

ORIGINAL

RESOLUTION NO.: R-2025-054

*Authorizing the City Manager to execute a Memorandum of Agreement
Between the City of Columbia and Stars & Stripes 3T, LLC, for the Arabella Springs Offsite
Water Main Expansion Project, CIP Project # WM4878*

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this 5th day of August, 2025, that the City Manager is hereby authorized to execute the attached Memorandum of Agreement, or on a form to be approved by the City Attorney, between the City of Columbia and Stars and Stripes 3T, LLC, for the Arabella Springs Offsite Water Main Expansion Project, CIP Project # WM4878.

Requested by:

City Manager _____

Mayor _____




Approved by:


City Manager

ATTEST:

Approved as to form:


City Attorney


City Clerk

Introduced: 08/05/2025
Final Reading: 08/05/2025

STATE OF SOUTH CAROLINA)
) **MEMORANDUM OF AGREEMENT**
COUNTY OF RICHLAND)

This “Agreement” is entered into by and between the City of Columbia, South Carolina (the “City”), a municipal corporation, and Stars & Stripes 3T, LLC (“Owner”), a Delaware limited liability company referred to herein as the “Parties”.

WITNESSETH THAT:

WHEREAS, Owner is the owner of certain real property located in Richland County, South Carolina, identified as Richland County TMS#23500-05-03 containing 202.56 acres and Richland County TMS#23400-01-38 containing 19.98 acres for the development of Arabella Springs Subdivision (CF#DPO-2024-01-0006), and more particularly described on Exhibit “A” hereto (the “Owner Property”), and Owner desires to develop the Owner Property into a residential neighborhood with approximately 556 units, provided however, that Owner may adjust its plan and/or may acquire additional land which shall form a portion of the “Owner Property” in which event(s) the unit count would be adjusted accordingly. The Owner Property is anticipated to be serviced by Columbia Water’s municipal water system which a portion shall be built as described herein; and

WHEREAS, the City provides water service to various service areas within Richland County, South Carolina, including the service area where the Owner Property is located; and

WHEREAS, Owner shall provide the permanent on-site and off-site infrastructure to adequately service the Owner Property with a system of municipal potable water with adequate distribution capacity and water pressure; and

WHEREAS, costs shall be allocated between parties for the infrastructure construction as described herein; and

WHEREAS, the City and Owner have agreed to cooperate as set forth herein, to facilitate said development of the water infrastructure to service the Owner Property; and

WHEREAS, Owner and the City desire to enter into a Memorandum of Agreement to provide for the construction of the water supply system more particularly described on Exhibit “B” attached hereto (the “Project”), and generally described as approximately 4,871 linear feet of 16-inch water line and approximately 10,796 linear feet of 12-inch water line to provide service to the Owner Property and surrounding areas, and to set forth the structure for establishing each Party’s rights and obligations as to the payment, management, construction, completion, commissioning, and dedication of the Project; and

WHEREAS, the Parties intend that additional Owners may join this Agreement and share in the cost of the Project upon mutual written agreement of both Parties.

NOW THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the City and Owner agree as follows:

1. Project Plans. The Project has been designed and shall be constructed in accordance with the City of Columbia standards and regulations, in collaboration with Owner and the City. The plans and specifications for the Project as approved by the City are attached hereto as Exhibit "C" (the "Plans"). The Plans shall remain approved until such time as the approved permit expires unless changes are requested, reviewed, and approved by the City. The City agrees to renew and/or extend the Plans in the event commencement of construction is delayed due to a delay in completion of the City Project (defined below)

2. Easements. All necessary easements indicated by the Plans have been identified and Owner has previously obtained Agreements for Right of Way and Grant of Easement (the "Easement Agreement") from identified easement grantors, whereby each grantor agrees to provide to the City a water main easement, together with a temporary access and construction easement. Owner will be responsible for obtaining each actual easement pursuant to the Easement Agreement, including but not limited to permissions to survey, notifications of survey, facilitating the execution of easements by property owners, and submittal of original easements to the City's Real Estate office prior to Owner's Intended Start Date (as hereinafter defined). All easement documents shall be written by the City's Real Estate office in accordance with City standards. Notwithstanding the foregoing, the City agrees to use best efforts to assist Owner in obtaining the easements upon request from Owner. All actual hard and soft costs associated with easement agreements and easement acquisitions shall be borne by the Owner, unless conditionally excepted elsewhere in this Agreement, but shall be included in the definition of "Project Costs" (hereinafter defined).

3. Project Construction. Owner shall design and construct, or cause to be designed and constructed, the water line and appurtenances to convey water from the City's existing system to serve the Owner Property in accordance with the following:

a. The project starts at a tie into an existing 42-inch waterline at Kelly Mill Road and Rimer Pond Road and consists of 4,871 LF of 16-inch waterline along Hardscrabble Road from Kelly Mill Road and Rimer Pond Road to Langford Road, and approximately 10,796 LF of 12-inch waterline along Grover Wilson Road from the intersection of Langford Road, continuing down Grover Wilson Road and Zion Church Road to the development site tie-in.

b. The Water Line and appurtenances have been designed in accordance with the City's engineering design regulations and specifications and must be submitted to the City for review and approval before beginning construction. Owner is responsible for managing the project through construction completion. This includes but is not limited to, design, surveying, permitting, wetland consulting, easement acquisition, bidding, construction, construction oversight, and reporting. Owner may engage a qualified construction manager to oversee the Project on its behalf. Owner shall cause the Project to be delivered in a good and workmanlike manner, free of liens.

- c. Changes in the design during construction shall be submitted to the City for review and approval prior to being issued to the Contractor. Owner shall include the City designees to attend monthly design updates/meetings and construction meetings.
- d. The Water Line design has been upsized as set forth in the Plans to provide additional future capacity as determined by the City and incorporated into this Agreement.
- e. A City inspector/administrator will be assigned to the construction project. The Owner shall include them in monthly progress meetings during construction. The City inspector/administrator has the right, but not the obligation, to inspect the contractor's performance against the City requirements, plans and specifications.
- f. Required testing, progress meeting minutes, updated schedules, and other relevant project documentation shall be provided to the City inspector/administrator.
- g. Once construction is completed, a final copy of all required forms and documents are turned into the City Utility Project Coordinator. The City shall review and if approved, issue an O&M letter. The engineer requests final permit to operate from SCDHEC.
- h. Upon completion of construction and approval for acceptance by the City and completion of all required closeout documents and approvals, the water line, utility easements, and appurtenances shall be turned over to the City for ownership and maintenance within a commercially reasonable time frame in accordance with applicable law. A final copy of all required forms and documents shall be delivered by Owner to the City Utility Coordinator. Upon completion and satisfaction of all City requirements identified or referenced herein, the City shall accept the Project as public property. The water line and appurtenances are the responsibility of the Owner until turned over to the City for ownership and maintenance at the end of construction.
- i. Owner shall not be required to post any bonds in connection with the Project.
- j. Upon completion of the Project, the City shall allocate water capacity sufficient for the Owner Property for a period of fifteen (15) years from the date horizontal development commences on the Owner Property (so long as horizontal development commences on the first phase of the Owner Property within three (3) years of the date of this Agreement), not to exceed 556 single family residential units unless reviewed and approved by the City (or such additional amount as may be reviewed and approved if an Additional Owner is added via joinder). The City shall provide a water allocation letter to Owner sufficient for the Owner Property (and any Additional Owner's property) within thirty (30) days after completion of the Project.

4. Project Costs. As used in this Agreement, "Project Costs" shall mean the aggregate sums due the general contractors, engineers and consultants for the design of the Project, the aggregate sums due to any general contractors, engineers and consultants and

other contractors and material suppliers for labor and materials in connection with the development and construction of the Project, including but not limited to site work, landscaping, on-site improvements, testing, easement acquisition (including any purchase price up to the appraised value), interest and other expenses with respect to any financing, costs of insurance premiums, legal administration costs (excluding litigation costs), and any and all actual costs associated with the design and construction of the Project. **“Hard Construction Costs,”** as used in this Agreement, shall mean the aggregate sums due to the general contractor, sub-contractors, and material suppliers for labor and materials in connection with the physical construction of the infrastructure, including but not limited to site work, installation of lines and appurtenances, landscaping, hard surface repair, and other physical improvements required for construction of the infrastructure. **“Hard Construction Costs”** shall not include, *inter alia*, engineering, surveying, design, consulting, permitting, testing, easement acquisition, interest, financing, insurance, legal, and any other costs not a direct component of the actual physical construction of the offsite infrastructure.

a. It is explicitly understood that the City has capped its contribution to this project at an amount not to exceed two million five hundred thousand (\$2,500,000) dollars, which shall be applied toward **Hard Construction Costs**. Owner has previously obtained bids for the Project as a whole, as well as for the **“Hard Construction Costs”** for the infrastructure. Owner currently estimates the Project Costs to be \$4,764,897 (the **“Estimated Project Costs”**), and the Hard Construction Costs to be \$3,964,897 (the **“Estimated Hard Construction Costs”**), which the City hereby acknowledges is a fair and accurate estimation of each as of the date of this Agreement. However, Owner does not intend to commence construction on the Project until the fourth quarter of 2025, or as may be otherwise required for practical considerations (the **“Intended Start Date”**). Owner and the City understand and acknowledge that outside market driven forces, including without limitation the cost of supplies and labor, can affect the actual Project Costs upward or downward. In the event that the actual Hard Construction Costs drop below \$2,500,000, the City will apply the balance in aid of other documented Project Costs. In the event of a cost escalation for any reason whatsoever resulting in the actual Hard Construction Costs exceeding the current Estimated Hard Construction Costs, the City’s contribution will remain capped at two million five hundred thousand (\$2,500,000) dollars. Nothing herein shall be construed to prevent the Owner from procuring additional or updated bids for the project in an attempt to obtain more favorable costs.

b. The City shall be entitled to approve any change order for the design or physical construction of the Project (scope or materials), but the City shall not be entitled to approve any change order which only adjusts the Project Costs.

5. Reimbursements to Owner.

a. **Pay Difference Reimbursement.** In order for the Project to serve other properties in the area, the City has required that the Plans be upsized to increase water flow and capacity beyond that which is required to service the Owner Property. Based on

potential future benefits, the City has allocated up to two million five hundred thousand (\$2,500,000) dollars as a contribution toward the Project Costs, with primacy toward hard Construction Costs (the “City Proportionate Share”). Accordingly, Owner shall be responsible for any cost in excess of two million five hundred thousand (\$2,500,000) dollars for the Project (the “Owner Proportionate Share”) and The City shall reimburse Owner up to two million five hundred thousand (\$2,500,000) dollars for the documented actual Hard Construction Costs (the “Pay Difference Reimbursement”). Upon the date that Owner delivers to the City the Owner’s engineer’s certificate certifying that fifty percent (50%) of the Project has been constructed (7,833 linear feet of pipe has been installed), together with all documents needed to support the Hard Project Costs expended to date and a W9, the City will reimburse up to One Million Two Hundred Fifty Thousand and No/100 Dollars (\$1,250,000.00) from the Pay Difference Reimbursement within sixty (60) days of the City’s receipt of such documents, but in no event earlier than July 1, 2025. Upon completion of the construction of the Project, Owner shall provide the City with a final invoice for the Project Costs, all documents needed to support Project Costs, lien waivers from all necessary contractors and consultants, Permit(s) to Operate, warranties, easements, approved final record drawings for the Project, and all documents required for the project closeout as required by City Regulations(the “Completion Documents”). The City shall then reimburse Owner the balance of the Pay Difference Reimbursement within sixty (60) days of the City’s receipt of the Completion Documents.

b. **Cost Share Reimbursement.** In the event that the Hard Construction Cost is less than two million five hundred thousand (\$2,500,000) dollars, the City shall also reimburse the Owner for the difference between the two million five hundred thousand (\$2,500,000) dollars and the Pay Difference Reimbursement (the “Cost Share Reimbursement”), to the extent that the Owner provides sufficient documentation of other Project Costs. The Cost Share Reimbursement shall be reimbursed to the Owner within sixty (60) days of the City’s receipt of the Completion Documents.

c. **Meter Set Credit.** In exchange for the services provided by Owner to the City, Owner, and any successor owner of the Owner’s Property, shall pay to the City Seven Hundred and No/100 Dollars (\$700) per single family residential unit in lieu of paying the City’s meter set fee, tap in fee, or any similar fee for any lots within the Owner’s Property which would normally be subject to such fee (the “Meter Set Fee Credit”). The Meter Set Fee Credit shall be due to the City at the time meter set fees would otherwise be due to the City. The Meter Set Fee Credit shall run with the Owner’s Property and shall be available to any subsequent developer of the Owner’s Property. The Meter Set Fee Credit shall also be available to any Additional Owner who joins into this Agreement pursuant to Section 7 below.

d. **Development Impact Fee Recapture.** The City acknowledges that Owner’s construction of the Project will provide a public benefit to the City and neighboring properties. The City does not currently have duly established provisions in place for the City to assess special impact fees for neighboring properties that will benefit from the Project (“Development Impact Fee Recapture”). In the event that the City establishes and implements such provision, then the Owner’s Property (and any Additional

Owner's property, if applicable) would be exempt from any special assessment levied by virtue of the Development Impact Fee Recapture.

6. Default and Termination.

a. **Force Majeure.** Neither the City or Owner shall be liable for any excess costs to the other party if failure to perform the terms of this Agreement arises out of causes beyond the control and without the fault or negligence of either party or if Owner reasonably determines in conjunction with such causes that the Project is no longer needed for the Owner's Property. Such Causes may include, but not be restricted to acts of God or of the public enemy, acts of government in either its sovereign or contractual capacity, fires, floods, epidemics, pandemics, quarantine, restrictions, strikes, freight embargos, and unusually severe weather conditions; but in every case, the failure to perform is caused beyond the control of both the City and Owner, and without the fault or negligence of either of them. Upon such circumstance, either City or Owner may terminate this Agreement upon written notice to the other. Hard construction costs identified in this Agreement and incurred by the Owner prior to ceasing work relative to force majeure shall be proportionally shared at 50% by each party. Upon reimbursement to the Owner by the City for appropriate and documented hard costs of construction up to the point of termination of the Agreement, the City shall assume ownership of the partially completed water line and appurtenances.

b. **City Water Project.** It is intended that the Project will connect to a 42" line that is currently being constructed by the City as City Project Number WM3872 (the "City Project"), which is currently estimated to be completed by the third quarter of 2025. The City agrees to provide updates to the Owner of any material shifts in the timeline for the City Project. If the City is unable to deliver the City Project as anticipated and Owner reasonably determines that the Project is rendered impracticable for Owner, Owner shall be entitled to terminate this Agreement upon written notice to the City. Hard construction costs identified in this Agreement and incurred by the Owner prior to ceasing work relative to this subsection shall be proportionally shared at 50% by each party and the City shall assume ownership of the partially completed water line and appurtenances.

c. **Failure of City to Make Payment.** Notwithstanding provisions elsewhere in this document, payments late by more than 45 days beyond the due date to Owner shall accrue interest at the rate of eighteen percent (18%) per annum. In the event the City fails to pay Owner when due, and such failure continues for a period of fourteen (14) days after receipt of written notice specifying the particulars of such failure, such failure shall constitute a default and Owner may exercise its rights at law or equity.

d. **Other Defaults.** In the event either City or Owner fails to perform any other provision of this Agreement (the "Defaulting Party"), which failure continues for a period of ten (10) days' after receipt of written notice specifying the particulars of such failure, such failure shall constitute a default and the other party (the "Non-Defaulting Party") may exercise its rights at law or equity; provided, however, that the Defaulting

Party shall not be deemed to be in default if such failure to perform cannot be rectified within said ten (10) day period and such Defaulting Party is diligently proceeding to rectify the particulars of such failure and rectifies same within a period not to exceed thirty (30) days; provided further, however, that in the event of an emergency, such failure shall be deemed a default if such failure is not rectified in a period reasonable for the nature and circumstances of such emergency.

e. **Choice of Law.** This Lease Agreement shall be governed, construed and enforced in accordance with the laws of the State of South Carolina.

7. **Joinder.** At any time after the date of this Agreement until the date which is twelve (12) months after completion of the Project, upon the approval of Owner and the City, the latter of which shall not be unreasonably withheld, one or more additional parties who will otherwise be entitled to tap into the Project upon completion (“Additional Owner”) may become a participant hereto and take on some of Owner’s responsibilities under this Agreement by (a) executing a Joinder Agreement in the form attached hereto as Exhibit “D”, and (b) entering into a separate agreement with Owner allocating the costs and responsibilities enumerated herein (the “Co-Owner Agreement”). Each party’s financial obligation under this Agreement shall be adjusted prorata upon the approval of Owner and the City. Thereafter, Owner and Additional Owner’s liability hereunder shall not be joint and several, and instead shall be limited to the rights and obligations of each party as set forth in the Co-Owner Agreement. In accordance with this provision, the City shall make the amended portion(s) of the reimbursements contemplated herein directly to the applicable Owner. The Joinder provision described herein is limited to the capacity intent and scope of this specific Project with the original Owner and does not apply to the additional capacity being required by the City.

8. This Agreement represents the entire and integrated agreement between Owner and the City, and any and all previous agreements (written or oral) entered into between the parties hereto relating to the Project shall be deemed merged herewith. Except as otherwise herein provided, any and all amendments, additions or deletions to this Agreement shall be null and void unless approved by each of the parties hereto in writing. Time is of the essence in the performance of each provision of this Agreement. Owner shall be entitled to assign its rights and obligations under this Agreement to any subsequent owner of any portion of the Owner Property.

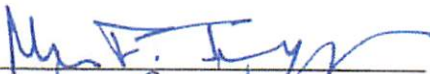

[Signatures on Following Page]


IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year last written below.

WITNESSES:

STARS & STRIPES 3T, LLC

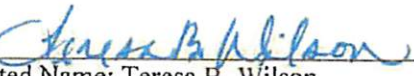
By: DSSIII Holding Co, LLC, its managing member

By: 
Printed Name: Sebastian Drapac
Title: Manager

CITY OF COLUMBIA, South Carolina


Teresa B. Wilson
City Manager

By: 
Printed Name: Teresa B. Wilson
Title: City Manager

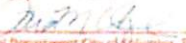
APPROVED AS TO FORM

Legal Department City of Columbia, SC
7/7/2025

EXHIBIT A

OWNER'S PROJECT

All that certain piece, parcel or tract of land lying and being situate in Richland County, South Carolina, consisting of approximately 202.56 acres, as shown as "202.56 ACRES INCLUDES 2.25 ACRES IN S 40-81 R/W" on a plat prepared for Stars & Stripes 3T, LLC by Glenn Associates Surveying, Inc., dated July 29, 2015, and recorded February 4, 2016, in Plat Book 2086 at Page 3734, in the Office of the Register of Deeds for Richland County (the "Palat"); said Plat being incorporated herein by reference.

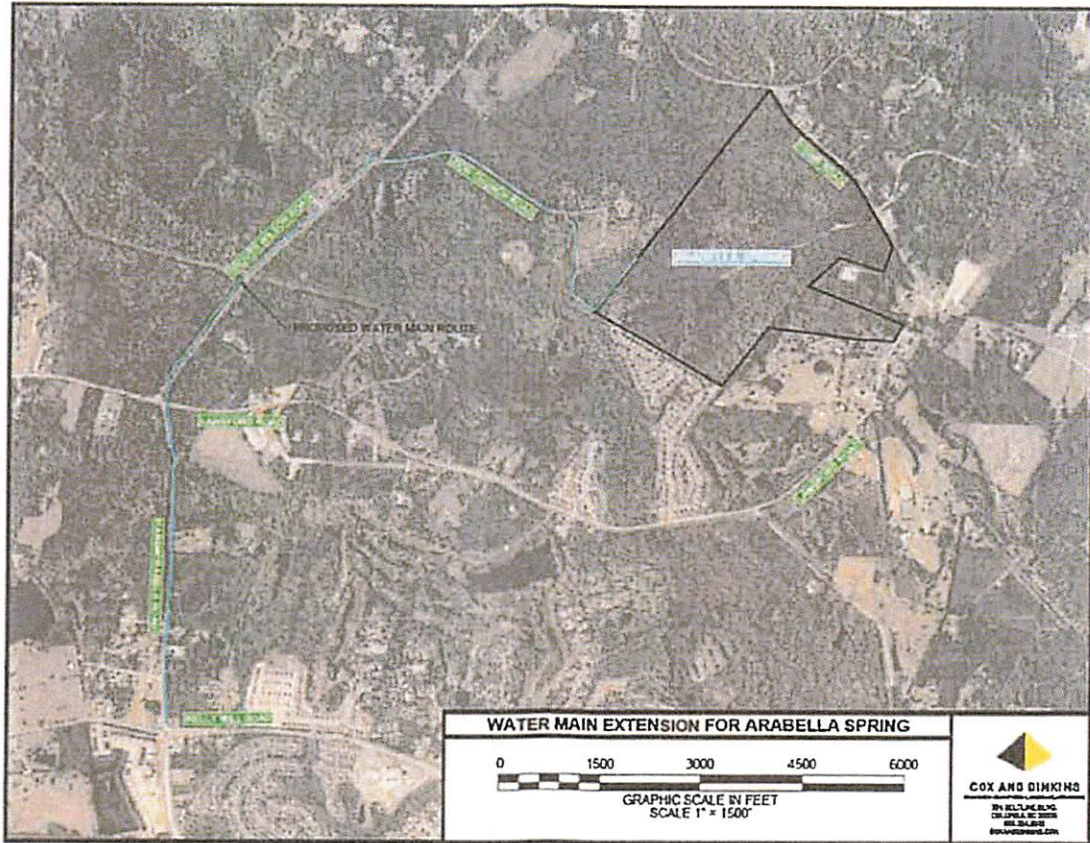
Also,

State of South Carolina, containing 19.98 Acres, Being shown on a Closing Survey For Stars & Stripes 3T, LLC, Callison Tighe & Robinson, LLC, and Stewart Title Guaranty Company, by Glenn Associates Surveying, Inc., dated March 15, 2016, and Being more fully shown thereon as follows:

From the point of beginning, being the northeasterly corner of the property herein described, being marked by a one inch diameter pipe located on the western right of way line of Langford Road (State Road S40-54), thence along the western right of way line of Langford Road S29°47'01"W for a distance of 287.11 feet to a one inch diameter rebar, thence from the western right of way line of Langford Road N86°56'03"W for a distance of 491.06 feet to a one inch diameter rebar, thence N86°55'58"W for a distance of 33.08 feet to a corner on pond, thence N82°47'51"W for a distance of 175.74 feet to a one inch diameter rebar, thence N82°48'06"W for a distance of 777.99 feet to one-half inch diameter rebar, thence N82°48'03"W for a distance of 124.79 feet to a one inch diameter rebar, thence N82°48'03"W for a distance of 253.67 feet to a five-eighths inch diameter rebar, thence N38°17'11"E for a distance of 362.77 feet to an axle, thence N47°35'40"E for a distance of 477.71 feet to a calculated corner, thence S68°35'53"E for a distance of 0.26 Feet to a one inch diameter pipe, thence S68°35'53"E for a distance of 1,514.38 feet to the point of beginning, being bound northerly by property of Robert W. Scarborough, property of Benjamin Stearns, Sr. & Evelyn B. Stearns, property of Katherine C. Skinner, and property of Alacia Hinson, Easterly by Right Of Way of Langford Road, Southerly By Property Of Michael B. Hall, Property Of Marty C. Hall & Teresa D. Hall, and property of Larry S. Hall & April D. Hall Johnston, and

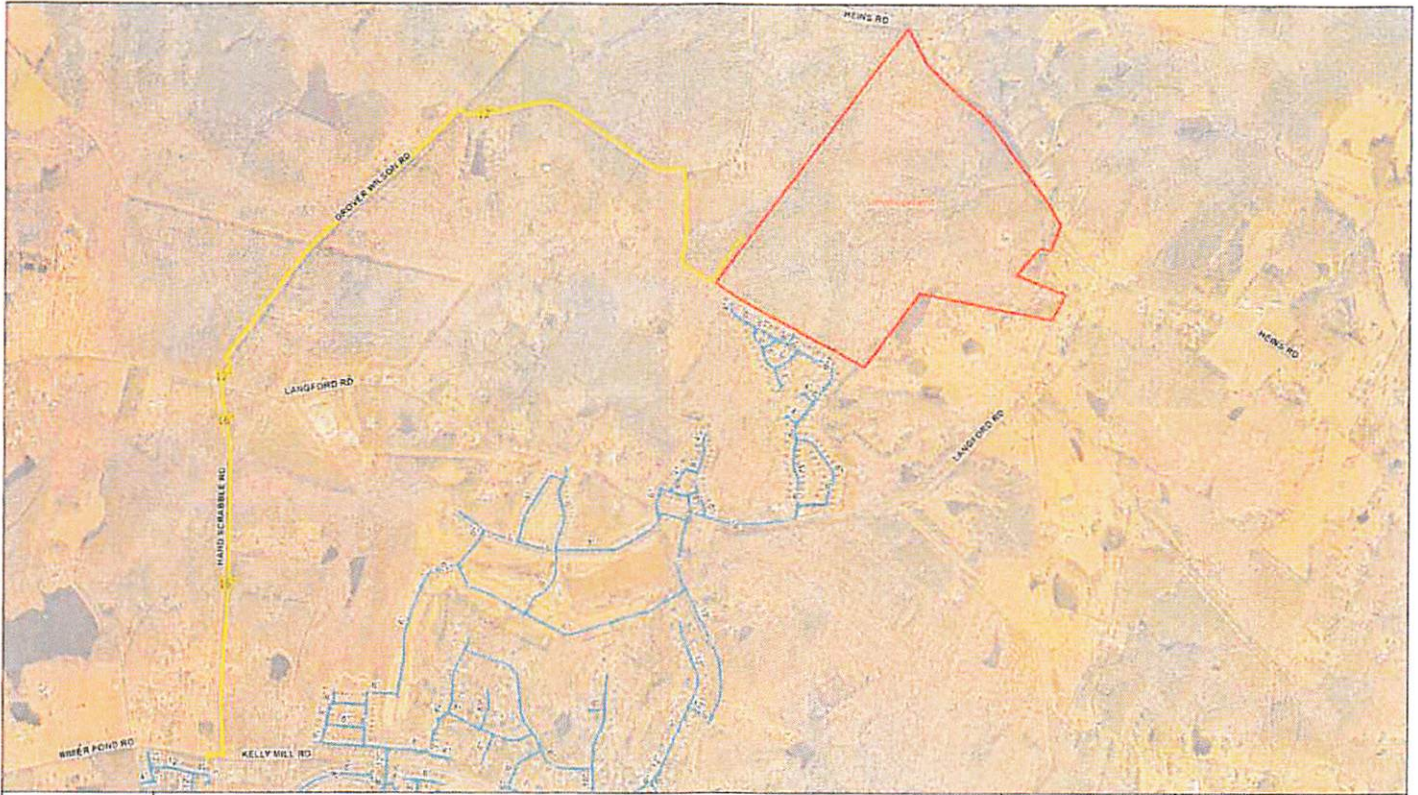
Westerly by other property of Stars & Stripes 3T, LLC, the courses given herein are based on the South Carolina State Plane Coordinate System, All measurements being a little more or a little less.

**EXHIBIT B
THE PROJECT**

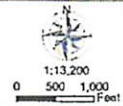


**EXHIBIT C
PLANS**

[See Attached]



- Development
- ~ Water Distribution Line
- ~ Proposed Water Main
- ~ Water Transmission Line



Water Main Extension for Arabella Springs

Prepared for Columbia Water

**EXHIBIT D
FORM OF JOINDER**

**JOINDER AGREEMENT TO THE MEMO OF AGREEMENT BY AND BETWEEN
STARS & STRIPES 3B, LLC AND THE CITY OF COLUMBIA, SOUTH CAROLINA**

THIS JOINDER AGREEMENT TO THE MEMO OF AGREEMENT BY AND BETWEEN STARS & STRIPES 3B, LLC AND THE CITY OF COLUMBIA, SOUTH CAROLINA (this "Joinder Agreement") is made as of the date set forth on the signature page attached hereto, by and among the undersigned "Additional Owner" (hereinafter referred to as the "Additional Owner"), Stars & Stripes 3B, LLC, a Delaware limited liability company ("Owner"), and the City of Columbia, South Carolina, a municipal corporation.

BACKGROUND INFORMATION

Owner and the City previously entered into that certain Memo of Agreement, approved via Resolution No. R-2025-xxx (the "MOU"), whereby Owner agreed to construct certain offsite water connections.

The MOU allows neighboring Owners to join the MOU as "Additional Owners".

Additional Owner hereby desires to join in the MOU and share certain rights and obligations of Owner, as more particularly set forth herein.

Additional Owner and Owner have entered into a separate cost share agreement to equitably split the Project Costs, as set forth in the MOU (the "Cost Share Agreement").

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and intending to be legally bound hereby, the parties hereto, being duly sworn, do covenant, agree, swear and certify as follows:

**ARTICLE I
CAPITALIZED TERMS**

All capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such terms in the LLC Agreement.

**ARTICLE II
ADMISSION OF ADDITIONAL OWNER**

The undersigned Additional Owner is hereby added to the MOU as a "Owner" in accordance with the terms and conditions of the MOU, subject to the terms of the Cost Share Agreement. In addition to the 556 units of water capacity allocated to Owner, Additional Owner shall be allocated [] units of water capacity on the same terms and conditions as Owner, as set forth in the MOU. Additional Owner's Property is hereby set forth on Exhibit A-1 attached hereto and by this reference incorporated herein and shall be deemed part of the "Owner's Property" under the MOU.

**ARTICLE III
BINDING EFFECT**

Upon full execution of this Joinder, the City's "Pay Difference Reimbursement" maximum shall be reduced to [_____]. Similarly, the City's "Cost Share Reimbursement" shall be reduced to the difference between the actual Pay Difference Reimbursement and [_____].

**ARTICLE IV
BINDING EFFECT**

By execution of this Joinder Agreement, the undersigned Additional Owner hereby specifically adopts and approves each and every provision of the MOU.

**ARTICLE V
REAFFIRMATION**

In all other respects, the parties shall be governed by the terms and conditions of the MOU and the Cost Share Agreement.

WM4878 Arabella Springs Offsite Water Main Extension Project (Developer Led Extension Agreement)

- Project Description:** Project WM4878, Arabella Springs Offsite Water Main Extension Project, includes the installation of approximately 4,871 linear feet of 16-inch diameter water line and approximately 10,796 linear feet of 12-inch water line to provide service to the planned Arabella Springs Subdivision and potential future development in surrounding areas. This project starts at a tie into an existing 42-inch water line at Kelly Mill Road and Rimer Pond Road, and runs along Hardscrabble Road to Langford Road, then along Grover Wilson Road to and along Zion Church Road to the development site tie-in. This extension will provide water service to an area east of Blythewood.
- Objectives:** The primary objective of the project is to work together with Stars & Stripes 3T, LLC to provide water service to the planned Arabella Springs Subdivision and surrounding areas prone for additional residential development and growth. This water line extension will provide a buildout level of service for the defined area as well as immediate water service to the planned 556-unit residential development known as Arabella Springs Subdivision.
- Project Type:** Developer led water main extension
- Council District:** Outside
- Project Funding:** This project is funded by a cost share agreement between Stars & Stripes 3T, LLC (Developer) and Columbia Water as detailed in the MOA. The total estimated project cost is currently \$4.8 million. The Developer will cover the project costs and submit for reimbursement as outlined in the MOA. Columbia Water’s contribution is capped at a maximum of \$2.5 million. Stars & Stripes 3T, LLC is responsible for the oversight and administration of the design, easements acquisition, bidding, and construction of the water project. Funding for the City reimbursement is scheduled to start in the 26/27 fiscal year and identified in the City’s capital improvement plan.
- Current Project Status:** Project design is 100% complete and the plans have been approved by the City. Easement acquisition is currently in process by the developer. The start of construction is anticipated for mid-2026 with construction complete by late-2026.
- Project Contact:** John Riggs, PE
Deputy Director of Major Capital Projects
803.528.4238 | john.riggs@columbiasc.gov
- Dana Higgins
Director of Engineering, Columbia Water
803.351.2386 | dana.higgins@columbiasc.gov

