



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

CALL TO ORDER

The Columbia City Council conducted a regular meeting on Tuesday, September 16, 2025 at City Hall (City Council Chambers), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:23 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, Mayor Pro-Tempore, The Honorable Tina N. Herbert, The Honorable Peter M. Brown, and The Honorable Tyler D. Bailey. The Honorable Aditi Bussells participated remotely. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

INVOCATION

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

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to adopt the agenda subject to amending **Item 49** (Ordinance No.: 2025-077 - Lease of Hazard Mitigation Grant Program / HUD Flood Properties) by removing 1735 Roslyn Drive from consideration.

APPROVAL OF MINUTES

1. Council is asked to approve the August 19, 2025 City Council Meeting Minutes. - *Approved*

Upon a motion made by Mayor Rickenmann and seconded by Mr. Bailey, Council voted unanimously to approve the August 19, 2025 City Council Meeting Minutes.

PUBLIC INPUT

Mr. Gus Bueno, 2229 Park Street requested clarification regarding the short-term rental (STR) ordinance, specifically related to new licenses. He expressed concern about businesses being shut down and noted that he had purchased property in anticipation of the moratorium being lifted.



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Mayor Rickenmann confirmed that no new licenses will be issued in residential areas until changes to the ordinance have been completed and reviewed by the Planning Commission.

Mr. Christopher Rose, 2908 Forest Drive expressed concerns about the STR ordinance and property management license requirement.

Mayor Rickenmann clarified that the license requirement would only effect individuals that are not local representatives.

Ms. Wendy Bergmann, 2300 Wayne Street expressed support of STR operation because of what they provide to communities across Columbia's neighborhoods.

Ms. Amy McKissick, 1300 Summerville Avenue expressed concerns about how STRs operate as hotels in residential communities. She suggested that if STRs are to remain operating in that way, then they should have the same requirements as hotels in regard to inspections and zoning.

Mr. David Bergmann, 2300 Wayne Street thanked City Council for the changes that have already been made to the ordinance, especially the one pertaining to the property management license. He requested the data about incidents between short term rentals and long-term rentals be shared with the public.

Ms. Bethany Storlazzi, 1121 Cambridge Oaks Drive asked for clarification about the specific location of the public art project being installed (**Item 55** - Resolution No.: R-2025-064 - Approving the Installation of a Public Art Project at Saluda Riverwalk).

Mr. Steven Lopez, 443 Pittsdown Road expressed concerns about flooding along a creek connecting to Kinley Creek. He noted the issue worsened after nearby development and that debris is left in his yard after it rains. He requested guidance, stating previous attempts to seek help from Richland and Lexington Counties.

Mayor Rickenmann referred Mr. Lopez to Assistant City Manager Clint E. Shealy of Columbia Water.



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Mr. Rick Harmon, 2205 Lincoln Street spoke in support of proposed STR regulations. He favored adoption of the related resolution and ordinance. He supported allowing existing STRs to continue under new provisions and suggested expanding notification requirements. He recommended creating an online registry to aid enforcement and accountability.

Ms. Vanessa Traylor expressed concerns that the shooting incident on Lincoln Street is being used to justify restrictive changes to STR regulations. She noted challenges with non-transferable permits but stated she remains supportive of STRs for their economic value and protection of property rights. She urged City Council to focus on broader public safety issues rather than additional restrictions.

Mayor Rickenmann clarified that the discussion on short-term rentals was not solely about the recent shooting, but part of a planned review following data collection over the past two years. More than 20% of STRs are operating illegally, with issues including false advertising and lack of accountability.

Mr. Matt Carrol expressed concerns that current proposals punish compliant STR operators rather than targeting the 20% of bad actors. He urged City Council to enforce existing rules and revoke licenses from violators rather than moving STRs into commercial zones.

Mayor Rickenmann noted exceptions may be needed for situations like renovations or flooding. He emphasized that the goal is not to eliminate STRs but to improve enforcement and ensure they are located in appropriate areas.

Ms. Denise Wellman, 2204 Marion Street and President of Cottontown Neighborhood Association asked about next steps if the Planning Commission doesn't approve the changes to the STR ordinance.

Mayor Rickenmann explained that the Planning Commission serves as a recommending body, with final decisions resting with City Council. He noted that the process includes a public hearing and review of the ordinance before it returns to City Council for consideration. He emphasized the importance of providing maps to help residents and STR owners understand potential changes and stated that the moratorium remains vital for neighborhoods until issues are resolved.



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Mr. John Wilkinson, 2404 Park Street and President of the Elmwood Park Neighborhood Association thanked City Council for their work on the STR issue and shared survey results showing 80% of respondents oppose non-owner-occupied STRs in residential areas. He emphasized support for prohibiting STRs in residential zones and urged consideration of data and resident concerns.

Ms. Elaine Frick, Columbia Peace Pole Initiative spoke in support of the Peace Pole project at Saluda Riverwalk. She explained that peace poles are installed in over 250,000 locations worldwide and bear the message "May Peace Prevail on Earth" in multiple languages. She thanked City Council for considering approval of the installation.

Councilor Bailey noted that the project went through the Arts, Historic Preservation and Philanthropy Committee. The Persimmon Peace Pole Project is going to have seeds from a persimmon tree that survived the bombing at Hiroshima planted around it. It's a testament to perseverance and peace in our country today.

Ms. Ellen Bundy thanked City Council and supported continued STR restrictions, citing global concerns about housing affordability, lost long-term rentals, lower tax revenue, and regulatory issues. She opposed allowing more STRs in Elmwood Park.

PRESENTATIONS

Ms. Teresa Wilson, City Manager took a moment of personal privilege to recognize Ms. Veronica Walker of the Public Relations, Media & Marketing Department for 10 years of service with the City of Columbia.

Ms. Veronica Walker, Administrative Specialist said that not many people can look at their careers and say that it's been good. My 10 years with the City of Columbia has been better than good.

Ms. Teresa Wilson, City Manager recognized Ms. Erika Hammond, City Clerk for achieving the designation of Master Municipal Clerk (MMC) from the International Institute of Municipal Clerks. She praised Ms. Hammond as a fundamental part of the City's culture, noting her quiet but impactful leadership.

2. Constitution Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor



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Ms. Alice Caskey, State Regent of the Daughters of the American Revolution thanked City Council for the designation and thanked Councilor Brennan for his attendance at their conference in March.

Mayor Rickenmann and the members of City Council proclaimed September 17-23, 2025 as Constitution Week in the City of Columbia.

3. National Clean Energy Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Councilor Brown introduced Mr. Kevin O'Hara, President and CEO of Colite Technologies to accept the proclamation on behalf of the clean energy industry. He noted the company's renovation of the former Nuttall Tire on Millwood Avenue and its focus on commercial solar and lighting.

Mr. Kevin O'Hara, President & CEO/Colite Technologies thanked City Council for recognizing the clean energy industry and emphasized that clean energy is both the right and economically logical choice. He expressed pride in the company's success and appreciation for City Council's vision and support.

Mayor Rickenmann and the members of City Council proclaimed September 15-19, 2025 as National Clean Energy Week in the City of Columbia.

4. Sickle Cell Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and the members of City Council proclaimed September 2025 as Sickle Cell Month in the City of Columbia.

Ms. Yvonne Donald, MA, James R. Clark Sickle Cell Foundation, thanked City Council for recognizing September as Sickle Cell Disease Awareness Month and highlighted the upcoming 19th Annual Dr. James R. Clark Sickle Cell Walk. The disease affects over 7.7 million people worldwide, including 5,000 in South Carolina. Walk proceeds fund scholarships for students living with the illness. She recognized Fire Chief Aubrey D. Jenkins along with scholarship recipients Mr. Braden Green, a sophomore at the University of South Carolina majoring in computer engineering and Ms. Maya Stevenson, a recent graduate of Embry-Riddle Aeronautical University.



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Mr. Aubrey D. Jenkins, Fire Chief thanked City Council for the proclamation and said that it is an honor to serve as ambassador for the Sickie Cell Walk. He expressed admiration for Dr. James R. Clark, sharing that Dr. Clark once cared for his mother, who is now 93. Chief Jenkins encouraged everyone to support the upcoming walk.

OTHER MATTERS

5. Approval of Fiscal Year 2025/2026 Special Revenue Allocations - Ms. Missy Caughman, CPM, MPA, Assistant City Manager / Strategic Initiatives & Innovation - *Approved*

Upon a motion made by Mayor Rickenmann and seconded by Mr. Brennan, Council voted unanimously to approve the following one-time funding allocations:

From State Accommodations 5% General Purpose fund balance:

- *Urban League \$40,000*
- *Richland County Public Education Partners \$25,000*
- *Columbia Council of Neighborhoods \$20,000*
- *Made with ColaLove \$100,000*

From FY 25/26 Hospitality Tax–budgeted reserve & reallocation of Silicon South funding:

- *Five Points Association \$150,000*
- *Experience Columbia \$150,000*
- *City Projects:*
 - *Public Works holiday decorations \$25,000*
 - *Parks & Recreation Projects*
 - *Drew Wellness \$170,000*
 - *Saluda Greenway Comfort Station \$200,000*
 - *Finlay Park–Pickle ball, fencing & food truck \$775,000*
 - *Woodland Park outdoor restroom \$130,000*

From Hospitality Tax Bond remaining proceeds:

- *Southeast Park Community Center project budget amendment \$600,000*



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6. Council is asked to approve the installation of one (1) Speed Hump on Medical Drive, as requested by the Public Works Department. – *Approved*

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

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to approve the installation of one (1) Speed Hump on Medical Drive, as requested by the Public Works Department.

7. Council is asked to approve the installation of one (1) Speed Hump on Etiwan Avenue, as requested by the Public Works Department. – *Approved*

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

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to approve the installation of one (1) Speed Hump on Etiwan Avenue, as requested by the Public Works Department.

CONSENT AGENDA ITEMS 8 THROUGH 38

Upon a single motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to approve **Consent Agenda Items 8 through 38**.

Mayor Rickenmann shared that the consent agenda includes numerous contract renewals and purchases for professional services, radio and fire station equipment, solid waste and water distribution equipment, and waste management support. He emphasized that these investments represent significant dollars being spent to improve quality of life in Columbia and provide employees with the tools needed to do their jobs effectively.

8. Council is asked to approve a Fiscal Year 2025/2026 Professional Services Agreement for State Lobbying Services, as requested by the Office of Governmental Affairs on July 24, 2025. Award to Jet Corp Consulting Group, LLC in an amount not to exceed \$72,000.00. This firm is located in Columbia, SC. – *Approved*

Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$72,000.00.



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9. Council is asked to approve a Fiscal Year 2025/2026 Professional Services Agreement for State Lobbying Services, as requested by the Office of Governmental Affairs on July 24, 2025. Award to Due South Advocacy in an amount not to exceed \$72,000.00. This firm is located in Columbia, SC. – *Approved*

Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$72,000.00.

10. Council is asked to approve a Fiscal Year 2025/2026 Professional Services Agreement for State Lobbying Services, as requested by the Office of Governmental Affairs on July 24, 2025. Award to Kyle Michel Law Firm, LLC in an amount not to exceed \$80,000.00. This firm is located in Columbia, SC. – *Approved*

Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$80,000.00.

11. Council is asked to approve a new contract for the Purchase of Class A/B Fire Uniforms, as requested by the Columbia Fire Department on August 19, 2025. Award to Uniforms by John - formerly known as Wright Johnson Uniforms, in an amount not to exceed \$81,732.24. The initial term of the contract will take effect upon issuance of the Notice to Proceed for an initial term of ten (10) months and the option to renew for one (1) additional one-year period. This vendor is located in Florence, SC. – *Approved*

Funding Source: Fire Suppression - City - Uniforms and Clothing (1012303-624100) \$40,866.12 and Fire Administration - County - Uniforms and Clothing (2082301-624100) \$40,866.12. The original budget amount is \$81,732.24.

12. Council is asked to approve a new Construction Contract for the Fire Station 7 Roof Replacement, as requested by the Support Services Division on May 15, 2025. Award to Land Roofing Company, in an amount not to exceed \$98,500.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date of forty-five (45) days from commencement. This contractor is located in Sumter, SC. – *Approved*

Funding Source - General Support Services - Buildings and Fixed Equipment (1011201-659300). The original budget amount is \$98,500.00.



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13. Council is asked to approve the Purchase of Motorola Radios and Equipment, as requested by the Columbia Fire Department on September 2, 2025. Award to Motorola Solutions, using the SC State Contract in the amount of \$235,385.43. This vendor is located in Chicago, IL. – *Approved*

Funding Source: Fire Suppression - Radio Equipment and Car Phone - Capital (1012303-658800) \$115,703.64 and Fire Suppression - Radio Equipment (1012303-627800) \$119,681.79. The original budget amount is \$235,385.43.

14. Council is asked to approve funding for the renewal of Grant Consultant Services, as requested by Executive Management on August 11, 2025. Award to the following firms in a total amount not to exceed \$500,000.00 for year three (3) of four (4) one-year options to renew services. These firms are located in Columbia, SC. Project specific administration shall be required, executed, and issued for each grant requested by the City. – *Approved*

Funding Source: Budget, Program Management and Grants - Professional Services (1011116-636600). The current budget amount is \$500,000.00.

Consultant	Category	Not to Exceed Amount
Michael Baker International, Inc. Columbia, SC	Community Development, Economic Development, and Disaster Preparedness and Recovery	\$350,000.00
Kimley-Horn Columbia, SC	Infrastructure Development Maintenance, Transportation / Highway, Sustainability, Transit, Public Safety	\$150,000.00
Total		\$500,000.00

15. Council is asked to approve new Sole Source Contracts for several City Departments. Award to multiple vendors in the total amount of \$924,188.24. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date on June 30, 2026 and the option to renew for one (1) additional one-year period. – *Approved*



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Item	Vendor and Location	Description	Amount
a.	Idexx Distributors, Inc. Westbrook, ME	Laboratory Supplies, for the Canal Water Treatment Plant, as requested by Columbia Water on July 9, 2025.	\$57,188.24
<i>Funding Source: Water Compliance – Laboratory Supplies (5516230-625000). The original budget amount is \$57,188.24.</i>			
b.	Nationwide Fixture Installations, Inc. Minneapolis, MN	Fitness Court Equipment at Woodland Park and Rosewood Park, as requested by the Parks and Recreation Department on July 23, 2025.	\$57,000.00
<i>Funding Source: General Capital Projects (Prisma Health Grant) – Fitness Courts Project - General Project Costs (4039999-PK909901-658650). The original budget amount is \$57,000.00.</i>			
c.	Waste Management Elgin, SC	Landfill Disposal Services for the Metro Wastewater Treatment Plant, as requested by Columbia Water on July 1, 2025.	\$660,000.00
<i>Funding Source: Utilities Metro Wastewater Plant – Special Contracts (5516208-638300). The original budget amount is \$660,000.00.</i>			
d.	Water Solutions (Division of Azure Water Services, LLC) West Haven, CT	Purate is a chemical used for the production of chlorine dioxide, an essential oxidant in the water treatment process, as requested by Columbia Water on July 1, 2025.	\$150,000.00
<i>Funding Source: Utilities Lake Murray Water Plant – Chemicals (5516207-624800). The original budget amount is \$150,000.00.</i>			
Total			\$924,188.24

16. Council is asked to approve the Purchase of Vehicles and Heavy Equipment for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using South Carolina State Contracts and Sourcewell, General Services Administration (GSA), and North Carolina Sheriffs' Association Cooperative Contracts in the total amount of \$1,017,073.62. – *Approved*



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Item	Vendor	Vehicle/Heavy Equipment	Procurement Method	Amount
a.	National Auto Fleet Group Watsonville, CA	One (1) 2026 Western Star 47X Truck for the Water Distribution Division, as requested on August 4, 2025.	Sourcewell Contract #032824-NAF	\$252,461.00
<i>Funding Source: Utilities Water Distribution and Maintenance - Auto, Trucks, Heavy Equipment-Capital (5516203-658500). The original budget amount is \$252,461.00.</i>				
b.	Amick Equipment Company, Inc. Lexington, SC	One (1) 2026 Freightliner Street Sweeper for the Solid Waste Division, as requested on July 31, 2025.	North Carolina Sheriffs' Association Contract #26-10-0422	\$406,779.62
<i>Funding Source: Solid Waste Street Sweeping - Auto, Trucks, Heavy Equipment-Capital (5534408-658500). The original budget amount is \$406,779.62.</i>				
c.	Dick Smith Ford, Inc. Columbia, SC	One (1) 2025 Ford F-250 Crew Cab Truck for the Street Division, as requested on August 7, 2025.	SC State Contract #4400035139	\$63,721.00
<i>Funding Source: Streets-Water and Sewer Repair - Auto, Trucks, Heavy Equipment - Capital (5513202-658500). The original budget amount is \$63,721.00.</i>				
d.	Blanchard Machinery Company West Columbia, SC	One (1) 926 14A Wheel Loader for the Metro Wastewater Treatment Plant, as requested on August 5, 2025.	SC State Contract #4400035189	\$242,872.00
<i>Funding Source: Utilities Metro Wastewater Plant - Auto, Trucks, Heavy Equipment - Capital (5516208-658500). The original budget amount is \$242,872.00.</i>				



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e.	WMK, LLC Richfield, OH	One (1) 2023 Chrysler Voyager LX Mini Van vehicle for Homeless Services, as requested on August 22, 2025.	GSA Contract #36F79725D0047	\$51,240.00
<i>Funding Source: South Carolina Opioid Recovery Funds - Auto, Trucks, Heavy Equipment - Capital (2209999-658500). The original budget amount is \$51,240.00.</i>				
Total				\$1,017,073.62

17. Council is asked to approve Contract Amendment #3 for Water Tank Ladder Extensions, as requested by Columbia Water on August 13, 2025. Award to Southern Corrosion, Inc., in an amount not to exceed \$51,060.00. The current term of the contract ends on June 30, 2026. This firm is located in Roanoke Rapids, NC. – *Approved*

Funding Source: Utilities Columbia Canal Water Treatment Plant - Professional Services (5516206-636600) and Utilities Lake Murray Water Treatment Plant (5516207-636600). The current budget amount is \$998,264.00. The budget amount for this amendment is \$51,060.00. The total revised budget amount is \$1,049,324.00.

18. Council is asked to approve the Annual Drinking Water Fee, as requested by Columbia Water on August 14, 2025. Award to the South Carolina Department of Environmental Services doing business as SC DES, in the amount of \$66,150.00. The term of services is from July 1, 2025 to June 30, 2026. This vendor is located in Columbia, SC. – *Approved*

Funding Source: Utilities Lake Murray Water Treatment Plant - Miscellaneous Licenses, Fees, and Penalty (5516207-637720) \$33,075.00 and Utilities Columbia Canal Water Treatment Plant - Miscellaneous Licenses, Fees, and Penalty (5516206-637720) \$33,075.00. The original budget amount is \$66,150.00.

19. Council is asked to approve the Annual Fee for One-Call Notification Services for Assistance with Locating Underground Utilities, as requested by Columbia Water on July 7, 2025. Award to Palmetto Utility Protection Service (PUPS), Inc. doing business as South Carolina 811, in the amount of \$113,826.60. The term of services is from July 1, 2025 to June 30, 2026. This vendor is located in Columbia, SC. – *Approved*



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Funding Source: Utilities Water Distribution and Maintenance - Membership and Dues (5516203-631400). The original budget amount is \$113,826.60.

20. Council is asked to approve a new Contract for Grounds Maintenance at Water Tanks, Pump Stations, Pressure Reducing Valves, and the Canal Water Treatment Plant, as requested by Columbia Water on September 5, 2025. Award to Connect Staffing, LLC, in an amount not to exceed \$109,520.00. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date on June 30, 2026, and the option to renew for four (4) additional one-year periods. This vendor is located in Columbia, SC. – *Approved*

Funding Source: Utilities Columbia Canal Water Treatment Plant - Maintenance and Service Contract (5516206-638200) \$79,949.60 and Utilities Lake Murray Water Treatment Plant - Maintenance and Service Contract (5516207-638200) \$29,570.40. The original budget amount is \$109,520.00.

21. Mitigation Credits for Project SD8539; Storm Drain Culvert Extension and Wall Replacement at Manse Street, as requested by Columbia Water on August 6, 2025. Award to Arrowhead Farms, LLC, in the amount of \$89,100.00. This firm is located in Spartanburg, SC. – *Approved*

Funding Source: Stormwater Improvement Capital Project Control - Manse Street Stream Stabilization - Capital Project Costs (5549999-SD853901-658650) \$89,100.00. The original budget amount is \$89,100.00.

22. Council is asked to approve Change Order #1 for Project SS7528; Canopy Storage Area at the Beltline Wastewater Management Facility, as requested by Columbia Water on August 8, 2025. Award to Hammer Construction, LLC, in an amount not to exceed \$187,357.12. The current term of the contract ends on October 1, 2025 and this change order extends the contract to June 18, 2026. This contractor is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Beltline Columbia Storage Canopy - Capital Project Costs - (5529999-SS752801-658650). The current budget amount is \$905,573.90. The budget amount for this change order is \$187,357.12. The revised budget amount is \$1,092,931.02.



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23. Council is asked to approve a new Construction Contract for Project SS7657; Colonial Life Pump Station Force Main Replacement, as requested by Columbia Water on June 11, 2025. Award to McKim and Creed, in an amount not to exceed \$202,700.00. 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 two (2) additional one-year periods. This contractor is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Colonial Life Force Main Replacement - Capital Project Costs (5529999-SS765701-658650). The original budget amount is \$202,700.00.

This is a Mentor Protégé Program project. McKim and Creed is the mentor and will provide lead engineering, design and permitting services at 63.00% (\$127,700.00) of the total contract amount.

Rogers and Callcott an Alliance Technical Group, Inc. Company, located in Columbia, SC, is the protégé and will provide progress meetings, deliverables quality assurance and control, and permitting services at 21.80% (\$44,200.00) of the total contract amount.

The following subcontractors will provide additional services:

Chao and Associates, located in Columbia, SC, will provide topographic survey services, under the protégé, at 8.34% (\$16,900.00) of the total contract amount.

Capstone Civil Group, located in Charlotte, NC, will provide geotechnical exploration services at 6.86% (\$13,900.00) of the total contract amount.

24. Council is asked to approve a new Construction Contract for Project WM4282; Structural Repairs at Various Pressure Reducing Valves (PRVs) Phase I, as requested by Columbia Water on April 29, 2025. Award to M.E. Contracting, LLC, in an amount not to exceed \$207,735.00, 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 seventy (270) days from commencement. This contractor is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Pressure Relief Valve Structural Repairs at Remote Sites - Capital Project Costs (5529999-WM428202-658650). The original budget amount is \$207,735.00.

This is a Mentor Protégé Program Protégé Only project. M.E. Contracting, LLC, a Minority Business Enterprise, is the protege and will provide construction



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management services at 74.59% (\$140,850.00) of the total contract amount.

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

Eargle's Hauling and Landscaping, a Minority Business Enterprise, located in Columbia, SC, will provide concrete and blockwork services at 17.47% (\$33,000.00) of the total contract amount.

Ram Jack, located in Ridgeway, SC, will provide helical piers and grout services at 7.94% (\$15,000.00) of the total contract amount.

25. Council is asked to approve a new Professional Services Contract for Project WM4860/SS7669; Pine Glen Subdivision Water Main Relocation/Sewer Main Rehabilitation, as requested by Columbia Water on August 27, 2025. Award to Michael Baker International, Inc., in an amount not to exceed \$211,053.75, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date fourteen (14) months from commencement and the option to renew for two (2) additional one-year periods. This firm is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Pine Glen Subdivision - Capital Project Costs (5529999-WM486001-658650) \$105,526.87 and Water and Sewer Capital Projects - Pine Glen Subdivision - Capital Project Costs (5529999-SS766901-658650) \$105,526.88. The original budget amount is \$211,053.75.

This is a Mentor Protégé Program Project. Michael Baker International, Inc. is the mentor and will provide utility coordination, gravity sewer review and rehabilitation recommendations, permitting, bidding phase support, and engineer and inspection services at 80.00% (\$146,820.00) of the total contract amount.

Chao and Associates, Inc., a Minority Business Enterprise, located in Columbia, SC, is the protégé and will provide water relocation designs, survey, and construction support services at 20.00% (\$36,705.00) of the total contract amount.

26. Council is asked to approve a new Professional Services Contract for Project SS7636; Solids Handling Professional Support Services, as requested by Columbia Water on August 29, 2025. Award to Hazen and Sawyer in an amount not to exceed \$258,000.00. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date one year from commencement and the option to renew for one (1) additional one-year period. This firm is located in Columbia, SC. – *Approved*



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Funding Source: Utilities Metro Wastewater Plant - Professional Services (5516208-636600). The original budget amount is \$258,000.00.

This is a Mentor Protégé Program project. Hazen and Sawyer is the mentor and will provide operational and maintenance support services at 79.94% (\$206,253.00) of the total contract amount.

Howard Engineering, a Minority Business Enterprise (W), located in Columbia, SC, is the protégé and will provide electrical support and subconsultant coordination services at 20.06% (\$51,747.00) of the total contract amount.

27. Council is asked to approve a new Construction Contract for Project WM4781; Bayside Road 4" and 6" Water Mains, as requested by Columbia Water on August 5, 2025. Award to GH Smith Construction, Inc., in an amount not to exceed \$371,820.00, 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 fifty (150) days from commencement. This contractor is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - 347 Bayside Road Waterline - Capital Project Costs (5529999-WM478101-658650). The original budget amount is \$371,820.00.

This is a Mentor Protégé Program project. GH Smith Construction, Inc. is the mentor and will provide project oversight services at 49.31% (\$152,780.00) of the total contract amount.

Smoak Construction, LLC, a Minority Business Enterprise (W), located in Little Mountain, SC, is the protégé and will provide water main installation services at 20.00% (\$61,970.00) of the total contract amount.

The following subcontractors will provide additional services:

STAlone Waterworks, Inc., located in Columbia, SC, will provide pipe, valves, and fittings at 23.43% (\$72,600.00) of the total contract amount.

Knights Redi Mix, located in Summerville, SC, will provide flowable fill at 4.84% (\$15,000.00) of the total contract amount.

Reeves Construction Company, located in Columbia, SC, will provide asphalt at 2.42% (\$7,500.00) of the total contract amount.



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28. Council is asked to approve a new Professional Services Contract for Project SS7607; Maintenance Support Services at the Metro Wastewater Treatment Plant and Sewer Pump Stations, as requested by Columbia Water on August 4, 2025. Award to Kemp Construction, Inc., in an amount not to exceed \$400,000.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date nine (9) months from commencement and the option to renew for two (2) additional one-month periods. This firm is located in Sherrills Ford, NC. – *Approved*

Funding Source: Utilities Metro Wastewater Plant - Maintenance and Service Contract (5516208-638200). The original budget amount is \$400,000.00

29. Council is asked to approve a new Construction Contract for Project WM481801; Fire Hydrant Repair and Replacement, Water Districts 1 and 4, as requested by Columbia Water on May 14, 2025. Award to Carolina Tap and Bore, Inc., in an amount not to exceed \$1,039,500.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date on June 30, 2026 and the option to renew for four (4) additional one-year periods. This contractor is located in West Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Fire Hydrant Replacement - Districts 1, 4 - Capital Project Costs (5529999-WM481701-658650). The original budget amount is \$1,039,500.00.

The following subcontractor will provide additional services:

STAlone Waterworks, Inc., located in Columbia, SC, will provide repair and replacement materials at 23.09% (\$200,000.00) of the total contract amount.

30. Council is asked to approve a new Construction Contract for Project WM481701; Fire Hydrant Repair and Replacement, Water Districts 2, 3, and 5, as requested by Columbia Water on May 14, 2025. Award to Smoak Construction, in an amount not to exceed \$1,190,542.50, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date on June 30, 2026 and the option to renew for four (4) additional one-year periods. This contractor is located in Little Mountain, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Fire Hydrant Replacement - Districts 2, 3, and 5 - Capital Project Costs (5529999-WM481701-658650). The original budget amount is \$1,190,542.50.



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The following subcontractor will provide additional services:

STAlone Waterworks, Inc., located in Columbia, SC, will provide underground utility components at 30.24% (\$300,000.00) of the total contract amount.

31. Council is asked to Ratify eleven (11) Emergency Procurements, as requested by Columbia Water. Award to the lowest responsive bidder for each project in the total amount of \$1,939,423.62. – *Approved*

Item	Vendor	Description	Amount
a.	GH Smith Construction Company, Inc. Columbia, SC	Asphalt repair on 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>			
b.	Pascon, LLC Lexington, SC	Digester #1 solids removal at the Metro Wastewater Treatment Plant, as requested on May 30, 2025.	\$96,433.50
<i>Funding Source: Utilities Metro Wastewater Treatment Plant - Special Projects (5516208-638500). The original budget amount is \$96,433.50.</i>			
c.	Tencarva Machinery Company Columbia, SC	Purchase of two (2) mixed sludge pumps at the Metro Wastewater Treatment Plant, as requested on May 30, 2025.	\$156,600.00
<i>Funding Source: Utilities Metro Wastewater Treatment Plant – Machinery and Equipment-Capital (5516208-658300). The original budget amount is \$156,600.00.</i>			
d.	Lake Murray Utility Company, Inc. Chapin, SC	Repair work on a broken waterline at 606 Trenholm Road, as requested on June 10, 2025.	\$125,280.00
<i>Funding Source: Engineering-Water Systems Improvement – Special Contracts-Water/Sewer, Stormwater (5516220-638305). The original budget amount is \$125,280.00.</i>			
e.	Charles R. Underwood, Inc. Sanford, NC	Purchase of a United Flo Pump to replace the existing Morris Pump at the Metro Wastewater Treatment Plant, as requested on June 20, 2025.	\$146,673.72
<i>Funding Source: Utilities Metro Wastewater Treatment Plant – Machinery and Equipment-Capital (5516208-658300). The original budget amount is \$146,673.72.</i>			



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f.	TK Elevator Corporation Atlanta, GA	Elevator repair at 1800 Main Street, as requested on June 26, 2025.	\$58,244.56
<i>Funding Source: General Support Services – Buildings and Fixed Equipment (1011201-659300). The original budget amount is \$58,244.56.</i>			
g.	CR Jackson, Inc. Columbia, SC	Asphalt repair at 5017 Two Notch Road, as requested on July 11, 2025.	\$86,347.75
<i>Funding Source: Engineering – Water Systems Improvement – Special Projects (5516220-638500). The original budget amount is \$86,347.75.</i>			
h.	Accessible Technologies, Inc. Lenexa, KS	Purchase of a thickener wet well blower, as requested on July 25, 2025.	\$54,648.00
<i>Funding Source: Utilities Metro Wastewater Treatment Plant – Machinery and Equipment-Capital (5516208-658300) \$52,272.00; Utilities Metro Wastewater Plant – Equipment Repair/Services Supply (5516208-631800) \$2,376.00. The original budget amount is \$54,648.00.</i>			
i.	L-J, Inc. Cayce, SC	Martha's Glen Stormwater pipe replacement, as requested on July 25, 2025.	\$421,400.53
<i>Funding Source: Storm Water Improvement Capital Project Control – Martha's Glen Pipe Replacement – Capital Project Costs (5549999-SD853801-658650). The original budget amount is \$421,400.53.</i>			
j.	L-J, Inc. Cayce, SC	Queen and Preston Street manhole replacement, as requested on August 22, 2025.	\$453,567.00
<i>Funding Source: Storm Water Improvement Capital Project Control – Queen/Preston Manhole Replacement – Capital Project Costs (5549999-SD855001-658650). The original budget amount is \$453,567.00.</i>			
k.	Lake Murray Utility Company, Inc. Chapin, SC	Thornwell Court waterline upgrade, as requested on August 22, 2025.	\$133,459.20
<i>Funding Source: Water and Sewer Capital Projects – Thornwell Water Maintenance Upgrade - Capital Project Costs (5529999-WM486701-658650). The original budget amount is \$133,459.20.</i>			
Total			\$1,939,423.62

32. Ordinance No.: 2025-070 - Granting an encroachment to Peter Currence for the use of the right of way area of the 3800 block of Kilbourne Road for the installation and maintenance of brick columns adjacent to 3806 Kilbourne Road, Richland County TMS# 13905-09-02 – *Approved on second reading.*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

First reading approval was given on August 19, 2025.

33. Ordinance No.: 2025-062 - Granting a Franchise to Michael J. Coombes, Jr. d/b/a Lissa's Dawgs for operation of a stationary sidewalk vending cart at 1333 Main Street – *Approved on second reading.*

First reading approval was given on August 19, 2025.

34. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to amend standards for duplexes and setbacks in RD-MV District – *Approved on second reading.*

Ordinance No.: 2025-038 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts, (i) RD-MV: Residential Two-Family Mill Village District – Approved on second reading.

Proposal: Amend the Unified Development Ordinance, Chapter 17, Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts (i) RD-MV: Residential Two-Family Mill Village District to permit two-family dwellings on lots of record meeting specified criteria and amend setback requirements.

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Approval

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

First reading approval was given on August 19, 2025.

35. ZONING MAP AMENDMENT for 1013 Duke Avenue, TMS# 09214-01-04 – *Approved on second reading.*

Ordinance No.: 2025-065 - Amending the Official Zoning Map to modify the zoning for 1013 Duke Avenue, Richland County TMS # 09214-01-04 – Approved on second reading.

Proposal: Request to rezone the property from Planned Development District (PD) in a Historic Preservation Overlay District (OV-HP) to Residential Mixed District (RM-1) in a Historic Preservation Overlay District (OV-HP).

Council District: 1



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

Applicant: Jeremy Shreve, Lenoir Rhyne University

Staff Recommendation: Approval

PC Recommendation: 07/10/2025; Approval (6-0)

First reading approval was given on August 19, 2025.

36. ZONING MAP AMENDMENT for 1001, 1005, 1007, 1009, 1011, and 1103 Wildwood Avenue, TMS# 09215-18-11, 09215-18-10, 09215-18-09, and 09215-17-01 – *Approved on second reading.*

Ordinance No.: 2025-066 - Amending the Official Zoning Map to modify the zoning for 1001, 1005, 1007, 1009, 1011, and 1103 Wildwood Avenue, Richland County TMS # 09215-18-11, 09215-18-10, 09215-18-09, and 09215-17-01- Approved on second reading.

Proposal: Request to rezone the property from Planned Development District (PD) in a Historic Preservation Overlay District (OV-HP) to Residential Single Family – Small Lot District (RSF-3) in a Historic Preservation Overlay District (OV-HP).

Council District: 1

Applicant: Jeremy Shreve, Lenoir Rhyne University

Staff Recommendation: Approval

PC Recommendation: 07/10/2025; Approval (6-0)

First reading approval was given on August 19, 2025.

37. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 302 Turnwall Lane, TMS# 28911-03-02 – *Approved on second reading.*

Ordinance No.: 2025-67 - Annexing 302 Turnwall Lane, Richland County TMS # 28911-03-02 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 Residential Small Lot (UER-1) and assign zoning of Planned Development District (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

County.

Council District: 4

Applicant: Florence D. Davidson

Staff Recommendation: Approval

PC Recommendation: 07/10/2025; Approval (6-0)

First reading approval was given on August 19, 2025.

38. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 229 Charles Towne Court, TMS# 19206-09-20 – *Approved on second reading.*

Ordinance No.: 2025-068 - Annexing 229 Charles Towne Court, Richland County TMS # 19206-09-20 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 Residential Large Lot (UER-2) and assign zoning of Residential Single Family – Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 2 (R2) by Richland County.

Council District: 4

Applicant: Simon Holliday, Jr.

Staff Recommendation: Approval

PC Recommendation: 07/10/2025; Approval (6-0)

First reading approval was given on August 19, 2025.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

CONSIDERATION OF BIDS, CONTRACTS AND CHANGE ORDERS

39. Council is asked to approve Contract Amendment #4 for Project PK005608; Finlay Park Revitalization and Construction Services, as requested by the Parks and Recreation Department on September 8, 2025. Award to Mashburn Construction Company, Inc., in an amount not to exceed \$687,198.00. The current term of the contract ends on January 7, 2026. This contractor is located in Columbia, SC. – *Approved*

Funding Source: General Capital Projects - Finlay Park Rehabilitation - Capital Project Costs (4039999-PK005608-658650). The current budget amount is \$24,251,865.12. The budget amount for this amendment is \$687,198.00. The revised budget amount is \$24,939,063.12

Mashburn Construction Company, Inc., is the prime and will provide general contractor services at 51.14% (\$351,461.00) of the total amendment amount.

The following subcontractor will provide additional services:

Pickletile, LLC, located in Austin, TX, will provide turnkey pickle ball court services at 23.52% (\$161,646.00) of the amendment amount.

Brabham Fence Company located in Columbia, SC, will provide exterior fencing services at 25.34% (\$174,091.00) of the amendment amount.

Mayor Rickenmann noted for the record that previously appropriated funds will cover the contract for fencing, pickleball, and related items.

Upon a motion made by Mr. Bailey and seconded by Mr. McDowell, Council voted unanimously to approve Contract Amendment #4 for Project PK005608; Finlay Park Revitalization and Construction Services, as requested by the Parks and Recreation Department on September 8, 2025. Award to Mashburn Construction Company, Inc., in an amount not to exceed \$687,198.00. The current term of the contract ends on January 7, 2026. This contractor is located in Columbia, SC.

Ms. Teresa Wilson, City Manager thanked City Council for their support of the revitalization of Finlay Park. This has been one of the most significant projects as of late and we look forward to the community being able to see it on November 15, 2025.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

Council opened the public hearing at 5:46 p.m.

40. Amendment to the Unified Development Ordinance to include 2608 Cardinal Street, TMS#09114-02-24, as a Type 3 Landmark – *Approved on first reading.*

Ordinance No.: 2025-073 - Amending the Unified Development Ordinance of the City of Columbia, South Carolina, Appendix C: Type 3 Landmarks – Approved on first reading.

Proposal: Amend the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

Council District: 1

Applicant: Andrew Livengood, Zoning Administrator, Planning & Development Services

Staff Recommendation: Approval

PC Recommendation: 08/14/2025; Approval (5-0)

D/DRC Recommendation: 08/21/2025; Approval (6-0)

Mayor Rickenmann requested clarification of what a Type 3 Landmark is.

Ms. Krista Hampton, Director of Planning and Development Services explained that a Type III landmark is of local historical significance, though not as great as Types I or II. The designation discussed applied to mid-century homes originally built for physicians at the Bull Street campus. While located in the Cottontown district, the property does not contribute to the district and will instead be designated individually.

Upon a motion made by Ms. Herbert and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to Ordinance No.: 2025-073 - Amending the Unified Development Ordinance of the City of Columbia, South Carolina, Appendix C: Type 3 Landmarks to include 2608 Cardinal Street.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

41. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 3404 Two Notch Road, 3422 Two Notch Road, and 1138 Head Street, TMS# 14102-06-23 – *Approved on first reading.*

Ordinance No.: 2025-074 - Annexing 3404 Two Notch Road, 3422 Two Notch Road, and 1138 Head Street, Richland County TMS # 14102-06-23 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on first reading.

Proposal: Request to annex the property, assign the land use classification of Community Activity Corridor (AC-2) and assign zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Council District: 2

Applicant: Joseph McDougall

Staff Recommendation: Approval

PC Recommendation: 08/14/2025; Approval (5-0)

Ms. Diane Wiley, 4036 Webb Street asked for clarity about the zoning for this property. She also raised concerns about undocumented rentals and disruptive activity in her neighborhood. She voiced opposition to certain businesses such as liquor stores and tattoo parlors.

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 3404 Two Notch Road, 3422 Two Notch Road, and 1138 Head Street, TMS# 14102-06-23 **and** Ordinance No.: 2025-074 - Annexing 3404 Two Notch Road, 3422 Two Notch Road, and 1138 Head Street, Richland County TMS # 14102-06-23 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

42. ZONING MAP AMENDMENT for Portion of 151 Clemson Road, TMS# 25705-07-27 (portion) – *Approved on first reading.*

Ordinance No.: 2025-075- Amending the Official Zoning Map to modify the zoning for portion of 151 Clemson Road, Richland County TMS # 25705-07-27 (portion) – Approved on first reading.

Proposal: Request to rezone the property from Mixed Use District (MU-2) to Mixed Use District (MU-2), Outdoor Advertising Sign Overlay District (OV-OAS) to allow an outdoor advertising (billboard) sign.

Council District: 4

Applicant: Mason Sullivan, Lamar Advertising of Columbia

Staff Recommendation: Denial

PC Recommendation: 08/14/2025; Approval (4-2)

Mr. Mason Sullivan, applicant thanked City Council for their consideration on the matter and commended City staff, noting positive experiences over the past several years with the Planning, Forestry, Business Licensing, and Building departments. He specifically recognized Mr. Andrew Livengood and Ms. Lucinda Statler for their assistance. He explained that the company is requesting to remove two billboards in order to rebuild one at a suitable location.

There was discussion about the selection of billboards; project status; advertisement suggestion; the staff recommendation of denial; neighborhood concerns; and rezoning signage.

Upon a motion made by Mr. Brown and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to the Zoning Map Amendment for a Portion of 151 Clemson Road, TMS# 25705-07-27 (portion) **and** Ordinance No.: 2025-075- Amending the Official Zoning Map to modify the zoning for portion of 151 Clemson Road, Richland County TMS # 25705-07-27 (portion).

Council closed the public hearing at 5:56 p.m.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

RESOLUTION

43. Resolution No.: R-2025-066 - Resolving to Consider Ordinance No.: 2025-079 Amending the 1998 Code of Ordinances, Chapter 17 (Unified Development Ordinance) §17-4.2(b)(4) Principal Use Table for Base Zoning Districts; and §17-9.3(a)5.j.3; and adding §17-9.3(a)5.j.4; and Setting and Advertising to the Public the Date of a Public Hearing on this Ordinance; and, referring this Ordinance to the Planning Commission for its Consideration; and Invoking the Pending Ordinance Doctrine with Respect to this Ordinance - *Deferred*

Councilor Brennan stated a potential conflict of interest and abstained from discussing this and future short term rental matters. As a commercial real estate developer with an ownership share in a downtown property under construction, he explained the property may include long-term, midterm, and short-term rental options and that his abstention is per the recommendation of City legal counsel.

Upon a motion made by Mayor Rickenmann and seconded by Mr. Brown, Council voted unanimously to defer Resolution No.: R-2025-066 - Resolving to Consider Ordinance No.: 2025-079 Amending the 1998 Code of Ordinances, Chapter 17 (Unified Development Ordinance) §17-4.2(b)(4) Principal Use Table for Base Zoning Districts; and §17-9.3(a)5.j.3; and adding §17-9.3(a)5.j.4; and Setting and Advertising to the Public the Date of a Public Hearing on this Ordinance; and, referring this Ordinance to the Planning Commission for its Consideration; and Invoking the Pending Ordinance Doctrine with Respect to this Ordinance. Mr. Brennan abstained from voting due to a potential conflict of interest.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

ORDINANCES - SECOND READING

44. Ordinance No.: 2025-064 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article IX, Short-term rental regulations – *Approved on second reading.*

First reading approval was given on August 5, 2025.

Upon a motion made by Mayor Rickenmann and seconded by Mr. Bailey, Council voted unanimously to give second reading approval to Ordinance No.: 2025-064 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article IX, Short-term rental regulations subject to the following additional amendments. Mr. Brennan abstained from voting due to a potential conflict of interest.

In section 5-401, definition of responsible local representative – we are not adding the requirement that the responsible local representative have a property manager's license. We are only adding the last sentence, which is, "The responsible local representative may be the property owner or his or her designee."

In section 5-402, subsection 8, the minimum guest's age is changed from 18 in the original ordinance to 21. This is different than the previously discussed potential change to 25.

In section 5-402, subsection 9, the minimum stay will not be edited and will remain at one night.

In section 5-402, subsection 12, we will not be adding the last sentence of the proposed edit. We will only be adding, "These parking spaces cannot be street parking spaces."

In section 5-402, subsection 16, the proposed language stated that a local booking **MUST** be canceled. This is being changed to state that, "Such a booking **MAY** be canceled..."



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

In section 5-403, subsection a, the second and third sentences will be deleted. These reflected grace periods during the original implementation of the STR permitting process. Removing them will prevent future misunderstandings that may include the idea that a new STR can function for any period of time without a permit.

In section 5-410, we are adding language to make each violation of the ordinance a punishable by a \$500 fine if the owner does not come into compliance after a 15-day notice period. The full section will read, “The failure of an STR owner to obtain a permit in accordance to and abide by the provisions of this section, within 15 days after notice of noncompliance, shall result in an administrative penalty of \$500.00 per offense. Each day of violation shall be considered a separate offense.”

ORDINANCES - FIRST READING

45. Ordinance No.: 2025-063 - Repealing Ordinance No.: 2025-054 that Established 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 – *Deferred*

Upon a motion made by Mayor Rickenmann and seconded by Mr. McDowell, Council voted unanimously to defer Ordinance No.: 2025-063 - Repealing Ordinance No.: 2025-054 that Established 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. Mr. Brennan abstained from voting due to a potential conflict of interest.

46. Ordinance No.: 2025-071 - Approval for Conveyance of Tract 15 (0.078 Acre) Being a Portion of the Columbia Northeast Fire & Police Station located at 446 Spears Creek Church Road to the South Carolina Department of Transportation for Spears Creek Church Road Widening Project; Richland County TMS#25700-02-15 (Portion); CF#250-669 – *Approved on first reading.*

Upon a motion made by Mr. Bailey and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to Ordinance No.: 2025-071 - Approval for Conveyance of Tract 15 (0.078 Acre) Being a Portion of the Columbia Northeast Fire & Police Station located at 446 Spears Creek Church Road to the South Carolina Department of Transportation for Spears Creek Church Road Widening Project; Richland County TMS#25700-02-15 (Portion); CF#250-669.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

47. Ordinance No.: 2025-072 - Amending the Business License Ordinance of the City of Columbia to update the class schedule as required by Act 176 of 2020 – *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.: 2025-072 - Amending the Business License Ordinance of the City of Columbia to update the class schedule as required by Act 176 of 2020.

48. Ordinance No.: 2025-076 - Authorizing the City of Columbia, South Carolina, to execute and deliver an equipment lease purchase agreement in the amount of not exceeding \$4,000,000 between the City and the Lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto. – *Approved on first reading.*

Upon a motion made by Mr. Bailey and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to Ordinance No.: 2025-076 - Authorizing the City of Columbia, South Carolina, to execute and deliver an equipment lease purchase agreement in the amount of not exceeding \$4,000,000 between the City and the Lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto.

49. Ordinance No.: 2025-077 - Authorizing the City Manager to Execute Leases for Hazard Mitigation Grant Program/Housing and Urban Development Flood Properties Acquired through the FEMA Disaster Relief and Emergency Assistance Act for 1735 Roslyn Drive and 1651 Roslyn Drive – *Approved on first reading as amended.*

Upon a motion made by Mr. Bailey and seconded by Mr. Brennan, Council voted unanimously to give first reading approval to Ordinance No.: 2025-077 - Authorizing the City Manager to Execute Leases for Hazard Mitigation Grant Program/Housing and Urban Development Flood Properties Acquired through the FEMA Disaster Relief and Emergency Assistance Act for 1735 Roslyn Drive and 1651 Roslyn Drive, as amended to withdraw 1735 Roslyn Drive.

50. Ordinance No.: 2025-078 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Vulcan Development, LLC – Richland County Portion of TMS# R09113-16-01) – *Approved on first reading.*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

Endorsed by the Economic Development & Infrastructure Committee on August 26, 2025.

Upon a motion made by Mr. Brown and seconded by Mr. Brennan, Council voted unanimously to give first reading approval to Ordinance No.: 2025-078 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Vulcan Development, LLC – Richland County Portion of TMS# R09113-16-01).

RESOLUTIONS

51. Resolution No.: R-2025-057 - Authorizing acceptance and dedication of streets known as a portion of Ashcroft Circle, Brockway Drive, Clairmeade Way and Durwin Way, located in Ashcroft, Phase 1; Richland County TMS#25711-05-01; CF#352-49 – *Approved*

Upon a motion made by Mr. Bailey and seconded by Mr. Brown, Council voted unanimously to approve Resolution No.: R-2025-057 - Authorizing acceptance and dedication of streets known as a portion of Ashcroft Circle, Brockway Drive, Clairmeade Way and Durwin Way, located in Ashcroft, Phase 1; Richland County TMS#25711-05-01; CF#352-49.

52. Resolution No.: R-2025-058 - Authorizing acceptance and dedication of streets known as Old LeGrand Road (formerly S-40-1296 and L-4592; 75' R/W) and Old LeGrand Road Relocation (0.23 Acre; 4.24' to 25' to 33' R/W); Richland County TMS#17104 and TMS#17104-02-05; CF#250-649 & CF#355-77 – *Approved*

Upon a motion made by Mr. Brennan and seconded by Ms. Herbert, Council voted unanimously to approve Resolution No.: R-2025-058 - Authorizing acceptance and dedication of streets known as Old LeGrand Road (formerly S-40-1296 and L-4592; 75' R/W) and Old LeGrand Road Relocation (0.23 Acre; 4.24' to 25' to 33' R/W); Richland County TMS#17104 and TMS#17104-02-05; CF#250-649 & CF#355-77.

53. Resolution No.: R-2025-059 - Authorizing Condemnation for Easement Acquisition for CIP Project #SS7620 for the Swygert Creek Sanitary Sewer Trunk Line; Richland County TMS#12200-02-28 and TMS#12300-13-29; CF#250-578 (CF# DPO-2023-04-0031) – *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

Upon a motion made by Mr. Bailey and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2025-059 - Authorizing Condemnation for Easement Acquisition for CIP Project #SS7620 for the Swygert Creek Sanitary Sewer Trunk Line; Richland County TMS#12200-02-28 and TMS#12300-13-29; CF#250-578 (CF# DPO-2023-04-0031).

54. Resolution No.: R-2025-062 - Authorizing acceptance and dedication of streets known as a portion of Sycamore Leaf Lane, Magnolia Petal Drive, and Sapphire Gem Lane, located in The Cottages at Woodcreek; Richland County TMS#25716-06-01; CF#352-39 - *Approved*

Upon a motion made by Ms. Herbert and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2025-062 - Authorizing acceptance and dedication of streets known as a portion of Sycamore Leaf Lane, Magnolia Petal Drive, and Sapphire Gem Lane, located in The Cottages at Woodcreek; Richland County TMS#25716-06-01; CF#352-39.

55. Resolution No.: R-2025-064 - Approving the Installation of a Public Art Project at Saluda Riverwalk - *Approved*

Endorsed by the Arts, Historic Preservation & Philanthropy Committee on August 5, 2025.

Upon a motion made by Mr. Bailey and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2025-064 - Approving the Installation of a Public Art Project at Saluda Riverwalk.

Mayor Rickenmann explained that 12 different locations have been selected across the city for 34 peace poles. I hope people will enjoy them and have the opportunity to embrace their meaning and the artistic efforts behind them.

EVENT RESOLUTIONS

56. Resolution No.: R-2025-043 - Authorizing consumption of beer, wine, and liquor at Frosted Blooms within the 1300 and 1400 blocks of Blanding Street on Saturday, October 11, 2025 - *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to approve Resolution No.: R-2025-043 - Authorizing consumption of beer, wine, and liquor at Frosted Blooms within the 1300 and 1400 blocks of Blanding Street on Saturday, October 11, 2025.

57. Resolution No.: R-2025-056 - Ratifying and Authorizing the consumption of beer and wine only at Town Theatre's Season Opening Party at 1012 Sumter Street on Friday, September 12, 2025 – *Approved*

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to approve Resolution No.: R-2025-056 - Ratifying and Authorizing the consumption of beer and wine only at Town Theatre's Season Opening Party at 1012 Sumter Street on Friday, September 12, 2025.

APPOINTMENTS

58. Columbia Tree and Appearance Commission – *Approved*

Upon a motion made by Ms. Herbert and seconded by Mr. Brown, Council voted unanimously to approve the appointment of Ms. Betsy Williamson, Mr. Gray Taylor, Ms. Susan Hitchcock and Mr. Casey Williams to the Columbia Tree and Appearance Commission for a three-year term.

59. Food Policy Committee – *Approved*

Upon a motion made by Mayor Rickenmann and seconded by Mr. McDowell, Council voted unanimously to approve the appointment of Ms. Erin Brown, Ms. Alexis Free-Jenkins, Ms. Julia Turner, Ms. Aliyah Scott, and Ms. Kimyatta Southern to the Food Policy Committee for a two-year term.

60. Parks and Recreation Foundation – *Approved*

Upon a motion made by Ms. Herbert and seconded by Mr. Brennan, Council voted unanimously to approve the appointment of Mr. Bob Evans and Mr. Brandon Buchanan to the Parks and Recreation Foundation for a three-year term.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

CITY COUNCIL COMMITTEE REPORTS, REFERRALS AND NEW BUSINESS

Upon a motion made by Mr. Brennan and seconded by Ms. Herbert, Council voted unanimously to refer a contractual discussion on the Transit Center to the Economic Development and Infrastructure Committee.

Mayor Rickenmann reported that during the previous Council Legislative Committee meeting, new information was provided regarding local government authority to regulate golf cart use. He noted the increased commercial use of golf carts and suggested reviewing the current ordinance to consider potential safety updates. He also shared that he has received multiple constituent complaints regarding noncompliance with road requirements.

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to refer the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic to the Public Safety Committee to discuss golf cart regulations, as requested by The Honorable Daniel J. Rickenmann.

PUBLIC INPUT

Mr. Deon Generette shared information about *Biz Arts*, a collaboration with the Office of Business Opportunities. The initiative aims to fuse business and the arts to support small businesses and creatives while aligning with the City's vision for growth. The first event will be held on Sunday, September 21, 2025 at the Columbia Museum of Art and will feature local partners including Mark Rapp of Cola Jazz, Jared Jenkins, representatives from Richland County, and Councilman Bailey.

Mr. Wade Fulmer expressed concerns with nuisance dog barking and an over 22-month delay in resolving his issue.

EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to enter into Executive Session at 6:25 p.m. to discuss **Items 61** through **64**.

61. Discussion of negotiations incident to the proposed sale of property §30-4-70(a)(2)

- *801 Blossom Street*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, SEPTEMBER 16, 2025

- *816 Greene Street*
62. 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)
- *Project Congaree*
63. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)
- *Homeless Services*
64. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)
- *Swinda Evans v. City of Columbia*
 - *Timothy Davis v. City of Columbia*
 - *Junior Williams v. City of Columbia*
 - *Estate of Ashley Brown v. City of Columbia*

ADJOURNMENT

The meeting was adjourned at 7:57 p.m.

Respectfully submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk