



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, APRIL 1, 2025

The Columbia City Council will conduct a Regular Meeting on Tuesday, April 1, 2025 at 4:00 p.m. at City Hall (Council Chambers), 1737 Main Street, Third Floor, Columbia, SC 29201. Members of the public may view the meeting online at www.columbiasc.gov. Please contact the City Clerk's Office at (803)545-3045 or cityclerk@columbiasc.gov if you have questions regarding this meeting.

The Honorable Daniel J. Rickenmann, Mayor
The Honorable Edward H. McDowell, Jr., District II ▪ The Honorable William Brennan, District III ▪ The Honorable Aditi Bussells, At-Large ▪ The Honorable Tina N. Herbert, District I
The Honorable Peter M. Brown, District IV ▪ The Honorable Tyler D. Bailey, At-Large

Prior to entering the meeting please silence all electronic communication devices. All presenters are asked to speak directly into the microphone for recording purposes.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ADOPTION OF 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 March 18, 2025 Regular Meeting Minutes and March 25, 2025 Work Session Minutes.

PRESENTATIONS

2. A'One Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor
3. National Public Safety Telecommunicator Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor
4. National Community Development Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor



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5. National Fair Housing Month Proclamation - The Honorable Daniel J. Rickenmann Mayor
6. National Financial Literacy Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

CONSENT AGENDA ITEMS 7 THROUGH 24

7. Council is asked to approve the Purchase of Two (2) Tow-Behind Debris Collectors for the Public Works Department, as requested by the Fleet Services Division on February 7, 2025. Award to Carolina Industrial Equipment Company, using the North Carolina Sheriffs' Association Cooperative Contract, in the amount of \$152,360.38. This vendor is located in Charlotte, NC.

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$152,360.38.

8. Council is asked to approve a new Construction Contract for Faison Drive Resurfacing Project, as requested by the Public Works Department on November 21, 2024. Award to True Rock Construction, LLC, in an amount not to exceed \$639,338.08 which includes contingency. 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 firm is located in Monroe, NC.

Funding Source: Street Resurfacing Capital Project - Resurface Faison Drive - Capital Project Costs (4079999-SR914401-658650). The original budget amount is \$639,338.08.

True Rock Construction, LLC is the prime contractor and will provide paving services at 88.20% (\$536,202.90) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:

Villager Construction, Inc., located in Gaffney, SC, will provide milling at 6.80% (\$41,082.50) of the total contract amount.

Peek Pavement Markings, LLC, located in Columbia, SC, will provide pavement markings at 5.00% (\$30,220.00) of the total contract amount.



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9. Council is asked to approve Contract Amendment #3 for Project PK006903; Mays Park Revitalization, as requested by the Parks and Recreation Department on March 7, 2025. Award to Southern Vistas, Inc., in an amount not to exceed \$109,347.72. The current term of the contract ends on May 9, 2025. This contractor is located in Columbia, SC.

Funding Source: General Capital Projects - Mays Park Revitalization - Capital Project Costs (4039999-PK006903-658650). The current budget amount is \$863,261.20. The budget amount for this amendment is \$109,347.72. The revised budget amount is \$972,608.92.

Southern Vistas, Inc. is the prime contractor and will provide park revitalization services at 70.47% (\$77,054.72) of the amendment amount.

The following subcontractors/suppliers will provide the following services/supplies:

Talbot Tennis, located in Marietta, GA, will provide repair and resurfacing services at 29.53% (\$32,293.00) of the amendment amount.

10. Council is asked to approve a Memorandum of Agreement for Utility Relocation: Lexington County Ripley Station Road Bridge Replacement at Koon Branch, as requested by Columbia Water. Award to Lexington County in the amount of \$183,827.00.

Funding Source: Water and Sewer Capital Projects - Utility Conflicts (5529999-WM335522-658650 and 5529999-SS756101-658650). The original budget amount is \$183,827.00.

11. Council is asked to approve Contract Amendment #1 to Purchase Annual Repair Materials for the Water Distribution Division, as requested by Columbia Water on March 4, 2025. Award to Ferguson Waterworks in an amount not to exceed \$108,000.00. The current term of the contract ends June 30, 2025. This contractor is located in Elgin, SC.

Funding Source: Utilities Water Distribution and Maintenance - Pipe, Fittings, Hydrants, etc. (5516203-625700). The current budget amount is \$177,796.19. The budget amount for this amendment is \$108,000.00. The total revised budget amount is \$285,796.19.



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12. Council is asked to approve a new Construction Contract for Project WM4825; 6" Water Main along McDonald Street, as requested by Columbia Water on March 5, 2025. Award to Carolina Tap and Bore, Inc., in an amount not to exceed \$464,278.50, 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 firm is located in West Columbia, SC.

Funding Source: Water and Sewer Capital Project - 6" Water Main along McDonald Street - Capital Project Costs (5529999-WM482501-658650). The original budget amount is \$464,278.50.

This is a Mentor Protégé Program project. Carolina Tap and Bore, Inc. is the mentor and will be performing project management services at 57.80% (\$223,612.66) of the total contract amount.

LG Utility Contractors, Inc., a Minority Business Enterprise (W), located in Lugoff, SC, is the protégé and will be performing installation services at 20.00% (\$77,379.75) of the total contract amount.

The following subcontractor will provide additional services:

STAlone Waterworks, located in Columbia, SC, will be providing materials at 22.20% (\$85,906.34) of the total contract amount.

13. Council is asked to approve a new Contract for Project WM4820; Advanced Metering Infrastructure (AMI) Installations for Water Districts 2, 4, and 5 - Phase 4, as requested by Columbia Water on November 11, 2024. Award to Lake Murray Utility Company, Inc., in an amount not to exceed \$723,000.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date 365 days from commencement. This firm is located in Chapin, SC.

Funding Source: Water and Sewer Capital Projects - AMI Phase 4 Installations - Capital Project Costs (5529999-WM482001-658650). The original budget amount is \$723,000.00.



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14. Council is asked to approve a new Contract for Project WM4819; Advanced Metering Infrastructure (AMI) Installations for Water Districts 1 and 3 - Phase 4, as requested by Columbia Water on November 11, 2024. Award to Lake Murray Utility Company, Inc., in an amount not to exceed \$861,000.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date 365 days from commencement. This firm is located in Chapin, SC.

Funding Source: Water and Sewer Capital Projects - AMI Phase 4 Installations - Capital Project Costs (5529999-WM481901-658650). The original budget amount is \$861,000.00.

15. Council is asked to approve a new Professional Services Contract for Project SR8061; Assembly Street Phase II Design Through Construction Services, as requested by Columbia Water on April 11, 2024. Award to Holt Consulting Company, LLC, in an amount not to exceed \$1,267,203.25. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date nineteen (19) months from commencement and the option to renew for two (2) additional one (1) year periods. This firm is located in Columbia, SC.

Funding Source: Streetscaping Control - Assembly Street Corridor - Capital Project Costs (4139999-CP002003-658650). The original budget amount is \$1,267,203.25.

Holt Consulting Company, LLC is the prime and will be providing project management/oversight, field survey, National Environmental Policy Act (NEPA) environmental documentation, right of way plan development, final roadway construction documents, pavement marking and signing plans, final bid documents, and construction administration services at 59.33% (\$751,808.25) of the total contract amount.

The following subconsultants will also provide services:

AECOM Technical Services, Inc., located in Columbia, SC, will provide lighting design services at 2.21% (\$28,000.00) of the total contract amount.

Blake Environmental Solutions, LLC, a Minority Business Enterprise (W), located in Columbia, SC, will provide public outreach and wayfinding services at 8.94% (\$113,250.00) of the total contract amount.



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F&ME Consultants, Inc., located in Columbia, SC, will provide geotechnical investigation services at 2.60% (\$33,000.00) of the total contract amount.

Grimbal-Cotterill, LLC, located in Columbia, SC, will provide landscape architecture services at 3.02% (\$38,250.00) of the total contract amount.

Infrastructure Systems Management, LLC, a Minority Business Enterprise, located in Augusta, GA, will provide traffic control services at 8.88% (\$112,600.00) of the total contract amount.

Johnson, Mirmiran, and Thompson, Inc., located in Columbia, SC, will provide survey, subsurface utility engineering (SUE), and utility coordination services at 15.02% (\$190,295.00) of the total contract amount.

16. Council is asked to approve Indefinite Delivery Contract (IDC) Amendments for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water on March 7, 2025. Award to the following firms in an amount not to exceed \$1,300,000.00. Project specific administration shall be required, executed, and issued for each waterline/hydrant leak restoration service project awarded under the approved IDC.

Funding Source: Utilities Water Distribution & Maintenance - Special Projects (5516203-638500) \$1,000,000.00 and Utilities Water Distribution & Maintenance - Maintenance and Service Contract (5516203-638200) \$300,000.00. The budget amount for these amendments is \$1,300,000.00.

Projects awarded under these Indefinite Delivery Contracts from the Columbia Water Preapproved Contractors Listing will utilize the Mentor Protégé Program, requiring a minimum 20% of the project to be completed by the Protégé.

Vendor and Location	Amount
Lake Murray Utility Co., Chapin, SC	\$400,000.00
G. H. Smith Construction, Columbia, SC	\$500,000.00
Carolina Tap and Bore, West Columbia, SC	\$400,000.00



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17. Council is asked to approve Contract Amendment #5 for Project SS7555; Lower Crane Creek Relief Sewer Phase II, as requested by Columbia Water on February 27, 2025. Award to Black and Veatch Corporation, in an amount not to exceed \$1,409,320.00. The current term of the contract ends on June 30, 2025 and this amendment extends the contract to May 16, 2028. This firm is located in Greenville, SC.

Funding Source: Water and Sewer Capital Projects - Lower Crane Creek Phase II - Capital Project Costs (5529999-SS755501-658650). The current budget amount is \$956,748.00. The budget amount for this amendment is \$1,409,320.00. The total revised budget amount is \$2,366,068.00.

This is a Clean Water 2020 Program Project and a Mentor Protégé Program project.

Black and Veatch is the mentor and will provide design and construction services at 75.56% (\$1,064,929.00) of the amendment amount.

Highfill Infrastructure Engineering, located in Columbia, SC is the protégé and will provide assistance with project investigation and coordination services at 8.13% (\$114,600.00) of the amendment amount.

The following subcontractors will provide additional services under this amendment:

Bunnell-Lammons Engineering, located in Columbia, SC, will provide geotechnical exploration services at 3.63% (\$51,150.00) of the amendment amount.

Civil Engineering Consulting Services, Inc., located in Columbia, SC, will provide wetland delineation and no-rise certification approvals for two diversion structures at 7.32% (\$103,141.00) of the amendment amount.

Hussey Gay Bell, located in Columbia, SC, will provide professional surveying services for the newly added sewer section at 5.36% (\$75,500.00) of the amendment amount.



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18. Council is asked to Ratify six (6) Emergency Procurements, as requested by Columbia Water. Award to the lowest responsive bidder for each project in the total amount of \$1,752,553.01.

Item	Vendor	Description	Amount
a.	Bio-Nomic Services, Inc. Belmont, NC	Rental of one (1) centrifuge for the Metro Wastewater Treatment Plant, as requested on September 16, 2024.	\$170,000.00
<i>Funding Source: Utilities Metro Wastewater Plant – Equipment Lease/Rental (5516208-636400). The original budget amount is \$170,000.00.</i>			
b.	Lake Murray Utility Company, Inc. Chapin, SC	6" Water Main work along Steadham Road and Hulda Avenue, as requested on November 1, 2024.	\$478,920.00
<i>Funding Source: Water and Sewer Capital Projects – 6" Water Main along Steadham and Hulda – Capital Project Costs (5529999-WM481101-658650). The original budget amount is \$478,920.00.</i>			
c.	GH Smith Construction Company, Inc. Columbia, SC	Tall Pines Circle Emergency Water Main Relocation, as requested on November 6, 2024.	\$103,092.00
<i>Funding Source: Water and Sewer Capital Projects – Tall Pines Circle Water Main Relocation – Capital Project Costs (5529999-WM483201-658650). The original budget amount is \$103,092.00.</i>			
d.	CR Jackson, Inc. Columbia, SC	Asphalt repair at Garners Ferry Road and Brandon Avenue, as requested on February 11, 2025.	\$237,705.30
<i>Funding Source: Engineering-Water Systems Improvement – Special Contracts – Water/Sewer, Stormwater (5516220-638305). The original budget amount is \$237,705.30.</i>			
e.	LAD Construction, LLC Swansea, SC	12" Waterline repair at Greene Street and Park Street, as requested on March 17, 2025.	\$556,066.35
<i>Funding Source: Engineering Wastewater Systems Improvement – Special Projects (5516221-638500). The original budget amount is \$556,066.35.</i>			
f.	GH Smith Construction Company, Inc. Columbia, SC	Broken waterline repair at Coldstream Drive and Meridian Court, as requested on March 17, 2025.	\$206,769.36
<i>Funding Source: Engineering-Water Systems Improvement – Special Contracts – Water/Sewer, Stormwater (5516220-638305). The original budget amount is \$206,769.36.</i>			
Total			\$1,752,553.01



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19. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1015 Hamrick Street and R/R Bluff Road, TMS#s 11204-02-17 and 11204-02-23

Ordinance No.: 2025-014 - Annexing 1015 Hamrick Street and R/R Bluff Road, Richland County TMS # 11204-02-17 and 11204-02-23 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request to annex the property, assign the land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and assign zoning of Residential Two-Family – Mill Village District (RD-MV) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 6 (R6) by Richland County.

Council District: 3

Applicant: Pranv Patel and Tushar Patel

Staff Recommendation: Approval

PC Recommendation: 02/13/2025; Approval (6-0)

First reading approval was given on March 18, 2025.

20. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2309 Leesburg Road, TMS# 19208-02-17

Ordinance No.: 2025-015 - Annexing 2309 Leesburg Road, Richland County TMS # 19208-02-17 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request to annex the property, assign the land use classification of Urban Edge Residential Large Lot (UER-2) and assign 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 Residential 3 (R3) by Richland County.

Council District: 4

Applicant: Victoria Sosa Adams

Staff Recommendation: Approval

PC Recommendation: 02/13/2025; Approval (6-0)

First reading approval was given on March 18, 2025.



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21. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2313 Leesburg Road, TMS#19208-02-16

Ordinance No.: 2025-016 - Annexing 2313 Leesburg Road, Richland County TMS # 19208-02-16 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request to annex the property, assign the land use classification of Urban Edge Residential Large Lot (UER-2) and assign 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 Residential 3 (R3) by Richland County.

Council District: 4

Applicant: Preston Bunche

Staff Recommendation: Approval

PC Recommendation: 02/13/2025; Approval (6-0)

First reading approval was given on March 18, 2025.

22. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to Amend area subject to height reduction in the Innovista Design Overlay (OV-ID)

Ordinance No.: 2025-013 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts Sec. 17-3.7. Overlay Districts

Proposal: Amend the Unified Development Ordinance, Chapter 17, Article 3: Zoning Districts, Sec. 17-3.7 Overlay Districts; (g) OV-ID: Innovista Design Overlay District, to remove the limitation of height except within 300' of the western boundary of the West Gervais Protection Area.

Applicant: Mayor Daniel J. Rickenmann

Staff Recommendation: Council Member Sponsored

PC Recommendation: Approval (6-0)

First reading approval was given on March 18, 2025.



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23. Ordinance No.: 2025-017 - Authorizing the City Manager to execute a Tenth Amendment to Lease between the City of Columbia and Old Boy Properties, LLC for property consisting of 100± acres in Richland County, South Carolina being a portion of the property formerly owned by Columbia Venture, LLC and Sunday School, LLC

First reading approval was given on March 18, 2025.

24. Ordinance No.: 2025-019 - Authorizing the City Manager to execute a Contract of Sale between the City of Columbia and Alexander J. Christian for the transfer of 5216 Randall Avenue, Richland County TMS #R11705-15-01

First reading approval was given on March 18, 2025.

ZONING / PLANNING MATTERS - FIRST READING

25. ZONING MAP AMENDMENT for 1205 Colleton Street, TMS# 11705-05-16

Ordinance No.: 2025-010 - Amending the Official Zoning Map to modify the zoning for 1205 Colleton Street, Richland County TMS #11705-05-16

Council District: 1

Proposal: Request to rezone the property from Single Family Residential Large Lot (RSF-1) to Mixed-Use District (MU-1).

Applicant: Reynaldo Barron, Barron Properties Group, LLC

Staff Recommendation: Approval

PC Recommendation: 01/09/2025; Approval (7-0)

The public hearing was held on February 18, 2025.

ORDINANCES - FIRST READING

26. Ordinance No.: 2025-018 - Authorizing execution of a Third Amendment to Lease for the Amtrak Station
27. Ordinance No.: 2025-025 - Authorizing the City Manager to execute a Lessor's Estoppel Certificate and Fourth Amendment to Lease between the City of Columbia and Core SVA Columbia Main LLC



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RESOLUTIONS

28. Resolution No.: R-2025-012 - Certifying Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding property located at 1001 Senate Street, Columbia, South Carolina, Richland County TMS # R08916-03-12

CITY COUNCIL COMMITTEE REFERRALS, REPORTS, AND NEW BUSINESS

PUBLIC INPUT

Individuals are allotted up to three minutes to address City Council. Items requiring a public hearing cannot be addressed at this time.

ADJOURNMENT