



Columbia City Council Regular Meeting Agenda

Tuesday, July 21, 2026 at 4:00 PM

City Hall • Council Chambers

1737 Main Street, 3rd Floor, Columbia, SC 29201

City Clerk's Office: (803)545-3045 or cityclerk@columbiasc.gov

The Honorable Daniel J. Rickenmann, Mayor

The Honorable Edward H. McDowell, Jr. • The Honorable William Brennan

The Honorable Tina N. Herbert, Mayor Pro-Tempore • The Honorable Peter M. Brown

The Honorable Tyler D. Bailey • The Honorable Sam P. Johnson

Call to Order

Invocation

Pledge of Allegiance

Adoption of the Agenda

Public Input

Individuals are allotted up to three minutes to address Columbia 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 May 26, 2026, June 9, 2026, and June 16, 2026 Budget Workshop Minutes and June 16, 2026 Regular Meeting Minutes.

Presentations

2. Logan Wells, Miss South Carolina's Teen Day Proclamation — The Honorable Sam P. Johnson
3. 803 Day Proclamation — The Honorable Sam P. Johnson
4. National Parks and Recreation Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Consent Agenda Items 5 through 33

5. Council is asked to authorize the City Manager to Purchase Production and Sound Services for Songbird 26, as requested by the Parks & Recreation Department on May 27, 2026. Award to ACS Sound and Lighting, in the amount of \$68,506.13. This vendor is located in West Columbia, SC.

Funding Source: Finlay Park Management - Professional Services (1015112-636600). The original budget amount is \$68,506.13.



6. Council is asked to authorize the City Manager to enter into a Fiscal Year 2026/2027 Professional Services Agreement for State Lobbying Services, as requested by the Office of Governmental Affairs on July 14, 2026. Award to Due South Advocacy in an amount not to exceed \$72,000.00. This firm is located in Columbia, SC.
Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$72,000.00.
7. Council is asked to authorize the City Manager to enter into a Fiscal Year 2026/2027 Professional Services Agreement for State Lobbying Services, as requested by the Office of Governmental Affairs on July 14, 2026. Award to Jet Corp Consulting Group, LLC in an amount not to exceed \$72,000.00. This firm is located in Columbia, SC.
Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$72,000.00.
8. Council is asked to authorize the City Manager to enter into a Fiscal Year 2026/2027 Professional Services Agreement for State Lobbying Services, as requested by the Office of Governmental Affairs on July 14, 2026. Award to Kyle Michel Law Firm, LLC in an amount not to exceed \$80,000.00. This firm is located in Columbia, SC.
Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$80,000.00.
9. Council is asked to authorize the City Manager to enter into a Fiscal Year 2026/2027 Professional Services Agreement for Federal Lobbying Services, as requested by the Office of Governmental Affairs on July 14, 2026. Award to CapitalEdge Strategies, LLC in an amount not to exceed \$120,000.00. This firm is located in Washington, DC.
Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$120,000.00.
10. Council is asked to authorize the City Manager to enter into a Fiscal Year 2026/2027 Independent Consultant Agreement for Project and Program Management Services for the Congaree Riverfront District Project, as requested by City Administration on July 2, 2026. Award to GenMas, LLC in an amount not to exceed \$165,000. This firm is located in Chapin, SC.
Funding Source: Williams Street Gateway Infrastructure - Professional Services (403999-636600). The original budget amount is \$165,000.00.
11. Council is asked to authorize the City Manager to enter into a new Professional Services Contract for Davis-Bacon and Section 3 Compliance Services for the Canal Head Gates Project, as requested by the Community Development Department on May 29, 2026. Award to GCAP Services, Inc., in an amount not to exceed \$82,995.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date twenty-six (26) months from commencement and the option to renew for two (2) additional six-month periods. This firm is located in Costa Mesa, CA.
Funding Source: Community Development Block Grant-Disaster Relief (CDBG-DR) Control Account - Mitigation (MIT) Canal Head Gates and Lock Gate - Professional Services (2639999-9120010020-63600). The original budget amount is \$82,995.00.



12. Council is asked to authorize the City Manager to enter into a new Professional Services Contract for Computer and Job Skills Training, as requested by the Community Development Department on July 1, 2026. Award to Fast Forward, in an amount not to exceed \$90,000.00. 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 one-year period. This firm is located in Columbia, SC.

Funding Source: Funding Source: Community Development General Funds (1014320-638300) \$45,000.00 and Water & Sewer Special Projects (5518415-638300) \$45,000.00. The original budget amount is \$90,000.00.

13. Council is asked to authorize the City Manager to Purchase the Cisco Umbrella City Security Enterprise Platform, as requested by the Information Technology Department on May 28, 2026. Award to SHI International Corporation, using the South Carolina State Contract in the amount of \$107,725.74. This vendor is located in Piscataway, NJ.

Funding Source: Information Technology - Cloud Based Software Solutions (1011120-632170). The original budget amount is \$107,725.74.

14. Council is asked to authorize the City Manager to Purchase Heavy Equipment, as requested by the Fleet Services Division. Award to multiple vendors using the South Carolina State Contract in the amount of \$150,641.70.

Item	Description	Vendor	Funding Source	Amount
a.	Replacement parts and repairs on a Claw Bucket Truck for the Public Works Department, as requested on May 19, 2026.	Blanchard Machinery Company West Columbia, SC	Equipment Services Fuel Parts and Repair — Repair Parts (6308970-672700). The original budget amount is \$98,457.64.	\$98,457.64
b.	New Engine and replacement parts on a Fire Truck for the Columbia Fire Department, as requested on May 26, 2026.	Virginia Truck Center, Inc. dba Excel Truck Group Roanoke, VA	Equipment Services Fuel Parts and Repair — Repair Parts (6308970-672700). The original budget amount is \$62,895.75.	\$52,184.06
Total				\$150,641.70

15. Council is asked to authorize the City Manager to enter into a new Professional Services Contract for Grounds Maintenance within Entryways, as requested by the Public Works Department on January 22, 2026. Award to the following vendors in the total amount of \$263,413.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date twenty-three (23) months



from commencement and the option to renew for two (2) additional one-year periods.

Item	Description	Vendor	Funding Source	Amount
a.	<u>Lot 1</u> : Harbison Interchange, <u>Lot 3</u> : I-77 and Garners Ferry Interchange, Industrial Park, and <u>Lot 5</u> : I-20 at Exit 70 Fairfield Rd, and I-20 at Exit 71 US Hwy 21 (North Main Street)	Southern Shade Tree Co, Inc. Lexington, SC	Forestry Horticulture — Professional Services (1011217-636600). The original budget amount is \$156,288.00.	\$156,288.00
b.	<u>Lot 2</u> : I-26 from Greystone to Huger and <u>Lot 4</u> : SC-277 at Farrow Interchange Clyburn Bridge, 277 at Bull Street Medians	Yellowstone Landscape Columbia, SC	Forestry Horticulture — Professional Services (1011217-636600). The original budget amount is \$107,125.00.	\$107,125.00
Total				\$263,413.00

16. Council is asked to authorize the City Manager to enter into the Fiscal Year 2026/2027 Contract Renewal of the Excess Workers Compensation Insurance Policy, as requested by the Safety and Risk Management Division on June 30, 2026. Award to Safety National/Atlantic Intermediaries in the amount of \$285,611.00. This vendor is located in Burlington, NC.

Funding Source: Worker's Compensation Administration — Insurance and Bonding (6098939-636200). The original budget amount is \$285,611.00.

17. Council is asked to authorize the City Manager to enter into the Fiscal Year 2026/2027 Contract Renewal of Property Insurance Policies for Citywide Buildings and the Columbia Canal Hydroelectric Facility, as requested by the Safety and Risk Management Division on June 23, 2025. Award to Chubb located in Alpharetta, GA and Landmark/RSUI located in Atlanta, GA through Willis Towers Watson located in Chicago, IL in the total amount of \$527,201.00.

Funding Source: Premiums and Policies (6058935-644100). The original budget amount is \$527,201.00.

18. Council is asked to authorize the City Manager to enter into a new Professional Services Contract for Security Guard Services, as requested by the Homeless Services Department on November 17, 2025. Award to SecurTec of South Carolina, LLC, in an amount not to exceed \$949,022.39, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date eleven (11) months from commencement and the option to renew for four (4) additional one-year periods. This firm is located in Charleston, SC.

Funding Source: Rapid Shelter Homeless Services — Professional Services (1014501-636600) \$620,780.16 and State of South Carolina Grant Control - FY26 South Carolina Opioid Recovery Fund Homeless Services - Professional Services



(2209999-SCORF126HS-638300) \$145,666.30. The original budget amount is \$949,022.39.

19. Council is asked to authorize the City Manager to enter into a new Sole Source Contract for Phase II De-Energized Electrical Testing at the Lake Murray Water Treatment Plant, as requested by Columbia Water on May 18, 2026. Award to Transworld, Inc., in an amount not to exceed \$54,351.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date on June 30, 2027 and the option to renew for one additional one-year period. This vendor is located in North Charleston, SC.

Funding Source: Utilities Lake Murray Water Treatment Plant - Miscellaneous Other Supplies (5516207-629900). The original budget amount is \$54,351.00.

20. Council is asked to authorize the City Manager to Purchase a High Service #5 Motor for the Columbia Canal Water Treatment Plant, as requested by Columbia Water on May 15, 2026. Award to Electric Motor & Repair, Inc., in the amount of \$98,884.48. This vendor is located in West Columbia, SC.

Funding Source: Utilities Columbia Canal Water Treatment Plant - Machinery and Equipment-Capital (5516206-658300). The original budget amount is \$94,884.48.

21. Council is asked to authorize the City Manager to Purchase a Caterpillar C18 Standby Generator for the Columbia Canal Water Treatment Plant, as requested by Columbia Water on May 19, 2026. Award to Atlantic Tower Services, Inc., using the Sourcewell Contract in the amount of \$129,998.52. This vendor is located in Altamonte Springs, FL.

Funding Source: Utilities Columbia Canal Water Treatment Plant - Machinery and Equipment-Capital (5516206-658300). The original budget amount is \$129,998.52.

22. Council is asked to authorize the City Manager to enter into a new Construction Contract for Project WM4888; Havana Court Water Main Upgrade, as requested by Columbia Water on June 5, 2026. Award to LAD Construction, LLC, in an amount not to exceed \$132,505.20, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one hundred twenty (120) days from commencement. This contractor is located in Swansea, SC.

Funding Source: Water and Sewer Capital Projects — Havana Court Water Main Upgrade — Capital Project Costs (5529999-WM488801-658650). The original budget amount is \$132,505.20.

This is a Mentor Protégé Program project. LAD Construction, LLC is the mentor and will provide water line installation, demolition, flowable fill, and service connection services at 46.16% (\$50,975.80) of the total contract amount.

JA Mabus & Associates, LLC, located in Leesville, SC, is the protégé and will provide water line installation services at 20.00% (\$22,084.20) of the total contract amount.

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

Ferguson Waterworks, located in Elgin, SC, will provide water line materials at



33.84% (\$37,361.00) of the total contract amount.

23. Council is asked to authorize the City Manager to enter into a new Construction Contract for Project WM4899; 6-Inch Ductile Iron Pipe Water Main Repair and Road Restoration along Pitney Road, as requested by Columbia Water on May 21, 2026. Award to GH Smith Construction, Inc., in an amount not to exceed \$164,298.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date thirty days (30) days from commencement. This contractor is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - 6-Inch Ductile Iron Pipe Water Main along Pitney Road - Capital Projects Costs (5529999-WM489901-658650). The original budget amount is \$164,298.00.

This is a Mentor Protégé Program project. GH Smith Construction, Inc. is the mentor and will provide water main repair and road construction services at 53.42% (\$73,138.10) of the total contract amount.

Smoak Construction, LLC, a Minority Business Enterprise (W), located in Little Mountain, SC, is the protégé and will provide waterline installation and paving services at 20.00% (\$27,383.00) of the total contract amount.

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

Staline Waterworks, Inc., located in Columbia, SC, will provide pipe, valves, and fittings supply materials at 10.15% (\$13,893.90) of the total contract amount.

Knights Redi Mix, located in Summerville, SC, will provide flowable fill and concrete materials at 12.05% (\$16,500.00) of the total contract amount.

Reeves Construction, located in Columbia, SC, will provide asphalt materials at 4.38% (\$6,000.00) of the total contract amount.

24. Council is asked to authorize the City Manager to enter into a new Construction Contract for Project WM4905; Hobart Pump Station Valve Repair and Replacement, as requested by Columbia Water on May 20, 2026. Award to Carolina Tap & Bore, Inc., in an amount not to exceed \$234,613.50, 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 contractor is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Hobart Pump Station Valve Replacement - Capital Project Costs (5529999-WM490501-658650). The original budget amount is \$234,613.50.

This is a Mentor Protégé Program project. Carolina Tap and Bore, Inc., is the mentor and will provide valve installation services at 80.00% (\$170,628.00) of the total contract amount.

LG Utility Contractors, LLC, a Minority Business Enterprise (W) located in Lugoff, SC, is the protégé and will provide utility services at 20.00% (\$42,657.00) of the total contract amount.



25. Council is asked to authorize the City Manager to enter into a new Professional Services Contract for Project WM4858; Broad River Road US 176 Water Line, as requested Columbia Water on June 16, 2026. Award to Michael Baker International, Inc., in an amount not to exceed \$312,570.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date two (2) years from commencement and the option to renew for two (2) additional one-year periods. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Broad River Road US 176 Water Line - Capital Project Costs (5529999-WM485801-658650). The original budget amount is \$312,570.00.

This is a Mentor Protégé Program project. Michael Baker International, Inc. is the mentor and will provide project administration and final design services at 37.21% (\$116,313.00) of the total contract amount.

Chao & Associates, Inc., a Minority Business Enterprise, located in Columbia, SC, is the protégé and will provide easement exhibits and permitting services at 10.00% (\$31,257.00) of the total contract amount.

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

F&ME Consultants, Inc., located in Columbia, SC, will provide geotechnical services at 11.20% (\$35,000.00) of the total contract amount.

Johnson, Mirmiran & Thompson, located in Columbia, SC, will provide surveying services at 41.59% (\$130,000.00) of the total contract amount.

26. Council is asked to authorize the City Manager to enter into a new Construction Contract for Project SS7655; Shady Lane Force Main Extension, as requested by Columbia Water on March 19, 2026. Award to GH Smith Construction, Inc., in an amount not to exceed \$609,070.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one hundred eighty (180) days from commencement. This contractor is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects — Shady Lane Force Main Extension — Capital Project Costs (5529999-SS765501-658650). The original budget amount is \$609,070.00.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with an 8% CDBE goal. The CDBE goal was met at 8%. GH Smith Construction, Inc. is the prime and will provide utility contractor services at 37.48% (\$207,516.96) of the total contract amount.

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

Staline Waterworks, Inc., located in Columbia, SC, will provide pipes, fittings, and manhole materials at 9.73% (\$53,887.04) of the total contract amount.

Martin Marietta, located in Cayce, SC, will provide rock and dirt materials at 0.54% (\$3,000.00) of the total contract amount.



Palmetto Utility Group, LLC, located in Branchville, SC, will provide drilling services at 42.90% (\$237,500.00) of the total contract amount.

Knights Redi Mix, located in Lexington, SC, will provide flowable fill and concrete materials at 0.54% (\$3,000.00) of the total contract amount.

Reeves Construction, located in Columbia, SC, will provide asphalt materials at 0.81% (\$4,500.00) of the total contract amount.

Smoak Construction, LLC, a Minority Business Enterprise (W) and a Columbia Disadvantaged Business Enterprise (CDBE), located in Little Mountain, SC, will provide sewer installation services at 8.00% (\$44,296.00) of the total contract amount.

27. Council is asked to authorize the City Manager to enter into a new Professional Services Contract for Municipal Separate Storm Sewer System (MS4) Support Services, as requested Columbia Water on August 12, 2025. Award to Woolpert, Inc., in an amount not to exceed \$906,628.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date three (3) years from commencement and the option to renew for two (2) additional one-year periods. This firm is located in Columbia, SC.

Funding Source: Engineering Storm Water Improvement - Professional Services (5534202-636600). The original budget amount is \$906,628.00

Woolpert, Inc., is the prime and will provide engineering design services at 56.26% (\$510,068.92) of the total contract amount.

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

Chao & Associates, Inc., located in Columbia, SC, will provide surveying services at 1.65% (\$14,959.36) of the total contract amount.

Fondriest Environmental, Inc., located in Fairborn, OH, will provide project equipment at 4.16% (\$37,987.71) of the total contract amount.

Alliance Technical Group, LLC, located in Greenville, SC, will provide laboratory analysis services at 3.40% (\$30,825.35) of the total contract amount.

Xylem-YSI, Inc., located in Yellow Springs, OH, will provide flow monitoring and equipment installation services at 0.5% (\$4,533.14) of the total contract amount.

Keefer Engineering, LLC, located in Lexington, SC, will provide operation and maintenance services at 34.00% (\$308,253.52) of the total contract amount.

28. Council is asked to authorize the City Manager to enter into a new Construction Contract for Project SD8539; Manse Street Channel Rehabilitation, as requested by Columbia Water on April 27, 2026. Award to Williams Infrastructure, LLC, in an amount not to exceed \$1,418,778.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date two hundred forty (240) days from commencement. This contractor



is located in Columbia, SC.

Funding Source: Storm Water Improvement Capital Project Control - Manse Street Stream Stabilization - Capital Project Costs (5549999-SD853901-658650). The original budget amount is \$1,418,778.00.

Williams Infrastructure, LLC, is the prime and will provide construction and infrastructure services at 69.69% (\$823,815.00) of the total contract amount.

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

Ferguson Waterworks, located in Elgin, SC, will provide piping materials at 3.38% (\$40,000.00) of the total contract amount.

Vulcan Materials Company, located in Columbia, SC, will provide stone and gravel materials at 0.21% (\$2,500.00) of the total contract amount.

Torbett Construction, Inc., located in Lexington, SC, will provide masonry wall construction services at 9.30% (\$110,000.00) of the total contract amount.

Earth Care Services, LLC, located in Rembert, SC, will provide landscaping services at 1.69% (\$20,000.00) of the total contract amount.

Mize Landscaping, Inc., located in Chapin, SC, will provide modular block wall services at 15.22% (\$180,000.00) of the total contract amount.

Pinnacle Precast, LLC, located in Lugoff, SC, will provide storm drain structure services at 0.51% (\$6,000.00) of the total contract amount.

29. Council is asked to authorize the City Manager to enter into a new Professional Services Contract for Project WM474602; Water Treatment Plant Per-and Polyflouroalkyl Substances (PFAS) Removal Technology Pilot Project— Phase 2, as requested by Columbia Water on June 17, 2026. Award to Black and Veatch Corporation, in an amount not to exceed \$2,233,849.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date two (2) years from commencement and the option to renew for two (2) additional one-year periods. This firm is located in Columbia, SC.

Funding Source: Water/Sewer Grants - WM474602 PFAS-Phase 2 Pilot - Capital Project Costs (5899999-SRWM474602-658650) \$1,713,369.00 and Water and Sewer Capital Projects - PFAS-Preliminary Professional Services Phase 2 - Capital Project Costs (5529999-WM474602-658650) \$520,480.00. The original budget amount is \$2,233,849.00.

30. Ordinance No.: 2026-043 - Granting an encroachment to Hampton & Main LLC for the use of the right of way area of the 1200 block of Hampton Street for the installation and maintenance of a shade tree and irrigation adjacent to 1500 Main Street, Richland County TMS# 09014-09-16

First reading approval was given on June 16, 2026.

31. Ordinance No.: 2026-049 - Granting an encroachment to Michael McMullen for the



use of the right of way areas of the 2300 block of Duncan Street and the 300 block of Princess Street for the installation and maintenance of landscaping and irrigation adjacent to 2323 Duncan Street, Richland County TMS# 11311-04-07

First reading approval was given on June 16, 2026.

32. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 3956 Fernandina Road and NX 3956 Fernandina Road; TMS# 04913-04-11, 04913-04-15, and 04913-04-14

Ordinance No.: 2026-046 — Annexing 3956 Fernandina Road and NX 3956 Fernandina Road, Richland County and Lexington County TMS # 04913-04-11, 04913-04-15, and 04913-04-14 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Plan Number: ANNEX-2025-0010

Proposal: Request to annex the properties and assign the land use classification of Community Activity Corridor (AC-2) and Urban Edge Residential Large Lot (UER-2) and assign the zoning of General Commercial District (GC) and Large Lot - Reserve District (LL-R) for a pending annexation. The property is currently classified as Mixed Residential (High Density) by Richland County and Destination Retail by Lexington County and zoned General Commercial District (GC) by Richland County and Intensive Development (ID), Collector Street (C) and Neighborhood Appearance District (NAD) by Lexington County.

Applicant: Store Master Funding XXXIII, LLC / Alex Perry, Tidal Wave Auto Spa

Staff Recommendation: Approval

PC Recommendation: 5/14/2026; Approval (7-0)

First reading approval was given on June 16, 2026.

33. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1010, 1014, 1018, 1022, and 1026 Dreyfus Road, Rear Dreyfus Road, 34 Bluff Road, and NX 34 Bluff Road, TMS# 11301-17-01, 11301-17-02, 11301-17-03, 11301-17-04, 11301-17-05, 11301-17-10, 11301-18-06, and 11301-18-07

Ordinance No.: 2026-048 - Annexing 1010, 1014, 1018, 1022, and 1026 Dreyfus Road, Rear Dreyfus Road, 34 Bluff Road, and NX 34 Bluff Road, Richland County TMS # 11301-17-01, 11301-17-02, 11301-17-03, 11301-17-04, 11301-17-05, 11301-17-10, 11301-18-06, and 11301-18-07 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 3



Plan Number: ANNEX-2026-0007

Proposal: Request to annex the properties and assign the land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and assign the zoning of Mixed Use District (MU-1) with portions in Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Light Industrial (M-1) and Residential Transition (RT) by Richland County.

Applicant: Clayton Kennedy

Staff Recommendation: Approval

PC Recommendation: 5/14/2026; Approval (7-0)

First reading approval was given on June 16, 2026.

Consideration of Bids, Contracts and Change Orders

34. Council is asked to authorize the City Manager to enter into Contract Amendment #3 for Project SS7639; Professional Services for Metro Wastewater Treatment Plant Thickening Improvements, as requested by Columbia Water on June 11, 2026. Award to Hazen and Sawyer, in an amount not to exceed \$2,746,913.00. The current term of the contract ends on May 14, 2029. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Metro Wastewater Treatment Plant Thickening Improvements - Capital Project Costs (5529999-SS763901-658650). The current budget amount is \$2,646,980.00. The budget amount for this amendment is \$2,746,913.00. The revised budget amount is \$5,393,893.00.

This is a Mentor Protégé Program project. Hazen and Sawyer is the mentor and will provide Construction Manager at Risk (CMAR) services at 79.92% (\$2,195,338.00) of the amendment amount.

Howard Engineering, Inc., a Minority Business Enterprise (W), located in Columbia, SC, is the protégé and will provide electrical construction and project administration services at 20.08% (\$551,575.00) of the amendment amount.

35. Council is asked to authorize the City Manager to enter into a new Construction Contract for Project SS7639; Metro Wastewater Treatment Plant Thickening Improvements, as requested by Columbia Water on January 9, 2026. Award to M.B. Kahn Waterworks, LLC, in an amount not to exceed \$34,203,485.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date eight hundred fourteen (814) days from commencement. This contractor is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects — Metro Wastewater Treatment Plant Thickening Improvements — Capital Project Costs (5529999-SS763901-658650). The original budget amount is \$34,203,485.00.

M.B. Kahn Waterworks, LLC, is the prime and will provide construction services at



63.78% (\$20,771,752.50) of the total contract amount.

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

J&R Electrical Contractors, Inc., located in Graniteville, SC, will provide electrical services at 24.56% (\$8,000,000.00) of the total contract amount.

CITI, Inc., located in Charlotte, NC, will provide instrumentation and control services at 7.31% (\$2,380,999.00) of the total contract amount.

Hoyt's Heating & AC, Inc., located in Sumter, SC, will provide heating, ventilation, and air conditioning services at 0.65% (\$212,150.00) of the total contract amount.

Mid-State Masonry Contractors, located in Columbia, SC, will provide masonry services at 0.73% (\$239,375.00) of the total contract amount.

I&E Specialties, Inc., located in Gilbert, SC, will provide roofing services at 1.41% (\$459,000.00) of the total contract amount.

Hoover Building Systems, located in Columbia, SC, will provide post frame enclosure services at 0.12% (\$39,141.00) of the total contract amount.

Universal Painting Corporation, located in Ephrata, PA, will provide painting services at 1.44% (\$470,000.00) of the total contract amount.

Public Hearing & First Reading for Zoning / Planning Matters

36. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2423 and 2425 Kent Street, TMS# 11504-30-32 (portion) and 11504-30-31 (portion)

Ordinance No.: 2026-058 - Annexing 2423 and 2425 Kent Street, Richland County TMS# 11504-30-32 (portion) and 11504-30- 31 (portion) into the City of Columbia, South Carolina, and incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 2

Plan Number: ANNEX-2026-0008

Proposal: Request to annex the properties and assign the land use classification of Urban Core Residential Small Lot (UCR-1) and assign the zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Applicant: William Felder

Staff Recommendation: Approval

PC Recommendation: 06/11/2026; Approval (7-0)



37. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP
AMENDMENT for 3801 and 3719 Old Leesburg Road, TMS# 22105-03-04 and
22105-03-03

Ordinance No.: 2026-055 - Annexing 3801 and 3719 Old Leesburg Road, Richland County TMS# 22105-03-04 and 22105-03-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 4

Plan Number: ANNEX-2026-0009

Proposal: Request to annex the properties and assign the land use classification of Urban Edge Community Activity Center (UEAC - 1), and assign the zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 4 (R4) by Richland County.

Applicant: Hunt Sons Properties LLC / Walt Whisenhunt, Hunt Brothers Landscaping

Staff Recommendation: Approval

PC Recommendation: 06/11/2026; Approval (7-0)

38. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP
AMENDMENT for 7601, E/S and W/S Wilson Boulevard, TMS# 14303-01-18, 14303-01-19 and 14303-01-21

Ordinance No.: 2026-057 - Annexing 7601, E/S and W/S Wilson Boulevard, Richland County TMS# 14303-01-18, 14303-01-19 and 14303-01-21 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Plan Number: ANNEX-2026-0010

Proposal: Request to annex the properties and assign the land use classification of Community Activity Corridor (AC-2) and Urban Edge Residential Large Lot (UER-2) and assign the zoning of Light Industrial District (LI) and Residential Single Family - Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Applicant: Jaisy and Sahil XII LLC

Staff Recommendations: Denial of the proposed Light Industrial District (LI) zoning designation and approval of the proposed land use classifications and Residential Single Family – Medium Lot District (RSF-2) zoning designation.

PC Recommendation: 06/11/2026; (6-1) Approval of the proposed Future Land Use



classifications and Zoning Districts for this pending annexation.

39. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT 1920 Pineview Drive, TMS# 19100-05-15

Ordinance No.: 2026-056 - Annexing 1920 Pineview Drive, Richland County TMS# 19100-05-15 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 3

Plan Number: ANNEX-2026-0011

Proposal: Request to annex the property and assign the land use classification of Urban Edge Community Activity Center (UEAC-1) and assign the zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) by Richland County.

Owner/Applicant: New Life Fitness World of South Carolina North, Inc./Gene Pierce, Kimley-Horn

Staff Recommendation: Approval

PC Recommendation: 06/11/2026; Approval (7-0)

40. ZONING MAP AMENDMENT for 513 S. Saluda Avenue TMS# 11212-05-03

Ordinance No.: 2026-059 - Amending the Official Zoning Map to modify the zoning for 513 S. Saluda Avenue, Richland County TMS# 11212-05-03

Council District: 3

Proposal: Request to rezone the property from Employment Campus District in the Airport Safety Overlay District (EC, OV-A) to Residential Mixed District in the Airport Safety Overlay District (RM-2, OV-A).

Applicant: Dallas Massey, Massey Holdings, LLC

Staff Recommendation: Approval

PC Recommendation: 6/11/2026; Rec. Approval (7-0)

41. ZONING MAP AMENDMENT for 705 Saluda Avenue TMS# 11308-06-09 and 11308-06-13

Ordinance No.: 2026-060 - Amending the Official Zoning Map to modify the zoning for 705 Saluda Avenue, Richland County TMS# 11308-06-09 and 11308-06-13

Council District: 3

Proposal: Request to rezone the properties from Community Activity Center/Corridor District in the Five Points Design Overlay District (CAC, OV-5P) to



Community Activity Center/Corridor District (CAC); removing the overlay district.

Applicant: Will Brennan, City Councilman

Staff Recommendation: Council Member Sponsored

PC Recommendation: 6/11/2026; Rec. Approval (7-0)

42. **AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Reestablishment of Nonconforming Non-Depository Personal Credit Institutions**

Ordinance No.: 2026-039 — Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 7: Nonconformities, Sec. 17-7.2. Nonconforming Uses

Proposal: Request recommendation to amend the Unified Development Ordinance, Chapter 17 - Article 7: Nonconformities, Sec. 17-7.2. Nonconforming Uses, to allow the re-establishment of nonconforming non-depository personal credit institutions on the same parcel, subject to conditions.

Applicant: Daniel J. Rickenmann, Mayor

Staff Recommendation: Council Sponsored

PC Recommendation: 6/11/2026; Recommend Denial (7-0)

Public Hearing & Ordinance First Reading

43. **Ordinance No.: 2026-053 — Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 4, Animals**

Endorsed by the Health, Social and Environmental Affairs Committee on March 24, 2026.

Ordinances - First Reading

44. **Ordinance No.: 2026-050 - Granting an encroachment to Local Columbia Senate, LLC for the use of the right of way areas of the 900 block of Senate Street and the 1100 block of Park Street for the installation and maintenance of sidewalks, benches, bike racks, trash receptacles, doors, an at-grade water meter vault, landscaping and irrigation adjacent to 931 Senate Street, Richland County TMS# 08916-02-09**

45. **Ordinance No.: 2026-051 - Approval for Granting an Easement to the University of South Carolina along a portion of City-Owned Property identified as Page Ellington Park in the BullStreet District; Richland County TMS#11501-01-14 for Installation of Fiber Optic Cable to Serve the University of South Carolina School of Medicine; CF#DPI-2024-12-0068**

46. **Ordinance No.: 2026-052 - Granting an encroachment to Devine and Heidt LLC for the use of the right of way areas of the 600 block of Heidt Street and the 2300 block of Devine Street for the installation and maintenance of sidewalks,**



landscaping and irrigation adjacent to 2300 Devine Street, Richland County TMS# 11312-05-01, 11312-05-02, 11312-05-03, 11312-05-04 and 11312-05-21

Resolutions

47. Resolution No.: R-2026-044 - Authorizing Release and Abandonment of Portions of an Existing 15' City Sanitary Sewer Easement along Richland County TMS#05003-01-27 Identified as 150 Centrum Drive; CF#184-10 and CF#DPI-2024-06-0035
48. Resolution No.: R-2026-050 - Authorizing Release and Abandonment of Portions of the City's Existing 15' and 50' Sanitary Sewer Easements near the Olympia Quarry along Richland County TMS#08816-09-16 and TMS#08814-01-07 to Vulcan Lands, Inc.; CF#48-144, CF#98-100, & CF#250-692
49. Resolution No.: R-2026-045 - Approval for Acceptance of Garners Mill Phase 1B Sanitary Sewer Lift Station containing 0.09 acre; Richland County TMS#19007-01-01 and a portion of TMS#19007-01-02; CF#DPI-2023-09-0035
50. Resolution No.: R-2026-049 - Certifying One (1) building site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 911 Gervais Street, Columbia, South Carolina, and having Richland County Tax Map No. R09013-11-13
51. Resolution No.: R-2026-047 - Authorizing execution of the First Amendment to Service Agreement for Third Party Administration of the City of Columbia's Self-Insurance Workers' Compensation Program with Planned Administrators, Inc.
52. Resolution No.: R-2026-048 - Authorizing execution of the First Amendment to Service Agreement for Third Party Administration of the City of Columbia's Self-Insurance Tort Liability Program with Planned Administrators, Inc.

Event Resolution Items

53. Resolution No.: R-2026-051 - Authorizing consumption of beer, wine and liquor at 803 Day at 1329 Blanding Street on Monday, August 3, 2026

Appointments

54. Climate Protection Advisory Committee
55. Midlands Authority for Conventions, Sports, and Tourism

Other Matters

56. Council is asked to approve a funding request from the Antioch Senior Center for its Senior Program and Operations in the amount of \$150,000.00.
Funding Source: Community Promotions - Antioch Senior Center (1014307-683401).
57. Council is asked to approve a funding request from the Midlands Community



Development Corporation for the Dream Keepers Senior Program in the amount of \$150,000.00.

Funding Source: Community Promotions - Dream Keeper Senior Program (1014307-683402).

58. Council is asked to approve the installation of two speed humps on Bernardin Avenue between Laurel Street and Forest Drive, as requested by MUSC Health.

City Council Committee Reports, Referrals and New Business

59. Council is asked to refer a presentation from the City of Columbia Art Center to the Arts, Historic Preservation and Philanthropy Committee, as requested by the Honorable Tyler D. Bailey.
60. Council is asked to refer a presentation from Harvest Hope Food Bank to the Health, Social and Environmental Affairs Committee, as requested by the Honorable Sam P. Johnson.

Public Input

Individuals are allotted up to three minutes to address Columbia City Council about matters not on the agenda. Items requiring a public hearing cannot be addressed at this time.

Adjournment