



**City of Columbia City Council
Study Session Agenda
June 6, 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. 4501, AS AMENDED – AN ORDINANCE TO AMEND THE FISCAL YEAR 2023-2024 BUDGET ORDINANCE NO. 4464 PROVIDING FOR REVISIONS TO THE GENERAL, SANITATION AND WASTEWATER FUNDS - FINANCE.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: This public hearing is related to Item 10.1 on the agenda. The proposed ordinance is the fourth amendment of the FY 2024 Appropriation Ordinance and revises the General Fund.

Supporting documentation for the amendment is included within the agenda packet and the required Notice of Public Hearing was published in The Daily Herald on April 21, 2024.

This amendment increases the City's total budget for FY 2024 by \$3,501,115 from \$204,393,044 to \$207,894,159.

ATTACHMENTS: Staff Report Ordinance No. 4501 PH, Ordinance No. 4501 as amended, Ordinance No. 4501 Supporting Documents, Ordinance No. 4501 Budget Summary.

2. PUBLIC HEARING ON 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 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: This Public Hearing is related to Item 10.2 on the Agenda. The proposed 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.

Supporting documentation for the Ordinance has been provided and the required Notice of Public Hearing was published in The Daily Herald on May 26, 2024.

ATTACHMENTS: Staff Report -Public Hearing on Ordinance No. 4502, Ordinance No. 4502 .

3. PUBLIC HEARING ON ORDINANCE NO. 4503 – APPROPRIATION ORDINANCE FOR FISCAL YEAR JULY 1, 2024 THROUGH JUNE 30, 2025 - FINANCE.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The proposed ordinance represents the City of Columbia budget for FY 2024-2025. The proposed budget was submitted to the City Council by the City Manager and received at the City Council regular meeting on May 9, 2024, for first consideration.

The total proposed budget is \$75,816,451, as outlined in agenda Item 10.3 and referenced in the final budget message.

ATTACHMENTS: Staff Report Ordinance No. 4503 PH, Budget Ordinance FY 2025.

4. PUBLIC HEARING ON ORDINANCE NO. 4508 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90I GROUP B PARCELS 001.00 AND 005.00, LOCATED AT 806 AND 812 NASHVILLE HIGHWAY, FROM CD-4C (GENERAL URBAN CORRIDOR CHARACTER DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO PUD-MU (PLANNED UNIT DEVELOPMENT – MIXED USE) WITH PRELIMINARY PUD MASTER PLAN APPROVAL - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is proposing to rezone for an expansion of the utility facility at 806 Nashville Highway. The expansion will include property at 812 Nashville Highway with both being advanced through a Planned Unit Development. The Planning Commission reviewed this request at the May 8, 2024 meeting and recommended that fence detail of wrought iron panels with brick columns continue around the remaining perimeter as proposed along the corridor. The vote for rezoning and master plan was supported six

to zero. The required notice of Public Hearing was advertised May 21, 2024 in *The Daily Herald*.

ATTACHMENTS: Staff Report for Ord No 4508 ph, Ordinance No. 4508, Ordinance No. 4508 Exhibit A, Ordinance No. 4508 Exhibit B, Ordinance No. 4508 Exhibit C, Ordinance No. 4508 Exhibit D, Ordinance No 4508 Exhibit E, Ordinance No. 4508 DS Staff Report.

5. PUBLIC HEARING ON ORDINANCE 4509 -AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 99 PARCEL 49, LOCATED AT 1201 MAPLEASH AVENUE, FROM CD-2 (RURAL CHARACTER DISTRICT) TO CV (CIVIC DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to rezone the property from CD-2 to Civic to better align the current use of a school campus to the zoning district standards. The request was reviewed and given a recommendation of approval by a vote of five to zero, with one abstention, at the May 8, 2024 Planning Commission meeting. The required notice of Public Hearing was advertised May 21, 2024 in *The Daily Herald*.

ATTACHMENTS: Staff Report for Ord No 4509 ph, Ordinance No. 4509, Ordinance No. 4509 Exhibit A, Ordinance No. 4509 Exhibit B, Ordinance No. 4509 Full Concept, Ordinance No. 4509 DS Staff Report.

6. PUBLIC HEARING ON ORDINANCE 4510 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY AMENDING THE HONEY FARM PUD MASTER PLAN FOR A 1.34 ACRE PORTION OF LOT 1 IN HONEY FARM CROSSING AT TAX MAP 51 PARCEL 58.00, LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to amend the Honey Farm Planned Unit Development Master Plan for the future development of a commercial quick serve restaurant site. The request was reviewed and given a recommendation of approval by a vote of six to zero at the May 8, 2024 Planning Commission meeting. The required notice of Public Hearing was advertised May 21, 2024 in *The Daily Herald*.

ATTACHMENTS: Staff Report for Ord No 4510 ph, Ordinance No. 4510, Ordinance No. 4510 Exhibit A, Ordinance No. 4510 Exhibit B, Ordinance No. 4510 DS Staff Report.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY BOBBY MCCORD OF HIGHLAND PARK BAPTIST CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PRESENTATION BY MALCOLM NEWTON OF VERACITY (STUDY SESSION ONLY) - FINANCE.

ATTACHMENTS: City of Columbia Board Presentation.

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE MAY 9, 2024 CITY COUNCIL MEETING. - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: May 9, 2024 City Council Minutes.

6.2. APPROVE THE MAYOR'S REAPPOINTMENT OF WALKER VINING TO THE BOARD OF PUBLIC UTILITIES FOR A FOUR-YEAR TERM THAT BEGINS ON JULY 5, 2024 AND EXPIRES ON JULY 5, 2028.

RECOMMENDATION: Approve.

6.3. APPROVE THE APPOINTMENTS OF TOM YORTON AND WHITNEY HERRINGTON TO THE CITY OF COLUMBIA ARTS COUNCIL FOR THREE-YEAR TERMS BEGINNING ON JUNE 13, 2024 AND EXPIRING ON JUNE 13, 2024.

RECOMMENDATION: Approve.

6.4. APPROVE THE MAYOR'S REAPPOINTMENT OF GREG MARTIN TO THE MAURY COUNTY AIRPORT AUTHORITY FOR A FIVE-YEAR TERM EFFECTIVE MAY 21, 2024 AND EXPIRING ON MAY 21, 2029.

RECOMMENDATION: Approve.

6.5. CONFIRMATION OF MAYOR'S APPOINTMENT OF SARAH HARRIS BARRY TO THE COLUMBIA HOUSING AND REDEVELOPMENT CORPORATION BOARD TO FILL AN UNEXPIRED TERM ENDING ON JULY 9, 2025.

RECOMMENDATION: Approve.

6.6. APPROVE THE MAYOR'S REAPPOINTMENT OF CHARLIE GOATZ TO THE CITY OF COLUMBIA PLANNING COMMISSION FOR A THREE-YEAR TERM THAT BEGAN ON FEBRUARY 8, 2024, AND EXPIRES ON FEBRUARY 8, 2027.

RECOMMENDATION: Approve.

6.7. APPROVE THE MAYOR'S REAPPOINTMENT OF DR. CHRISTA S. MARTIN TO THE CITY OF COLUMBIA PLANNING

COMMISSION FOR A THREE-YEAR TERM THAT BEGAN ON DECEMBER 14, 2023, AND EXPIRES ON DECEMBER 14, 2026.

RECOMMENDATION: Approve.

6.8. APPROVE THE MAYOR'S REAPPOINTMENT OF DANNY COLEMAN TO THE CITY OF COLUMBIA PLANNING COMMISSION FOR A TERM THAT BEGAN ON JANUARY 12, 2023, AND EXPIRES ON DECEMBER 31, 2024.

RECOMMENDATION: Approve.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF APRIL 2024 IN THE AMOUNT OF \$6,704,048.97 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: April 2024 Disbursements.

7.2. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE MASTER MUNICIPAL ADVISORY AGREEMENT AMENDMENT (PROJECT AMENDMENT II) WITH RAYMOND JAMES & ASSOCIATES, INC. FOR SERVICES RELATED TO THE ISSUANCE OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2024 – FINANCE – SP, FINANCIALLY RESPONSIBLE CITY PROVIDING EXCELLENT SERVICES - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: In May 2021, the City Council unanimously voted to approve a \$2.4 million agreement with J.R. Wauford & Company to begin preliminary engineering for the new Wastewater Treatment Plant (WWTP). Judy Construction was hired in January 2023 as construction manager at-risk, or CMAR, to contribute practical construction expertise to the plant design process. Design is complete and Judy Construction has provided a maximum guaranteed price (GMP) for the new WWTP per the January 2023 agreement. The GMP plus estimated totals \$95,279,796, the total

maximum price to construct the new plant. Additionally, construction inspection and administration by J.R. Wauford will cost \$1,902,250 for an estimated construction timeline of 48 months.

To finance the new WWTP, the City will use \$20 million from Wastewater (Sewer) Fund reserves and will need to issue bonds for the remaining \$77 million (actual principle amount not to exceed \$80 million for maximum flexibility for the WWTP project). The city's Financial Advisor with Raymond James ran a scenario assuming issuing \$80 million in debt over 30 years at a true interest cost (TIC) estimated at 4.46% interest rate. Based on this scenario, annual debt service payments would total approximately \$4.6 million per year. The sewer rate was increased in April 2024 to finance debt service for the 2024 bond series.

The City retains Raymond James as a municipal advisor to oversee debt transactions and to perform a variety of services as outlined in the Municipal Advisor Agreement Project Amendment II. Elizabeth Zuelke with Raymond James & Associates, Inc. serves as the City's Financial Advisor.

In order to comply with State regulations and Municipal Securities Rulemaking Board requirements, a Master Municipal Advisory Agreement is being presented to retain the services of Elizabeth Zuelke and Raymond James & Associates, Inc. to serve as Municipal Financial Advisor for the upcoming bond issues. The cost of services provided by or arranged by Raymond James & Associates, Inc. is \$68,500, based on the City negotiating the sale or goes to market with a competitive sale. The 2024 Financing Plan proposes a competitive sale to secure the best rate when the bonds are sold at market as proposed. An estimated breakdown of all costs to issue the refunding bonds are as follows:

<u>Activity</u>	<u>Provider</u>	<u>Competitive</u>
Municipal Advisor	Raymond James	\$68,500
Bond Counsel	Bass, Berry & Sims PLC	\$50,000
Rating Agency	S&P Global Ratings, Inc.	\$66,000
Registrar/Escrow Agent	US Bank National Association	\$700
POS Posting and Distribution	IHS IPREO	\$1,500

CUSIP Numbers	S&P Cusip Services	<u>1,000</u>
	Estimated total	\$187,700

As noted above, an engagement of \$50,000 will be made with Bass, Berry and Sims to serve as Bond Counsel for this transaction. That item will be included on this agenda.

CERTIFICATION: The Chief Financial Officer certifies that \$187,700 will be taken from the proceeds of the debt issue to compensate Raymond James & Associates, Inc. and other parties for these services.

ATTACHMENTS: Staff Report Raymond James, Project Amendment II - Raymond James Eng.

7.3. APPROVE ENGAGING SERVICES OF BASS, BERRY & SIMS TO SERVE AS BOND COUNSEL FOR 2024 GENERAL OBLIGATION BOND ISSUE - FINANCE - SPG, FINANCIALLY RESPONSIBLE CITY PROVIDING EXCELLENT SERVICES - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: In conjunction with the not to exceed \$80,000,000 debt issuance authorized in Resolution 24-29, the City will be required to engage a firm to serve as bond counsel for the transaction. Bass, Berry & Sims has successfully provided those services for many of the City's previous bond issues. Services incorporated in the agreement are outlined within the engagement letter included as an attachment to this agenda item.

The City Council is requested to consider authorizing execution of the engagement letter for Bass, Berry & Sims to serve as bond counsel for the \$80,000,000 General Obligation Bond issue. The estimated fee totals \$50,000.

CERTIFICATION: The Chief Financial Officer certifies that \$50,000 will be taken from the proceeds of the General Obligation Bond issue to compensate Bass, Berry & Sims for these services.

ATTACHMENTS: Staff Report Bond Counsel, Exhibit C-Bond Counsel Eng Ltr

7.4. APPROVE THE CITY OF COLUMBIA'S STOP LOSS GROUP MEDICAL INSURANCE PREMIUM WITH SUN LIFE FINANCIAL WITH AN INDIVIDUAL SPECIFIC DEDUCTIBLE OF \$150,000 AND AN AGGREGATING SPECIFIC DEDUCTIBLE OF \$125,000 EFFECTIVE JULY 1, 2024, AND AUTHORIZE THE MAYOR TO SIGN ANY NECESSARY DOCUMENTS - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: To ensure we are receiving the most competitive rates and the best possible service for our eligible employees, Sherrill Morgan made a request for proposals for stop loss coverage. This plan year our health plan experienced fewer higher claimants than in the previous plan year. The results of the lower claims cost and competition resulted in a reduction of the renewal premium from our current stop loss insurance carrier, Sun Life. The renewal rates for the year beginning July 1, 2024 are - 5% lower than last year's premium.

Sun Life continues to guarantee against any of our employees being subject to an individual laser and that we will not receive an increase above 50%. With this guarantee and the reduction in premium, the decision was made to stay with Sun Life for the stop loss.

BlueCross BlueShield of Tennessee gave us an increase on our administrative fees; for the 24-25 plan year, they will be \$55.22 per employee per month. The administrative fee for dental remained at \$4.46 per employee per month.

In an effort to improve employee awareness of their current health condition(s), the City will continue the tobacco and HRA/biometric requirements. These requirements do not apply to those employees who are not on the group medical plan and receive the "in lieu of insurance" amount of \$1,700 annually.

CERTIFICATION: The Chief Financial Officer certifies that sufficient funds are available and unencumbered in the Insurance Fund.

ATTACHMENTS: Staff Report Sunlife 2024, Sun Life Proposal Signed, Rate Sheet 1, Rate Sheet 2, Rate Sheet 3.

7.5. APPROVE THE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND VERACITY BENEFITS, LLC TO PROVIDE SERVICES REGARDING THE CREATION, IMPLEMENTATION AND UTILIZATION OF PRESCRIPTION DRUG BENEFIT PLANS AND AUTHORIZE THE MAYOR TO SIGN ANY NECESSARY DOCUMENTS - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia put out a Request for Proposals for Pharmacy Benefit Managers in an effort to reduce prescription drug costs for the City of Columbia and to its eligible employees; We received submissions from 7 companies and after careful review, we have selected Veracity, LLC. Veracity, LLC will provide a 1-year contract with pass-through pricing to eliminate the spread with Formulary Management, Specialty Drug Assistance, Personal Importation Program and Manufacturers Assistance with full program management. Veracity will bill the City of Columbia \$12 per month per covered employee (approximate total of \$60,336 per year) and MC-Rx will bill the City of Columbia \$4.50 per prescription (estimated at \$39,924 per year). BlueCross BlueShield of Tennessee will bill an additional fee of \$3 per employee per month (estimated at \$15,084 per year). The projected annual total fees are \$115,334. The annual projected savings less annual projected fees is \$550,744 - \$115,344 = \$435,400.

CERTIFICATION: The Chief Financial Officer certifies that sufficient funds are available and unencumbered in the Insurance Fund.

ATTACHMENTS: Staff Report Veracity, Joinder to Master Service Agreement, Business Associate Agreement , Pharmacy Services Agreement, Proposal.

7.6. RECEIVE AND FILE COST OF LIVING ADJUSTMENT (COLA) FOR ELIGIBLE RETIREES OR BENEFICIARIES OF THE CITY OF COLUMBIA EMPLOYEES' RETIREMENT PLAN - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Each year the cost of living adjustment for eligible retirees or beneficiaries of the City of Columbia Employees' Retirement Plan is forwarded to the Trustees of the City Retirement Plan by the actuarial consultant. The increase of 3% of their current retirement benefit is to become effective July 1, 2024, for those retirees or beneficiaries who began receiving benefits on or before July 1, 2023. The City Retirement Plan provides that the cost of living adjustment shall be increased for eligible retirees or beneficiaries each July 1 based on the Consumer Price Index (CPI-U) for all Urban Consumers, not to exceed three (3%) percent. The 3% is based on the period from March 31, 2023, to March 31, 2024.

ATTACHMENTS: Staff Report Retiree COLA, Section 5.09 of Ordinance No. 3968 Cost of Living.

7.7. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A WORK ORDER BETWEEN THE CITY OF COLUMBIA AND CROWDRIFT IN THE AMOUNT OF \$17,000 FOR THE CROWDRIFT 'CREATORS' PLATFORM - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Crowdrift is a user-generated content platform that we have established already on our VisitColumbiaTn.com website to curate and display social content specific to Columbia. This additional Crowdrift platform called 'Creators' that we're requesting funding for, works to assist with procuring customized short-form video content for marketing & advertising, which has shifted heavily toward video content as the choice marketing & advertising visual tool compared to photography.

CERTIFICATION: The Chief Financial Officer certifies that \$17,000 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report CrowdRiff April 2024, CrowdRiff Agreement 2024 April.

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT AND ALL SUPPORTING DOCUMENTS BETWEEN THE CITY OF COLUMBIA AND FUZE FOR A ONE-YEAR

RENEWAL OF PHONE COMMUNICATION SERVICES IN THE AMOUNT OF \$4,000 - MIS.

RECOMMENDATION: Approve.

INFORMATION: The contract between the City of Columbia and Fuze Communication Services is expiring July 1, 2024. The renewal contract is for one-year of service that includes an \$800 per month decrease for minimum use. Current minimum monthly recurring charges are \$4,818.38. Under the new contract, the minimum monthly recurring charges will be \$4,000.

CERTIFICATION: The Chief Financial Officer certifies that \$50,000 is budgeted and unencumbered in General Fund – General Govt-Misc.-Telephones and \$5,800 is budgeted in Wastewater-Sewer Treatment Plant-Telephones.

ATTACHMENTS: Staff Report Fuze, Fuze Contract 2024.

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN CHANGE ORDER NO. 1 BETWEEN THE CITY OF COLUMBIA AND JUDY CONSTRUCTION FOR THE ULTRAVIOLET DISINFECTION RENOVATIONS - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the mayor to sign change order 1 for the Ultraviolet Disinfection Renovations at the Wastewater Treatment Plant by signing the change order to increase the amount of Bid Item No. 1 by \$1,814 and decrease the amount of Bid Item No. 2 by \$15,575.00. This decreases the overall amount of the project by \$13,761.

ATTACHMENTS: Staff Report Judy Construction Change Order, Judy Construction Contract Change Order, Judy Construction Contractor's Affidavit.

7.10. APPROVE AND AUTHORIZE THE MAYOR TO SIGN CHANGE ORDER #2 BETWEEN THE CITY OF COLUMBIA AND PATH FOR REPAIRS TO THE WASTEWATER PLANT ADMINISTRATIVE BUILDING HVAC SYSTEM IN THE AMOUNT OF \$38,213 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the mayor to sign change order #2 for the installation of the VFD and VAV box damper on the HVAC system at the Wastewater Plant Administrative Building in the amount of \$38,213. The original contract and change order #1 was in the amount of \$1,046,605, with change order #2 increasing the amount of the contract to \$1,084,818. In addition, the new contract completion date will be 11/1/24.

CERTIFICATION: The Chief Financial Officer certifies that \$38,213 is budgeted and unencumbered in Wastewater-Sewer Treatment Plant - Equipment.

ATTACHMENTS: Staff Report Path Change Order #2 Contract, Path Change Order #2 Contract.

7.11. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND STATE SYSTEMS INC. FOR MONITORING AND INSPECTING THE FIRE ALARM SYSTEM AT THE WASTEWATER TREATMENT PLANT ADMINISTRATIVE BUILDING IN THE AMOUNT OF \$1,425 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department wants to enter into a contract for monitoring and inspecting the fire alarm system at the Wastewater Treatment Plant Administrative Building. There is a one-time investment of \$300 to install and program their cellular dialer. The annual price for fire monitoring is \$700 and the annual fire inspection costs \$425.

CERTIFICATION: The Chief Financial Officer certifies that \$1,425 is budgeted and unencumbered in Wastewater-Sewer Treatment Plant - Maint/Repair Other.

ATTACHMENTS: Staff Report State Systems Inc. Contract, State Systems Inc. Contract.

7.12. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AMENDMENT NO. 2 FOR PROFESSIONAL SERVICES WITH GRESHAM, SMITH AND PARTNERS IN THE AMOUNT OF \$46,100 FOR THE NASHVILLE HIGHWAY AND BEAR CREEK PIKE INTERSECTION PROJECT - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Amendment No. 2 to the current contract with Gresham, Smith and Partners contingent on TDOT and MPO approval.

INFORMATION: The Development Services Department prepared a Request for Qualifications and advertised for consultant engineers to provide services related to Rights-of-Way, design and construction of intersection improvements at Nashville Highway (SR-6/US-31) and Bear Creek Pike (SR-99/US-412) intersection East to Tom J. Hitch Parkway. The City of Columbia entered into a contract with Gresham, Smith and Partners to perform this work.

The purpose of Amendment No. 2 is to approve Additional Services related to Title Searches, TDOT Forms, and Closing Fees for easements required to construct the project. This project is funded by 80% Federal and 20% State dollars, with no local match funds required.

Gresham Smith

Original Agreement Amount \$375,000

Amendment No. 1 Amount \$207,488

Amendment No. 2 Amount \$46,100

Adjusted Agreement Amount \$628,588

CERTIFICATION: The Chief Financial Officer certifies that \$628,588 is budgeted and unencumbered in Capital Projects - Project US-31/US-412.

ATTACHMENTS: Gresham Smith Amendment No. 2 - Staff Report, Bear Creek Pike Intersection Addendum 2.

7.13. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE SOFTWARE LICENSING AGREEMENT WITH ESKILL IN THE AMOUNT OF \$5000 TO PROVIDE VALID AND RELIABLE

**TESTING FOR PRE-EMPLOYMENT AND SKILLS GAP TESTING
- HUMAN RESOURCES.**

RECOMMENDATION: Approve.

INFORMATION: Using tests provided by eSkill will provide validity and reliability to avoid charges of disparate impact. They have a bank of over 800 standardized tests to administer for pre-employment, and skills gap assessments to assist with assigning, learning and development courses.

CERTIFICATION: The Chief Financial Officer certifies that \$5,000 is budgeted and unencumbered in general government-Miscellaneous - professional services.

ATTACHMENTS: Eskill 2024 Eskill Staff report, Eskill Contract 2024.

**7.14. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A
MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY
OF COLUMBIA, TENNESSEE, BOARD OF PUBLIC UTILITIES
FOR THE CITY OF COLUMBIA D/B/A COLUMBIA POWER AND
WATER SYSTEMS AND MAURY COUNTY, TENNESSEE FOR
SHARED COMMUNICATIONS SITE SPACE LOCATED AT 505
RESERVOIR HILL ROAD - FIRE & RESCUE.**

RECOMMENDATION: Approve.

INFORMATION: This Memorandum of Understanding is to allow Maury County Government to utilize space at the tower base for their communication needs on the City of Columbia's new tower located at 505 Reservoir Hill Road. This cooperative relationship may enhance public safety radio communications for agencies supported by the Parties. The County shall not be required to pay any cash payment for the tower space and ground space provided by the City or CPWS at the site.

This MOU will become effective upon receipt of the last required signature and will remain in force until December 31, 2044, except either Party may terminate this MOU after three hundred sixty-five (365) days written notice to the other Party of its intent to terminate.

Any participant may propose changes to this MOU during its term. Such changes will be in the form of an amendment and will become effective upon signature by all participants.

ATTACHMENTS: Staff Report Template for Council Agenda Items, MOU - Tower Site Use.

7.15. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE MULE TOWN DISC GOLF CLUB FOR THEIR 2024 PROGRAM – WARD 2 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Mule Town Disc Golf Club, based in Columbia, TN, is submitting a request for a Non-Exclusive Use Permit with the City of Columbia to use the Woodland Park Disc Golf Course located at Woodland Park for all of their league, tournament and club events for the 2024-2025 calendar year. In lieu of paying user fees, the Mule Town Disc Golf Club will work closely with the Parks and Recreation Department to host disc golf events throughout the year and assist with general maintenance of the course.

ATTACHMENTS: Mule Town Disc Golf Staff Report - 2024, Mule Town Disk Golf - Use and Occupancy Permit -2024 , 2024 Muletown Disc Golf Club insurance

7.16. APPROVE AND AUTHORIZE THE PURCHASE OF (3) DODGE POLICE PURSUIT AWD VEHICLES FROM CHRYSLER DODGE JEEP RAM OF COLUMBIA IN THE AMOUNT OF \$133,215.75 - POLICE DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: This money was previously approved for the purchase of 3 Ford Police Interceptors at the February 2024 Council Meeting. Ford has been unable to fulfill this order. We are now asking the same money be allocated to purchase the Dodge Police Pursuit vehicles. These are available immediately.

This entire purchase of the three police interceptor vehicles will cost the City of Columbia \$133,215.75.

CERTIFICATION: The Chief Financial Officer certifies that \$133,215.75 is budgeted and unencumbered in Police-Patrol - Vehicles.

ATTACHMENTS: Staff Report Dodge Vehicles, Chrysler Dodge Jeep Ram Quote, SWC209.

7.17. APPROVE UNITED WASTE HAULERS PRICE INCREASE FOR DISPOSAL OF GARBAGE AND BULKY ITEMS WITH AN ESTIMATED COST OF \$238,000 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Public Works disposed of bulky items at United Waste haulers in Mt. Pleasant, TN due to the limited space available at Maury County Solid Waste. United Waste Haulers will increase their rate by \$3.56 per ton to \$54.06 per ton, effective May 6, 2024. The estimated cost of bulky and trash disposal through United Waste Haulers will be \$238,000.

CERTIFICATION: The Chief Financial Officer certifies that \$238,000 is budgeted and unencumbered in streets-general - landfill.

ATTACHMENTS: Staff Report United Waste Haulers Increase, UWH increase 050624.

8 ADMINISTRATION.

8.1. CERTIFICATE OF COMPLIANCE FOR MAHANIS INC., TO SELL ALCOHOLIC BEVERAGES LOCATED AT CROWN LIQUOR, 5000 TROTWOOD AVENUE, SUITE 100/200, COLUMBIA, TN 38401

RECOMMENDATION: Approve.

INFORMATION: Mahanis, Inc. has applied for a Certificate of Compliance, which, by Tennessee law, must be executed by the

local governing body for this purpose. Mahanis Inc, wishes to relocate Crown Liquor from 1113 Nashville Highway to 5000 Trotwood Avenue, Suite 100/200 in Columbia, Tennessee. It is requested to consider authorizing a Certificate of Compliance to Mahanis, Inc. to sell alcoholic beverages at the new location of 5000 Trotwood Ave, Suite 100/200, for forwarding to the Alcoholic Beverage Commission. The Columbia Police Department and the Maury County Sheriff's Department have conducted background investigations.

ATTACHMENTS: Staff Report Certificate of Compliance.

9 RESOLUTIONS.

9.1.RESOLUTION NO. 24-32 - A RESOLUTION ACCEPTING A DONATION OF A \$100 GIFT CARD TO BE UTILIZED BY COLUMBIA FIRE & RESCUE - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 24-32.

INFORMATION: An undisclosed citizen of Columbia, Tennessee wishes to express her support of Columbia Fire & Rescue by gifting a \$100 gift card to be used to provide lunch.

ATTACHMENTS: Staff Report Resolution No. 24-32, Resolution No. 24-32.

9.2.RESOLUTION NO. 24-34 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING DRUMWRIGHT PHASE 3 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-34.

INFORMATION: Drumwright Phase 3 consists of 1,498 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-34, Resolution No. 24-34, Resolution No. 24-34 Dedication Letter.

9.3. RESOLUTION NO. 24-35 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING HOMESTEAD AT CARTER'S STATION SUBDIVISION, SECTION 2, PHASE 1A, 1B, 2A, 2B AND SECTION 2, PHASE 3 AND SECTION 5, PHASE 1 FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-35.

INFORMATION: This Resolution refers to the acceptance of streets and drainage improvements serving Homestead at Carter's Station Subdivision, Section 2, Phase 1A, 1B, 2A, 2B and Section 2, Phase 3 and Section 5, Phase 1, for ownership and maintenance in the City of Columbia. The Engineering Division has made inspections and recommends the acceptance of the streets and drainage improvements.

ATTACHMENTS: Resolution No. 24-35 Staff Report, Resolution No. 24-35, Resolution No. 24-35 Homestead 2.1A- Final Accept Request, Resolution No. 24-35 Homestead at Carter's Station 2.1A Final Plat, Resolution No. 24-35 Homestead 2.1B Final Acceptance Request, Resolution No. 24-35 Homestead at Carter's Station 2.1B - Final Plat, Resolution No. 24-35 Homestead 2.2A Final Acceptance Request, Resolution No. 24-35 Homestead 2.2A- Final Plat, Resolution No. 24-35 Homestead 2.2B Final Acceptance Request, Resolution No. 24-35 Homestead at Carter's Station 2.2.B - Final Plat, Resolution No. 24-35 Homestead 2.3 and 5.1 Final Acceptance Request, Resolution No. 24-35 Homestead at Carter's Station 2.3 and 5.1 - Final Plat.

9.4. RESOLUTION NO. 24-36 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-36.

INFORMATION: The City Recorder is presenting tax corrections through 5/24/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-36 , Resolution No. 24-36, Resolution No. 24-36 Exhibit A.

9.5. RESOLUTION NO. 24-37 - A RESOLUTION ADOPTING “COLUMBIA 2024-2029” AS THE ANNUAL STRATEGIC PLAN FOR THE CITY OF COLUMBIA - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-37.

INFORMATION: On February 5, 2024, the Mayor, City Council, City Manager and Assistant City Manager participated in a strategic planning workshop facilitated by Judy King with Quality Management Services, LLC. During the annual workshop, Management and the City Council reviewed progress and key projects from the prior year and updated established priorities and objectives with new goals in addition to the existing plan to achieve over the next 12 months.

As City officials and staff continue to work towards achieving the community’s long-term vision for Columbia, staff will continue to present semiannual progress reports which help to align the City’s current year work plan and budget priorities with the goals and objectives identified in the proposed 2024 Strategic Plan.

With City Council’s approval, the Columbia Strategic Plan, Columbia 2024-2029, will be made available for public distribution following adoption of the FY 2025 budget.

ATTACHMENTS: Staff Report Resolution No. 24-37, Resolution No. 24-37.

9.6. RESOLUTION NO. 24-38 - INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$80,000,000 OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF THE CITY OF COLUMBIA, TENNESSEE TO FINANCE WASTEWATER SYSTEM IMPROVEMENTS FOR THE CITY – FINANCE – SPG, FINANCIALLY RESPONSIBLE CITY PROVIDING EXCELLENT SERVICES - FINANCE.

RECOMMENDATION: Approve Resolution No. 24-38.

INFORMATION: This resolution provides the initial authorization with requisite public notice for bonds that the City of Columbia will issue, i.e., General Obligation Public Improvement Bonds, Series 2024, as identified in Resolution 24-38 for Wastewater System improvements

to include the new Wastewater Treatment Plant.

The resolution provides flexible wording to ensure “Wastewater System improvements” directly or indirectly related to the new Wastewater Treatment Plant (WWTP) are eligible for bond financing as needed should conditions require a change in plans as the WWTP project progresses.

Resolution 24-38 authorizes the City of Columbia, Tennessee to issue bonds not to exceed \$80,000,000 in General Obligation Public Improvement Bonds. City staff plans to work with Raymond James to issue the bonds following from a competitive sale.

An accompanying “Detailed Resolution” follows this agenda item that provides details for borrowing a not to exceed amount of \$80,000,000.

ATTACHMENTS: Staff Report Resolution No. 24-38, Resolution No. 24-38.

9.7. RESOLUTION NO. 24-39 - A RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND PAYMENT OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF THE CITY OF COLUMBIA, TENNESSEE IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$80,000,000 TO FINANCE WASTEWATER SYSTEM IMPROVEMENTS FOR THE CITY, AND PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF THE DEBT SERVICE ON THE BONDS – FINANCE – SPG, FINANCIALLY RESPONSIBLE CITY PROVIDING EXCELLENT SERVICES - FINANCE.

RECOMMENDATION: Approve Resolution No. 24-39.

INFORMATION: This resolution (24-39) provides the details for bonds the City of Columbia will issue, i.e., General Obligation Public Improvement Bonds, Series 2024, as noted in the preceding Initial Resolution (Res. No. 24-38).

Resolution 24-39 also provides funding for needed Wastewater System improvements as specified via resolution. The detailed

resolution also specifies expenses related to the borrowing of funds (approximately \$187,700) as outlined in Project Amendment II with Raymond James & Associates, the engagement letter with Bond Counsel Bass Berry and Sims and other services required in order to execute the refunding bonds as proposed.

Resolution 24-39 authorizes the City of Columbia, Tennessee to issue bonds not to exceed \$80,00,000 in General Obligation Public Improvement Bonds. City staff plans to work with Raymond James to issue the bonds following from a competitive sale. At this time, it is estimated that the borrowing rate for the transaction, or true interest cost (TIC), is estimated at 4.46% based on market conditions at this time.

ATTACHMENTS: Staff Report Resolution No. 24-39, Resolution No. 24-39.

10 ORDINANCES.

10.1.2ND CONSIDERATION OF ORDINANCE NO. 4501 AS AMENDED – AN ORDINANCE TO AMEND THE FISCAL YEAR 2023-2024 BUDGET ORDINANCE NO. 4464 PROVIDING FOR REVISIONS TO THE GENERAL, SANITATION AND WASTEWATER FUNDS - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4501 as amended on second consideration.

INFORMATION: The proposed ordinance is the fourth amendment to the FY 2024 Appropriation Ordinance, impacting the General , Sanitation and Wastewater Funds.

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.
- Budget \$644,182 in General Government to include Brownfields, CDBG Sidewalk and GM on MainStreet Grants, and adjust budget to increase expenditures for Visitor Center merchandise and utilities, maintenance repairs, workers comp and PEP insurance

budgeted amounts,

- Budget increased personnel costs in General Government, City Council, Legal, MIS, Finance, HR, Police, Fire, Streets, Parks, Sanitation and Wastewater,
- Budget increased continuing education expenditures in HR (\$8,000),
- Budget THSO grant (\$20,000) and fuel (\$5,700) in Police,
- Budget \$456,717 adjustment to increase expenditures for Fire & Rescue's fuel, maintenance repair/auto and auto repair services accounts,
- Budget increased fuel in Streets (\$32,800),
- Budget \$274,500 increased expenditures in Parks for utilities, maintenance repairs, auto supplies, chemicals/cleaning supplies and concrete,
- Budget \$464,300 increased expenditures in Sanitation for utilities, other charges, landfill charges, maintenance repairs, auto supplies, recycling cans and trash cans,
- Budget year-end retirement contribution needed to comply with ADC in General (\$645,270) and Sanitation (\$27,360).

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2024 by \$3,501,115 to \$207,894,159.

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

10.2.2ND 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 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4502 on second consideration.

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.

10.3.2ND CONSIDERATION OF ORDINANCE NO. 4503 AS AMENDED – APPROPRIATION ORDINANCE FOR FISCAL YEAR JULY 1, 2024, THROUGH JUNE 30, 2025 - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4503 as amended on second consideration.

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 regular meeting. The annual budget proposal was presented to Council Members during one-on-one meetings for review of all City departments and funds in advance of first consideration. A Public Hearing is required prior to second consideration and is scheduled for June 13, 2024. Required publication of the tentative Appropriation Ordinance was made in the Columbia Daily Herald on May 5, 2024. A notice of public hearing including FY 2025 proposed along with current year (2024) and last audited year (2023) budgeted figures was published May 5, 2024.

Since the City Council approved the Appropriation Ordinance on first consideration, no changes have been made.
The total proposed budget is \$75,816,451.

ATTACHMENTS: Staff Report Ordinance No. 4503, Ordinance No. 4503.

10.4.2ND 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 second 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, Ordinance No. 4504 Exhibit A.

10.5.2ND 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 second consideration.

INFORMATION: The owner is requesting to rezone the aforementioned property to CD-4 (General Urban Character District). The CD-4 district allows for a 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 on 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.

10.6.2ND 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 second consideration.

INFORMATION: The owner is requesting to rezone the aforementioned property to CD-4 (General Urban Character District). The CD-4 district allows for a 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 on 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.

10.7.2ND 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 second 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 a 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 on 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.

**10.8.1ST CONSIDERATION ON ORDINANCE NO. 4508 - AN
ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME
BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA,
TENNESSEE BY REZONING TAX MAP 90I GROUP B PARCELS
001.00 AND 005.00, LOCATED AT 806 AND 812 NASHVILLE
HIGHWAY, FROM CD-4C (GENERAL URBAN CORRIDOR
CHARACTER DISTRICT) AND CD-3 (NEIGHBORHOOD
CHARACTER DISTRICT) TO PUD-MU (PLANNED UNIT
DEVELOPMENT - MIXED USE) WITH PRELIMINARY PUD
MASTER PLAN APPROVAL - WARD 3 - DEVELOPMENT
SERVICES DEPARTMENT.**

RECOMMENDATION: Approve Ordinance No. 4508 on first consideration.

INFORMATION: The applicant is proposing to rezone for an expansion of the utility facility at 806 Nashville Highway. The expansion will include property at 812 Nashville Highway with both being advanced through a Planned Unit Development. The Planning Commission reviewed this request at the May 8, 2024 meeting with a recommendation that the perimeter fence detail of chain link and barbed wire be replaced with an alternative solution to be less intrusive to the surrounding properties. The applicant contends that the intrinsic necessary use of the property qualifies for the Planned Unit Development request. The vote for rezoning and master plan was supported six to zero.

ATTACHMENTS: Staff Report for Ord No 4508, Ordinance No. 4508, Ordinance No. 4508 Exhibit A, Ordinance No. 4508 Exhibit B, Ordinance No. 4508 Exhibit C, Ordinance No. 4508 Exhibit D, Ordinance No 4508 Exhibit E, Ordinance No. 4508 DS Staff Report.

10.9.1ST CONSIDERATION ON ORDINANCE NO. 4509 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 99 PARCEL 49, LOCATED AT 1201 MAPLEASH AVENUE, FROM CD-2 (RURAL CHARACTER DISTRICT) TO CV (CIVIC DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4509 on first consideration.

INFORMATION: This is a request to rezone an existing educational facility at 1201 Mapleash Avenue to an allowable campus style district. The Civic District (CV) will allow for the expansion of the property in a more internally accessed manner, versus traditional street entry development. The request was forwarded with a recommendation of approval by a vote of five to zero with one abstaining vote at the May 8, 2024 Planning Commission meeting.

ATTACHMENTS: Staff Report for Ord No 4509, Ordinance No. 4509, Ordinance No. 4509 Exhibit A, Ordinance No. 4509 Exhibit B, Ordinance No. 4509 Full Concept, Ordinance No. 4509 DS Staff Report.

10.10.1ST CONSIDERATION ON ORDINANCE NO. 4510 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY AMENDING THE HONEY FARM PUD MASTER PLAN FOR A 1.34 ACRE PORTION OF LOT 1 IN HONEY FARM CROSSING AT TAX MAP 51 PARCEL 58.00, LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4510 on first consideration.

INFORMATION: The applicant is requesting to amend the Honey Farm Planned Unit Development Master Plan for the future development of a commercial quick serve restaurant site. The request was reviewed and given a recommendation of approval by a vote of six to zero at the May 8, 2024 Planning Commission meeting.

ATTACHMENTS: Staff Report for Ord No 4510, Ordinance No. 4510, Ordinance No. 4510 Exhibit A, Ordinance No. 4510 Exhibit B, Ordinance No. 4510 DS Staff Report.

10.11.1ST CONSIDERATION OF ORDINANCE NO. 4511 - AN ORDINANCE AMENDING TITLE 18, CHAPTER 3, SECTION 18-303, OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA BY REPLACING IN ITS ENTIRETY PRESENT SCHEDULES A AND B AND ADOPTING AND APPROVING THE FOLLOWING SCHEDULES A AND B AND ESTABLISH THE DATE OF JULY 11, 2024, AS THE DATE OF PUBLIC HEARING

RECOMMENDATION:

INFORMATION: Columbia Power and Water Systems (CPWS) has requested City Council to increase the water rate for large volume water customers. This recommendation is to encourage water conservation from large water customers. CPWS President and Chief Executive Officer Jonathan Hardin will be present to explain the request for the increase.

ATTACHMENTS: Staff Report Ordinance No. 4511, Ordinance No. 4511, CPWS Memo, CPWS Resolution, CPWS Conservation Pricing for Residential Water Supply, CPWS Board Discussion/Water Cost of Service Study.

10.12.1ST CONSIDERATION OF ORDINANCE NO. 4512 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 3 OF THE COLUMBIA MUNICIPAL CODE BY AMENDING 18-310 TO INCREASE THE WATER IMPACT FEE UPON NEW WATER CUSTOMERS TO SERVE THE DEMAND FOR WATER SYSTEM CAPITAL FACILITIES AND PUBLIC IMPROVEMENTS AND ESTABLISH THE DATE OF JULY 11, 2024, AS THE DATE OF PUBLIC HEARING

RECOMMENDATION:

INFORMATION: CPWS has requested the impact fee schedule be increased across the board over a 3-year period. CPWS President and Chief Executive Officer Jonathan Hardin will be present to explain the request.

ATTACHMENTS: Staff Report Ordinance No. 4512, Ordinance No. 4512 , CPWS Memo on Proposed Water Impact Fee , CPWS Resolution impact fee amendment.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.