew Salleby and Ms. Marissa DiMaria to the Accommodations Tax Advisory Committee for a two-year term.

26. Hospitality Tax Advisory Committee

Upon a motion made by Mr. Johnson and seconded by Mr. McDowell, Council voted unanimously to approve the reappointment of Ms. Kelly Glynn and the appointments of Mr. Steven Cook, Mr. Cedric McEachin, Ms. Kelly Barbery, and Mr. Laura Truell to the Hospitality Tax Advisory Committee for a two-year term.

## **Other Matters**

27. Council is asked to approve the installation of one (1) Speed Hump in the 1900 block of Wayne Street, as requested by the Arsenal Hill Neighborhood Association.

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

Upon a motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to approve the installation of one (1) Speed Hump in the 1900 block of Wayne Street, as requested by the Arsenal Hill Neighborhood Association.

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.

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve the installation of three (3) Speed Humps on Maple Street, as requested by the Old Shandon Neighborhood Association.

### **City Council Committee Reports, Referrals and New Business**

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve the referral of the Parental Accountability Memorandum of Understanding with a Resolution to the Public Safety Committee, as requested by the Honorable Tyler D. Bailey.

### **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.

Ms. Christina Wildy, representative of Innovative Solutions thanked the City for its partnership in the opioid abatement initiative and shared updates on outreach efforts. She noted that teams use Fire Department data to target high-need areas and provide resources through direct engagement and public materials. She also announced the upcoming launch of the City's first Narcan distribution kiosk at the main transit terminal, with plans for an additional location.

Councilor Bailey asked how much the boxes of Narcan would cost.

Ms. Christina Wildy, representative of Innovative Solutions explained that Narcan vending machines are completely free to use and require only minimal information for tracking purposes. This information is collected solely for reporting metrics.

### **Adjournment**

The meeting was adjourned at 5:32 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM  
City Clerk

