



**City of Columbia City Council
Study Session Agenda
May 2, 2024 - 5:30 PM**

**City Hall Council Chambers
700 North Garden Street
Columbia, TN 38401
Phone: 931-560-1510**

**Chaz Molder, Mayor
Randy McBroom, Vice Mayor
Council Member DaVena Hardison, Ward 1
Council Member Debbie Wiles, Ed. D., Ward 2
Council Member Anthony Greene, Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Danny Coleman, Ward 5**

**Tony Massey, City Manager
C. Tim Tisher, City Attorney
Thad H. Jablonski, City Recorder
Liz Bermudez, Recording Secretary**

The City Council of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address Council regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before Council votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodations due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting.

PUBLIC HEARINGS

- 1. PUBLIC HEARING ON ORDINANCE NO. 4499 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 100E GROUP F PARCELS 25.00-25.03, LOCATED OFF WEST 12TH AND HALEY STREETS, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to rezone the four properties to CD-4 to allow the future residential development of townhomes which is reflected in the provided concept. The Planning Commission reviewed this request at the March 13, 2024, meeting and recommended approval by a vote of five to one. The required notice of Public Hearing was advertised April 23, 2024.

ATTACHMENTS: Staff Report for Ord No 4499 ph, Ordinance No. 4499 as amended, Ordinance No. 4499 Exhibit A, Ordinance No. 4499 Exhibit B, Ordinance No. 4499 Concept Plan, Ordinance No. 4499 staff report DS

- 2. PUBLIC HEARING ON ORDINANCE NO. 4505 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 100E GROUP G PARCEL 29, LOCATED AT 1209 GALLOWAY STREET, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The owner is requesting to rezone the aforementioned property to CD-4 (General Urban Character District). The CD-4 district allows for minimum lot width of 50'. The concept is proposing two lots for residential development. The Planning Commission reviewed the request and recommended

approval at the April 10, 2024 meeting by a vote of six to zero. The required notice of Public Hearing was advertised April 23, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report Ordinance No. 4505 PH, Ordinance No.4505, Ordinance No. 4505 Exhibit A, Ordinance No. 4505 Exhibit B, Ordinance No. 4505 Concept Plan, Ordinance No. 4505 Staff Report DS

- 3. PUBLIC HEARING ON ORDINANCE NO. 4506 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 99A GROUP G PARCEL 32, LOCATED AT 815 WOODSIDE STREET, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The owner is requesting to rezone the aforementioned property to CD-4 (General Urban Character District). The CD-4 district allows for minimum lot width of 50'. The concept is proposing two lots for residential development but reflects a through lot. The Planning Commission reviewed the request and recommended approval at the April 10, 2024 meeting by a vote of six to zero. The required notice of Public Hearing was advertised April 23, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report Ordinance No. 4506 PH, Ordinance No. 4506, Ordinance No. 4506 Exhibit A, Ordinance No. 4506 Exhibit B, Ordinance No. 4506 Concept Plan, Ordinance No. 4506 Staff Report DS

- 4. PUBLIC HEARING ON ORDINANCE NO. 4507 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 75 PARCEL 11.17, LOCATED OFF BAKER ROAD, FROM PUD-R (PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE**

LOT CHARACTER DISTRICT) AND CD-2 (RURAL CHARACTER DISTRICT) - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to revoke the Planned Unit Development overlay on the aforementioned property and rezone to CD-3L (Neighborhood Large Lot Character District) and CD-2 (Rural Character District). The CD-2 zoning is consistent with the new Hillside and Natural Spaces future land use designation in the updated Connect Columbia plan that was adopted in 2024. CD-3L (Neighborhood Large Lot Character District) has the minimum lot width of 100'. The concept reflects 65 lots which is a reduction from the previously approved Colter Place PUD Master Plan which showed 144 lots. The Planning Commission reviewed the request and recommended approval at the April 10, 2024 meeting by a vote of six to zero. The required notice of Public Hearing was advertised April 23, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report Ordinance No. 4507 PH, Ordinance No. 4507, Ordinance No. 4507 Exhibit A, Ordinance No. 4507 Exhibit B, Ordinance No. 4507 Concept Plan, Ordinance No. 4507 Staff Report DS

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY DELTRIC MCCULLOUGH OF MACEDONIA CHURCH OF CHRIST.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1.RECOGNITION OF MAYOR'S YOUTH COUNCIL (REGULAR MEETING ONLY)

5.2.QUARTERLY PRESENTATION BY WIL EVANS, PRESIDENT OF MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE (REGULAR AGENDA ONLY)

5.3. PRESENTATION OF A PROCLAMATION IN RECOGNITION OF NATIONAL PUBLIC WORKS WEEK (REGULAR MEETING ONLY)

5.4. PRESENTATION OF A PROCLAMATION FOR NATIONAL POLICE WEEK (REGULAR MEETING ONLY)

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE APRIL 11, 2024, REGULAR CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: April 11, 2024 Minutes

6.2. APPROVE THE RETIREMENT BENEFITS FOR JEFF DUNCAN, POLICE LIEUTENANT, AND PRESENTATION OF GIFT CHECK AND RETIREMENT PLAQUE BY MAYOR MOLDER - HUMAN RESOURCES.

RECOMMENDATION: Approve.

INFORMATION: Jeff Duncan has been an employee of the City of Columbia for 28 years. His effective retirement date is May 23, 2024 with pension payments to begin on June 1, 2024.

ATTACHMENTS: Staff Report Template for Council Agenda Items
Jeff Duncan

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF MARCH 2024 IN THE AMOUNT OF \$5,959,151.51 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: March 2024 Disbursements

7.2. APPROVE AND AUTHORIZE THE DISPOSAL OF SURPLUS EQUIPMENT - FINANCE.

RECOMMENDATION: Approve and authorize the disposal of surplus equipment as listed on the attachment per policy as defined within the City of Columbia Purchasing Manual.

INFORMATION: Various items have been identified by the department as surplus. An attempt will be made to sell all items at public auction. The value of those not sold will be reassessed and disposed of as prescribed by City policy.

ATTACHMENTS: May 2024 Surplus List

7.3. APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE THIRD QUARTER OF FY 2024 \$50,000 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: On April 14, 2016, the City Council approved an extension of the 2008 agreement with Maury County for operation of the Animal Services Facility. The 2008 agreement and extension specified that the City and County will split operating expenses (over and above revenue derived from the operation of the facility) 50/50.

The 2016 contract extension terminated on October 2, 2018. The City's FY 2024 budget includes \$200,000 for the City's contribution towards facility operations, or \$50,000 per quarter. An invoice has been received for the third quarter of FY 2024, which exceeds \$50,000. The invoice and supporting documentation have been reviewed by Finance.

As the operating agreement has expired, City Council approval is necessary prior to any payment towards shelter operation costs.

CERTIFICATION: The Chief Financial Officer certifies that \$50,000 is budgeted and unencumbered in General Government-Animal Control.

ATTACHMENTS: Animal Shelter Q3 Invoice FY 23-24

7.4. APPROVE THE YEARLY PURCHASES OF TRASH AND RECYCLE CARTS FROM TOTER, LLC UTILIZING SOURCEWELL CONTRACT - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve the purchase of trash and recycle carts from Toter, LLC utilizing Sourcewell contract.

INFORMATION: The City's curbside automated trash and recycle collection programs require the use of 96-gallon carts. With the continuing new residential construction within the City and the replacement requirements for existing carts, the City continually purchases new carts.

We have successfully used the services of Toter, LLC for our carts and would like to continue using them for upcoming purchases, utilizing Sourcewell Contract # 041521. Current pricing per cart is \$57.91 per truck load, with a normal delivery of 500 carts. Total pricing will average \$38,413.07 per delivery with shipping costs.

CERTIFICATION: The Chief Financial Officer certifies that sufficient funds are budgeted and unencumbered in Sanitation - Residential-Operating Supplies.

ATTACHMENTS: Staff Report Trash Cart Purchase, Sourcewell Contract 041521, Toter pricing 041124

7.5. APPROVE THE MAYOR TO SIGN THE HOLD HARMLESS AGREEMENT BETWEEN THE CITY OF COLUMBIA, TENNESSEE AND BURCHELL PROPERTIES AT 100 WEST 5TH STREET - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve and authorize the mayor to sign the Hold Harmless Agreement between the City of Columbia and Burchell Properties.

INFORMATION: The applicant constructed an elevated front patio along West 5th Street and North Main Street. Staff did give verbal notice to the contractor that no permits had been applied for and work should stop. The structure was completed after the fact, and a portion was discovered to be in the right of way.

This agreement helps protect the city from liability and grants the city the ability to remove the encroachment at the owner's expense.

ATTACHMENTS: Staff Report for Hold Harmless, Hold Harmless Agreement

7.6. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND WATER MANAGEMENT SERVICES FOR ENGINEERING SERVICES FOR THE ROYAL OAKS SEWER BASIN IMPROVEMENT PROJECT NOT TO EXCEED THE AMOUNT OF \$74,000 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department wants to enter into a contract for the engineering services to determine the flow conditions within the Royal Oaks drainage basin and the condition of the existing wastewater pump station not to exceed the amount of \$74,000.

CERTIFICATION: The Chief Financial Officer certifies that \$74,000 is budgeted and unencumbered in Wastewater-Admin - Professional Services.

ATTACHMENTS: Staff Report Water Management Royal Oaks Sewer Basin , Water Management Royal Oaks Sewer Basin Improvement Project Contract

7.7. APPROVE RECORDING OF ENGINEERS OF RECORD FOR PROFESSIONAL ENGINEERING SERVICES FOR THE WASTEWATER DEPARTMENT; ENGINEERS OF RECORD INCLUDE: J.R. WAUFORD & COMPANY, CONSULTING ENGINEERS, INC., WATER MANAGEMENT SERVICES LLC, CSL SERVICES, INC., AND CTI ENGINEERS INC. - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department solicited qualifications for engineering services within City of Columbia, Tennessee. These services are for work related to the

Sanitary Sewer System.

Seven (7) proposals were submitted and reviewed, and J.R. Wauford & Company, Consulting Engineers, Inc., Water Management Services LLC, CSL Services, Inc., and CTI Engineers, Inc. were chosen to provide these services and become the Wastewater Department Engineers of Record.

ATTACHMENTS: Staff Report Engineers of Record

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND WATER MANAGEMENT SERVICES FOR ENGINEERING SERVICES FOR THE BEAR CREEK PIKE SEWER RELOCATION PROJECT NOT TO EXCEED THE AMOUNT OF \$100,000 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department wants to enter into a contract for the engineering services to relocate the existing gravity sewer mains at Bear Creek Pike and Nashville Highway effected by the TDOT project not to exceed the amount of \$100,000.

CERTIFICATION: The Chief Financial Officer certifies that \$100,000 is budgeted and unencumbered in Wastewater-Admin - Professional Services.

ATTACHMENTS: Staff Report Water Management Bear Creek Pike Sewer Relocation, Water Management Bear Creek Pike Sewer Relocation Project Contract

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE INDUSTRIAL WASTE & DISPOSAL SERVICES AGREEMENT BETWEEN THE CITY OF COLUMBIA AND WASTE MANAGEMENT - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Treatment Plant disposes of its bio-solids from the operation of the de-watering

process in Waste Management's Cedar Ridge Landfill in Marshall County, TN. The original approval from TDEC allowing the City to utilize their services was approved on April 29, 1994. The new rate per ton with a minimum charge for 5 tons is \$55.00/ton. The City of Columbia's current agreement with Waste Management expires June 30, 2024.

CERTIFICATION: The Chief Financial Officer certifies that sufficient funds are budgeted and unencumbered in Wastewater-Admin - Landfill Charges.

ATTACHMENTS: Staff Report Waste Management Agreement, Waste Management Services Agreement

7.10. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR AN EXISTING CONDITION REVIEW AND REPORT OF THE AQUATIC FACILITIES AT THE MULETOWN RECREATION CENTER IN THE AMOUNT OF FIFTEEN THOUSAND DOLLARS (\$15,000). - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia desires to complete an existing condition review and report on the aquatic facilities at the Muletown Recreation Center that the City is considering purchasing. The goal of the report is to provide notes on the needs and proposed changes to the three (3) existing pools and one (1) splashpad at the facility.

CERTIFICATION: The Chief Financial Officer certifies that \$15,000 is budgeted and unencumbered in General Government - Miscellaneous-Professional Services.

ATTACHMENTS: Staff Report Kimley-Horn and Associates, LLC Agreement, Kimley-Horn Agreement on Muletown Recreation

7.11. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A WORK ORDER BETWEEN THE CITY OF COLUMBIA AND CROWDRIFF IN THE AMOUNT OF \$5,500 FOR ADD-ON MODULE

CROWDRIFF STUDIO TO ASSIST WITH EDITING/CREATING VIDEO CONTENT - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve

INFORMATION: Crowdriff is a crucial platform that Visit Columbia uses for social media marketing. Crowdriff now has a new video editing add-on module called Crowdriff Studio that is designed to be a resource to assist in creating effective and engaging video content for socials.

CERTIFICATION: The Chief Financial Officer certifies that \$5,500 is budgeted and unencumbered in Tourism Enhancement - Professional Services.

ATTACHMENTS: Staff Report Crowdriff 2024, CrowdRiff Contract 2024

7.12. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A LEASE AND SERVICE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND SAFE HAVEN BABY BOXES, INC FOR THE PURCHASE, INSTALLATION AND SERVICE OF A BABY BOX TO BE INSTALLED AT FIRE STATION NO. 1 LOCATED AT 1000 SOUTH GARDEN STREET - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Safe Haven Baby Boxes' mission is to prevent illegal abandonment of newborns by raising awareness, offering a 24-hour hotline for mothers in a crisis and offering the Safe Haven Baby Boxes as a last resort option for women who want to maintain complete anonymity.

A Baby Box is a safety device provided under Tennessee Safe Haven Law and legally permits a parent in a crisis to safely, securely, and anonymously surrender his or her newborn. A Baby Box is installed on the exterior wall of a designated fire station or hospital. It has an exterior door that automatically locks upon placement of a newborn inside the Baby Box and an interior door which allows a medical staff member to secure the surrendered newborn from inside the designated building.

Columbia Fire & Rescue is a twenty-four (24) hour, seven (7) day a week basis and provides a legal location and maintenance for a Safe Haven Baby Box where a newborn may be dropped off by a person who wishes to relinquish custody under the Safe Haven Law.

ATTACHMENTS: Staff Report; Safe Haven Baby Boxes, Inc Lease and Service Agreement; Exhibit A; Exhibit B.

ATTACHMENTS: Staff Report Safe Haven Baby Box, Tennessee SHBB LSA, TN Exhibit A - Policies and Procedures, SHBB Exhibit B

7.13. APPROVE THE PURCHASE OF A 2024 KME K180 RESCUE/PUMPER FROM SAFE INDUSTRIES IN THE AMOUNT OF \$750,000 UTILIZING HOUSTON-GALVESTON AREA COUNCIL (H-GAC) COOPERATIVE PURCHASING PROGRAM - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Columbia Fire & Rescue requests City Council approval for the acquisition of a 2024 KME K180 Rescue/Pumper from Safe Industries utilizing the H-GAC Purchasing Program.

Last year, City Council approved \$900,000 over a three-year period for funding a new Rescue/Pumper. If approved, this 2024 KME K180 Rescue/Pumper will replace a 1996 E-One Pumper. Columbia Fire & Rescue requests moving forward with this purchase due to expected cost increase of apparatus in upcoming months.

The purchase price is currently \$750,000 with \$300,000 to be paid upon contract approval and the remaining balance paid on or about July 1, 2024.

CERTIFICATION: The Chief Financial Officer certifies that \$300,000 is budgeted and unencumbered in Fire-Suppression - Vehicles.

ATTACHMENTS: Staff Report Safe Industries, Safe Industries Purchasing Agreement, Executed Contract - Allsource Enterprises

7.14. APPROVE CHANGE ORDER NO. 3 WITH BRINDLEY CONSTRUCTION, LLC IN THE AMOUNT OF \$84,000 FOR THE CITY OF COLUMBIA FIRE STATION NO. 1 RENOVATIONS - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: City Council approved a bid award December 14, 2023 to Brindley Construction, LLC in the amount of \$4,882,000 for the renovations to Fire Station No. 1 located at 1000 South Garden Street.

Change Orders No. 1 and No. 2 reduced the contract amount by a combined total of \$27,887 resulting in a lower contract price of \$4,854,113.

During the renovations to Fire Station No. 1 it was discovered that a water main is located underneath the building. Change Order No. 3 is to relocate a new water main to 9th Street. The cost is \$84,000. The new main will also improve fire suppression capabilities.

Change Order No. 3 increases the contract price to \$4,938,113.

CERTIFICATION: The Chief Financial Officer certifies that \$84,000 will be proposed to be budgeted in appropriations amendments #4 to be presented at the June 13th City Council meeting.

ATTACHMENTS: Staff Report Brindley Change Order No. 3, Brindley Construction Change Order No. 3

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 24-29 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-29.

INFORMATION: The City Recorder is presenting tax corrections through 4/19/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-29 , Resolution No. 24-29, Resolution No. 24-29 Exhibit A

9.2. RESOLUTION NO. 24-30 - TAX/ASSESSMENT CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution 24-30.

INFORMATION: The City Recorder is presenting tax and assessment corrections through 4/19/2024 for Council consideration. The items include property assessments and personal property assessments. As the items included are over 10 years old, the applicable statute of limitations for collection of such amounts has expired, and the accounts are no longer collectible.

ATTACHMENTS: Staff Report Resolution No. 24-30 , Resolution No. 24-30, Resolution No. 24-30 Exhibit A

9.3. RESOLUTION NO. 24-31 - A RESOLUTION ACCEPTING A DONATION OF 14 PLANTERS FROM COLUMBIA MAIN STREET FOR HISTORIC DOWNTOWN COLUMBIA - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-31.

INFORMATION: Columbia Main Street would like to donate 14 planters valued at \$200 a piece. They are 28" self-watering planters that will be placed on select light poles in downtown Columbia. The City will maintain these planters and fill them with floral/greenery throughout the year. An item approving an amendment to the contract with Tennessee Property Management has been placed in the Other Business section of this agenda. This amendment would include the maintenance of these planters.

ATTACHMENTS: Staff Report Resolution No. 24-31, Resolution No. 24-31

9.4. RESOLUTION NO. 24-33 – A RESOLUTION TO ACCEPT A DONATION OF A BUNN 13300.0004 VP17-3 LOW PROFILE POUR OVER COFFEE BREWER WITH 3 WARMERS AND FOUR BAGS OF COFFEE BEANS WITH AN APPROXIMATE VALUE OF \$500.00 FROM MULETOWN BEARDED AXE TO BE USED BY THE COLUMBIA POLICE DEPARTMENT - POLICE DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-33.

INFORMATION: The Columbia Police Department is requesting authorization to accept a donation of a Bunn 13300.0004 vp17-3 low profile pour over coffee brewer with 3 warmers and four bags of coffee beans with an approximate value of \$500.00 from MuleTown Bearded Axe to be used by the Columbia Police Department.

ATTACHMENTS: Staff Report Resolution No. 24-33, Resolution No. 24-33

10 ORDINANCES.

10.1.2ND CONSIDERATION ON ORDINANCE NO. 4499 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 100E GROUP F PARCELS 25.00 - 25.03, LOCATED OFF WEST 12TH AND HALEY STREETS, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4499 on second consideration.

INFORMATION: The applicant is requesting to rezone the four properties to CD-4 to allow the future residential development of townhomes which is reflected in the provided concept. The Planning Commission reviewed this request at the March 13, 2024, meeting and recommended approval by a vote of five to one.

ATTACHMENTS: Staff Report Ordinance No 4499 as amended, Ordinance No. 4499 as amended, Ordinance No. 4499 Exhibit A, Ordinance No. 4499 Exhibit B, Ordinance No. 4499 Concept Plan, Ordinance No. 4499 DS Staff Report.

10.2.2ND CONSIDERATION ON ORDINANCE NO. 4500 - AN ORDINANCE FOR THE ABANDONMENT OF CITY PROPERTY BEING A 0.036 ACRE LOT LOCATED ON NORTH HARDIN DRIVE AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND QUITCLAIM DEED - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4500 on second consideration.

INFORMATION: A sewer lift station was removed from service after an adjoining subdivision was developed, eliminating the need for the pump itself. The .036 acre property is surrounded by an existing property being 400 West Burt Drive. The owner of 400 West Burt Drive is requesting to have the sanitary lift property dissolved into 400 West Burt Drive.

ATTACHMENTS: Staff Report Ordinance 4500, Ordinance No. 4500, Ordinance No. 4500 Exhibit "A".

10.3.1ST CONSIDERATION OF ORDINANCE NO. 4501– AN ORDINANCE TO AMEND THE FISCAL YEAR 2023-2024 BUDGET ORDINANCE NO. 4464 PROVIDING FOR REVISIONS TO THE GENERAL FUND AND ESTABLISH JUNE 13, 2024 AS THE DATE OF PUBLIC HEARING - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4501 on first consideration and establish June 13, 2024 as the date of public hearing.

INFORMATION: The proposed ordinance is the fourth amendment to the FY 2024 Appropriation Ordinance, impacting the General Fund.

Within this budget amendment, the following items are included:

- Budget \$32,308 for 2024 JAG Grant in Police,
- Budget \$698,678 in Fire for air packs.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2024 by \$730,986 to \$205,124,030.

ATTACHMENTS: Staff Report Ordinance No. 4501, Ordinance No. 4501, Ordinance No. 4501 Supporting Documents, Ordinance No. 4501 Summary

10.4. 1ST CONSIDERATION OF ORDINANCE NO. 4502 – AN ORDINANCE FIXING THE TAX RATE FOR THE CITY OF COLUMBIA FOR THE YEAR 2024 ON ALL TAXABLE PROPERTY AT THE RATE OF \$0.8251 PER \$100.00 AND ESTABLISH THE DATE OF JUNE 13, 2024 AS THE DATE OF PUBLIC HEARING - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4502 on first consideration and establish the date of June 13, 2024, as the date of Public Hearing.

INFORMATION: Annually, the City Council adopts the property tax rate by Ordinance. This proposed Ordinance calls for the tax rate of \$0.8251 per \$100.00 of assessed value for the 2024 City taxes.

ATTACHMENTS: Staff Report - Ordinance No. 4502, Ordinance No. 4502

10.5. 1ST CONSIDERATION OF ORDINANCE NO. 4503 – APPROPRIATION ORDINANCE FOR FISCAL YEAR JULY 1, 2024, THROUGH JUNE 30, 2025, AND ESTABLISH JUNE 13, 2024, AS THE DAY OF PUBLIC HEARING - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4503 on first consideration and establish June 13, 2024 as the date of public hearing.

INFORMATION: Each year, pursuant to the City Charter, the City Council considers the formal adoption of the City budget through an appropriation ordinance for the coming year. The proposed budget

was delivered to the City Council at the May 9th study session. The Wastewater budget was presented to the City Council in April one-on-one sessions. One-on-one meetings were held for review of other departments and funds in advance of first consideration. Additional meetings will be scheduled as necessary. A Public Hearing is required prior to second consideration and will be scheduled for June 13, 2024. Required publication of the tentative Appropriation Ordinance was made in the Columbia Daily Herald on May 5, 2024.

Second consideration and final adoption of the proposed ordinance is tentatively scheduled for June 13, 2024.

ATTACHMENTS:

10.6.1ST CONSIDERATION OF ORDINANCE NO. 4504 - AN ORDINANCE TO APPROVE THE CLASSIFICATION AND COMPENSATION PLAN FOR THE EMPLOYEES OF THE CITY OF COLUMBIA FOR THE 2024-2025 FISCAL YEAR - HUMAN RESOURCES.

RECOMMENDATION: Approve Ordinance No. 4504 on first consideration.

INFORMATION: Each year the Classification and Compensation Plan for the employees is reviewed and updated if necessary. This year's plan adjusts the salary ranges by 5%. Positions that are being added include a GIS Analyst in Development Services, an Engineer I & Engineer II in Wastewater, a System Administrator in MIS and a Staff Accountant in Finance/City Recorder's Office. Other changes to the plan include converting the part-time Administrative Assistant in the City Manager's Office to a full-time Administrative Assistant, converting the Assistant City Planner to a Principal Planner in Development Services, converting Deputy Chief Emergency Management to Assistant Chief Emergency Management in Fire & Rescue, converting the Administrative Assistant in Parks and Recreation to a Marketing and Communications Manager, converting the HR Benefit Specialist to a Benefits Administrator in Finance/City Recorder's Office.

ATTACHMENTS: Staff Report Ordinance No. 4504, Ordinance No. 4504

10.7.1ST CONSIDERATION ON ORDINANCE NO. 4505 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 100E GROUP G PARCEL 29, LOCATED AT 1209 GALLOWAY STREET, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4505 on first consideration.

INFORMATION: The owner is requesting to rezone the aforementioned property to CD-4 (General Urban Character District). The CD-4 district allows for minimum lot width of 50'. The concept is proposing two lots for residential development. The Planning Commission reviewed the request and recommended approval at the April 10, 2024 meeting by a vote of six to zero. The required notice of Public Hearing was advertised April 23, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report for Ordinance No 4505, Ordinance No. 4505, Ordinance No. 4505 Exhibit A, Ordinance No. 4505 Exhibit B, Ordinance No. 4505 Concept Plan, Ordinance No. 4505 Staff Report DS

10.8.1ST CONSIDERATION ON ORDINANCE NO. 4506 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 99A GROUP G PARCEL 32, LOCATED AT 815 WOODSIDE STREET, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4506 on first consideration.

INFORMATION:

The owner is requesting to rezone the aforementioned property to CD-4 (General Urban Character District). The CD-4 district allows for minimum lot width of 50'. The concept is proposing two lots for residential development but reflects a through lot. The Planning Commission reviewed the request and recommended approval at the April 10, 2024 meeting by a vote of six to zero. The required notice of Public Hearing was advertised April 23, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report Ordinance No 4506, Ordinance No. 4506, Ordinance No. 4506 Exhibit A, Ordinance No. 4506 Exhibit B, Ordinance No. 4506 Concept Plan, Ordinance No. 4506 Staff Report DS

10.9.1ST CONSIDERATION ON ORDINANCE NO. 4507 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 75 PARCEL 11.17, LOCATED OFF BAKER ROAD, FROM PUD-R (PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) AND CD-2 (RURAL CHARACTER DISTRICT) - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4507 on first consideration.

INFORMATION: The applicant is requesting to revoke the Planned Unit Development overlay on the aforementioned property and rezone to CD-3L (Neighborhood Large Lot Character District) and CD-2 (Rural Character District). The CD-2 zoning is consistent with the new Hillside and Natural Spaces future land use designation in the updated Connect Columbia plan that was adopted in 2024. CD-3L (Neighborhood Large Lot Character District) has the minimum lot width of 100'. The concept reflects 65 lots which is a reduction from the previously approved Colter Place PUD Master Plan which showed 144 lots. The Planning Commission reviewed the request and recommended approval at the April 10, 2024

meeting by a vote of six to zero. The required notice of Public Hearing was advertised April 23, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report Ordinance No. 4507, Ordinance No. 4507, Ordinance No. 4507 Exhibit A, Ordinance No. 4507 Exhibit B, Ordinance No. 4507 Concept Plan, Ordinance No. 4507 Staff Report DS

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

12.1. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AMENDMENT TO THE CONTRACT WITH TENNESSEE PROPERTY MANAGEMENT LLC IN THE AMOUNT OF \$8,781 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Columbia Main Street has agreed to purchase 14 hanging floral planters for downtown with the City agreeing to take on the maintenance of these planters. After speaking with our current landscape contractor, Tennessee Property Management LLC, they have agreed to add the maintenance of these planters to our current service contract with them for an additional \$8,781 annually or \$731.75 monthly. The Resolution to accept the donation of the planters was located under the Resolution section of this agenda.

CERTIFICATION: The Chief Financial Officer certifies that \$8,781 is budgeted and unencumbered in Capital Projects Fund-Main Street - Site Development.

ATTACHMENTS: Staff Report - Tennessee Property Management Amendment 2024, Amendment to TN Property Management Contract May 2024, Estimate 2024 from Tennessee Property Management, Bid Tab - Landscape Management Services 2023, Tennessee Property Management Contract 2023

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.

**15.1.FARMERS MARKET GRAND OPENING - SATURDAY, MAY 4,
2024 - 10:00 A.M. - RIVERSIDE PARK, FARMERS MARKET
PAVILION**