



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

CALL TO ORDER

The Columbia City Council conducted a regular meeting and budget public hearing on Tuesday, June 10, 2025 at City Hall (Council Chambers), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann called the meeting to order at 4:05 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, Mayor Pro-Tempore, The Honorable Aditi Bussells, The Honorable Tina N. Herbert, and The Honorable Tyler D. Bailey. The Honorable Peter M. Brown was absent. 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. The minutes are numbered to coincide with the order of the meeting.

INVOCATION

The Honorable Edward H. McDowell offered the invocation.

PLEDGE OF ALLEGIANCE

Councilor Bailey took a moment of personal privilege to acknowledge City Council's ongoing efforts to curb youth gun violence. He addressed the recent Elmwood Park shooting, thanked Chief Holbrook and the Columbia Police Department for their swift and calming response, and expressed thoughts and prayers for the families of Jayden Brackins and the other victims of the shooting.

Mr. Trevon Fordham, Ed.D., Director of the Office of Neighborhood Safety and Engagement shared that June is Gun Violence Awareness Month. He emphasized that prevention begins with engagement and shared the following upcoming events:

- June 20, 2025 – Coolin' With COLA: Hosted at Lorick Park at 3:00 p.m. to 5:00 p.m., as a collaborative event with the Columbia Police Department, Columbia Fire Department, and Parks and Recreation. Activities include ice cream, discussions with first responders, conflict resolution lessons, and printed educational materials.
- June 21, 2025 – Internet Safety Event: Hosted at Charles R. Drew Wellness Center from 10:00 a.m. to 1:00 p.m. This event will feature 36 service providers and eight interactive workshops on topics such as internet safety, bullying, substance abuse, and vaping.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

- June 21, 2025 – Lock It, Live It (Gun Safety & Violence Prevention Fair): Hosted at the Ensor Keenan House from 10:00 a.m. to 2:00 p.m., this event includes workshops on firearm safety, real-time conversations, and participation from the Columbia Police Department, Columbia Fire Department, Parks and Recreation, and other community partners.
- Launch of Power Up, Peace Mode – A six-week workshop series taking place in areas of greatest opportunities, kicking off on June 25

Councilor Herbert highlighted the Columbia Youth Services Guide, which is available at City Hall and online: <https://columbiasc.gov/city-releases-2025-youth-services-guide/> as a resource for parents seeking summer activities for their children.

ADOPTION OF AGENDA

Upon a motion made by Mr. Bailey and seconded by Dr. Bussells, Council voted unanimously to adopt the agenda subject to adding the Elevate Fatherhood Month Proclamation to Presentations, as requested by The Honorable Tyler D. Bailey **and** amending item 34 to read: Council is asked to refer Ordinance No.: 2025-054 - Establishing a Moratorium on the Issuance of New Permits in areas zoned residential Pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended and the development of necessary legislation to the Community Development Committee, as requested by The Honorable Tyler D. Bailey.

PUBLIC INPUT

No one appeared at this time.

APPROVAL OF MINUTES

1. Council is asked to approve the May 20, 2025 Budget Workshop and Regular Meeting Minutes. – *Approved*

Upon a motion made by Mr. Bailey and seconded by Dr. Bussells, Council voted unanimously to approve the May 20, 2025 Budget Workshop and Regular Meeting Minutes.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

PRESENTATIONS

2. Special Recognition - Mrs. Elizabeth Taylor, President / Columbia Pickleball Club

Mrs. Elizabeth Taylor, President / Columbia Pickleball Club presented a plaque to Mayor Rickenmann in appreciation of his participation in their pickleball event at Charles R. Drew Wellness Center. She also recognized Parks and Recreation Director Kenya Bryant with a plaque for expanding play hours, providing promotional support, and making the sport more accessible to working residents.

3. National Homeownership Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Ms. Dollie Herron, Community Development Administrator recognized June as National Homeownership Month and emphasized the department's commitment to expanding access to affordable and sustainable homeownership. She noted the importance of homeownership in building strong communities and generational wealth. This fiscal year, the department closed 18 home loans, using over \$1.4 million in Community Development Block Grant and HOME Investment Partnerships Program funds and more than \$400,000 in City Lender 2 program loans.

Ms. Krystle Buckner, City Lender Program participant shared how the program allowed her to buy an affordable and sustainable home at age 25. She emphasized the program's importance in addressing the need for affordable housing.

Mayor Rickenmann and members of City Council proclaimed June 2025 as National Homeownership Month in the City of Columbia.

4. Elevate Fatherhood Month - The Honorable Daniel J. Rickenmann

Mayor Rickenmann and members of City Council proclaimed June 2025 as Elevate Fatherhood Month in the City of Columbia.

Mr. Mark Himes, Director of Community and Agency Relations/ South Carolina Center for Fathers and Families emphasized the impact of father involvement on reducing delinquency. He thanked City Council for recognizing fatherhood and reaffirmed their commitment to continue the work through the Midlands Fatherhood Coalition.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

Ms. Teresa Wilson, City Manager wished the fathers on City Council an early Happy Father's Day.

Councilor Bailey recognized the birthday of Ms. Erika Hammond, City Clerk.

BUDGET PUBLIC HEARING - ORDINANCE FIRST READING

5. Ordinance No.: 2025-045 - To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2026 – *Approved on first reading.*

Ms. Missy Caughman, CPM, MPA, Assistant City Manager / Strategic Initiatives & Innovation shared the proposed Fiscal Year 2025/2026 budget which totals \$474 million, with the general fund set at \$183 million and no proposed tax increase for the 16th consecutive year. Key budget drivers include the reopening of Finlay Park, expansion of homeless services, prior debt obligations, and strategic initiatives like public safety recruitment and pay-for-performance. To offset a \$3.7 million shortfall from the state's Local Government Fund reduction, City Council supported a temporary increase in hospitality tax transfers, resulting in a 16% reduction in grants for cultural programming and partner organizations. Enterprise fund budgets for water/sewer, stormwater, and parking reflect capital improvements and rate adjustments, including a 5% water/sewer rate increase and major stormwater investments. Second reading of the budget is scheduled for June 17, with implementation beginning July 1.

Ms. Teresa Wilson, City Manager explained that she was not willing to recommend cuts to core services and instead proposed using a portion of the hospitality tax fund as an alternative. She noted that while City Council did not directly instruct this approach, they are aware of the reasoning.

There was discussion about millage; scheduled debt service; and parking infrastructure fees.

Council opened the budget public hearing at 5:11 p.m.

No one appeared at this time.

Council closed the budget public hearing at 5:011 p.m.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to Ordinance No.: 2025-045 - To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2026.

CONSENT AGENDA ITEMS 6 THROUGH 28

Upon a single motion made by Mr. McDowell and seconded by Ms. Herbert, Council voted unanimously to approve **Consent Agenda Items 6** through **28**.

6. Council is asked to approve the Purchase of Genetec Security System Components for the City of Columbia Public Safety Complex at 400 Laurel Street, as requested by the Columbia Police Department on May 21, 2025. Award to Schneider Electric Buildings using the Omnia Partners Cooperative Contract in the amount of \$55,867.00. This vendor is located in Morrisville, NC. - *Approved*

Funding Source: General Capital Projects - 400 Laurel Street - Professional Services for Capital Projects (4039999-CP901201-658650). The original budget amount is \$55,867.00.

7. Council is asked to approve the Purchase of Body Armor, as requested by the Columbia Police Department on May 14, 2025. Award to Lawmen's Distribution, LLC, using the SC State Contract in the amount of \$60,710.08. This vendor is located in Columbia, SC. - *Approved*

Funding Source: Police Administrative Services - Uniforms and Clothing (1012402-624100). The original budget amount is \$60,710.08.

8. Council is asked to approve Contract Amendment #3 for the Upfitting of 35 Police Pursuit Vehicles, as requested by the Fleet Services Division on May 23, 2025. Award to Carolina Custom Upfitters, in an amount not exceed \$680,036.77. The current term of the contract ends on June 30, 2025 and this amendment extends the contract to June 30, 2026. This vendor is located in Columbia, SC. - *Approved*

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The current budget amount is \$626,689.95. The budget amount for this amendment is \$680,036.77. The total revised budget amount is \$1,306,726.72.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

9. Council is asked to approve a new Professional Services Contract to prepare a Comprehensive Safety Action Plan in accordance with the U.S.D.O.T. Safe Streets and Roads for All grant program, as requested by the Planning and Development Services Department on October 25, 2024. Award to Kimley-Horn and Associates, in an amount not to exceed \$80,000.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one (1) year from commencement and the option to renew for one (1) additional six (6) month period. This firm is located in Columbia, SC. – *Approved*

Funding Source: U.S. Department of Transportation Safe Streets Grant - Development Services - Professional Services (1014101-636600). The original budget amount is \$80,000.00

10. Council is asked to approve a new Construction Contract for the Laurel Street Resurfacing Project, as requested by the Public Works Department on March 6, 2025. Award to Armstrong Contractors, LLC, in an amount not to exceed \$308,603.28, 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 Columbia, SC. – *Approved*

Funding Source: Street Resurfacing Capital Project - Repave Laurel - Capital Project Costs (4079999-SR915801-658650). The original budget amount is \$308,603.28.

Armstrong Contractors, LLC is the prime contractor and will provide paving services at 75.71% (\$194,669.40) of the total contract amount.

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

Southern Commercial, located in Lexington, SC, will provide traffic control at 5.36% (\$13,800.00) of the total contract amount.

Peek Pavement Marking, LLC, located in Columbus, GA, will provide temporary and thermoplastic pavement markings at 9.13% (\$23,500.00) of the total contract amount.

Walker Brothers, Inc., located in Lexington, SC, will provide traffic loops at 9.80% (\$25,200.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

11. Council is asked to approve the Purchase of a 2025 Cementech C60 Concrete Truck, as requested by the Street Division on April 29, 2025. Award to Dobbs Equipment Southeast, LLC, using the Sourcwell Cooperative Contract in the amount of \$389,600.00. This vendor is located in Albany, GA. – *Approved*

Funding Source: Streets-Storm Drains - Auto, Trucks, Heavy Equipment-Capital (5534203-658500) \$340,000.00; Streets-Water and Sewer Repair - Auto, Trucks, Heavy Equipment-Capital (5513202-658500) \$49,600.00. The original budget amount is \$389,600.00.

12. Council is asked to approve the Purchase and Installation of a new Heating, Ventilation, and Air Conditioning (HVAC) Chiller Replacement System at EdVenture Children's Museum, as requested by the Support Services Division on May 28, 2025. Award to Trane, using the OMNIA Partners Cooperative Contract in an amount not to exceed \$575,000.00, which includes contingency. This vendor is located in West Columbia, SC. – *Approved*

Funding Source: Hospitality Tax Fund Balance - Capital Project - Professional Services (4039999-658650). The original budget amount is \$575,000.00.

13. Council is asked to approve a new Sole Source Contract for two (2) Weir-Wolf Automated Cleaning Systems for the Metro Wastewater Treatment Plant, as requested by Columbia Water on May 2, 2025. Award to Ford Hall Company, Inc., in the amount of \$64,454.40. This vendor is located in Richmond, KY. – *Approved*

Funding Source: Utilities Metro Wastewater Plant - Machinery and Equipment-Capital (5516208-658300). The original budget amount is \$64,454.40.

14. Council is asked to approve Contract Amendment #2 for Envirex, General Maintenance, and Hardware at the Metro Wastewater Treatment Plant, as requested by Columbia Water on May 16, 2025. Award to Evoqua Water Technologies, in an amount not to exceed \$100,000.00. The current term of the contract ends on June 30, 2025. This firm is located in Waukesha, WI. – *Approved*

Funding Source: Utilities Metro Wastewater Treatment Plant - Small Hand Tools/Other Equipment (5516208-623100). The current budget amount is \$130,000.00. The budget amount for this amendment is \$100,000.00. The total revised budget amount is \$230,000.00.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

15. Council is asked to approve Contract Amendment #3 for Repairs and Maintenance at the West Columbia Lift Station, as requested by Columbia Water on May 14, 2025. Award to Xylem Water Solutions USA, Inc., in an amount not to exceed \$150,000.00. The current term of the contract ends on June 30, 2025. This vendor is located in Charlotte, NC. – *Approved*

Funding Source: Utilities Metro Wastewater Treatment Plant - Machinery and Equipment-Capital (5516208-658300). The current budget amount is \$235,000.00. The budget amount for this amendment is \$150,000.00. The total revised budget amount is \$385,000.00.

16. Council is asked to approve Contract Amendment #2 for Project WM4393-SS7409; Utility Relocation Inspection Services at Leesburg Road between Fairmont Road and Lower Richland Boulevard, as requested by Columbia Water on May 15, 2025. Award to Mead and Hunt in an amount not to exceed \$161,463.50. The current term of the contract ends on November 30, 2025. This firm is located in Lexington, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Leesburg Road Inspections - Capital Project Costs (5529999-WM439302-658650) \$80,731.75 and Water and Sewer Capital Projects - Leesburg Road Inspections - Capital Project Costs (5529999-SS740902-658650) \$80,731.75. The current budget amount is \$651,721.20. The budget amount for this amendment is \$161,463.50. The total revised budget amount is \$813,184.70.

This is a Mentor Protégé Program project. Mead and Hunt is the mentor and will provide project administration, surveying and utility mapping, geotechnical investigation, final design, permitting, engineering services during construction and project closeout services at 78.37% (\$126,542.00) of the amendment amount.

Highfill Infrastructure Engineering, PC of Columbia, SC, is the protégé and will provide construction observation and construction administration services at 21.63% (\$34,921.50) of the amendment amount.

17. Council is asked to approve a new Construction Contract for Project WM4720; Abelia Road Water Main Upgrade for the Heathwood Park Subdivision, as requested by Columbia Water on April 7, 2025. Award to Williams Infrastructure, LLC, in an amount not to exceed \$588,389.45, 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)



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

days from commencement. This contractor is located in Columbia, SC. –
Approved

Funding Source: Water and Sewer Capital Projects - Watermain Upgrades for Heathwood Park - Capital Project Costs (5529999-WM472001-658650). The original budget amount is \$588,389.45.

This is a Mentor Protégé Program project. Williams Infrastructure, LLC is the mentor and will provide construction management services at 10.32% (\$52,762.00) of the total contract amount.

J.A. Mabus and Associates, Inc., located in Batesburg, SC, is the protégé and will provide pipe installation and asphalt replacement services at 81.28% (\$415,881.00) of the total contract amount.

The following subcontractors will provide additional services:

Inline Paving, located in Lexington, SC, will provide milling and resurfacing asphalt services at 8.40% (\$43,000.00) of the total contract amount.

18. Council is asked to approve a new Professional Services Contract for Project SS7662; Beaver Mitigation and Maintenance, as requested by Columbia Water on November 11, 2024. Award to McClam and Associates, Inc., in an amount not to exceed \$1,000,000.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one (1) year from commencement and the option to renew for four (4) additional one-year periods. This firm is located in Little Mountain, SC. – *Approved*

Funding Source: Utilities Wastewater Maintenance - Special Contracts Water / Sewer / Stormwater (5516205-638305). The original budget amount is \$1,000,000.00.

*McClam and Associates, Inc. is the prime and will provide project management and administration services at 16.67% (\$158,003.64) of the total contract amount.
The following subcontractor will provide additional services:*

Forest and Wildlife Innovations, Inc., located in West Columbia, SC, will provide animal control services at 83.33% (\$789,996.36) of the total contract amount.

19. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 84, 92, and 94 Bluff Road, TMS# 11204-02-40 - *Approved on second reading.*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

Ordinance No.: 2025-034 - Annexing 84, 92, and 94 Bluff Road, Richland County TMS #11204-02-40 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 Core Mixed Residential Type 3 (UCMR-3) and assign zoning of Residential Two-Family - Mill Village District (RD-MV), portions within the Floodplain Overlay District (OV-FP) 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: Sandlapper Management Company, LLC

Staff Recommendation: Denial

PC Recommendation: 04/10/2025; Approval (5-0)

First reading approval to was given on May 20, 2025.

20. **ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT** for 421 Piney Woods Road, TMS# 04914-02-04 – *Approved on second reading.*

Ordinance No.: 2025-032 - Annexing 421 Piney Woods Road, Richland County TMS #04914-02-04 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-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Homestead (HM) by Richland County.

Council District: 1

Applicant: Maher Almassri / Wooten Company

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)

First reading approval to was given on May 20, 2025.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

21. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 0.05-acre E/S Bluff Road, TMS# 13605-01-03 – *Approved on second reading.*

Ordinance No.: 2025-037 - Annexing 0.05-acre E/S Bluff Road, Richland County TMS # 13605-01-03 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.

Proposal: Request to annex the property, assign the land use classification of Industrial (IND) and assign zoning of Heavy Industrial District (HI) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Heavy Industrial (HI) by Richland County.

Council District: 3

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)

First reading approval to was given on May 20, 2025.

22. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2.16-acre portion of 2010 Bluff Road, TMS# 13602-03-01 (portion) – *Approved on second reading.*

Ordinance No.: 2025-033 - Annexing 2.16-acre portion of 2010 Bluff Road, Richland County TMS #13602-03-01 (portion) 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 Industrial (IND) and assign zoning of Light Industrial District (LI) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Heavy Industrial (HI) by Richland County.

Council District: 3

Applicant: 7-D Family Limited Partnership / WDGREP Acquisitions, LLC

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)

First reading approval to was given on May 20, 2025.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

23. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 100, 140, and 150 Fontaine Center Drive, TMS# 14201-05-02, -08, and -07 – *Approved on second reading.*

Ordinance No.: 2025-036 - Annexing 100, 140, and 150 Fontaine Center Drive, Richland County TMS #14201-05-02, -08, and -07 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 classifications of Urban Edge Mixed Residential (UEMR) and Employment Campus (EC) and assign zoning of Employment Campus District (EC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) and Light Industrial (M-1) by Richland County.

Council District: 2

Applicant: David Hilburn, Winding Path, LLC

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)

First reading approval to was given on May 20, 2025.

24. ZONING MAP AMENDMENT for 3310, 3332 Unit A, 3332 Unit B, and 1.29 acres S/E Leesburg Road, TMS# 22004-01-12, 22004-01-14, 22004-01-35, and 22004-01-20 – *Approved on second reading.*

Ordinance No.: 2025-029 - Amending the Official Zoning Map to modify the zoning for 3310, 3332 Unit A, 3332 Unit B, and 1.29 acres S/E Leesburg Road, Richland County TMS # 22004-01-12, 22004-01-14, 22004-01-35, and 22004-01-20 – Approved on second reading.

Proposal: Request to rezone the property from Residential Single Family Large Lot District (RSF-1) and Residential Single Family Small Lot District (RSF-3) to Neighborhood Activity Center/Corridor District (NAC).

Council District: 4

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

First reading approval to was given on May 20, 2025.

25. ZONING MAP AMENDMENT for 111, 161 (portion), 171, and 181 Pontiac Business Center Drive and 594 Spears Creek Church Road, TMS# 25714-01-05, 25714-01-09, 25714-01-10 (portion), and 25714-01-11 (portion) – *Approved on second reading.*

Ordinance No.: 2025-030 - Amending the Official Zoning Map to modify the zoning for 111, 161 (portion), 171, and 181 Pontiac Business Center Drive and 594 Spears Creek Church Road, Richland County TMS # 25714-01-05, 25714-01-09, 25714-01-10 (portion), and 25714-01-11 (portion) – Approved on second reading.

Proposal: Request to rezone the property from Light Industrial District (LI) to Employment Campus District (EC).

Council District: 4

Applicant: Paul Mishoe, Jr., Cross Engineering Services, LLC

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)

First reading approval to was given on May 20, 2025.

26. ZONING MAP AMENDMENT for 1319 Caroline Road, TMS# 16414-09-07 – *Approved on second reading.*

Ordinance No.: 2025-035 - Amending the Official Zoning Map to modify the zoning for 1319 Caroline Road, Richland County TMS # 16414-09-07 – Approved on second reading.

Proposal: Request to rezone the property from Residential Single Family Large Lot District (RSF-1) to Office and Institutional District (O-I).

Council District: 4

Applicant: Raheem Majeed, Majeed Goddess Investments, LLC

Staff Recommendation: Denial

PC Recommendation: 04/10/2025; Approval (6-0)

First reading approval to was given on May 20, 2025.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

27. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to Amend standards and definitions for Private Dormitories – *Approved on second reading.*

Ordinance No.: 2025-039 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 4: Use Regulations Sec. 17-4.2 and Article 9: Definitions and Rules of Measurement Sec. 17-9.3 – Approved on second reading.

Proposal: 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 (1) Residential Uses (b) Group Living Uses, 2. Private Dormitory; Article 9: Definitions and Rules of Measurement Sec. 17-9.3. Use Classification and Interpretation (a) Principal Use Classification System to limit permitted bedrooms in dwelling or living units located in private dormitories to four and clarify related definitions.

Applicant: Columbia City Council

Staff Recommendation: Council Member Sponsored

PC Recommendation: 4/10/2025; Approval (6-0)

First reading approval to was given on May 20, 2025.

28. Ordinance No.: 2025-041 - Approving certification of site under S.C. Code Ann. § 12-65-50 of the South Carolina Textiles Communities Revitalization Act for 602 Huger Street, Richland County TMS # R08914-01-06; R08914-01-07; R08914-01-08; R08914-01-09; and R08914-01-10 – *Approved on second reading.*

Endorsed by the Economic Development and Infrastructure Committee on April 29, 2025.

First reading approval to was given on May 20, 2025.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

CONSIDERATION OF BIDS, CONTRACTS AND CHANGE ORDERS

29. Council is asked to approve a new Construction Contract for Project SS7463; Crane Creek 01 Basin Sanitary Sewer Evaluation Surveys (SSES) and Gravity Sewer, as requested by Columbia Water on October 9, 2024. Award to North American Pipeline Management, LLC, in an amount not to exceed \$19,666,678.90, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date three hundred ninety-five (395) days from commencement. This firm is located in Columbia, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects - Crane Creek 01 SSES - Capital Project Costs (5529999-SS746301--658650). The original budget amount is \$19,666,678.90.

North American Pipeline Management, LLC, is the prime contractor and will provide pipelining services at 85.04% (\$15,204,236.00) of the total contract amount.

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

Insituform Technologies, LLC, located in Indian Trail, NC, will provide cured-in-place pipe lining of sanitary sewer lines at 7.97% (\$1,424,707.00) of the total contract amount.

Culy Contracting, LLC, located in Winchester, IN, will provide lining of structures with Mainstay ML-72 at 1" thickness at 3.50% (\$624,882.00) of the total contract amount.

Pipe Pros, located in Fort Mill, SC, will provide pipe cleaning, closed circuit TV of piping, and smoke testing of 8" and 10" sanitary sewer at 0.71% (\$126,510.00) of the total contract amount.

Brad Pace Construction Asphalt Paving Company, located in Lyman, SC, will provide milling of existing asphalt and paving area at 1.5 inches thick at 2.56% (\$458,000.00) of the total contract amount.

R & G Construction, LLC, a Minority Business Enterprise, located in Columbia, SC, will provide concrete for driveways and sidewalks at 0.13% (\$23,814.00) of the total contract amount.

Bowman, located in Columbia, SC, will provide surveying at 0.09% (\$16,650.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

Upon a motion made by Dr. Bussells and seconded by Mr. Bailey, Council voted unanimously to approve a new Construction Contract for Project SS7463; Crane Creek 01 Basin Sanitary Sewer Evaluation Surveys (SSES) and Gravity Sewer, as requested by Columbia Water on October 9, 2024. Award to North American Pipeline Management, LLC, in an amount not to exceed \$19,666,678.90, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date three hundred ninety-five (395) days from commencement. This firm is located in Columbia, SC.

ORDINANCES - FIRST READING

30. Ordinance No.: 2025-044 - Authorizing the Conveyance of 0.24 Acre (10,475.22 SF) being a portion of the 2400 Block of Gordon Street f/k/a Stroyer Road Located Between Barhamville Road and Waverly Street; Richland County TMS#11506-04 & TMS#11510-01; CF#250-653 to the Progressive Church of Our Lord Jesus Christ, Inc. – *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.: 2025-044 - Authorizing the Conveyance of 0.24 Acre (10,475.22 SF) being a portion of the 2400 Block of Gordon Street f/k/a Stroyer Road Located Between Barhamville Road and Waverly Street; Richland County TMS#11506-04 & TMS#11510-01; CF#250-653 to the Progressive Church of Our Lord Jesus Christ, Inc.

31. Ordinance No.: 2025-046 - Authorizing Conveyance of Tract 45 (portion of Parkridge Drive at Harbison Boulevard), Tract 50 (portion of Woodcross Drive at Harbison Boulevard), Tract 63 (portion of Fernandina Court at Fernandina Road), Tract 69 (portion of Harbison Way) and Tract 105 (portion of City property identified as Lexington County TMS#002898-04-006, St. Andrews Water Tank Site to relocate a portion of Steward Road) to the SC Department of Transportation for Road Improvements related to the Carolina Crossroads Project for Interstate 26 Widening; CF#250-631 – *Approved on first reading.*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

Upon a motion made by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to Ordinance No.: 2025-046 - Authorizing Conveyance of Tract 45 (portion of Parkridge Drive at Harbison Boulevard), Tract 50 (portion of Woodcross Drive at Harbison Boulevard), Tract 63 (portion of Fernandina Court at Fernandina Road), Tract 69 (portion of Harbison Way) and Tract 105 (portion of City property identified as Lexington County TMS#002898-04-006, St. Andrews Water Tank Site to relocate a portion of Steward Road) to the SC Department of Transportation for Road Improvements related to the Carolina Crossroads Project for Interstate 26 Widening; CF#250-631.

32. Ordinance No.: 2025-052 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Catalyst, Richland County TMS# R09013-04-04, R09013-04-05, R09013-04-10, R09013-04-19, R09013-04-21) – *Approved on first reading.*

Endorsed by the Economic Development & Infrastructure Committee on April 29, 2025.

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to Ordinance No.: 2025-052 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Catalyst, Richland County TMS# R09013-04-04, R09013-04-05, R09013-04-10, R09013-04-19, R09013-04-21).

33. Ordinance No.: 2025-054 - Establishing a Moratorium on the Issuance of New Permits Pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended – *Approved on first reading.*

Mr. David Bergmann of 2300 Wayne Street and a short-term rental host urged Council to address the root causes of the recent shooting, citing youth and gun access issues beyond property type. He expressed a commitment to community partnership and called for collaborative solutions.

Ms. Carol Wright of 2801 Clark Street and a short-term rental host expressed concern about the direction of conversations following the recent Lincoln Street incident. She emphasized the importance of a measured, fact-based approach that includes input from local hosts.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

Mr. Brad Swensen of 7716 Leitner Road, local host and property manager expressed concerns about efforts to restrict short-term rentals in response to gun violence in Columbia. He urged Council to consider more thoughtful, evidence-based solutions.

Mr. Rick Harmon of 2205 Lincoln Street expressed concerns about the growth of short-term rentals in his neighborhood, especially with the recent shooting. He urged Council to enact a permanent ban, emphasizing that public safety outweighs economic benefits.

Mr. Justin Barstow of 2225 Rembert Street spoke in support of the moratorium and urged Council to strengthen enforcement of existing ordinances. He referenced a nearby short-term rental advertised for 22 occupants and cited issues such as parking congestion and frequent noise disturbances.

Ms. Cathy Brookshire of 2200 Lincoln Street expressed support for the moratorium. As a neighbor to a short-term rental, she reported repeated issues including blocked driveways, use of her garbage bins, and the removal of a property-separating hedge without any response from the owner.

Ms. Ebonn Twilley of 2412 Lincoln Street expressed deep concern about the lack of oversight for short-term rentals, especially following the recent shooting just 14 feet from her home. She emphasized that safety in residential neighborhoods is being compromised by profit-driven rental operations with minimal regulation.

Ms. Jamie Shurtz of 1268 Aldrich Drive spoke in support of short-term rentals, highlighting their role in making travel more accessible and offering a more personal experience for families. She emphasized their positive economic impact, noting they provide employment for hundreds of people.

Mr. Robbie Birnie of 2309 Clark Street spoke in support of the moratorium and stronger enforcement of the existing ordinance. Short-term rentals are unnecessary in residential neighborhoods; introduce unwanted problems; and remain unchecked.

Mr. Vance Sullivan of 2211 Park Street spoke in support of the moratorium. He urged Council to protect their families and their sense of safety.

Mr. John Wilkinson, President of the Elmwood Park Neighborhood Association expressed support for the moratorium. He criticized short-term rental operators for bringing uncertainty into residential neighborhoods while failing to follow existing



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

ordinance requirements. He urged Council to act swiftly, noting that enforcement is insufficient and residents deserve better protection and accountability.

Dr. Erika Blanck of 2404 Park Street spoke in support of the moratorium and urged Council to move swiftly in making comprehensive policy changes.

Mr. Paul Meding of 2219 Rembert Street expressed frustration with the lack of enforcement against a nearby short-term rental property, which has repeatedly violated occupancy limits despite multiple complaints. He urged Council to support the moratorium and ensure stricter enforcement of existing ordinances.

Mr. Dave Barbeau, former member of the Elmwood Park Neighborhood Association expressed support for the moratorium and stronger enforcement of existing short-term rental ordinances. He shared concerns about the impact of STRs and medium-term rentals on neighborhood stability.

Ms. Kandie Wright of 1410 Shirley Street and a short-term rental owner expressed concern about gun violence and emphasized the need to include responsible STR owners in ongoing conversations. She shared that her family restored and maintains several STR properties with care, has never had issues with guests, and prioritizes neighborhood safety.

Ms. Kelsey Caskey of 1439 Franklin Street and a short-term rental owner requested that Council base future decisions on a thorough study of the relationship between STRs and public safety. She encouraged the review of policies that have been effective elsewhere, while considering both results and unintended consequences.

Ms. Debi Schadel of 2417 Park Street spoke in support of the moratorium. She requested stronger enforcement of the point tracking system noted in the ordinance. She cited multiple violations found on Airbnb listings and offered several policy recommendations to preserve neighborhood integrity.

Ms. Kit Smith of 206 Wateree Avenue recalled her previous involvement in drafting the city's STR ordinance and urged Council to reconsider stronger location-based or numeric restrictions, as seen in other South Carolina cities. She emphasized that while short-term rentals have a place, they do not belong in the heart of residential neighborhoods due to the uncertainty they bring.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

Mr. Michael Layer of 2915 Hope Avenue expressed support of the moratorium. He shared that his rent has nearly doubled during that time and believes STRs contribute to rising housing costs and displacement of low-income residents.

Mayor Rickenmann condemned recent gun violence and emphasized the need for community safety. He clarified that the moratorium on new short-term rentals in residential areas is a planned step; not a reactionary one. He called for better enforcement and collaboration. He supported an amendment to limit the moratorium to residential zones while continuing efforts to expand affordable housing.

Dr. Bussells expressed empathy for residents feeling unsafe and emphasized Council's commitment to addressing youth gun violence and community trauma. She explained that the short-term rental moratorium accelerates an already planned data review process, aiming to assess where STRs are concentrated and whether existing enforcement has worked.

Councilor McDowell emphasized that gun violence must stop, whether it is tied to short-term rentals or not. He supported the moratorium amendment and called for a holistic, community-driven plan that addresses youth behavior and parental responsibility. He stated that meaningful change is only possible through collaboration between Council and the broader community.

Upon a motion made by Mr. Bailey and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to Ordinance No.: 2025-054 - Establishing a Moratorium on the Issuance of New Permits in Residential Areas Pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended.

Ms. Teresa Wilson, City Manager noted that Ordinance No. 2025-054, as amended and pending second reading, went into effect on June 9, 2025 at 3:27 p.m. due to the pending ordinance doctrine.

CITY COUNCIL COMMITTEE REPORTS, REFERRALS, AND NEW BUSINESS

34. Council is asked to refer consideration of establishing a moratorium by ordinance on short-term rentals in residential areas to the Community Development Committee, as requested by The Honorable Mr. Bailey. – *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

Upon a motion made by Mr. Bailey and seconded by Ms. Herbert, Council voted unanimously to refer Ordinance No.: 2025-054 - Establishing a Moratorium on the Issuance of New Permits in residential areas pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended and the development of any necessary legislation to the Community Development Committee.

Councilor Herbert requested that recommendations be forwarded to the Community Development Committee for consideration as they develop a strategy moving forward.

Councilor Bailey suggested that the Community Development Committee consider all policy and enforcement options available in response to concerns shared by residents.

ORDINANCES - SECOND READING

35. Ordinance No.: 2025-028 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Palmetto Citizens Federal Credit Union, Richland County TMS # R11402-16-01, R11401-01-14, R11401-01-08, R11401-01-09, R11401-01-10) – *Approved on second reading.*

Endorsed by the Economic Development and Infrastructure Committee on April 29, 2025.

First reading approval to was given on May 20, 2025.

Upon a motion made by Dr. Bussells and seconded by Mr. Bailey, Council voted unanimously to give second reading approval to Ordinance No.: 2025-028 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Palmetto Citizens Federal Credit Union, Richland County TMS # R11402-16-01, R11401-01-14, R11401-01-08, R11401-01-09, R11401-01-10).

RESOLUTIONS

36. Resolution No.: R-2025-020 - Annexing 0.05 acre E/S Bluff Road, Richland County TMS# 13605-01-03 – *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2025-020 - Annexing 0.05 acre E/S Bluff Road, Richland County TMS# 13605-01-03.

37. Resolution No.: R-2025-034 - Providing funds to CEZ, Inc. for support of The Station at Congaree Pointe – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2025-034 - Providing funds to CEZ, Inc. for support of The Station at Congaree Pointe.

EVENT RESOLUTIONS

Upon a single motion made by Dr. Bussells and seconded by Mr. Brennan, Council voted unanimously to approve **Event Resolutions Items 38** through **42**.

38. Resolution No.: R-2025-014 - Authorizing consumption of beer and wine only at SC Juneteenth Freedom Fest on Sumter Street between Gervais Street and Pendleton Street on Saturday, June 21, 2025 - *Approved*
39. Resolution No.: R-2025-017 - Authorizing consumption of beer, wine, and liquor at the South Carolina Pride: OUTfest at the 1100 block of Park Street between Gervais Street and Senate Street on Saturday, June 14, 2025 – *Approved*
40. Resolution No.: R-2025-023 - Authorizing consumption of beer, wine, and liquor within Boyd Plaza adjacent to the Columbia Museum of Art for Arts and Draughts on Friday, June 20, 2025 – *Approved*
41. Resolution No.: R-2025-029 - Authorizing consumption of beer and wine only within the 1100 block of Lincoln Street at the 9/11 Remembrance Foundation of SC 5K Run/Walk on Friday, September 12, 2025 – *Approved*
42. Resolution No.: R-2025-031 - Ratifying and Authorizing the consumption of beer and wine only at Desert Dreams: Runway & Summer Party at Coble Plaza at Riverfront Park on Saturday, May 24, 2025 – *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

PUBLIC INPUT

Mr. Harrison Greenlaw spoke on the topic of conversion therapy. He cautioned against allowing LGBTQ+ youth to be blamed if funding cuts occur and suggested making a clear statement of opposition, even if forced to comply under duress.

Dr. Raj Aluri thanked the Mayor and Council for supporting the Columbia International Festival. It is a celebration of the city's multicultural diversity and economic impact. He requested full budget support of \$200,000 and invited Council to next year's event on April 18, 2026.

Mr. William Sweeny thanked Council for their continued service and praised the Columbia International Festival for uniting people of diverse backgrounds in a spirit of love, celebration, and community.

Mr. Michael Krigline thanked Council for their longstanding support of the Columbia International Festival.

Dr. Patrick Nhigule, a professor at USC's Darla Moore School of Business, thanked City Council for supporting the Columbia International Festival. He credited Dr. Raj Aluri for the festival's 30-year success and its role in cultivating an entrepreneurial and multicultural spirit. He encouraged continued support for the event.

EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to enter into Executive Session at 6:39 p.m. for the discussion of **Items 43** and **44** as outlined.

43. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)
 - *Emma Elizabeth Muller, Individually and as Personal Representative of the Estate of James Michael Muller vs. City of Columbia and Richland County*
44. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JUNE 10, 2025

- *Project Catalyst*

ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk