



**City of Columbia City Council
Regular Meeting Agenda
June 13, 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.

REGULAR MEETING

- 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.**
- 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, 2027.

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	IHS IPREO	
Distribution		\$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 CROWDRIFF IN THE AMOUNT OF \$17,000 FOR THE CROWDRIFF 'CREATORS' PLATFORM - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Crowdriff is a user-generated content platform that we have established already on our [VisitColumbiaTn.com](https://www.visitcolumbiatn.com) website to curate and display social content specific to Columbia. This additional Crowdriff 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 \$5,000 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.

8.2. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE EMERGENCY MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY, TENNESSEE - ADMINISTRATION.

RECOMMENDATION: Approve.

INFORMATION: This MOU is between the City of Columbia and Maury County and is regarding the clean-up efforts from the May 8, 2024 tornado. It is recommended City Council approve this emergency MOU. The MOU is a requirement from the Federal Emergency Watershed Protection Program for clean-up assistance of Bear Creek from the tornado event that occurred on May 8th.

ATTACHMENTS: Staff Report MOU with Maury County, MOU w/Maury County, Emergency Watershed Protection Program Overview, Map

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 OTHER BUSINESS.

12 EXECUTIVE SESSION.

13 ADJOURNMENT.

14 UPCOMING EVENTS.

**14.1. *DUE TO JULY 4TH HOLIDAY, CITY COUNCIL STUDY SESSION
WILL BE HELD ON TUESDAY, JULY 9, 2024 AT 5:30 P.M. IN
THE COUNCIL CHAMBERS***



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.com 931.560.1580

AGENDA ITEM TITLE: 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

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: Ordinance No. 4501 as amended, Supporting Documentation, FY 2024 Budgeted Expenditure Summary.

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

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That Ordinance No. 4464 as amended, the same being the
Appropriation Ordinance for the City of Columbia for the Fiscal Year July 1, 2023 through
June 30, 2024, be amended. That the total budget appropriation for the fiscal year be
increased from \$204,393,044 to \$207,221,529, an increase of \$2,828,485.

Section 2: That the budget appropriations shall be revised as follows:
City Council total of \$445,837 be amended to \$458,837, an increase of \$13,000.

Legal total of \$278,560 be amended to \$284,060, an increase of \$5,500.

MIS total of \$1,128,791 be amended to \$1,141,791, an increase of \$13,000.

Finance & City Recorder total of \$1,139,913 be amended to \$1,175,913, an increase of
\$36,000.

HR total of \$283,953 be amended to \$307,953, an increase of \$24,000.

General City Admin total of \$16,799,852 be amended to \$18,089,304, an increase of
\$1,289,452.

Police total of \$12,662,368 be amended to \$12,768,376, an increase of \$106,008.

Fire total of \$9,981,900 be amended to \$11,137,295, an increase of \$1,155,395.

Streets total of \$5,901,410 be amended to \$5,959,210, an increase of \$57,800.

Parks total of \$4,037,260 be amended to \$4,311,760, an increase of \$274,500.

Sanitation total of \$4,889,032 be amended to \$5,380,692, an increase of \$491,660.

Wastewater total of \$122,913,423 be amended to \$122,948,223, an increase of \$34,800.

ALL OTHER APPROPRIATIONS REMAIN THE SAME.

Section 3: This ordinance is enacted pursuant to and in compliance and conformity with Article 9, Section 9 of the Charter of the City of Columbia, with Notice of Public Hearing published on the 21st day of April, 2024, and it shall be executed and construed consistent with said charter and laws of the State of Tennessee.

Section 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, THIS THE ____ DAY OF JUNE, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____

Summary of Appropriation Amendment #4
2nd Consideration - June 13th, 2024

Police

Budget 2024 JAG Grant	\$	32,308.00
	Total Police	\$ 32,308.00

Fire

Budget funds for air packs	\$	698,678.00
	Total Fire	\$ 698,678.00

	TOTAL GENERAL FUND	\$ 730,986.00
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Total Increase - All Funds (First Consideration)	\$	730,986.00
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General City Admin

Budget Workers Comp in General Fund	\$	80,000.00
Budget Maintenance repairs increase		35,000.00
Budget increase in PEP insurance		100,000.00
Budget tourism vehicle		30,000.00
Budget visitor center utilities		15,000.00
Budget visitor center merch		30,000.00
Budget MainStreet professional services		5,000.00
Budget Brownfields Grant		113,618.00
Budget funds for CDBG Sidewalks Grant (Construction bid approved 4/9/24)		176,564.00
GM on MainStreet		50,000.00
Budget year-end pension contribution		645,270.00
Budget funds for personnel costs		9,000.00
	Total General City Admin	\$ 1,289,452.00

City Council

Budget funds for personnel costs	\$	13,000.00
	Total City Council	\$ 13,000.00

Legal

Budget funds for personnel costs	\$	5,500.00
	Total Legal	\$ 5,500.00

MIS

Budget funds for personnel costs	\$	13,000.00
	Total MIS	\$ 13,000.00

Finance & City Recorder's Office

Budget funds for personnel costs	\$	36,000.00
	Total Finance & City Recorder's Office	\$ 36,000.00

HR

Budget funds for continuing education	\$	8,000.00
Budget funds for personnel costs		16,000.00
	Total HR	\$ 24,000.00

Police

Budget 2024 THSO Grant	\$	20,000.00
Budget fuel	\$	5,700.00
Budget funds for personnel costs		48,000.00
	Total Police	\$ 73,700.00

Fire

Budget fuel	\$	23,600.00
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Budget maintenance/repair auto - admin	5,000.00
Budget machinery/equip - admin	22,617.00
Budget maintenance/repair auto - suppression	45,000.00
Budget maintenance/repair other - suppression	10,000.00
Budget maintenance/repair supplies auto - suppression	25,000.00
Budget telephone - investigation	2,000.00
Budget funds received for Training Academy	2,950.00
Budget controllable assets - emergency management	53,550.00
Budget funds for personnel costs	267,000.00
Total Fire	\$ 456,717.00

Public Works-Streets

Budget funds for personnel costs	\$ 25,000.00
Budget fuel	32,800.00
Total Public Works-Streets	\$ 57,800.00

Parks

Budget utilities - parks maintenance	\$ 45,000.00
Budget maintenance repair-other - parks maintenance	12,000.00
Budget other services - parks maintenance	5,000.00
Budget maintenance repair supplies-other - parks maintenance	15,000.00
Budget utilities - Ridley	20,000.00
Budget maintenance repair-other - Ridley	38,500.00
Budget chemicals/cleaning supplies - Ridley	27,000.00
Budget auto supplies - Ridley	15,000.00
Budget concrete - Ridley	8,000.00
Budget fuel	8,000.00
Budget funds for personnel costs	\$ 81,000.00
Total Parks	\$ 274,500.00

TOTAL GENERAL FUND \$ 2,243,669.00

Sanitation

Budget utilities - Sanitation General	\$ 4,000.00
Budget other charges - Sanitation General	20,000.00
Budget landfill charges - Sanitation General	300,000.00
Budget other services - Brush/Trash	32,300.00
Budget operation supplies - Brush/Trash	10,000.00
Budget fuel - Brush/Trash	5,000.00
Budget maintenance supplies auto - Brush/Trash	5,000.00
Budget trash cans	16,000.00
Budget maintenance supplies auto - residential	20,000.00
Budget recycle cans	23,000.00
Budget fuel - recycling	5,000.00
Budget year-end pension contribution	27,360.00
Budget funds for personnel costs	\$ 24,000.00
Total Sanitation	\$ 491,660.00

Wastewater

Budget funds for personnel costs	\$ 34,800.00
Total Wastewater	\$ 34,800.00

Total Increase - All Funds (Second Consideration) \$ 2,770,129.00

Total Increase - All Funds (First and Second Consideration) \$ 3,501,115.00

CITY OF COLUMBIA
FY 2024 APPROPRIATION AMENDMENT #4
Second Consideration 6/13/24

1) Budget 2024 JAG Grant

Cost estimate provided by Army Core of Engineers

Increase Revenues

110-33197	\$	32,308.00	2016 JAG Grant
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Increase Expenditures

110-42144-290	\$	32,308.00	Police Dept-2016 Byrne/JAG - Other Services & Charges
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2) Budget funds for air packs

Council approved 4/11/24

Increase Revenues

110-37110	\$	698,678.00	Prior Year Revenue
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Increase Expenditures

110-42220-941	\$	698,678.00	Fire - Suppression-Equipment and Machinery
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Items added for Second Consideration on 6/13/24

3) Budget funds for personnel costs (General Fund)

Increase Revenues

110-37110	\$	513,500.00	Prior Year Revenue
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Increase Expenditures

110-41100-142	\$	9,000.00	City Council - FICA
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110-41100-145	\$	4,000.00	City Council - FICA
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	\$	13,000.00	City Council Subtotal
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110-41200-110	\$	5,000.00	Legal - Salaries and wages
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110-41200-141	\$	500.00	Legal - FICA
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	\$	5,500.00	Legal Subtotal
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110-41300-110	\$	12,000.00	MIS - Salaries and wages
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110-41300-141	\$	1,000.00	MIS - FICA
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	\$	13,000.00	MIS Subtotal
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110-41500-110	\$	10,000.00	Finance - Salaries and wages
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110-41500-141	\$	2,000.00	Finance - FICA
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110-41510-110	\$	20,000.00	Recorder's Office - Salaries and wages
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110-41510-141	\$	4,000.00	Recorder's Office - FICA
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	\$	36,000.00	Finance & Recorder's Office Subtotal
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110-41650-110	\$	15,000.00	HR - Salaries and wages
110-41650-141	\$	<u>1,000.00</u>	HR - FICA
	\$	16,000.00	HR Subtotal
110-41954-110	\$	7,000.00	Visitor Center - Salaries and wages
110-41954-141	\$	<u>2,000.00</u>	Visitor Center - FICA
	\$	9,000.00	Visitor Center Subtotal
110-42121-143	\$	<u>48,000.00</u>	Police-Detectives - Retirement
	\$	48,000.00	Police Subtotal
110-42210-110	\$	20,000.00	Fire Admin - Salaries and wages
110-42210-141	\$	3,000.00	Fire Admin - FICA
110-42220-110	\$	200,000.00	Fire Suppression - Salaries and wages
110-42220-141	\$	20,000.00	Fire Suppression - FICA
110-42230-110	\$	10,000.00	Fire Investigation - Salaries and wages
110-42230-141	\$	2,000.00	Fire Investigation - FICA
110-42240-110	\$	10,000.00	Fire Training - Salaries and wages
110-42240-141	\$	<u>2,000.00</u>	Fire Training - FICA
	\$	267,000.00	Fire Subtotal
110-43160-110	\$	20,000.00	Public Works-Traffic Control - Salaries and wages
110-43160-141	\$	<u>5,000.00</u>	Public Works-Traffic Control - FICA
	\$	25,000.00	Public Works-Streets Subtotal
110-44410-110	\$	20,000.00	Parks Admin - Salaries and wages
110-44410-141	\$	5,000.00	Parks Admin - FICA
110-44415-110	\$	20,000.00	Parks Maint. Services - Salaries and wages
110-44415-141	\$	5,000.00	Parks Maint. Services - FICA
110-44415-143	\$	3,500.00	Parks Maint. Services - Retirement
110-44435-110	\$	12,000.00	Parks Rec. Programming - Salaries and wages
110-44435-141	\$	3,000.00	Parks Rec. Programming - FICA
110-44450-110	\$	10,000.00	Parks Ridley Park - Salaries and wages
110-44450-141	\$	<u>2,500.00</u>	Parks Ridley Park - FICA
	\$	81,000.00	Parks Subtotal
	\$	513,500.00	General Fund Total

4) Budget funds for personnel costs (Sanitation Fund)

Increase Revenues

127-37110	\$	24,000.00	Prior Year Revenue
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Increase Expenditures

127-43220-143	\$	5,000.00	Sanitation Commercial - Salaries and wages
127-43230-110	\$	15,000.00	Sanitation Commercial - Salaries and wages
127-43230-141	\$	<u>4,000.00</u>	Sanitation Commercial - FICA
Total	\$	24,000.00	Sanitation Total

5) Budget funds for personnel costs (Wastewater Fund)**Increase Revenues**

412-37110	\$	34,800.00	Retained Earnings
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Increase Expenditures

412-52214-110	\$	8,600.00	Industrial Pretreatment - Salaries and wages
412-52214-141	\$	2,200.00	Industrial Pretreatment - FICA
412-52230-110	\$	20,000.00	Sewer Construction - Salaries and wages
412-52230-141	\$	<u>4,000.00</u>	Sewer Construction - FICA
Total	\$	34,800.00	Wastewater (Sewer) System Total

6) Budget increased funds for fuel line items**Increase Revenues**

110-37110	\$	70,100.00	Prior Year Revenue
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Increase Expenditures

110-42110-331	\$	5,400.00	Police-Admin - Fuel
110-42150-331	\$	<u>300.00</u>	Police-Support Services - Fuel
Police total	\$	5,700.00	
110-42210-331	\$	2,500.00	Fire Dept-Administrative - Fuel
110-42220-331	\$	17,000.00	Fire Dept-Suppression - Fuel
110-42230-331	\$	1,100.00	Fire Dept-Investigation - Fuel
110-42240-331	\$	1,000.00	Fire Dept-Training - Fuel
110-42260-331	\$	<u>2,000.00</u>	Fire-Emergency Mgmt - Fuel
Fire total	\$	23,600.00	
110-43120-331	\$	700.00	Street-Maintenance - Fuel
110-43126-331	\$	<u>32,100.00</u>	Street-Vehicle Maintenance - Fuel
Streets total	\$	32,800.00	
110-44415-331	\$	<u>8,000.00</u>	Recreation - Maintenance Shop - Fuel
Total (110)	\$	70,100.00	Total General Fund Fuel Line Items

7) Budget THSO Grant

Increase Revenues

110-33239	\$	20,000.00	Highway Safety Grant
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Increase Expenditures

110-42147-112	\$	10,000.00	Highway Safety Grant - Overtime
110-42147-321	\$	10,000.00	Highway Safety Grant - Controllable Assets
Total	\$	20,000.00	Highway Safety Grant - Total

8) Budget increased operating funds

Budget additional funds for increased operating costs in the General and Sanitation Funds

Increase Revenues

110-37110	\$	621,667.00	Prior Year Revenue
110-33228	\$	113,618.00	EPA Brownfields Grant
110-33231	\$	176,564.00	2022 CDBG Grant Project
110-33242	\$	50,000.00	GM MainStreet Grant
110-34226	\$	2,950.00	Fire Training Fees
110-36543	\$	30,000.00	Tourism-Sale of Merchandise
Total	\$	994,799.00	

Increase Expenditures

110-41900-146	\$	80,000.00	General City Admin-Miscellaneous - Workers Comp
110-41900-269	\$	35,000.00	General City Admin-Miscellaneous - Maintenance repairs
110-41900-510	\$	100,000.00	General City Admin-Miscellaneous - Insurance
110-41950-941	\$	30,000.00	General City Admin-Tourism - Vehicle
110-41954-240	\$	15,000.00	General City Admin-VC - Utilities
110-41954-328	\$	30,000.00	General City Admin-VC - Merchandise
110-41960-250	\$	5,000.00	General City Admin-MainStreet - Prof Serv
110-41920-250	\$	113,618.00	General City Admin-Brownfields Grant - Prof Serv
110-41925-800	\$	176,564.00	General City Admin-CDBG Grant
110-41930-930	\$	50,000.00	General City Admin-CDBG Grant
110-41650-280	\$	8,000.00	HR - Travel and Continuing Edu
110-42210-261	\$	5,000.00	Fire Dept-Administrative - Maint/Repair Auto
110-42210-941	\$	22,617.00	Fire Dept-Administrative - Machinery/Equip
110-42220-261	\$	45,000.00	Fire Dept-Supp. - Maint/Repair Auto
110-42220-269	\$	10,000.00	Fire Dept-Supp. - Maint/Repair Other
110-42220-332	\$	25,000.00	Fire Dept-Supp. - Maint Supplies Auto
110-42230-245	\$	2,000.00	Fire Dept-Inv. - Phones
110-42240-800	\$	2,950.00	Fire Dept-Training - Reserves
110-42260-321	\$	53,550.00	Fire Dept-EMA - Controllable Assets
110-44415-240	\$	45,000.00	Parks-Maintenance - Utilities
110-44415-269	\$	12,000.00	Parks-Maintenance - Other repairs
110-44415-290	\$	5,000.00	Parks-Maintenance - Other
110-44415-340	\$	15,000.00	Parks-Maintenance - Repairs Supplies Other

110-44450-240	\$	20,000.00	Parks-Ridley - Utilities
110-44450-269	\$	38,500.00	Parks-Ridley - Other repairs
110-44450-322	\$	27,000.00	Parks-Ridley - Chem and Cleanings Supplies
110-44450-332	\$	15,000.00	Parks-Ridley - Auto Supplies
110-44450-410	\$	8,000.00	Parks-Ridley - Concrete
Total	\$	994,799.00	

Increase Revenues

127-37110	\$	440,300.00	Prior Year Revenue
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Increase Expenditures

127-43210-240	\$	4,000.00	Sanitation - General - Utilities
127-43210-290	\$	20,000.00	Sanitation - General - Other Services & Charges
127-43210-320	\$	300,000.00	Sanitation - General - Operation Supplies
127-43230-290	\$	32,300.00	Sanitation - Commercial - Other Services & Charges
127-43230-320	\$	10,000.00	Sanitation - Commercial - Operation Supplies
127-43230-331	\$	5,000.00	Sanitation - Commercial - Fuel
127-43230-332	\$	5,000.00	Sanitation - Commercial - Maint\Repair Supplies Auto
127-43235-320	\$	16,000.00	Sanitation - Residential - Operation Supplies
127-43230-332	\$	20,000.00	Sanitation - Commercial - Maint\Repair Supplies Auto
127-43240-320	\$	23,000.00	Sanitation - Recycling - Operation Supplies
127-43240-331	\$	5,000.00	Sanitation - Recycling - Fuel
Total	\$	440,300.00	

9) Budget reserves for year-end retirement funding

Increase Revenues

110-37110	\$	645,270.00	Prior Year Revenue
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Increase Expenditures

110-41900-800	\$	645,270.00	General City Admin - Misc. - Reserves
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10) Budget reserves for year-end retirement funding

Increase Revenues

127-37110	\$	27,360.00	Prior Year Revenue
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Increase Expenditures

127-43210-800	\$	27,360.00	Sanitation - Admin - Reserves
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FY 2024 Budget Summary - AA#4

6/13/2024						
		SERVICES &		CAPITAL	DEBT	AA#4
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2024
City Council	\$102,937	\$355,900	\$0	\$0	\$0	\$458,837
Legal Services	\$66,960	\$217,100	\$0	\$0	\$0	\$284,060
Management Info Systems	\$362,433	\$283,629	\$0	\$495,729	\$0	\$1,141,791
City Manager	\$472,107	\$301,888	\$0	\$0	\$0	\$773,995
Finance & City Recorder	\$1,115,515	\$60,398	\$0	\$0	\$0	\$1,175,913
Human Resources	\$269,588	\$38,365	\$0	\$0	\$0	\$307,953
General City Admin	\$2,929,816	\$8,081,379	\$4,887,279	\$2,190,830	\$0	\$18,089,304
Police	\$9,917,324	\$2,013,758	\$0	\$837,294	\$0	\$12,768,376
Fire	\$8,534,603	\$1,056,837	\$0	\$1,545,855	\$0	\$11,137,295
Streets & Maintenance	\$3,153,560	\$717,755	\$0	\$2,087,895	\$0	\$5,959,210
Development Services	\$1,963,944	\$439,520	\$0	\$30,000	\$0	\$2,433,464
Parks & Recreation	\$2,330,673	\$855,539	\$0	\$1,125,548	\$0	\$4,311,760
Total General Fund	\$31,219,459	\$14,422,068	\$4,887,279	\$8,313,151	\$0	\$58,841,958
State Street Aid Fund	\$0	\$1,826,823	\$75,000	\$269,362	\$0	\$2,171,185
N&V Chief's Fund	\$0	\$90,000	\$0	\$0	\$0	\$90,000
Street & Transportation Fund	\$0	\$75,100	\$0	\$0	\$0	\$75,100
Drug Fund	\$0	\$61,053	\$40,000	\$70,000	\$0	\$171,053
Solid Waste (Sanitation) Fund	\$1,859,127	\$2,685,478	\$75,993	\$760,094	\$0	\$5,380,692
Debt Service Fund	\$0	\$0	\$0	\$0	\$1,614,410	\$1,614,410
Capital Projects Fund	\$0	\$0	\$0	\$16,601,538	\$0	\$16,601,538
Wastewater (Sewer) Fund	\$3,812,859	\$5,303,476	\$0	\$109,924,954	\$3,906,934	\$122,948,223
Grand Total	\$36,891,446	\$24,463,999	\$5,078,272	\$135,939,099	\$5,521,344	\$207,894,159



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kim Dale, Asst. City Recorder, kdale@columbiatn.com, 931-560-1579

AGENDA ITEM TITLE:

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 5/26/2024.

ATTACHMENTS: Staff Report, 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**

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That there is hereby levied on all taxable property, real, personal and mixed, the sum of \$0.8251 on each \$100.00 of such taxable property for the year 2024 for the following purposes:

General Corporation Purposes \$0.8251

Section 2: That this Ordinance is enacted pursuant to Article 9, Section 9.07 (2) of the Charter of the City of Columbia, consistent and in conformity with which it shall be administered, executed and construed.

Section 3: That such taxes shall become delinquent on the fifteenth (15th) day of December, 2024, and immediately upon the delinquency of such taxes, shall bear interest at the rate of one-half percent (1/2%) from December 16, 2024 through December 31, 2024 and thereafter at the rate of six percent (6%) per annum, and in addition, a penalty of one-half of one percent shall apply for each month thereafter, beginning with the first day of February, 2025.

Section 4: This Ordinance is passed after a public hearing held on the 13th day of June 2024, with notice of said hearing being given in the Daily Herald of Columbia, Tennessee.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the _____ day of _____,
2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI – CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER – CITY ATTORNEY

APPROVED ON FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed 1st Consideration _____

Passed 2nd Consideration _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.com 931-560-1580

AGENDA ITEM TITLE:

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

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.

ORDINANCE NO. 4503 (AS AMENDED)

**AN APPROPRIATION ORDINANCE FOR THE CITY OF COLUMBIA, TENNESSEE AS
AMENDED FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025**

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the governing body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the governing body will consider final passage of the budget.

**NOW THEREFORE BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE, AS
FOLLOWS:**

SECTION 1. That amounts hereinafter set out constitute the estimated revenues and the budgeted expenditures for the City of Columbia, Tennessee, and the said sums specified herein are hereby appropriated for the purpose of meeting the expenses of the various departments and programs of the City of Columbia for the fiscal year beginning July 1, 2024 and ending June 30, 2025, to wit:

	GENERAL FUND		
	FY 2022-2023	FY 2023-2024	FY 2024-2025
	ACTUAL	ESTIMATED	BUDGET
Beginning Fund Balance			\$ 51,956,290
<u>Revenues and Other Sources:</u>			
Taxes	\$ 38,344,429	\$ 39,305,144	\$ 34,901,586
Licenses and Permits	2,168,562	2,284,000	1,113,700
Fines and Fees	212,715	167,350	232,100
Charges for Services	286,577	247,577	239,000
Intergovernmental	5,868,063	5,670,720	5,452,400
Interest	1,256,725	1,250,000	160,000
Other	712,353	406,748	5,183,223
Total Revenues and Sources	\$ 48,849,424	\$ 49,331,539	\$ 47,282,009
Total Funds Available			\$ 99,238,299

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

GENERAL FUND

	FY 2022-2023	FY 2023-2024	FY 2024-2025
	ACTUAL	ESTIMATED	BUDGET
<u>Expenditures and Other Uses:</u>			
City Council	\$ 390,466	\$ 444,744	\$ 475,024
Legal Services	218,760	277,568	280,963
City Manager's Office	536,907	584,953	842,673
Management Information Systems	1,303,488	1,048,467	787,119
Finance & City Recorder's Office	954,747	1,118,303	1,200,287
Human Resources	249,065	283,158	336,044
General City Admin	6,803,817	4,900,500	6,462,881
Police Department	10,775,619	11,071,815	11,382,393
Fire Department	8,640,292	9,930,108	9,392,452
Public Works-Streets	3,709,566	5,352,994	4,220,844
Development Services	1,642,136	2,381,701	2,459,470
Parks and Recreation	3,015,537	3,623,886	3,195,768
Transfer to Capital Projects Fund	2,835,335	4,548,955	4,926,110
Transfer to Debt Service Fund	1,521,418	1,527,367	1,319,981
Total Expenditures and Other Uses	\$ 42,597,155	\$ 47,094,518	\$ 47,282,009
 Estimated Ending Fund Balance			\$ 51,956,290

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

STATE STREET AID FUND

	<u>FY 2022-2023 ACTUAL</u>	<u>FY 2023-2024 ESTIMATED</u>	<u>FY 2024-2025 BUDGET</u>
Beginning Fund Balance			\$ 1,775,834
<u>Revenues:</u>			
State Fuel Taxes	\$ 1,448,287	\$ 1,428,000	\$ 1,320,000
Other	1,335	-	718,823
Interest Earnings	<u>72,642</u>	<u>100,000</u>	<u>8,000</u>
Total Revenues	\$ 1,522,264	\$ 1,528,000	\$ 2,046,823
Total Funds Available			\$ 3,822,657
<u>Expenditures:</u>			
Street Maintenance	\$ 933,996	\$ 1,826,823	\$ 2,046,823
Transfer to Capital Projects Fund	75,000	75,000	-
Capital Outlay	<u>55,294</u>	<u>269,362</u>	<u>-</u>
Total Expenditures	\$ 1,064,290	\$ 2,171,185	\$ 2,046,823
Estimated Ending Fund Balance			\$ 1,775,834

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

NARCOTICS & VICE FUND

	<u>FY 2022-2023 ACTUAL</u>	<u>FY 2023-2024 ESTIMATED</u>	<u>FY 2024-2025 BUDGET</u>
Beginning Fund Balance			\$ 53,136
<u>Revenues and Other Sources:</u>			
Settlements	\$ 142,591	\$ 50,000	\$ 100,000
Transfer from Drug Fund	-	40,000	40,000
Miscellaneous Revenue	983		
Interest Earnings	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Revenues	\$ 143,574	\$ 90,000	\$ 140,000
Total Funds Available			\$ 193,136
<u>Expenditures:</u>			
Drug Enforcement	<u>\$ 121,308</u>	<u>\$ 90,000</u>	<u>\$ 140,000</u>
Total Expenditures	\$ 121,308	\$ 90,000	\$ 140,000
Estimated Ending Fund Balance			\$ 53,136

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

STREETS & TRANSPORTATION FUND

	<u>FY 2022-2023 ACTUAL</u>	<u>FY 2023-2024 ESTIMATED</u>	<u>FY 2024-2025 BUDGET</u>
Beginning Fund Balance			\$ 46,645
<u>Revenues:</u>			
State Fuel Taxes	\$ 76,376	\$ 76,376	\$ 75,000
Miscellaneous Revenue	-	-	4,900
Interest Earnings	<u>184</u>	<u>100</u>	<u>100</u>
Total Revenues	\$ 76,560	\$ 76,476	\$ 80,000
Total Funds Available			\$ 126,645
Street lighting-utilities	<u>\$ 65,100</u>	<u>\$ 75,100</u>	<u>\$ 80,000</u>
Total Expenditures and Other Uses	\$ 65,100	\$ 75,100	\$ 80,000
Estimated Ending Fund Balance			\$ 46,645

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

DRUG FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>ESTIMATED</u>	<u>FY 2024-2025</u> <u>BUDGET</u>
Beginning Fund Balance			\$ 382,276
<u>Revenues:</u>			
Drug Related Fines/Other	\$ 194,121	\$ 16,000	\$ 169,453
Interest Earnings	<u>10,768</u>	<u>11,000</u>	<u>1,600</u>
Total Revenues	\$ 204,889	\$ 27,000	\$ 171,053
Total Funds Available			\$ 553,329
<u>Expenditures and Other Uses:</u>			
Drug Enforcement	\$ 29,005	\$ 31,103	\$ 81,053
Transfer to N&V Fund	-	-	40,000
Capital Outlay	<u>-</u>	<u>-</u>	<u>50,000</u>
Total Expenditures and Other Uses	\$ 29,005	\$ 31,103	\$ 171,053
Estimated Ending Fund Balance			\$ 382,276

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

SOLID WASTE SANITATION REVENUE FUND

	<u>FY 2022-2023 ACTUAL</u>	<u>FY 2023-2024 ESTIMATED</u>	<u>FY 2024-2025 BUDGET</u>
Beginning Fund Balance			\$ 1,633,404
<u>Revenues and Other Sources:</u>			
Charges for Services	\$ 3,873,346	\$ 4,440,825	\$ 4,335,200
Other	37,276	4,036	10,000
Transfer from General Fund	-	-	-
Interest Earnings	32,876	44,000	12,113
Total Revenues	<u>\$ 3,943,498</u>	<u>\$ 4,488,861</u>	<u>\$ 4,357,313</u>
Total Funds Available			\$ 5,990,717
<u>Expenditures and Other Uses:</u>			
Sanitation operations	\$ 3,623,656	\$ 3,980,027	\$ 4,281,250
Capital outlay	-	738,186	-
Transfer to Debt Service Fund	125,486	75,993	76,063
Total Expenditures and Other Uses	<u>\$ 3,749,142</u>	<u>\$ 4,794,205</u>	<u>\$ 4,357,313</u>
Estimated Ending Fund Balance			\$ 1,633,404

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

DEBT SERVICE FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>ESTIMATED</u>	<u>FY 2024-2025</u> <u>BUDGET</u>
Beginning Fund Balance			\$340,273
<u>Revenues:</u>			
Transfer from General Fund	\$ 1,521,418	\$ 1,527,367	\$ 1,319,981
Transfer from Sanitation Fund	125,486	75,993	76,063
Proceeds from Sale of Bonds	-	-	-
Other	-	-	-
Interest Earnings	<u>40,458</u>	<u>70,000</u>	<u>21,050</u>
Total Revenues and Other Sources	\$ 1,687,362	\$ 1,673,360	\$ 1,417,094
Total Funds Available			\$ 1,757,367
Debt Service Expenditures	<u>\$ 1,645,430</u>	<u>\$ 1,604,410</u>	<u>\$ 1,417,094</u>
Estimated Ending Fund Balance			\$ 340,273

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

CAPITAL PROJECTS FUND

	<u>FY 2022-2023 ACTUAL</u>	<u>FY 2023-2024 BUDGET*</u>	<u>FY 2024-2025 BUDGET*</u>
<u>Revenues And Other Sources:</u>			
Federal, State and Private Sources	\$ 273,796	\$ -	\$ -
Transfer from General Fund	2,835,335	3,175,790	4,926,110
Transfer from Other Funds	75,000	-	-
Debt Proceeds	-	-	-
Other Funding Sources	-	-	823,029
Interest Earnings	235,519	350,000	10,000
Total Revenues and Other Sources	\$ 3,419,650	\$ 3,525,790	\$ 5,759,139
<u>Expenditures:</u>			
MIS	\$ -	\$ -	\$ 369,700
City Manager's Office	1,739,718	656,115	-
General Govt	57,597	731,912	1,233,029
Tourism	-	-	224,500
Police	-	-	706,000
Fire	96,443	161,373	937,910
Streets	314,150	-	2,108,000
Development Services	-	-	30,000
Parks	-	-	150,000
Sanitation	-	-	-
Other	21,237	7,802	-
Total Project Appropriations and Other Uses	\$ 2,229,143	\$ 1,557,202	\$ 5,759,139

* Project appropriations shown are amounts estimated to remain for outstanding or committed projects or project phases. Balances remaining at the end of any fiscal year may carry over to subsequent years.

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

GRANTS FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>BUDGET*</u>	<u>FY 2024-2025</u> <u>BUDGET*</u>
<u>Revenues And Other Sources:</u>			\$0
<u>Revenues:</u>			
Transfer From General Fund	\$ -	\$ -	\$ -
Transfer From Capital Projects Fund	-	-	333,029
Grant proceeds	-	-	-
Miscellaneous Revenues	-	-	-
Interest Earnings	-	-	-
Total Revenues and Other Sources	\$ -	\$ -	\$ 333,029
Total Funds Available			\$ 333,029
Grant Expenditures	\$ -	\$ -	\$ 333,029
Estimated Ending Fund Balance			\$ -

SECTION 2. That the following amounts in the Wastewater Fund are projected operating revenues and expenses for the fiscal year beginning July 1, 2024 and ending June 30, 2025 and are provided for informational purposes.

Operating Revenues	\$ 14,229,992
Operating Expenses	\$ 14,229,992

SECTION 3. That total actual expenditures for the funds shown in Sections 1 and 2 herein shall not exceed total appropriations for said funds, except as may be provided by ordinance to amend the budget.

SECTION 4. Said amounts so allocated and appropriated to be on the basis of the analysis of disbursements as shown in the budget, which will be considered by the City Council. All warrants for expenditure of funds hereinafter appropriated shall be drawn by the Chief Financial Officer and signed by the Mayor, City Manager and Chief Financial Officer.

SECTION 5. That a detailed line item financial plan to support the budget as set forth herein shall be provided to the City Council and to the various departments of the City, which financial plan shall be used as guidance and generally followed in incurring expenditures and obligations on behalf of the City.

SECTION 6. That upon second and final passage, this ordinance shall be effective as of July 1, 2024, which is the beginning of the Fiscal Year, the public welfare requiring it, and that all ordinances or part of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

SECTION 7. This ordinance is enacted pursuant to and in compliance and conformity with Article 9 of the Charter of the City of Columbia and has been published on the 5th day of May 2024 and it shall be executed and construed consistent with the Charter and the laws of the State of Tennessee. A public hearing has been noticed and held on the 13th of June, 2024.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, THIS
THE 13th DAY OF JUNE, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE:

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

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: None.

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.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the properties herein described 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.

Section 2: Said properties to be rezoned, being Tax Map 90I Group B Parcels 001.00 and 005.00, located at 806 and 812 Nashville Highway, are located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-4C (General Urban Corridor Character District) and CD-3 (Neighborhood Character District) to PUD-MU (Planned Unit Development – Mixed Use) is attached hereto, identified as Exhibit “B” and incorporated herein by reference. The proposed Preliminary PUD Master Plan and building elevations, which are attached hereto, are identified as Exhibit “C” and Exhibit “D”, respectively, and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 8th day of May, 2024, and after a public hearing held on the 13th day of June, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is consistent with the Comprehensive plan and any applicable local area plans;
- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

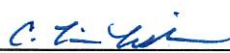
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 11th day of July, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

BOOK 303

CITY OF COLUMBIA. DEED.

STATE OF TENNESSEE. COUNTY OF MAURY.

EXECUTED BY WAVERLY H. JACKSON, ET UX.

KNOW ALL MEN BY THESE PRESENTS, that for

DATED MARCH 21, 1953. FILED MARCH 26, 1953

and in consideration of the sum of Ten

at 10:16 A. M. REGISTERED MARCH 27, 1953.

(\$10.00) Dollars, cash in hand paid, the

receipt of which is hereby acknowledged, and other good and valuable considerations, we, Waverly H. Jackson and wife, Alleen Overton Jackson, have this day bargained and sold and do by these presents transfer and convey unto the City of Columbia, a municipal corporation, operating the Columbia Water System, the following described tract or parcel of land located in the Ninth Civil District of Maury County, Tennessee, to wit:

"Beginning at a point in the right of way of U. S. Highway 31 and on the east side thereof, said point being the southwest corner of the property of W. H. Jackson and the northwest corner of the property of W. C. Walters, running thence with the east margin of the right of way of said highway north 49° 15' east 597.8 feet to a concrete highway marker; thence south 40° 45' east 15 feet to a concrete highway marker; thence north 49° 15' east 320 feet to a concrete monument; thence leaving said highway south 40° 45' east 410.7 feet; thence south 1° 45' west 291.1 feet to a monument; thence south 89° 56' west 905.3 feet; thence north 82° 34' west 58.5 feet to the point of beginning, containing 7.729 acres, more or less."

In addition to the tract above conveyed there is also conveyed for the same consideration hereinabove shown, a permanent easement and right of way for water lines and electric lines to and from the above described tract, said easement to be 12 feet in width and lying six feet on either side of a center line, said easement being more particularly described as follows:

"Beginning at a point in the eastern property line of W. H. Jackson and the western property line of H. H. Poteet, said point being north 0° .04' east 231.6 feet from the southeast corner of the property of W. H. Jackson running thence north 89° 35' west 295.55 feet.

The above described tract and the tract over which the above easement is conveyed is a part of the property conveyed to Waverly H. Jackson and wife, Alleen Overton Jackson, by deed of record in Book 239, Page 164 of the Register's Office of Maury County, Tennessee."

TO HAVE AND TO HOLD, said property unto the said City of Columbia, its successors and assigns, together with all right, title, interest, easements and appurtenances thereunto belonging forever.

We covenant with the said City of Columbia, that we are lawfully seized and possessed of the above described property, have good right to sell and convey the same and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and legal representatives, to forever warrant and defend the title to the above described property unto the said City of Columbia, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this the 21 day of March, 1953.

WAVERLY H. JACKSON
Waverly H. Jackson

ALLEEN OVERTON JACKSON
Alleen Overton Jackson

BOOK 303

STATE OF TENNESSEE. COUNTY OF MAURY.

Personally appeared before me, C. H. Denton, Notary Public in and for said County and State, the above named Waverly H. Jackson and wife, Alleen Overton Jackson, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the above instrument for the purposes therein contained.

My commission expires Jan. 17, 1954. U. S. REVENUE STAMPS
for \$ X X CT-
Attached to this instrument

Witness my hand and seal at office in Columbia, Tennessee, this 21 day of Mch. 1953.

I hereby certify that I registered the above instru-
ment this 27 day of Mar. 1953
This E. E. Cross

C. H. DENTON

NOTARY PUBLIC.



CITY OF COLUMBIA. EASEMENT. #####

EXECUTED BY ED MATTHEWS ET UX.

DATED MARCH 17, 1953. FILED MARCH 26, 1953

at 10:17 A. M. REGISTERED MARCH 27, 1953.

a municipal corporation operating the Columbia Water System by and through its Board of Public Utilities, hereinafter known as Party of the Second Part, witnesseth:

Parties of the First Part for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, do hereby sell, grant and convey unto the Party of the Second Part, its successors and assigns forever, a perpetual right of way and easement to be used for the construction, operation and maintenance of the water line and necessary appliances thereto for the transmission of water upon, over and across the following tract of land owned by the Parties of the First Part, described as follows:

"Located in the Ninth Civil District of Maury County, Tennessee, bounded on the north by Criddle; on the south by Crowe; on the east by Tennessee State Highway No. 6 and on the west by Duck River.

The easement and/or right of way hereby granted shall extend 6 feet on either side of a center line, said line to have the following courses and distances, beginning at a point in the northern boundary line of the above described tract and in the southern boundary line of the property of Criddle, said point being approximately 350 feet west from the intersection with the right of way of State Highway No.

and the northern boundary line of the above described tract.
line of the

EXHIBIT A

Beginning at a stake in East Margin of New Nash Hi-Way, Croslers N/W Corner, Jackson's N/E corner; thence South 40 deg. And 40 min, East 60.25 feet; thence South 85 deg 19 min, East 314.3 feet to an iron pin; Crosler's S/E corner; then South 0 deg 04 min West 714.3 feet to set iron pin; Jackson's S/E corner; thence South 89 deg 56 min West 303.25 feet to an iron pin, City Water Plant's S/E Corner; thence North 1 deg. 45 min East 391.1 feet to a concrete marker; thence North in the South Margin of New Nashville Highway, City Water Plants N/E corner; thence with South margin of New Nashville Highway, North 49 deg. 15 min East 275.25 feet to the beginning. Subject to easements heretofore granted to City of Columbia, across above directly behind Water Plant, one for 12 feet (recorded in ROMC Book 341, Page 164, it is the latest and purpose of grantors to convey to the Legion Post NO 9 all of the lands owned by them lying East and South East of New Nashville Highway, all is City of Columbia, Maury County Tennessee, according to survey prepared for Herbert Griffin Post No 19, The American Legion by John J. Harris dated June 26, 1959.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE ABOVE DESCRIPTION:

EXCLUSION ONE

Property located in the Second (2nd) Civil District of Maury County, Tennessee, to-wit: Bounded on the N. by Crozier; E. by remaining portion of American Legion property; S. by The American Legion 50 ft. road or right-of-way; W. by U.S. Highway 31; and more particularly described as follows: 810 NEW NASHVILLE HIGHWAY; BEGINNING at a stake in the E. margin of U.S. 31 Highway, said point being N. 49 degrees 15 minutes E, 162.5 ft. from the NW corner of The American Legion's original property, also Columbia Water System's corner; thence with the E. margin of U.S. 31 Highway N. 49 degrees 15 minutes E, 112.75 ft. to an iron pin; thence leaving Highway and With Crozier's S. 40 degrees 45 minutes E., 60.25 ft. to an iron pin, thence with same S. 85 degrees 19 minutes E. , 196.15 ft. to a stake; thence with American Legion's remaining property S. 49 degrees 15 minutes W., 250.40 ft. to a stake in margin of 50 ft. road or right-of-way; thence with road or right-of-way N. 40 degrees 45 minutes W., 200.0 feet to a point of beginning. Together with all right, title and interest of Grantor in an easement over an area 50 ft. in width and 200 ft. in length along the S. boundary of the property herein conveyed.

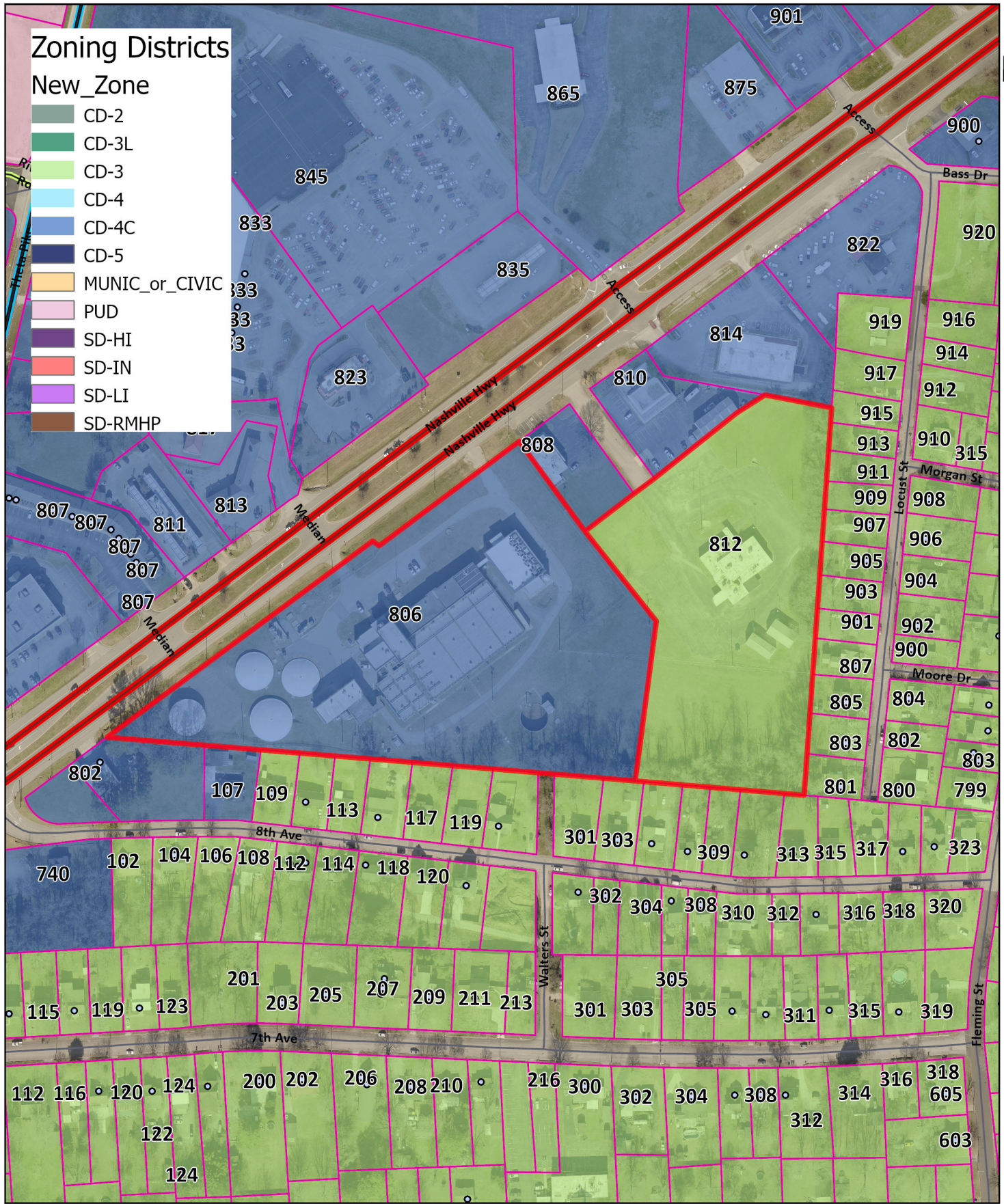
EXCLUSION TWO

The following described tract of land located in the Ninth (9th) Civil District of Maury County, Tennessee, more fully described as follows, to-wit:

Beginning at a concrete marker in the east margin of the right-of-way of U.S. Highway 31, the same being a common corner of Columbia Water System and the property purchased from Waverly H. Jackson, et ux by deed of record in Book 357, page 439, and the same being the northwest corner of the tract herein conveyed and running thence with the east margin of said highway north 49 deg. 15' east 112 1/2 feet to a stake; thence south 40 deg. 45' east 200 feet to a stake; thence south 49 deg. 15' west 112 1/2 feet to a point in the east margin of the Columbia Water System Property; thence with the Columbia Water System property north 40 deg. 45 ft

west 200 feet to the point of beginning, being a part of the property conveyed by deed of record in Book 357, page 439, Register's Office for Maury County, Tennessee.

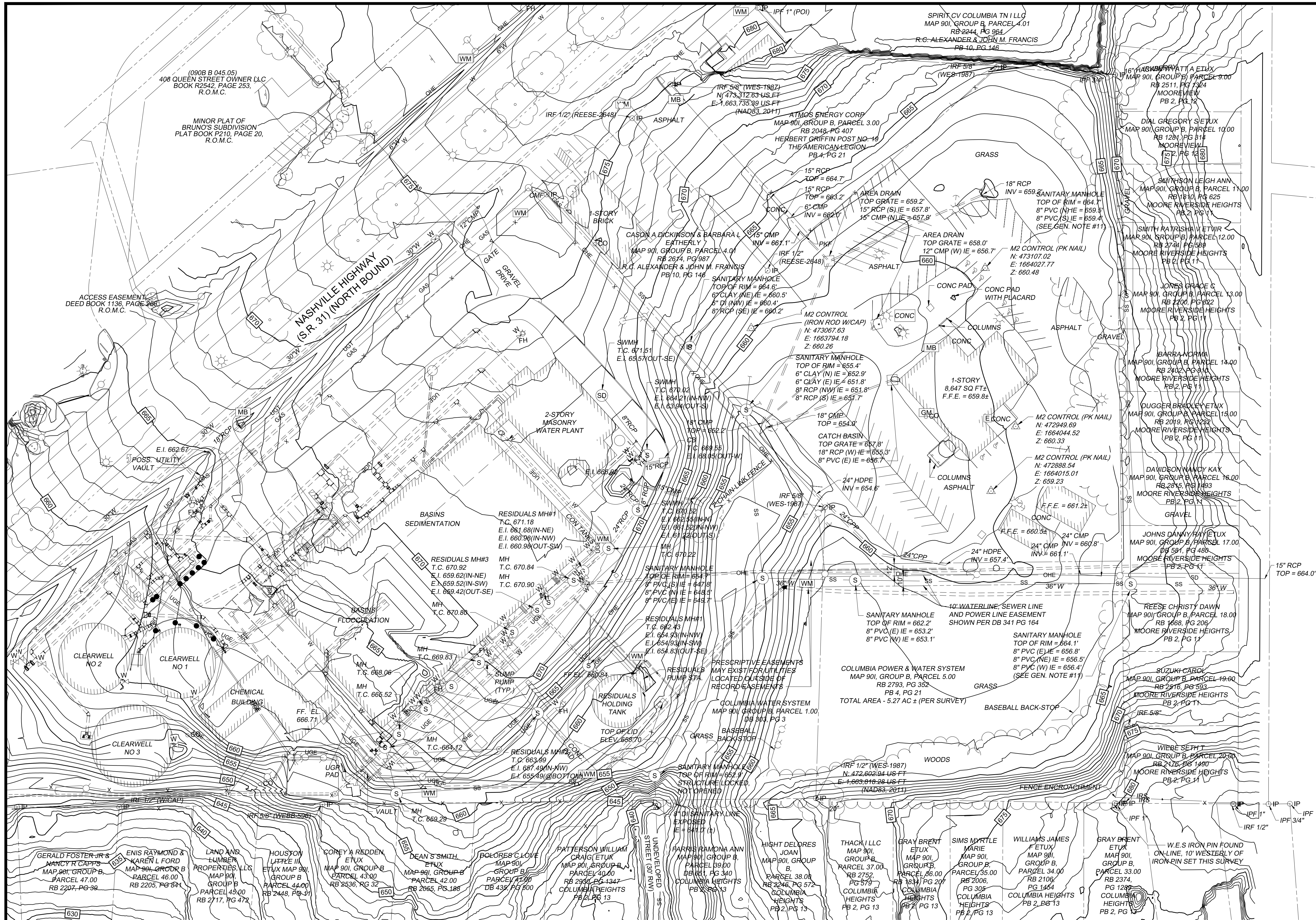
There is also granted an easement over an area of 50 feet in width and 200 feet in length along the east boundary of the property herein conveyed. It is the intention of the grantors to eventually construct a private street along this 50 foot strip and when said street is completed, the grantee will have the privilege of using this street and will have access to same at any and all points adjacent to the tract herein conveyed. Until such time as such a street is constructed, the grantee will be permitted to use as a driveway so much of the 50 foot strip as will be necessary for such purposes. The Grantors agree that no structure shall be placed on this 50 foot strip adjoining the tract herein conveyed.



Ordinance No. 4508 - Exh B
 CPWS
 806, 812 Nashville Highway

City of Columbia
 Development Services
 700 N. Garden Street
 Columbia, Tennessee 38401
www.columbiatn.com
 (931) 560-1560





PLAN

SCALE: 1" = 50'

				PROJECT ENGINEER:	S. ALPERT
				DESIGNED BY:	M. ORR
				DRAWN BY:	A. ATCHLEY
				CHECKED BY:	R. TOMKO
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 
REV	ISSUED FOR	DATE	BY		

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION



COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

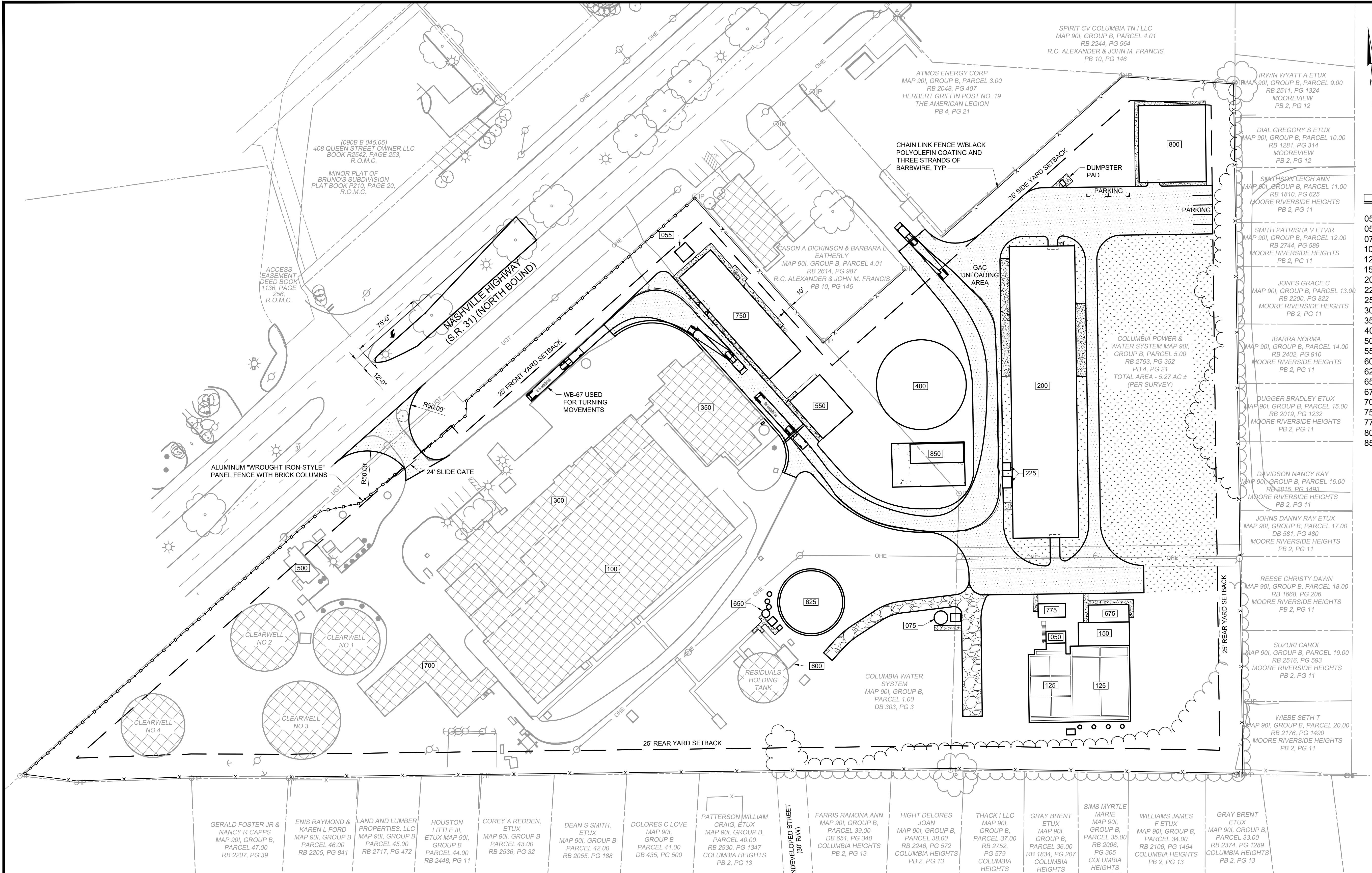
EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

CIVIL
EXISTING CONDITIONS
SITE SURVEY

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	

Page 70 of 59

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PLOT DATE: 4/15/2024 6:59 PM BY: BLAMBI



STRUCTURE TABLE

050	RAW WATER METER VAULT
055	FINISHED WATER METER VAULT
075	DRAIN PUMP STATION
100	EX PRETREATMENT FACILITY
125	NEW PRETREATMENT FACILITY
150	MEMBRANE FEED PUMP STATION
200	MEMBRANE GAC FACILITY
225	MEMBRANE PUMP STATION
250	UV FACILITY
300	EX FILTERS
350	EX UV & GAC FACILITY
400	CLEARWELLS
500	EX HIGH SERVICE PUMP STATION
550	NEW HIGH SERVICE PUMP STATION
600	EX RESIDUALS PUMP STATION
625	BACKWASH RECYCLE TANK
650	BACKWASH RECYCLE PUMP STATION
675	RESIDUALS ELECTRICAL BUILDING
700	EX CHEMICAL BUILDING
750	NEW CHEMICAL BUILDING
775	PRETREATMENT CHEMICAL BUILDING
800	STORAGE BUILDING
850	GENERATORS

PLAN
SCALE: 1" = 50'

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	M. ORR
DRAWN BY:	A. ATCHLEY
CHECKED BY:	R. TOMKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

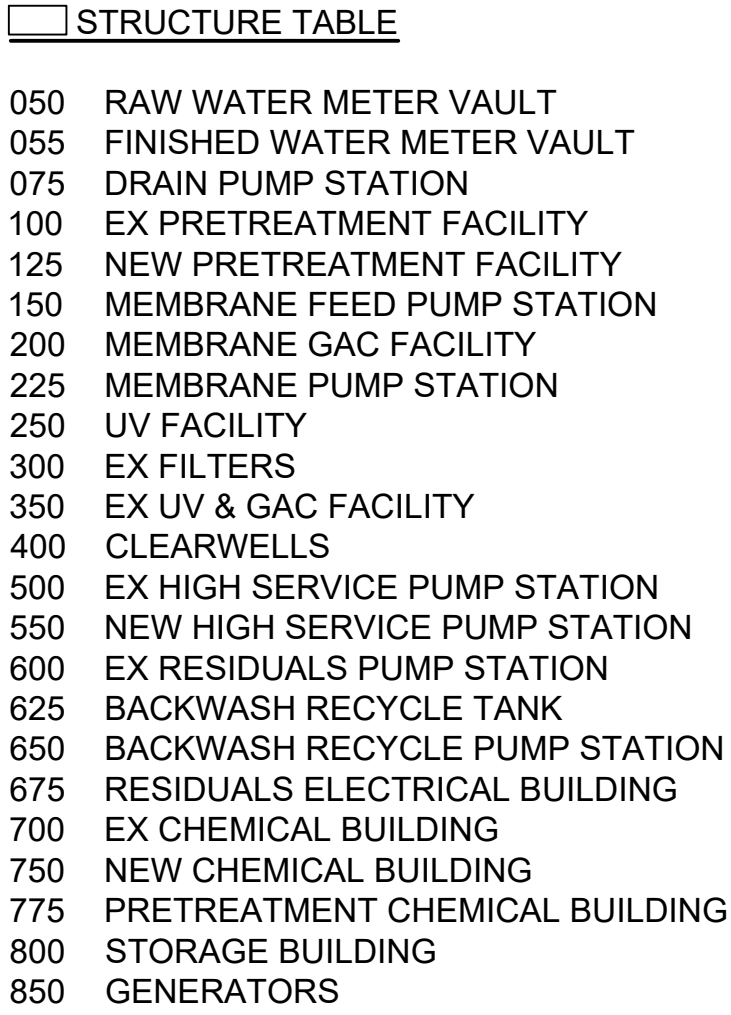
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

SITE LAYOUT AND PAVING PLAN - OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	C200



PLAN
SCALE: 1" = 50'

				PROJECT ENGINEER:	S. ALPERT
				DESIGNED BY:	M. ORR
				DRAWN BY:	A. ATCHLEY
				CHECKED BY:	R. TOMKO
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 
REV	ISSUED FOR	DATE	BY		

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

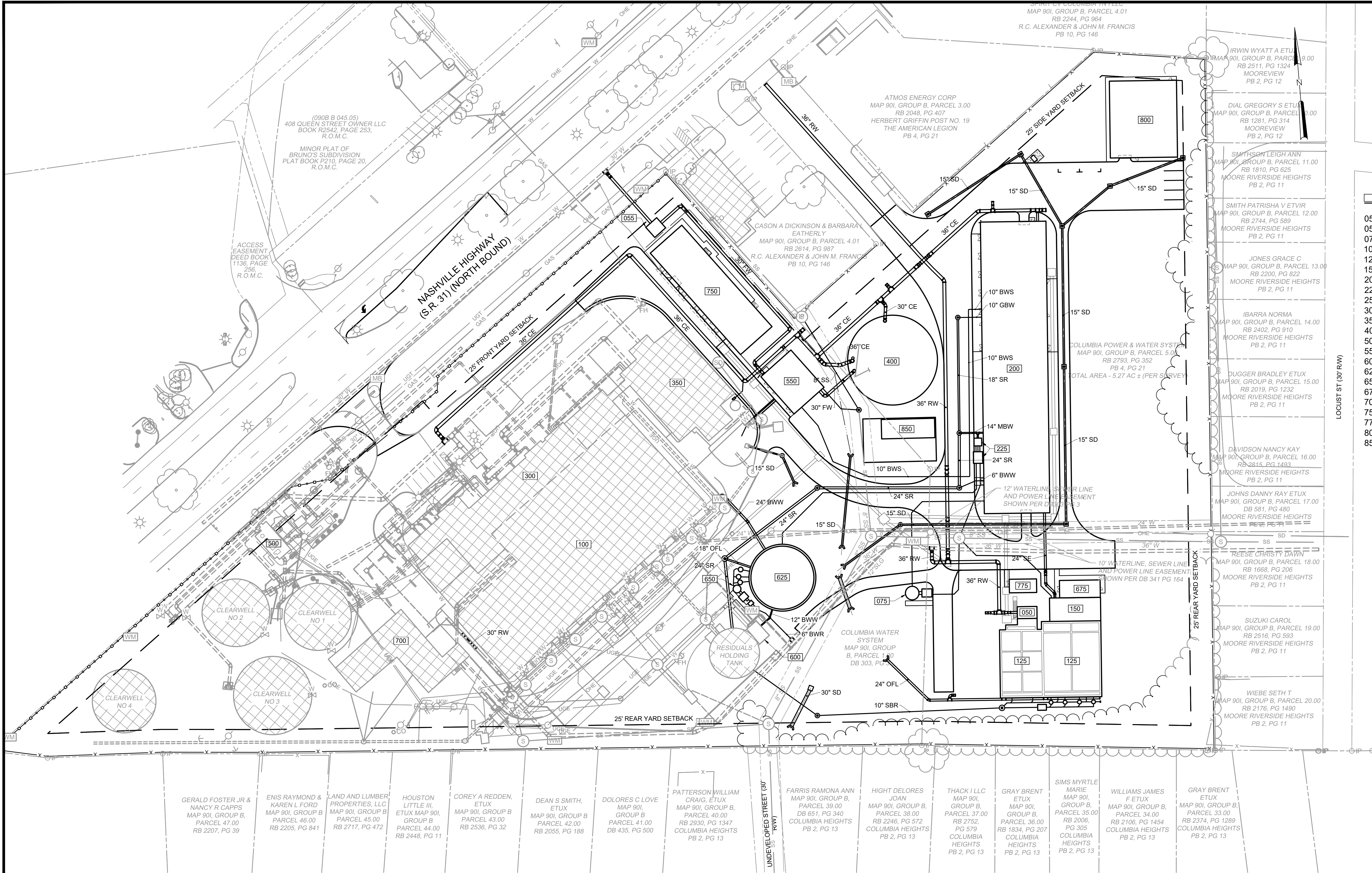
EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

CIVIL GRADING PLAN - OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	

C300 |

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PLOT DATE: 4/15/2024 6:57 PM BY: BLAMBI



STRUCTURE TABLE

- | | |
|-----|--------------------------------|
| 050 | RAW WATER METER VAULT |
| 055 | FINISHED WATER METER VAULT |
| 075 | DRAIN PUMP STATION |
| 100 | EX PRETREATMENT FACILITY |
| 125 | NEW PRETREATMENT FACILITY |
| 150 | MEMBRANE FEED PUMP STATION |
| 200 | MEMBRANE GAC FACILITY |
| 225 | MEMBRANE PUMP STATION |
| 250 | UV FACILITY |
| 300 | EX FILTERS |
| 350 | EX UV & GAC FACILITY |
| 400 | CLEARWELLS |
| 500 | EX HIGH SERVICE PUMP STATION |
| 550 | NEW HIGH SERVICE PUMP STATION |
| 600 | EX RESIDUALS PUMP STATION |
| 625 | BACKWASH RECYCLE TANK |
| 650 | BACKWASH RECYCLE PUMP STATION |
| 675 | RESIDUALS ELECTRICAL BUILDING |
| 700 | EX CHEMICAL BUILDING |
| 750 | NEW CHEMICAL BUILDING |
| 775 | PRETREATMENT CHEMICAL BUILDING |
| 800 | STORAGE BUILDING |
| 850 | GENERATORS |

PLAN
SCALE: 1" = 50'

				PROJECT ENGINEER:	S. ALPERT
				DESIGNED BY:	M. ORR
				DRAWN BY:	A. ATCHLEY
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				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 
REV	ISSUED FOR	DATE	BY		

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

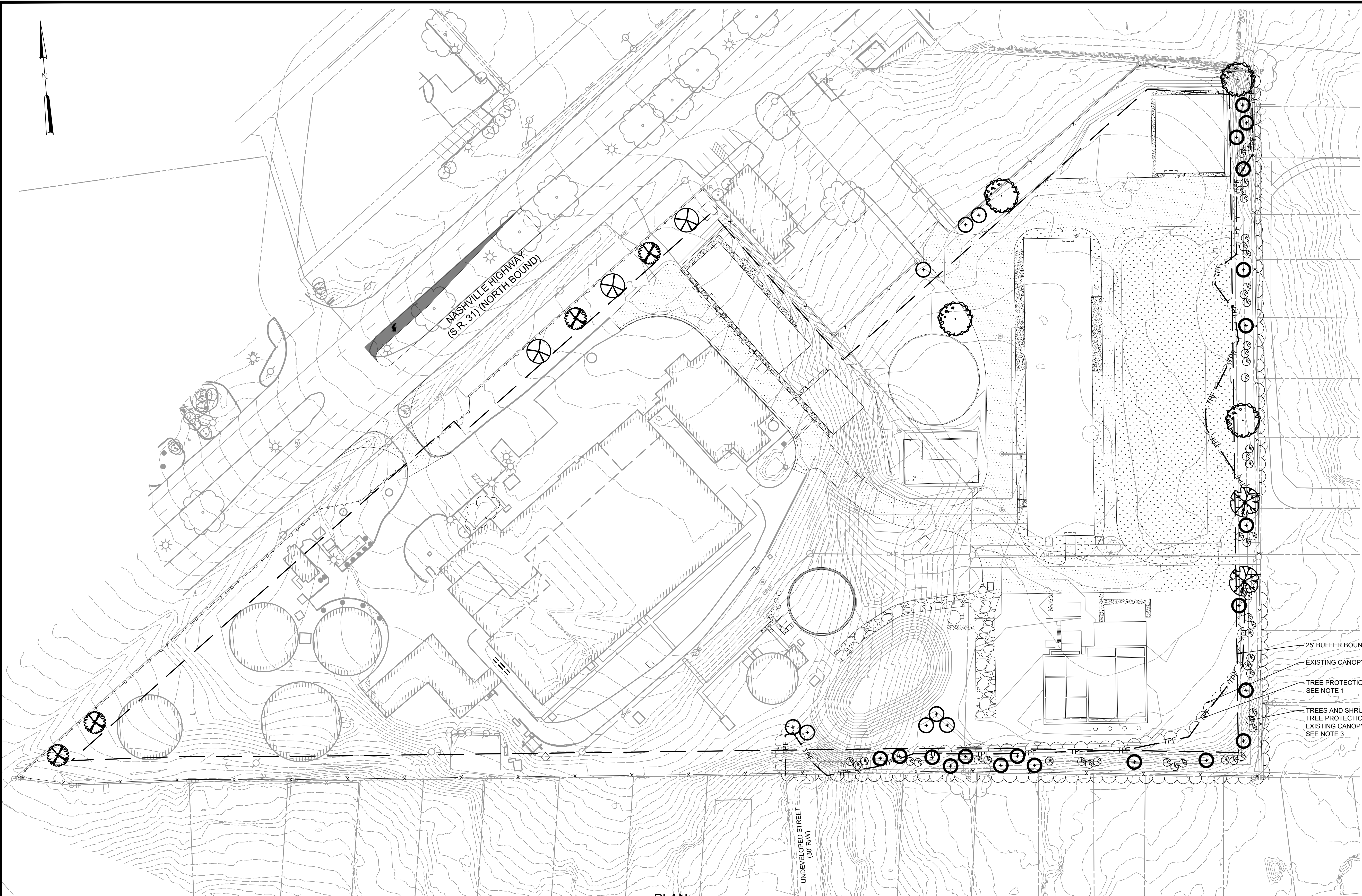
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

CIVIL
PROCESS YARD PIPING PLAN - OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	

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PLAN
SCALE: 1" = 50'

NOTES:

1. CONTRACTOR SHALL BE NOTIFIED THAT HIGH VALUE NATIVE SHRUBS AND TREES OF 6" DBH AND OVER SHALL BE RETAINED AND PROTECTED. THE CONTRACTOR SHALL REMOVE INVASIVE, NUISANCE, AND TREES IN POOR CONDITION AT THE DIRECTION OF THE ENGINEER. NO TREES SHALL BE REMOVED PRIOR TO PRE-APPROVAL BY THE ENGINEER.
2. FINAL PLACEMENT OF TREES AND SHRUBS SHALL BE FIELD DIRECTED BY THE ENGINEER.
3. INSTALLATION OF PROPOSED TREES AND SHRUBS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES TO REMAIN SHALL BE PERFORMED BY HAND TOOLS ONLY.
4. SEE PLANTING NOTES AND PLANT SCHEDULE ON DWG L101.
5. SEE LANDSCAPE DETAILS ON DWG L101 AND DWG L102.

LEGEND:

CANOPY TREE

-  *Juniperus virginiana*
-  *Liquidambar styraciflua*
-  *Quercus alba*

UNDERSTORY TREE

-  *Cercis canadensis*
-  *Cornus florida*
-  *Ostrya virginiana*

SHRUB

-  *Ilex glabra*

- 25' BUFFER BOUNDARY, TYP
- EXISTING CANOPY TO REMAIN, TYP
- TREE PROTECTION FENCE, TYP
SEE NOTE 1
- TREES AND SHRUBS PLACED BEHIND
TREE PROTECTION FENCE SHALL INFILL
EXISTING CANOPY,
SEE NOTE 3

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	E. MOSKALENKO
DRAWN BY:	A. STEIN
CHECKED BY:	R. TOMKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

LANDSCAPE
PLANTING PLAN- OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L100

Quantity	Symbol	Scientific Name	Common Name	Size	Container	Spacing	Comments
TREES							
4	CC	<i>Cercis canadensis</i>	Eastern redbud	2.5 - 3.0" cal	B&B	as shown	Single leader
8	CF	<i>Comus florida</i>	flowering dogwood	10/12'	B&B	as shown	Single leader
20	JV	<i>Juniperus virginiana</i>	Eastern red cedar	10/12'	B&B	as shown	Single leader, branched to ground
4	LS	<i>Liquidambar styraciflua</i>	American sweetgum	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
3	OV	<i>Oystera virginiana</i>	American hop hornbeam	2.5 - 3.0" cal	B&B	as shown	Single leader
2	QR	<i>Quercus alba</i>	white oak	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
SHRUBS							
48	IG	<i>Ilex glabra</i>	inkberry	#7	Cont.	as shown	Multi-stem

1. ZONE AND PERIMETER OF TREE SAVE AREAS SHALL BE FENCED IN ACCORDANCE WITH THIS SUBSECTION BEFORE ANY DEVELOPMENT OR CONSTRUCTION ACTIVITY BEGINS. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT (DBH), SO THAT, AT A MINIMUM, EACH TREE'S CRITICAL ROOT ZONE IS PROTECTED, BUT NO CASE SHALL THE TREE FENCE BE LESS THAN TEN FEET FROM THE TRUNK. THE ZONING ADMINISTRATION SHALL CONSIDER EXISTING SITE CONDITIONS IN DETERMINING THE EXACT LOCATION OF ANY TREE PROTECTION FENCING.
2. ALL FENCING REQUIRED BY THIS SUBMISSION SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN (10) FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.
3. SIGNS THAT ARE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA SHALL BE INSTALLED ON THE TREE PROTECTION FENCE AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO (2) FEET BY TWO (2) FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR."
4. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED BY AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO START OF ANY DEVELOPMENT OR CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THE ORDINANCE.
5. THE TREE PROTECTION FENCING SHALL BE CLEARLY SHOWN ON THE DEVELOPMENT PLAN, MASTER PUD DEVELOPMENT PLAN, AND THE SITE PLAN. NO CONSTRUCTION GRADING, EQUIPMENT OR MATERIAL STORAGE, OR ANY OTHER ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA EXCEPT IN ACCORDANCE WITH THE STANDARDS IN SECTION 4.3.16.L6.B.
6. FENCING SHALL BE MAINTAINED UNTIL THE DEVELOPMENT OR CONSTRUCTION ACTIVITIES ARE COMPLETE.
7. ENCROACHMENTS WITHIN THE CRITICAL ROOT ZONES OF TREES PROTECTED IN ACCORDANCE WITH THIS SUBSECTION SHALL OCCUR ONLY IN RARE INSTANCES WHERE NO ALTERNATIVES EXIST, SUCH AS MAY BE REQUIRED FOR THE INSTALLATION OF STREETS, INTERNAL DRIVES, SIDEWALKS, OR UTILITIES.
8. IF UNAUTHORIZED ENCROACHMENTS OCCUR, LEADING TO TREES BEING DAMAGED DURING CONSTRUCTION ACTIVITIES, THE TREES SHALL BE REPLACED AT A ONE (1) CALIPER INCH TO ONE (1) CALIPER INCH RATION.

1. ALL PLANT MATERIAL SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
2. ALL PLANT MATERIALS MUST MEET THE MINIMUM SIZES, CLASS AND OTHER REQUIREMENTS OUTLINED IN AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-LATEST EDITION) PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
3. PLANTS MUST HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS.
4. PLANTS SHALL BE MULCHED TO A MINIMUM OF THREE (3) INCHES DEEP. MULCH MUST NOT BE WITHIN (6) INCHES OF TREE TRUNKS.
5. ALL PLANTS SHALL BE CERTIFIED AND INSPECTED FREE OF ALL FUNGUS, GRUBS AND INSECTS THAT MAY HAVE A DELETERIOUS EFFECT ON THE SURROUNDING FAUNA AND FLORA.
6. PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT AND RECEIVE APPROVAL FROM ENGINEER FOR LOCATIONS OF ALL PLANTINGS.
7. NO SUBSTITUTIONS OF SPECIFIED PLANTS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
8. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDING WITH LAWN SEED MIX UNLESS OTHERWISE SPECIFIED.

1. SIXTY (60) DAYS PRIOR TO SEEDING, EACH SEED MIX SPECIES GERMINATION AND PURITY TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
2. ALL SEEDING OPERATIONS MUST BE SCHEDULED AND APPROVED AT LEAST FIVE (5) DAYS IN ADVANCE TO ENSURE THE ENGINEER IS PRESENT TO OBSERVE THE WORK.
3. ALL SEED SHALL BE INTERAGENCY CERTIFIED UNDER THE AUSPICES OF A STATE SEED IMPROVEMENT COOPERATIVE AND SHALL BEAR THEIR SEALS OF CERTIFICATION ON EACH 50 POUND BAG. PERMANENT SEED SHALL BE 75% PURE LIVE SEED MINIMUM.
4. SEED BROUGHT TO THE PROJECT SITE SHALL BE IN UNOPENED BAGS SHOWING THE NET WEIGHT, COMPOSITION OF MIX, SUPPLIERS NAME AND GUARANTEE OF ANALYSIS. SEED SHALL BE STORED IN ORIGINAL UNOPENED PACKAGES, KEPT DRY, AND NOT OPENED UNTIL NEEDED FOR USE. DAMAGED OR FAULTY PACKAGES SHALL NOT BE USED AND WILL BE REJECTED. SEED SHALL HAVE BEEN HARVESTED FOR PLANTING IN THE CURRENT GROWING SEASON, AND SHALL HAVE BEEN PACKED WITHIN THE LAST 9 MONTHS.
5. SEED MIXTURE SHALL BE AS SPECIFIED IN THE CONTRACT DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. SEED MATERIALS WILL BE INSPECTED BY THE ENGINEER UPON ARRIVAL AT THE JOB SITE AND PRIOR TO PLANTING. ANY MATERIALS NOT IN COMPLIANCE WITH SPECIFICATIONS WILL NOT BE ACCEPTED AND SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY.
7. ALL SEED MATERIALS SHALL BE PROTECTED FROM DRYING OUT AND FROM WIND DAMAGE DURING DELIVERY.
8. SEEDBED PREPARATION SHALL CONSIST OF SCARIFYING ALL COMPACTED AREAS AND REMOVE ALL DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS.
9. DO NOT BROADCAST SEED BY MECHANICAL APPLICATION WHEN THE WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION.
10. LAWN MIX SHALL BE APPLIED AT A RATE OF 220 LBS/AC PURE LIVE SEED.
11. ALL SEEDING SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
12. FOLLOWING THE SEEDING OPERATION, FERTILIZER SHALL BE APPLIED AS NEEDED, ACCORDING TO RECOMMENDATIONS FROM SOIL TESTING. WHEN REQUIRED, 10-10-10 FAST RELEASE FERTILIZER SHALL BE BROADCAST AT A RATE OF 400 LBS/ACRE THROUGHOUT THE SEEDED AREA BY HAND OR MECHANICALLY USING A CYCLONE BROADCASTER. SEED SHALL BE WATERED AS RECOMMENDED BY THE SEED MANUFACTURER TO ACHIEVE SPECIFIED GROWTH COVERAGE.
13. SEEDED AREAS SHALL BE COVERED WITH ECS-1B SINGLE NET STRAW BIODEGRADABLE ROLLED EROSION CONTROL PRODUCT.
14. SEEDED AREAS SHALL BE WATERED AT A MINIMUM OF ONCE PER WEEK UNTIL SEED HAS GERMINATED AND BECOME ESTABLISHED.
15. ACCEPTABLE SEEDING WILL BE 85% COVERAGE OF THE OPEN AREA WITH THE SEEDED SPECIES. ANY AREA NOT MEETING THIS REQUIREMENT SHALL BE RESEED WITH THE ORIGINAL SEED MIX.

1. FERTILIZER DELIVERED TO THE JOB SITE SHALL BE IN ORIGINAL, UNOPENED CONTAINERS BEARING THE MANUFACTURER'S CHEMICAL ANALYSIS AND ESSENTIAL INFORMATION. FERTILIZER CONTAINERS SHALL BE PROTECTED FROM EXPOSURE TO PRECIPITATION AND DIRECT SUNLIGHT.



				PROJECT ENGINEER:	S. ALPERT
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				DRAWN BY:	A. STEIN
				CHECKED BY:	R. TOMKO
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REV	ISSUED FOR	DATE	BY		

Hazen

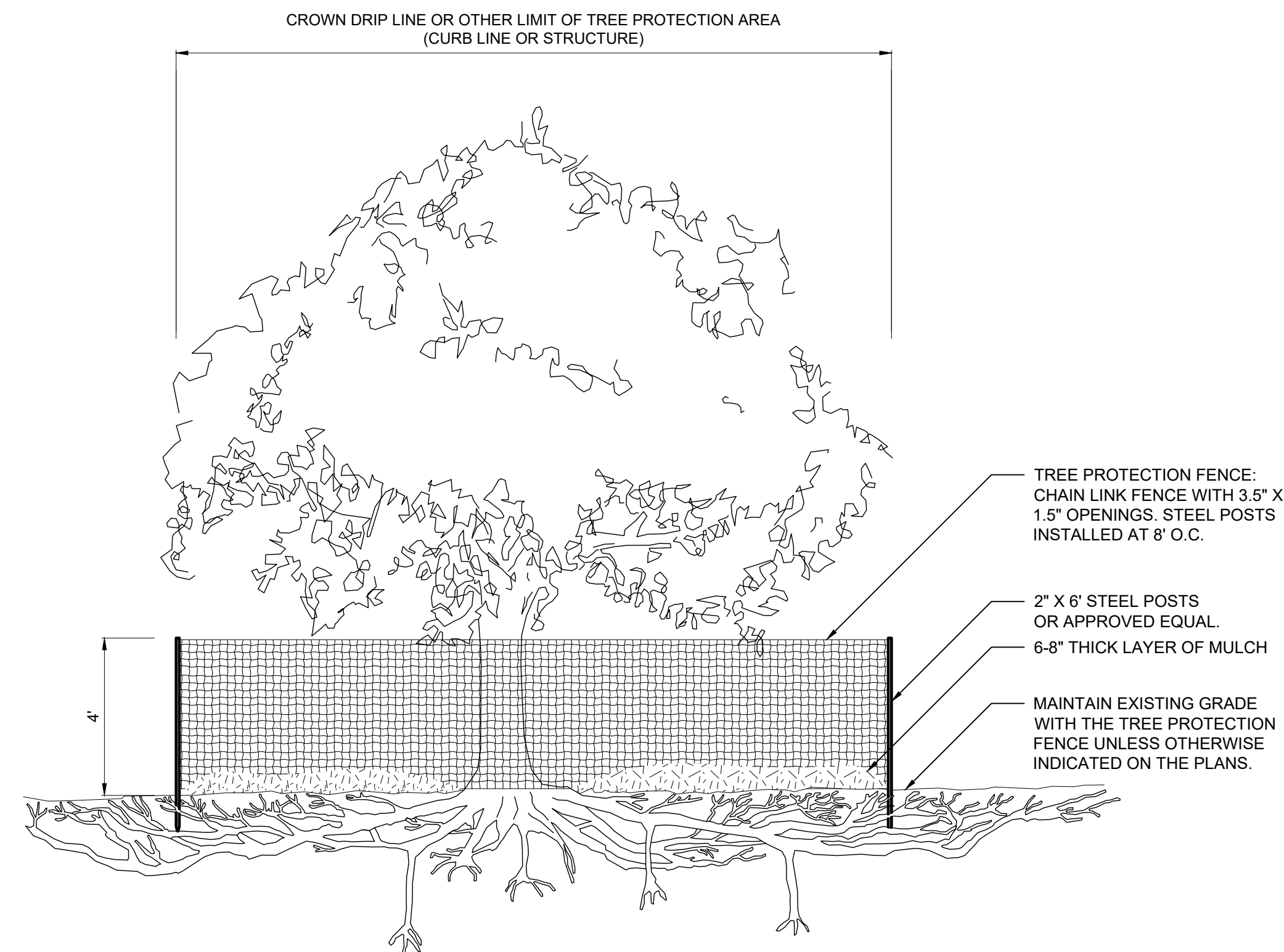
HAZEN AND SAWYER
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COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

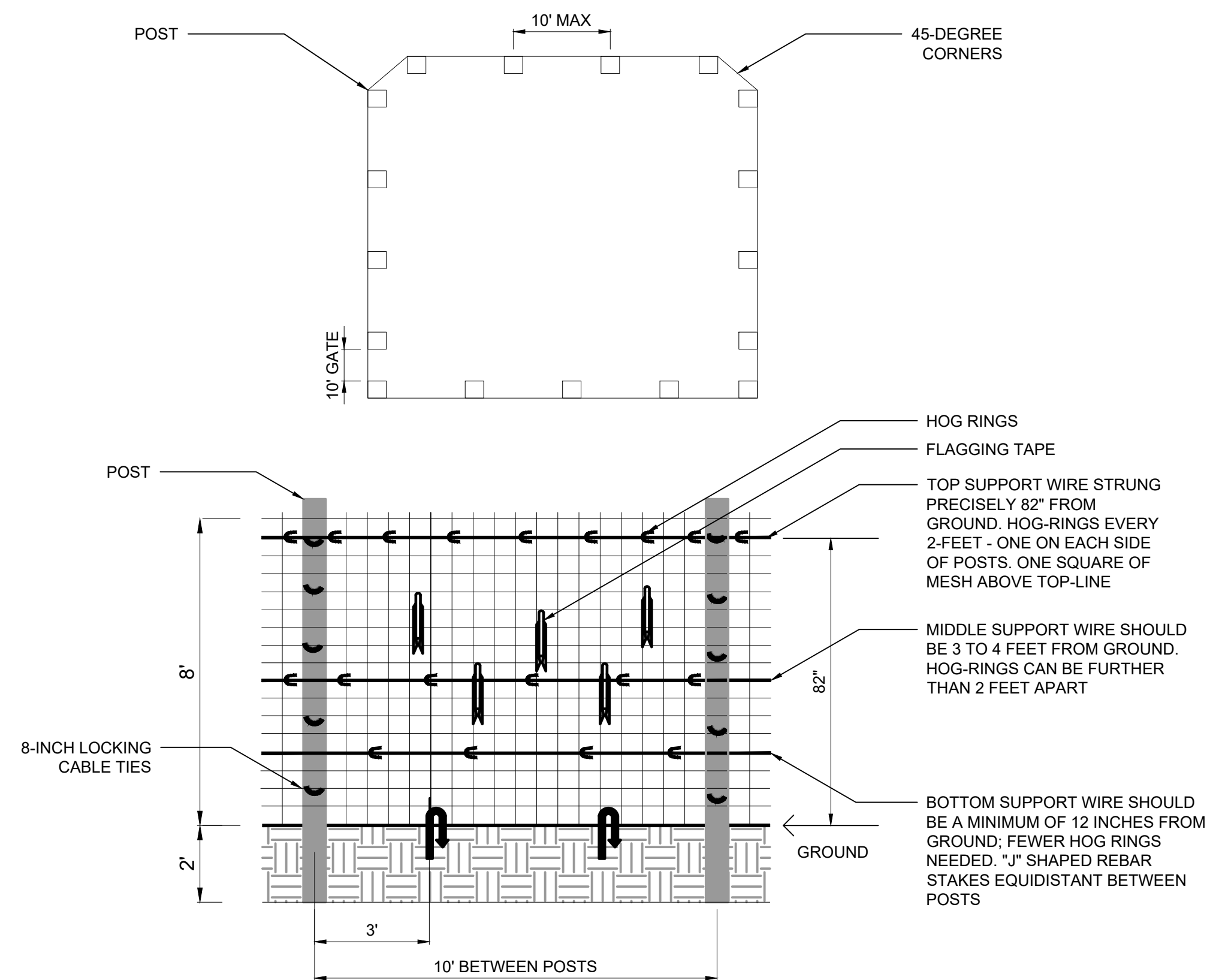
EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

LANDSCAPE
LANDSCAPE SCHEDULE, NOTES AND DETAILS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L101



3 TYP. TREE PROTECTION DETAIL



4 TYP. DEER PROTECTION FENCE

- NOTES:
1. INSTALL 10-FOOT LONG METAL T-POSTS AT LEAST 2 FEET DEEP WITH AT LEAST 8 FEET OF POSTS AT LEAST 2 FEET DEEP WITH AT LEAST 8 FEET OF POST ABOVE GROUND. POSTS SHOULD BE SPACED NO FURTHER THAN 10 FEET APART.
 2. INSTALL 45-DEGREE ANGLE POSTS AT THE CORNERS TO INCREASE STRENGTH. SPACE POSTS FOR GATE(S) AND LEAVE SPACE BETWEEN FENCE AND PLANTINGS AS NECESSARY FOR EQUIPMENT ACCESS AND MAINTENANCE.
 3. STRING THREE SECTIONS OF NO. 14 GAUGE GALVANIZED WIRE - TOP, MIDDLE, AND BOTTOM TO SUPPORT AND REINFORCE THE WIRE MESH FENCING. START WITH THE TOP LINE AND SECURE TO POSTS WITH 8-INCH LOCKING CABLE TIES. ONCE ALL THREE LINES ARE ATTACHED, TENSION THE LINES USING GRIPPLES OR OTHER LOCKING DEVICES.
 4. ATTACH NO. 14 GAUGE GALVANIZED METAL MESH WITH 4" X 6" OPENINGS TO POSTS WITH 8-INCH LOCKING CABLE TIES AND PULL TAUT BETWEEN EACH POST.
 5. CRIMP HOG RINGS TO THE TOP LINE EVERY 2 FEET BETWEEN POSTS AND AS CLOSE AS POSSIBLE TO EACH SIDE OF THE POSTS. PLACE HOG RINGS EVERY 3 TO 4 FEET ON THE MIDDLE AND BOTTOM LINES.
 6. AFTER MESH IS SECURED TO WIRE, STAKE MESH TO THE GROUND WITH INVERTED J-SHAPED, 12-INCH LONG REBAR OR SIMILAR STAKES. USE TWO STAKES BETWEEN POSTS.
 7. ONCE FENCE CONSTRUCTION IS COMPLETE, HANG ORANGE BIODEGRADABLE FLAGGING TAPE STREAMERS AROUND ENTIRE FENCE TO ALERT DEER AND OTHER WILDLIFE TO THE OBSTRUCTION. ATTACH FLAGGING IN AN UP-AND-DOWN ZIGZAG PATTERN BOTH INSIDE AND OUTSIDE OF THE FENCE.
 8. FENCE MUST REMAIN TAUGHT AND INTACT THROUGHOUT ENTIRE DURATION OF CONTRACT AND GUARANTEE. CONTRACTOR MUST INSPECT ROUTINELY AND REPAIR AS NEEDED.

				PROJECT ENGINEER:	S. ALPERT
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60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

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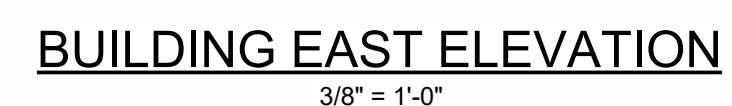
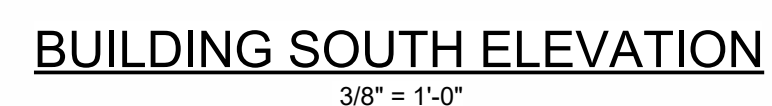
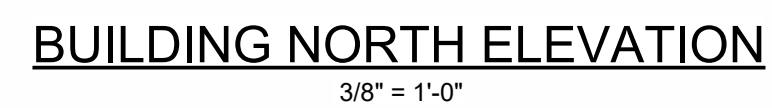
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

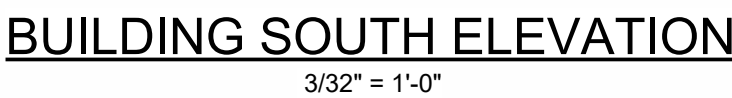
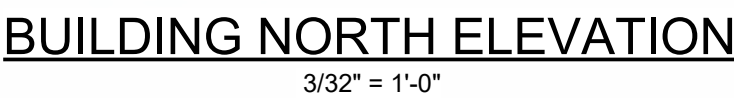
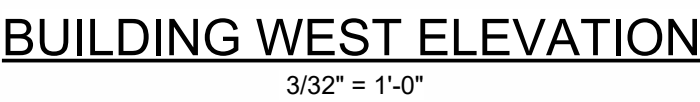
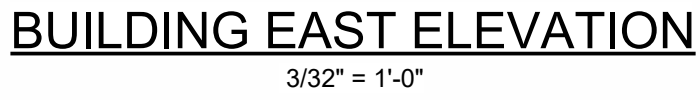
LANDSCAPE
LANDSCAPE DETAILS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L102

1. MORTAR AND FACE BRICK SIZE, COLOR, AND TEXTURE TO MATCH EXISTING FOUND ON SITE. COLORS FOR MORTAR, FACE BRICK, AND ACCENT BRICK TO BE SELECTED BY OWNER FROM MANUFACTURER'S FULL RANGE.
2. PREFINISHED ALUMINUM COPING COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD RANGE.
3. REFER TO HVAC AND PLUMBING FOR EQUIPMENT AND ROUTING AT WALL OPENINGS AND PENETRATIONS. COORDINATE FINAL OPENING SIZE AND LOCATION WITH EQUIPMENT MANUFACTURER PRIOR TO WORK.
4. EXPANSION JOINTS MAX SPACING 21'-0" O.C.



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60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

GAC MEMBRANE BUILDING ARCHITECTURAL BUILDING ELEVATIONS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD206

1. FACE BRICK SIZE, TEXTURE AND CORRESPONDING MORTAR TO MATCH EXISTING PLANT. COLORS FOR BRICK AND MORTAR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
2. PREFINISHED ALUMINUM CANOPY AND COPING COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD RANGE.
3. EXPANSION JOINTS MAX SPACING 27'-0" O.C. REFER TO ELEVATIONS FOR LOCATIONS.


$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

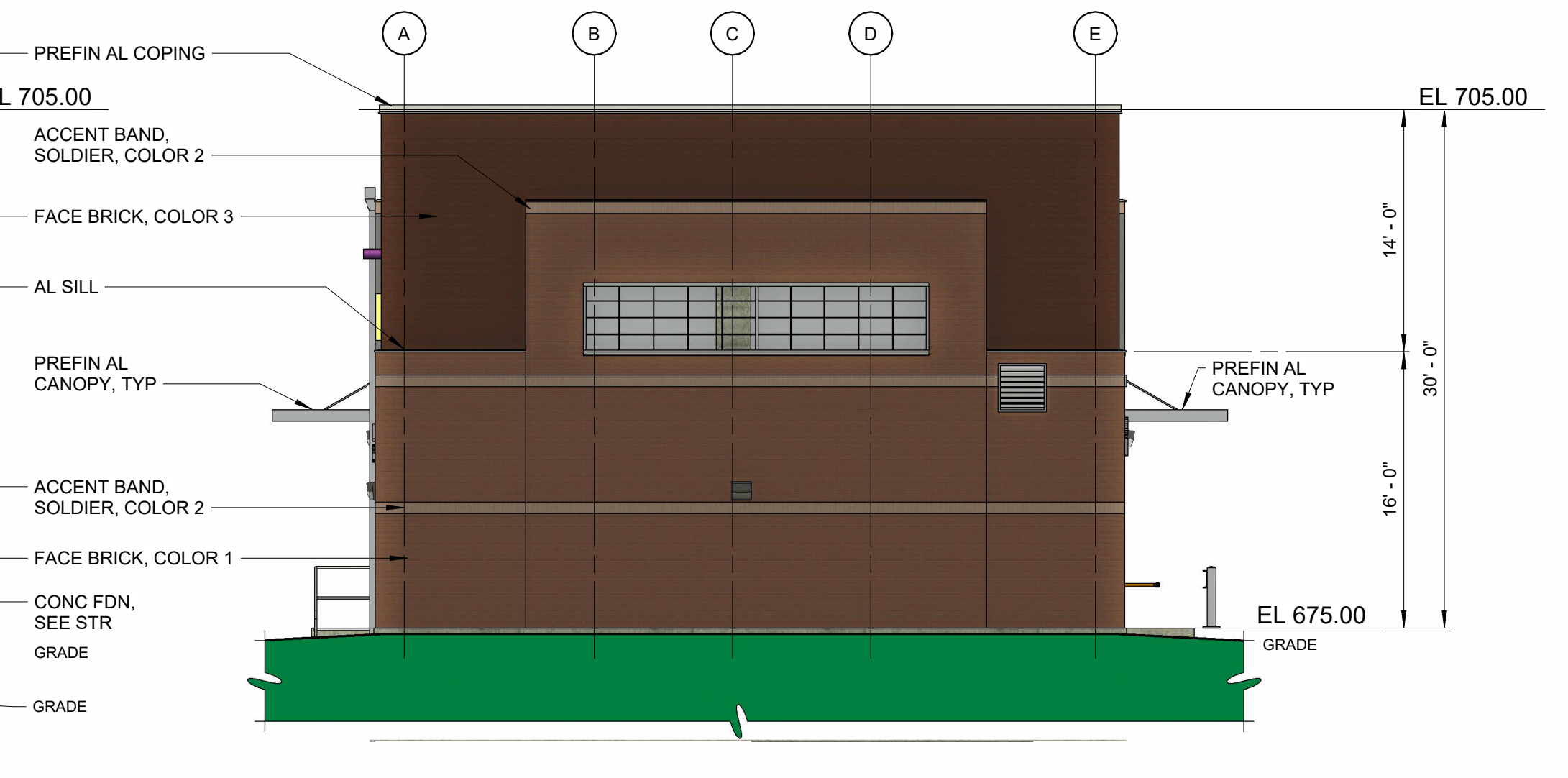
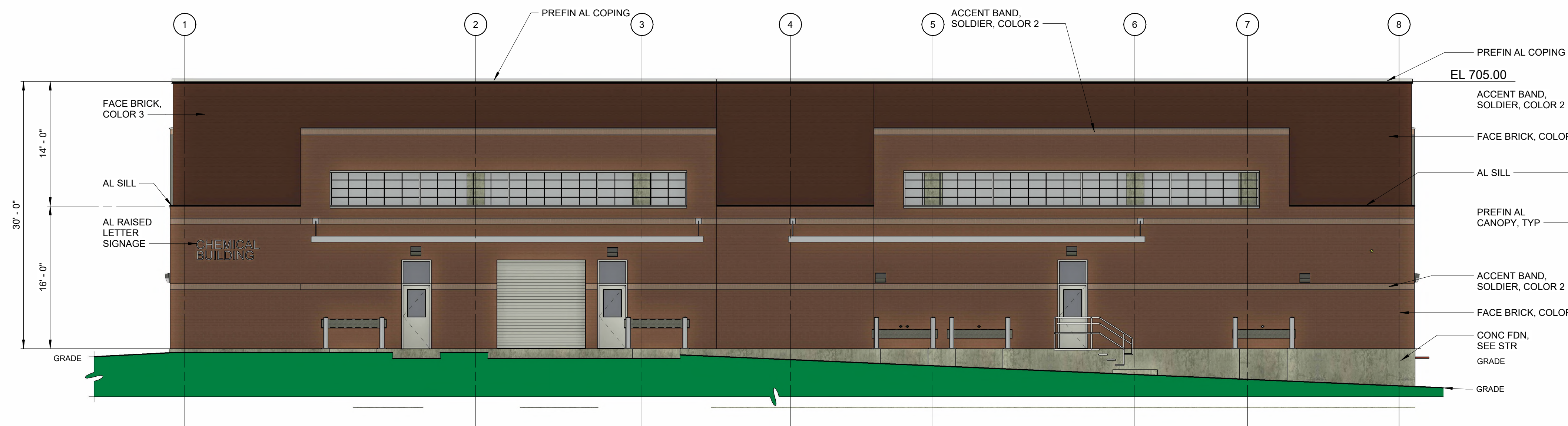
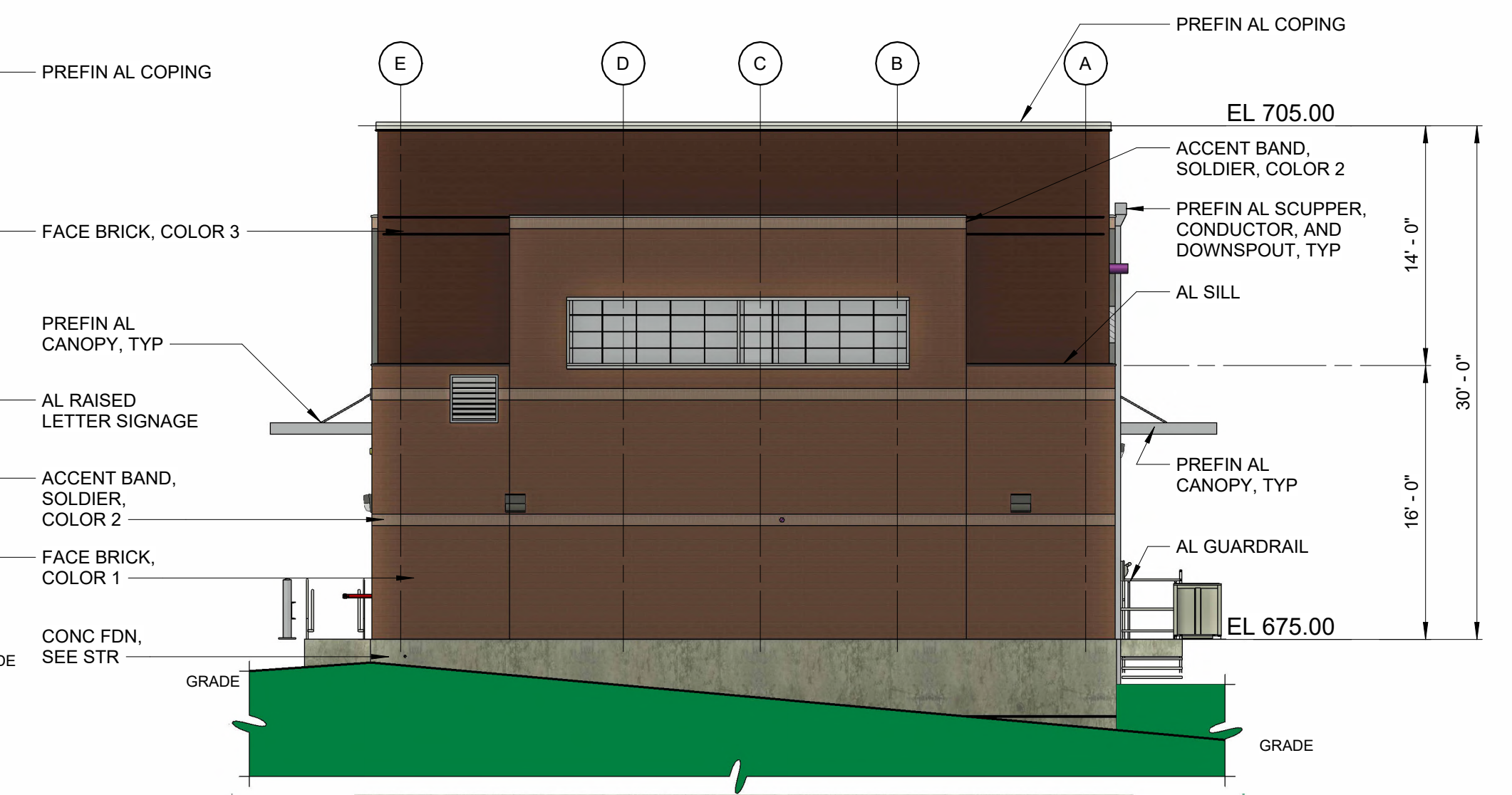
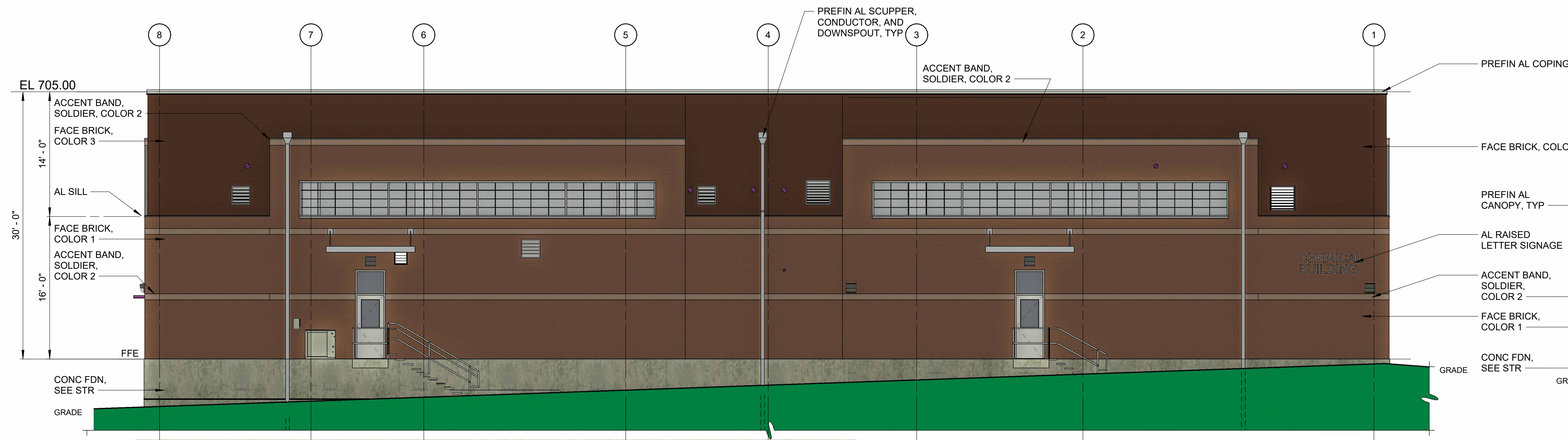
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

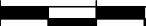
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

HIGH SERVICE PUMP STATION ARCHITECTURAL BUILDING ELEVATIONS

PUD553

[illegible]

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

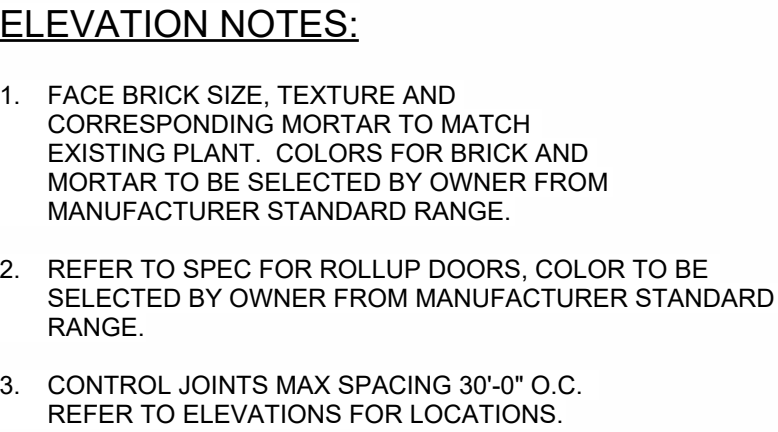
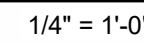
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

RESIDUALS PUMP STATION ARCHITECTURAL BUILDING ELEVATIONS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD752


$$\left(\frac{1}{4}'' \right) = 1'-0''$$

$$1/4'' = 1'-0$$

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD803









EWTP Fence Options

June 6, 2024

Option 1 - \$751,000

Along Nashville Hwy

- Wrought Iron between Brick Columns



Along Sides and Back

- Black Plastic Coated Chain Link with Barbed Wire



Option 2 - \$1,029,000

(Additional Cost - \$278,000)

Along Nashville Hwy

- Metal Pickets between Brick Columns



Along Sides and Back

- CLD Securus Lite S1 Fencing



Option 3 - \$2,415,000

(Additional Cost - \$1,664,000)

Along Nashville Hwy

- Metal Pickets between Brick Columns



Along Sides and Back

- Metal Pickets between Brick Columns





CPWS Planned Unit Development

Project #:	23-0022	Location:	Tax Map 90I B Parcels 1 & 5
Applicant:	Mike Harris, PE	Case Type(s):	RZ, Pre. PUD Master Plan
Staff Planners:	Kevin C. McCarthy, AICP Austin Brass, AICP	Proposed Use:	Utility Facility

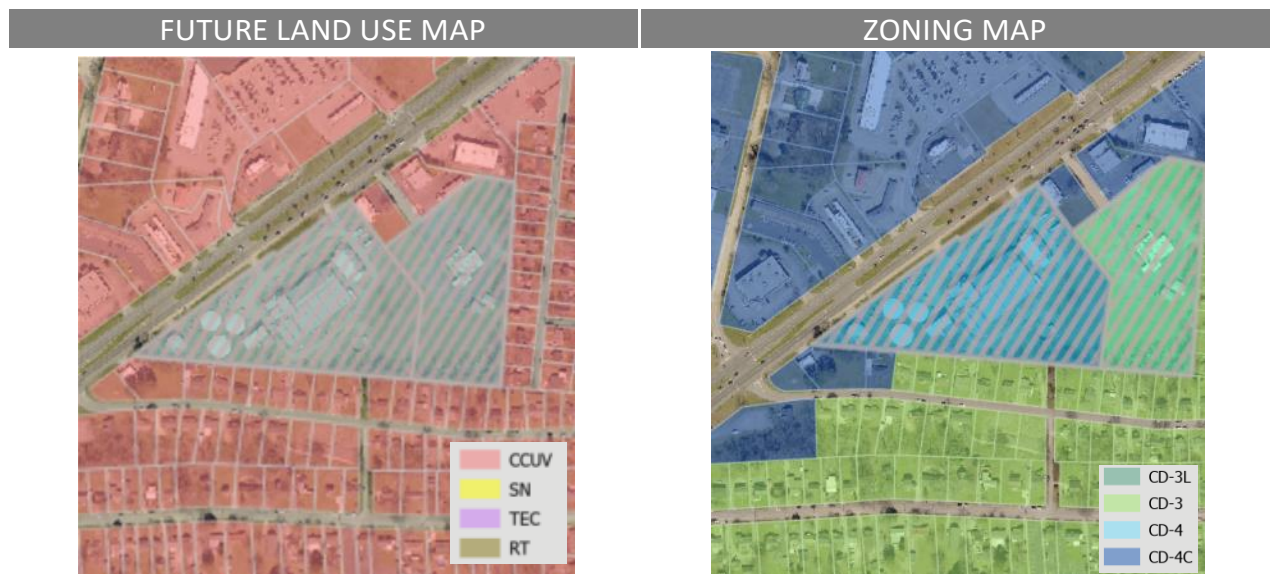
PROJECT SUMMARY

The applicant requests rezoning of a 12.65-acre site to Planned Unit Development Mixed Use (PUD-MU). The applicant further requests approval of a Preliminary PUD Master Plan to expand the existing water treatment facility. The subject site is located on Nashville Highway. The property consists of two parcels. In addition to the current water treatment facility, it includes the adjacent former site of the American Legion. The Zoning Ordinance requires the Planning Commission and City Council to determine that a Planned Unit Development is warranted prior to approving the rezoning and Preliminary PUD Master Plan. The zoning conformity section of the report addresses these criteria.

- The applicant proposes a customized set of standards which deviate from the PUD-MU standards and offers justification for each deviation.
- The Architectural Design Review Team evaluated proposed elevations and made a recommendation to the Planning Commission. The recommendation includes deviations from the PUD-MU standards.
- The Development Review Committee evaluated the proposal in March. Staff concerns are limited to the visibility of the site and mitigation of visual impact on adjacent properties.
- The applicant has engaged adjacent property owners and held a community open house on April 22nd.
- The Planning Commission is the **recommending body** for the, rezoning and PUD Master Plan.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4C/CD-3	Utility Facility	Various Structures	+/- 12.65



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	CD-4C/CD-3	Utility Facility/Civic
North	CCUV	CD-4C	Retail
South	CCUV	CD-3	Single Family
East	CCUV	CD-3	Single Family
West	CCUV	CD-4C	Retail

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of both parcels is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

MAY 2024
24-0022
CPWS FACILITY
REZONING &
PRE. PUD MASTER PLAN

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms through the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center - Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD-MU
Civic CV

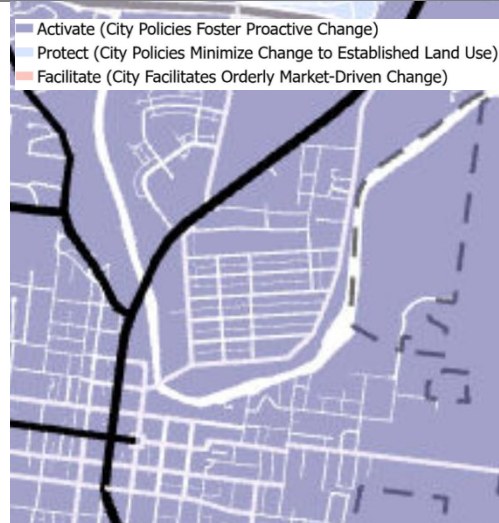
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density units per acre): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



AREAS OF CHANGE POLICY

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

- **The Planning Commission may determine that the condition of the subject site and the innovative nature of the proposed development presents an exceptional situation as described in §8.5.21.B.2 of the Zoning Ordinance.**
 - The Ordinance requires that that Planning Commission and City Council make formal, written findings regarding each of the criteria listed in §8.5.21.B.2.
 - Under **§8.5.21.B.2.a**, the Planning Commission must determine that the Preliminary Master PUD Development Plan is necessary to implement Connect Columbia, the Comprehensive Plan.
 - The applicant posits that the customized standards afforded by PUD-MU will better implement the City Center Urban Village future land use classification than any available character district or special district while accommodating this unique land use.
 - The applicant reached this conclusion after discussing various options with planning staff.
 - Under **8.5.21.B.2.b**, the Planning Commission must determine that due to unique site conditions, or the necessary and intrinsic uses, size, or form of the Development, such Development cannot under any other plan, design, or circumstances conform to one of more of the character districts specified in the Ordinance.
 - The applicant provided a PUD justification explaining:
 - The land use, a water treatment facility, is inherently unique;
 - The location is unique in that it has been the site of a utility facility for seventy years; and
 - Expansion of the facility will provide an overwhelming public benefit in the form of a resilient and reliable water system.
 - The applicant further explained that the regulatory, operational, and security needs of the site do not allow conformity with any of the character districts provided in the Ordinance.
 - Under **8.5.21.B.2.c**, the Planning Commission must determine that the Master PUD Development Plan provides an innovative plan of development that is harmonious with the features of the subject property and character of adjacent property. The Commission must determine that the plan promotes quality design and environmentally sensitive development by taking advantage of special site characteristics, locations and land uses.

- Approval of the PUD will enable CPWS to expand its existing facility onto adjacent property, thereby delaying and minimizing the need to construct new facilities and disturb additional land.
- Under **8.5.21.B.2.d**, the Planning Commission must determine that there are sufficient existing infrastructure, services, and utilities available to the site prior to Development.
 - The applicant is the primary source of water for domestic consumption, fire protection, and industrial uses throughout Maury County.
 - The facility already exists. The expansion is not expected to significantly add to the burden of existing infrastructure.

Civic Spaces

- **The proposed Preliminary PUD Master Plan does not provide Civic Space.**
 - Section 5.3.1 of Zoning Ordinance requires any development parcel¹ to utilize at least 5% but no more than 20% of its gross acreage as Civic Space conforming to the standards of Table 5.3.3-A.
 - The applicant proposes to omit Civic Space as part of the customized set of development standards. Open space for public recreation is not conducive to the use of the property as a utility facility.

Building Sites, Bulk and Development Standards

- **The proposed Preliminary PUD Master Plan would establish a customized alternative set of bulk and site standards which deviate from the prescriptive PUD-MU standards in Table 4.3.1-L.**
 - The zoning ordinance requires lots and building sites to enfront thoroughfares and internal drives, with some limited exceptions.
 - The applicant has proposed several alternatives to the prescribed standards. These alternatives allow development of the site with building sites that enfront driveways.
 - The alternative standards also reduce the required landscape buffers between the subject site and the adjacent residential properties.
 - The proposed Master Plan permits chain link fence with barbed wire, which are prohibited by the default standards of the Zoning Ordinance.

¹ Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).

- The prescribed and proposed standards are summarized in the table below.

(PUD MU) District Standards			
Standard:	Required		Proposed
Number of Buildings per Lot or Building Site:	Principal Building 1 max Accessory Buildings 1 max	Principal 1 max Accessory 15 max	
Setbacks / Yards - Principal Building:	Front Setback / Yard, Principal Frontage: 0-20 ft.	Front Setback / Yard, Principal Frontage: 0-150 ft.	
	Front Setback / Yard, Secondary Frontage: 0-20 ft.	No Modification	
	Side Setback / Yard: 0 ft. min. for attached Buildings; Otherwise, 10-24 ft.	Side Setback / Yard: 0 ft. min. for attached Buildings; Otherwise, 10-125 ft.	
	Not Regulated	No Modification	
Setbacks / Yards - Accessory Buildings:	Front Setback / Yard, Principal Frontage: 40 ft. max. from rear property line	Front Setback / Yard, Principal Frontage: must submit and receive approval prior to design	
	Rear Setback / Yard: 3 ft. max	Rear Setback / Yard: must submit and receive approval prior to design	
Building Height:	Principal Building 2 Stories min. 4 Stories max. Accessory Buildings 2 Stories max.	Principal Building 4 Stories max. Accessory Buildings 4 Stories max.	
Building Site Enfrontment:	Must enfront a Thoroughfare or Internal Drive	May enfront a Driveway or other appropriate feature.	

Architecture

- **Prior to review by the Planning Commission, the Architectural Design Review Team must review and make a recommendation on the design of all buildings in a Planned Unit Development (§ 8.5.21.L, p. 457).**
 - On March 14, 2024, the City of Columbia Architectural Design Review Team conducted a thorough assessment of this proposal in accordance with the standards outlined in the Zoning Ordinance.
 - The Architectural Design Review Team approved the design request with a favorable recommendation to Planning Commission noting the unique configuration and use of proposed structures.
 - The request was for the façade approval for the expansion of new buildings and facilities for the existing CPWS water plant site, as well as the adjacent American Legion site.
 - The expansion included the construction of pump station buildings, chemical building, maintenance building, and several other buildings associated with operations of the site.
 - In addition, a decorative, black coated metal fence, as well as chain link with barbed wire, is proposed with brick and stone base columns around the base.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

MAY 2024
24-0022
CPWS FACILITY
REZONING &
PRE. PUD MASTER PLAN

CPWS - LTWSP - Expansion of Existing Water Treatment Plant

Table of Proposed Building Descriptions

Facility	Description	Occupied	Floors/Stories & Dimensions	Height (ft)
Chemical Building	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area – 53'x145'	30 ft
High Service Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level) – 46'x56'	18 ft above grade
PTF Chemical Building (Chemical Feed Building)	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area – 70'x117'	17 ft
Membrane Feed Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level) – 24'x53'	18 ft above grade
Membrane/GAC Facility	Masonry (brick-face) to match existing structures	Operator workstation/office - Not regularly occupied	1 floor – 68'x301'	38 ft
Maintenance Building	Masonry (brick-face) to match existing structures	No	1 floor – 89'x80'	21 ft
Finished Water Meter Vault	Small/precast Vault	No	N/A – 15'x14'	0 ft above grade (vault)
Residual Pump Station (Residual Electrical Building)	Small/precast Vault	No	N/A – 52'x23'	TBD (Small)
Drainage Pump Station	Small/precast Vault	No	N/A – 12' Diameter	0 ft above grade (vault)
Raw Water Meter Vault	Small/precast Vault	No	N/A – 24'x33'	0 ft above grade (vault)
Floc/Sed Basins	Water-containing concrete structure	N/A	N/A – 70'x117'	8 - 18 ft above grade
Residuals Holding Tank	Water-containing concrete structure	N/A	N/A – 66' diameter	10 ft above grade
Clearwell	Water-containing concrete structure	N/A	N/A – 65' diameter	22 ft above grade
Generators	Self-enclosed equipment	N/A	N/A – 74'x52'	< 35 ft

(PUD MU) District Design Standards		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	Buildings contain a primary façade material of brick with a defined base and cap.
Finished Floor Elevation:	Max 48 in. above finished grade at façade	Not Regulated
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. In addition, facades greater than 100' in width must be differentiated so that it appears to be comprised of two or more adjacent buildings by dividing façade into changes with shape, sill, details, size, rhythm, wall material and/or color, cornice height, change in pilasters, columns, or other façade elements.	This proposal is for multiple utility related buildings within a projected Planned Unit Development. The use of the site as a water treatment facility has historically operated on the property since the mid-1950s. The applicant is proposing to rezone the property from CD4-C/CD-3 to Planned Unit Development for future expansion and to better adhere to the unique characteristics of the use on a site-specific basis.

Façade Openings:	20 ft. or less spacing for windows/doors	20 ft. or less is provided.
Façade Glazing:	20-60 % for non-shopfront/ 70 percent total facade for shopfront frontage	Not Regulated
Window Shape:	Square or vertical proportions	Proposed windows are square and vertical in proportion.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	Windows proposed are on the upper floor levels.
Window Types:	Except in Shopfront or Gallery Frontage, Single-hung, double-hung, Casement	Not Regulated
Window Glazing Material:	Clear	Not Regulated
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rollock course below sill	Window trim is not shown with soldier course above lintel.
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5' min shopfront frontages at knee wall	N/A
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	N/A
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	N/A
Roof Type & Pitch:	Hip/ Gable/Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood, Authentic Stucco over Masonry.	Brick and Exposed Concrete
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors	No more than 3 colors are utilized.

Phasing of the Development

- **At Final PUD Master Plan, the phasing plan will require Planning Commission approval**
 - The project is currently in the design stage.
 - Major construction is planned to start in the Spring of 2025.
 - CPWS anticipates that the project will take 12-18 months to complete.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary Plat at its March 2023 meeting, as directed by § 8.3.7 of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized in the next section.

As required by § 8.5.4.D-1 of the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

The Planning Commission is the **recommending body** for all Rezoning, and Preliminary PUD Master Plans under § 8.3.3.B.1 of the Zoning Ordinance. The City Council is the Decision-Making Authority.

Sections 8.5.21.B, 8.5.21.M, 8.5.18 and 8.5.19 of the Zoning Ordinance establishes the criteria for Planning Commission review and action for a rezoning to Planned Unit Development with a Preliminary PUD Master Plan.

For rezoning, the Planning Commission must determine:

- a. *the rezoning is consistent and not in conflict with the comprehensive plan or other applicable approved local plans for the area;*
- b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5, are not contravened;*
- c. *It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the zoning map amendment or that the existing zoning of the property was the result of a mistake; and*
- f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.*

For the customized set of standards (which are reviewed as a zoning text amendment), the Planning Commission must determine:

- a. *The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. *The extent to which the proposed Zoning Ordinance Amendment represents a new*



- idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
 - d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

For the Planned Unit Development Master Plan the Planning Commission must determine that the property and the proposed development meet the uniqueness criteria at 8.5.21.B.2, that the development cannot be accomplished under any base character district, and that the proposal :

- a. conform to all applicable standards and requirements of the Ordinance,*
- b. would be compatible with other development permitted under all applicable provisions of the Ordinance;*
- c. will not significantly interfere with the use and enjoyment of other land in the vicinity;*
- d. adequately conserve woodland and the protect water courses from erosion and siltation;*
- e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and*
- f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of the Ordinance.*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its March 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** requested a more complete justification for utilizing the PUD process and specific explanation of how the proposed standards will produce a high quality development.
- Planning staff provided direction related to the requested deviations in bulk and design standards.
- Planning requested specific formatting of resubmittals and information related to phasing of the expansion project.
- **Engineering** indicated that all approvals are subject to completion of specific improvements recommended by the Traffic Impact Study (TIS).

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

Care should be taken to mitigate impacts on neighboring properties and the public. The proposed PUD-MU Preliminary Master Plan is appropriate to implement Connect Columbia and accommodate this unique land use. Most of the proposed deviations from the prescribed standards of the ordinance are reasonable. However, two requested deviations warrant special consideration by the Planning Commission: 1) the reduction of the landscape buffers where the subject site abuts residential property; and 2) the use of barbed wire fencing. CPWS has done an admirable job of engaging the public, especially current neighboring property owners. Nonetheless, the standards of the zoning ordinance are in place to protect the public welfare and mitigate incompatibilities over time. Future residents of the neighboring properties will be impacted by the standards established through the Master Plan. Additionally, this review may be the best opportunity many decades to improve screening of the facility along the Nashville Highway frontage.

SAMPE MOTIONS

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented [*subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE:

PUBLIC HEARING FOR 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

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: None.

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).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-2 (Rural Character District) to CV (Civic District).

Section 2: Said property to be rezoned, being Tax Map 99 Parcel 49, located at 1209 Galloway Street, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-2 (Rural Character District) to CV (Civic District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 8th day of May, 2024, and after a public hearing held on the 13th day of June, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is consistent with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 11th day of July, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

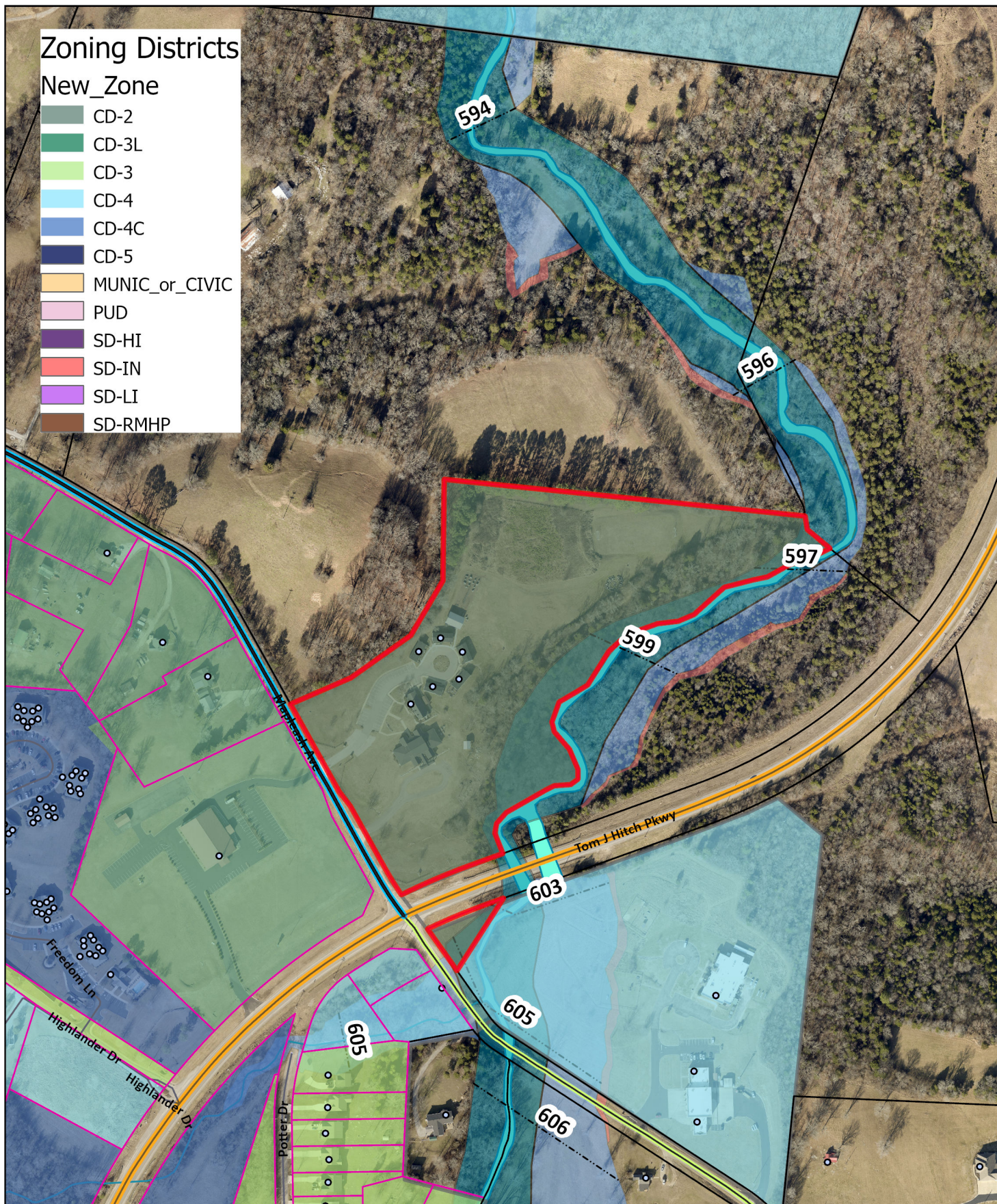
Legal Description of the Property

TRACT ONE:

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, LYING NORTHEAST OF MAPLE ASH AVENUE AND NORTHWEST OF TOM HITCH PARKWAY. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND; SAID IRON PIN BEING IN THE EAST MARGIN OF MAPLE ASH AVENUE. AND BEING THE SOUTHEAST CORNER OF ELIZABETH KENNEDY AND RIDLEY FINNEY AS RECORDED IN DEED BOOK 1226, PAGE 623, AND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROAD WITH KENNEDY NORTH 64 DEGREES 32 MINUTES 42 SECONDS EAST A DISTANCE OF 206.99' TO A POST; THENCE NORTH 55 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 237.22 FEET TO AN IRON PIN SET; THENCE NORTH 20 DEGREES 23 MINUTES 49 SECONDS EAST A DISTANCE OF 112.03 FEET TO AN IRON PIN SET; THENCE NORTH 15 DEGREES 36 MINUTES 31 SECONDS EAST A DISTANCE OF 315.34 FEET TO AN IRON PIN SET; SAID IRON PIN BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH KENNEDY SOUTH 84 DEGREES 01 MINUTES 51 SECONDS EAST A DISTANCE OF 622.96 FEET TO A POST; THENCE SOUTH 82 DEGREES 44 MINUTES 12 SECONDS EAST A DISTANCE OF 359.01 FEET TO A CONCRETE MONUMENT FOUND; SAID MONUMENT BEING THE SOUTHEAST CORNER OF KENNEDY. AND BEING THE SOUTHWEST CORNER OF MAURY COUNTY TENNESSEE AS RECORDED IN RECORD BOOK 1556, PG 662. AND BEING THE NORTHWEST CORNER OF MAURY COUNTY TENNESSEE AS RECORDED IN RECORD BOOK 1556, PAGE 735. AND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING KENNEDY WITH MAURY COUNTY TENNESSEE SOUTH 11 DEGREES 15 MINUTES 35 SECONDS WEST A DISTANCE OF 94.59 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 65 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 603.89 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 41 DEGREES 17 MINUTES 00 SECONDS WEST A DISTANCE OF 316.00 FEET TO A WOOD FENCE POST; THENCE SOUTH 42 DEGREES 25 MINUTES 00 SECONDS EAST A DISTANCE OF 133.00 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 49 DEGREES 58 MINUTES 00 SECONDS WEST A DISTANCE OF 329.00 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 37 DEGREES 48 MINUTES 19 SECONDS EAST A DISTANCE OF 55.33 FEET TO AN IRON PIN SET IN THE NORTH MARGIN OF TOM HITCH PARKWAY; SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING MAURY COUNTY TENNESSEE WITH SAID ROAD SOUTH 68 DEGREES 37 MINUTES 24 SECONDS WEST A DISTANCE OF 226.75 FEET TO AN IRON PIN SET; THENCE NORTH 87 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 84.60 FEET TO AN IRON PIN SET SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED. AND BEING AT THE INTERSECTION OF MAPLE ASH AVENUE AND TOM HITCH PARKWAY; THENCE LEAVING TOM HITCH PARKWAY WITH MAPLE ASH AVENUE NORTH 32 DEGREES 13 MINUTES 03 SECONDS WEST A DISTANCE OF 73.18 FEET TO AN IRON PIN SET; THENCE NORTH 29 DEGREES 27 MINUTES 11 SECONDS WEST A DISTANCE OF 491.42 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 16.48 ACRES, AS SURVEYED BY KENNETH CARROLL, R.L.S., TN LICENSE NUMBER 1335, APRIL 16, 2007.

THE ABOVE TRACT IS SUBJECT TO ANY AND ALL OTHER EASEMENTS, R.O.W.'S OR RESTRICTIONS THAT MAY BE OF RECORD IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



Ordinance No. 4509 - Exh. B
Agathos
1201 Mapleash Ave.

City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560

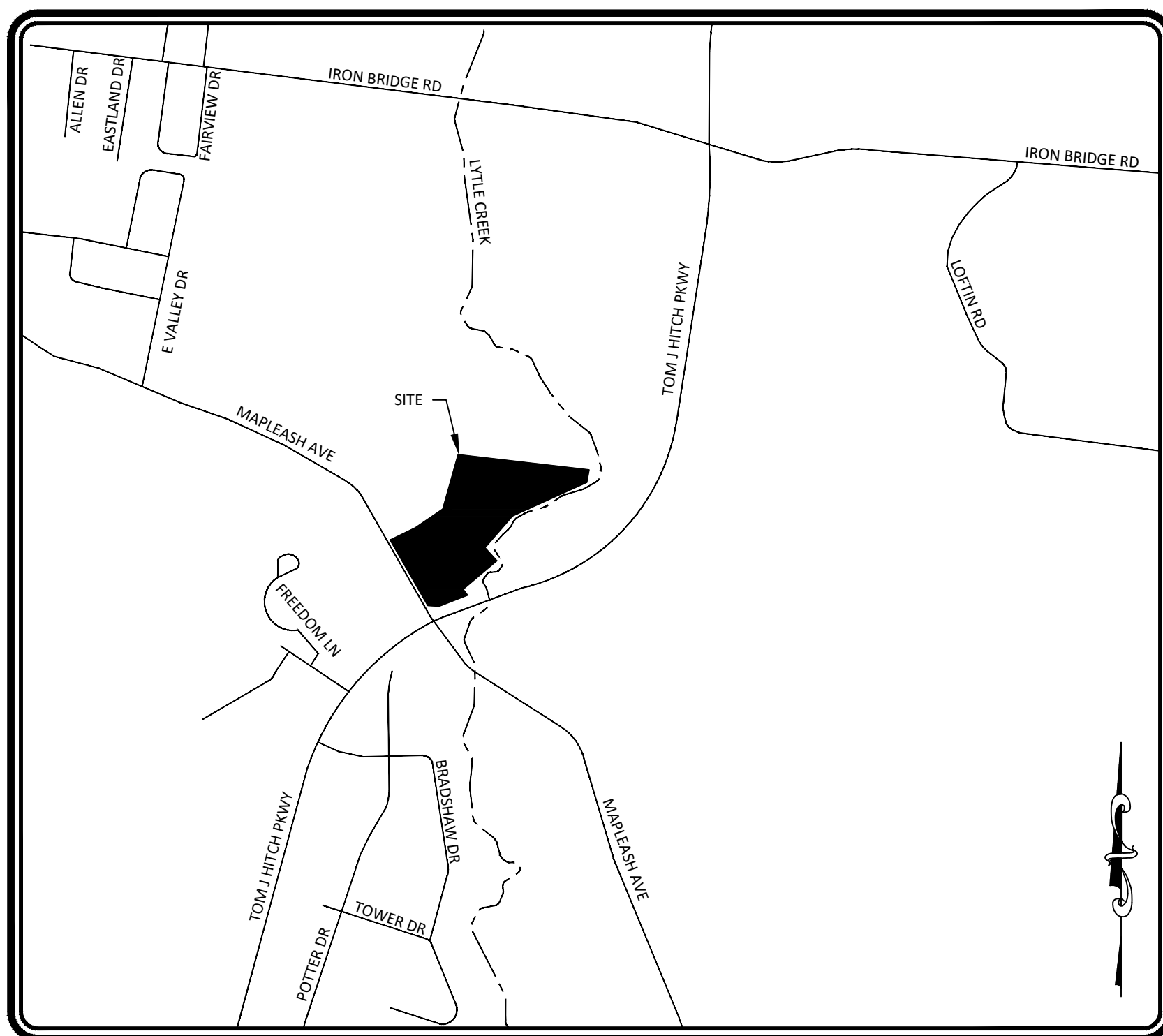
NON-RESIDENTIAL SITE PLAN SUBMITTAL

AGATHOS CLASSICAL SCHOOL

PRIVATE SCHOOL DEVELOPMENT

SITE DATA TABLE	
SITE ADDRESS:	1201 MAPLEASH AVENUE COLUMBIA, TN 38401
OWNER:	AGATHOS SCHOOL OF COLUMBIA
PARCEL ID:	099 04900 000
SITE AREA:	+/- 16.49 ACRES
EXISTING ZONING:	CD-2
EXISTING USE:	CIVIC / EDUCATION
MINIMUM SETBACKS:	
FRONT:	30'
REAR:	30'
SIDE:	20'
MAX BUILDING HEIGHT:	3 STORIES / 35'
PROPOSED BLDG HEIGHT:	2 STORIES
PARKING PROVIDED:	94 SPACES
NOTES:	
1.	EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HARRAH & ASSOCIATES, DATED 8/26/2019.
2.	PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AS PER F.E.M.A. MAP NO. 47119C0285E, DATED 04/16/2007.

TDEC NOTICE OF COVERAGE NOTE
THIS SITE DISTURBS MORE THAN 1 ACRE AND THEREFORE DOES REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: <u>4.24</u> ACRES. TDEC PERMIT NUMBER IS TBD.



LOCATION MAP
NOT TO SCALE

CONTACTS:

OWNER:
AGATHOS SCHOOL OF COLUMBIA
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401
931-388-0556

CIVIL ENGINEER:

CJ MURRELL
615 DESIGN GROUP
360 QUEECREEK CIRCLE
SWYBRA, TN 37167
615-829-6899
cj@615designgroup.com

LANDSCAPE ARCHITECT:

JOSH GULICK
LOSE DESIGN
2809 FOSTER AVENUE
NASHVILLE, TN 37210
615-242-0040
jgulick@lose.design

SURVEYOR:

ROGER HARRAH
HARRAH & ASSOCIATES
504 AUTUMN SPRING COURT, SUITE B-15
FRANKLIN, TN 37067
615-798-0863
rogerh@harrahgroup.com

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN - OVERALL
C1.1	EXISTING CONDITIONS PLAN - ENLARGED
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - ENLARGED
C3.0	STORMWATER POLLUTION PREVENTION PLAN
C3.1	EROSION CONTROL PLAN - INITIAL
C3.2	EROSION CONTROL PLAN - INTERMEDIATE-FINAL
C3.3	EROSION CONTROL DETAILS
C4.0	GRADING PLAN - OVERALL
C4.1	GRADING PLAN - ENLARGED
C4.2	POND DETAILS
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN - ENLARGED
C6.0	SITE DETAILS
C6.1	STORM DETAILS
A1.0	BUILDING ELEVATIONS



615 DESIGN GROUP

360 QUEENSBURG CIRCLE, SMYRNA, TN 37167
 (615) 825-8899
www.615designgroup.com



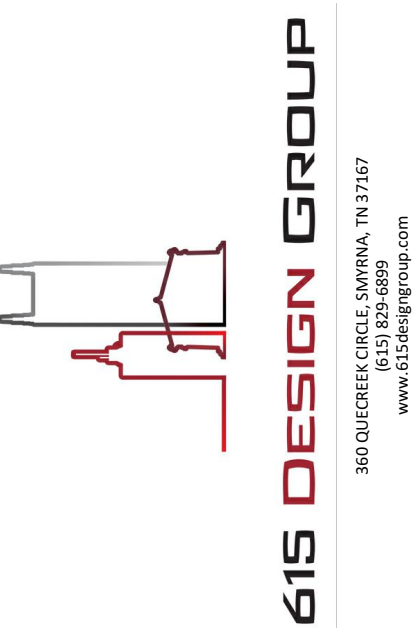
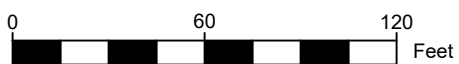
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

[illegible]

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

COVER SHEET

C0.0



AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

[illegible]

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EXISTING CONDITIONS
PLAN - OVERALL

C1.0



- EXISTING CONDITIONS NOTES
1.

EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HARRAH & ASSOCIATES DATED 8/26/2019.
2.

CONTRACTOR TO NOTIFY CITY INSPECTOR PRIOR TO ANY DEMOLITION ON SITE.
3.

ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
4.

PRIOR TO THE START OF DEMOLITION / GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND / OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5.

THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT.
6.

ALL MATERIAL REMOVED FROM THE SITE ARE TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- EXISTING UTILITIES NOTE
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OF EXISTING OR PROPOSED UTILITIES. CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

AGATHOS CLASSICAL SCHOOL

1201 MAPLEASH AVENUE

COLUMBIA, TN 38401

REVISIONS	NUMBER	DESCRIPTION	DATE

PROJECT #: 1027003

DESIGNED BY: CIM

DRAWN BY: CIM

DATE: 2/16/2024

EXISTING CONDITIONS

PLAN - ENLARGED

C1.1

615 DESIGN GROUP

360 OLIVER CIRCLE, SUITE 100, COLUMBIA, TN 38401

www.615designgroup.com

COLLYN J. MURPHY

REGISTERED ENGINEER

STATE OF TENNESSEE

12217

2024



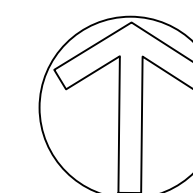
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

[illegible]

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

SITE PLAN - OVERALL

C2.0



1. SWPPP REQUIREMENTS (3.0)

- 1.1. HAS THE SWPPP BEEN PREPARED BY AN INDIVIDUAL THAT HAS THE FOLLOWING CERTIFICATIONS (3.1.1)?
YES ☒ NO ☐
(CHECK ALL THAT APPLY BELOW)
1.1.1. ☐ CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL; OR
1.1.2. ☐ TDEC LEVEL II CERTIFICATION
- 1.2. DO THE EPSC PLANS INCLUDE SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS (3.1.1)?
YES ☒ NO ☐
IF YES, HAVE THE EPSC PLANS BEEN PREPARED, STAMPED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT (3.1.1)?
YES ☒ NO ☐
- 1.3. DO THE PROJECT STORMWATER OUTFALLS DISCHARGE INTO THE FOLLOWING (5.4.1)?
YES ☐ NO ☒
(CHECK ALL THAT APPLY BELOW)
1.3.1. ☐ IMPAIRED WATERS (303D FOR SILTATION OR HABITAT ALTERATION)
1.3.2. ☐ TENNESSEE KNOWN EXCEPTIONAL WATERS
IF YES, HAVE THE EPSC MEASURES BEEN DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 5-YR, 24-HR STORM EVENT (5.4.1.A)? YES ☐ NO ☐
IF YES, HAVE THE EPSC PLANS BEEN PREPARED BY AN INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II (5.4.1.B)? YES ☐ NO ☐
IF YES, HAS THE SWPPP BEEN PREPARED BY AN INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II (5.4.1.B)? YES ☐ NO ☐

2. SITE DESCRIPTION (3.5.1)

- 2.1. SITE MAP(S) (2.6.2):
USGS QUAD MAP IS INCLUDED AS THE FIRST PAGE OF THIS SWPPP.
LATITUDE: **36.1744**
LONGITUDE: **-86.3007**
- 2.2. DESCRIPTION OF ALL CONSTRUCTION ACTIVITY AT THE SITE (3.5.1.A):
CONSTRUCTION OF COMMERCIAL RETAIL DEVELOPMENT WITH ASSOCIATED PARKING.
- 2.3. MAJOR SOIL DISTURBING ACTIVITIES (3.5.1.B):
(CHECK ALL THAT APPLY)
2.3.1. ☒ CLEARING AND GRUBBING
2.3.2. ☒ EXCAVATION
2.3.3. ☒ CUTTING AND FILLING
2.3.4. ☒ UTILITY TRENCHING
2.3.5. ☒ FINAL GRADING AND SHAPING
- 2.4. TOTAL PROJECT AREA (3.5.1.C):
2.4.1. TOTAL PROJECT: **11.99** ACRES ±
2.4.2. MITIGATION SITE (IF APPLICABLE): **N/A**
- 2.5. TOTAL AREA TO BE DISTURBED (3.5.1.C): **5** ACRES ±
2.5.1. TOTAL PROJECT: **11.9** ACRES ±
2.5.2. MITIGATION SITE (IF APPLICABLE): **N/A**
IF GREATER THAN 50 ACRES, IS THE CONSTRUCTION PHASED TO KEEP THE TOTAL DISTURBED AREA LESS THAN 50 ACRES AT ANY ONE TIME (3.5.1.M, 3.5.3.1.K)?
YES ☐ NO ☐
- 2.6. DESCRIPTION OF EXISTING SITE TOPOGRAPHY (3.5.1.D):
REFER TO THE QUAD MAP AND EROSION CONTROL PLAN SHEETS INCLUDED.
SITE HAS GRADUAL SLOPE AND DRAINS FROM WEST TO NORTH-EAST.
- 2.7. PROPOSED CONSTRUCTION AREA (3.5.1.G): SEE THE FOLLOWING ENCLOSED PLANS.
C1.0 EXISTING CONDITIONS PLAN
C3.1 EROSION CONTROL PLAN - INITIAL
C3.2 EROSION CONTROL PLAN - INTERMEDIATE & FINAL
C3.3 EROSION CONTROL PLAN - DETAILS
- 2.8. ARE ANY DISCHARGES ASSOCIATED WITH INDUSTRIAL (NON-CONSTRUCTION STORMWATER) ACTIVITY EXPECTED (3.5.1.H)? YES ☐ NO ☒
IF YES, SPECIFY THE LOCATION OF THE ACTIVITY AND ITS PERMIT NUMBER.
- 2.9. SOIL PROPERTIES ON SITE (3.5.1.E, 4.1.1):
- | SOIL NAME | HSG | % OF SITE | EROIDIBILITY (K) |
|--|----------|-------------|------------------|
| BrB2 BRADYVILLE SILT LOAM
(2-5% SLOPES) | C | 18.4 | 0.43 |
| CaC GLADEVILLE-ROCK OUTCROP COMPLEX
(2-15% SLOPES) | D | 32.1 | 0.10 |
| LoB LOMON SILT LOAM
(2-5% SLOPES) | D | 3.3 | 0.37 |
| TyC2 TALBOTT SILT LOAM
(5-20% SLOPES) | C | 46.2 | 0.43 |
- 2.10. PROJECT RUNOFF COEFFICIENTS AND AREA PERCENTAGES (3.5.1.F):
- | EXISTING CONDITIONS: | | |
|----------------------|-----------|----------|
| AREA TYPE | AREA (AC) | C FACTOR |
| GRASS | 4.24 | 0.23 |
| GRAVEL | 0.00 | 0.60 |
| IMPERVIOUS | 0.00 | 0.95 |
| COMPOSITE C FACTOR: | | 0.23 |
- | PROPOSED CONDITIONS: | | |
|----------------------|-----------|----------|
| AREA TYPE | AREA (AC) | C FACTOR |
| GRASS | 3.24 | 0.23 |
| GRAVEL | 0.00 | 0.60 |
| IMPERVIOUS | 1.00 | 0.95 |
| COMPOSITE C FACTOR: | | 0.65 |

3. ORDER OF CONSTRUCTION ACTIVITIES (3.5.1.B, 3.5.2.A)

- 3.1. INSTALLATION OF CONSTRUCTION EXIT AND PERIMETER EROSION CONTROL MEASURES PER THE INITIAL EROSION CONTROL PLAN.
- 3.2. CLEARING AND GRUBBING OF SITE.
- 3.3. STRIPPING AND STOCKPILING OF TOPSOIL.
- 3.4. ROUGH GRADING OF THE SITE.
- 3.5. INSTALLATION OF STORM DRAINAGE INCLUDING ADDITIONAL EROSION CONTROL MEASURES SUCH AS INLET PROTECTION AND TEMPORARY SEEDING, WHERE REQUIRED.
- 3.6. INSTALLATION OF UNDERGROUND UTILITIES.
- 3.7. INSTALLATION OF EROSION CONTROL BLANKETS AND TEMPORARY SEEDING AND MULCHING AS NEEDED THROUGHOUT GRADING OPERATIONS.
- 3.8. INSTALLATION OF CURB AND GUTTER.
- 3.9. PLACEMENT OF BASE STONE AND BINDER ASPHALT COURSE FOR ROADWAYS.
- 3.10. BACKFILLING OF PAVEMENT AND CURBS.
- 3.11. CONSTRUCTION OF VERTICAL STRUCTURES.
- 3.12. PLACEMENT OF TOPSOIL, FINAL SEEDING, AND LANDSCAPING.

4. STREAM, OUTFALL, WETLAND, TMDL AND ENDANGERED SPECIES INFORMATION

- 4.1. STREAM INFORMATION
WILL CONSTRUCTION AND/OR EROSION PREVENTION AND SEDIMENT CONTROLS IMPACT ANY STREAMS?
YES ☐ NO ☒
4.1.1. RECEIVING STREAMS (3.5.1.J)
4.1.1.1. STREAM NAME: **LYTLE CREEK**
4.1.1.2. IMPAIRED FOR SILTATION OR HABITAT ALTERATION? YES ☐ NO ☐
4.1.1.3. KNOWN EXCEPTIONAL QUALITY WATERS? YES ☐ NO ☒
4.1.2. ARE BUFFER ZONES REQUIRED ON SITE (3.5.1.K, 4.1.2, 5.4.2)? YES ☐ NO ☒
IF YES, ARE THEY SHOWN ON THE PLAN SHEETS? YES ☐ NO ☐
IF YES, WHICH SIZE IS APPLICABLE?
☐ 60- FEET FOR IMPAIRED AND EXCEPTIONAL WATERS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 30- FEET)
☐ 30- FEET FOR ALL OTHER STREAMS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 15- FEET)
4.1.3. ARE THERE BUFFER ZONE EXEMPTIONS (4.1.2.1)? YES ☐ NO ☒

- 4.2. OUTFALL INFORMATION (3.5.1.D):
- | OUTFALL | DRAINAGE AREA | SEDIMENT BASIN | RECEIVING STREAM |
|-----------------|-------------------|----------------|--------------------|
| 1 - EAST | 4.24 ACRES | NO | LYTLE CREEK |
- 4.2.1. HAVE ALL OUTFALLS BEEN LABELED ON THE EPSC PLAN SHEETS (3.5.1.G, 5.4.1.F)?
YES ☐ NO ☐
- 4.2.2. HAVE ALL OUTFALLS BEEN LABELED ON THE USGS TOPOGRAPHIC MAP (2.6.2)?
YES ☒ NO ☐
- 4.2.3. SEDIMENT BASIN OR EQUIVALENT MEASURE(S):
4.2.3.1.1. A SEDIMENT BASIN OR EQUIVALENT MEASURE(S) WILL BE PROVIDED FOR ANY OUTFALL DRAINAGE AREA PER THE FOLLOWING:
4.2.3.1.2. TEN ACRES OR MORE FOR AN OUTFALL THAT DOES NOT DISCHARGE TO AN IMPAIRED STREAM OR KNOWN EXCEPTIONAL QUALITY WATER (3.5.3.3).
4.2.3.1.3. OF FIVE ACRES OR MORE FOR AN OUTFALL THAT DISCHARGES TO AN IMPAIRED STREAM OR KNOWN EXCEPTIONAL QUALITY WATER (5.4.1.F)
4.2.3.2. ARE EQUIVALENT MEASURES BEING SUBSTITUTED FOR A SEDIMENT BASIN?
YES ☐ NO ☐ N/A ☐
IF SO, DESCRIBE: **SILT FENCE OUTLETS, SEDIMENT TRAP, AND PERIMETER SILT FENCE ARE BEING UTILIZED IN SUB-WATERSHEDS WITHIN THE OUTFALL WATERSHEDS.**
4.2.3.3. WHERE POSSIBLE, HAS NON-PROJECT RUN-ON BEEN DIVERTED THROUGH THE PROJECT SO THAT THE OFF-SITE RUN-ON WILL NOT FLOW OVER DISTURBED AREAS WITHIN THE PROJECT AREA, THUS SEPARATING NON-PROJECT RUN-ON FROM PROJECT RUN-OFF THEREBY REDUCING THE DRAINAGE AREA TO ANY ONE OUTFALL (3.5.3.3, 5.4.1.F)? YES ☐ NO ☐ N/A ☐

- 4.3. WETLAND INFORMATION
WILL CONSTRUCTION AND/OR EROSION AND SEDIMENT CONTROLS IMPACT ANY WETLANDS? YES ☐ NO ☒
4.3.1. IMPACTED WETLANDS:
LABEL LOCATION TEMP. IMPACTS (AC) PERMANENT IMPACTS (AC)
- 4.4. TOTAL MAXIMUM DAILY LOADS (TMDL) INFORMATION (3.5.10):
4.4.1. IS THIS PROJECT LOCATED IN A WATERSHED THAT MAINTAINS AN EPA APPROVED TMDL FOR SILTATION? YES ☐ NO ☒
- 4.5. ENDANGERED SPECIES INFORMATION (3.5.5.E):
IS THERE STATE OR FEDERALLY LISTED SPECIES LOCATED WITHIN THE PROJECT AREA? SPECIAL NOTES ARE REQUIRED TO DESCRIBE MEASURES NECESSARY TO PREVENT "TAKING" OF LEGALLY PROTECTED STATE OR FEDERALLY LISTED THREATENED OR ENDANGERED AQUATIC FAUNA AND/OR CRITICAL HABITAT.
YES ☐ NO ☒
IF YES, LIST ALL PLAN SHEETS WHERE SPECIAL NOTES HAVE BEEN ADDED.

5. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES (3.5.3)

- 5.1. EPSC MEASURES MUST BE DESIGNED, INSTALLED AND MAINTAINED TO CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE EROSION (4.1.1).
- 5.2. EPSC MEASURES MUST CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOWS AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS, STREAM CHANNELS AND STREAM BANKS (4.1.1).
- 5.3. THE EPSC MEASURES HAVE, AT A MINIMUM, BEEN DESIGNED FOR THE:
☒ 2-YEAR, 24 HOUR STORM EVENT WHEN RECEIVING WATER IS NOT LISTED ON THE 303D LIST DUE TO SILTATION OR HABITAT ALTERATION
☐ 5-YEAR, 24 HOUR STORM EVENT WHEN RECEIVING WATER IS LISTED ON THE 303D LIST DUE TO SILTATION OR HABITAT ALTERATION
- 5.4. HAVE PHASED EPSC PLANS BEEN PREPARED FOR THE PROJECT (3.5.2)?
YES ☐ NO ☐ (IF YES, CHECK THE APPLICABLE BOX BELOW).
5.4.1. ☐ PROJECT DISTURBED AREA IS LESS THAN 5 ACRES (MINIMUM OF TWO PHASES OF EPSC PLANS REQUIRED)
5.4.2. ☒ PROJECT DISTURBED AREA IS GREATER THAN 5 ACRES (MINIMUM OF THREE PHASES OF EPSC PLANS REQUIRED)
- 5.5. HAVE STEEP SLOPES (GREATER THAN 35%) BEEN MINIMALLY DISTURBED AND/OR PROTECTED BY CONVEYING RUNOFF NON-EROSIVELY AROUND OR OVER THE SLOPE (3.5.3.2, 10 "STEEP SLOPE")?
YES ☐ NO ☐ N/A ☒
- 5.6. IS ADDITIONAL PHYSICAL OR CHEMICAL TREATMENT OF STORMWATER RUNOFF NECESSARY (5.4.1.a)?
YES ☐ NO ☒
- 5.7. ALL PHYSICAL AND/OR CHEMICAL TREATMENT WILL BE RESEARCHED, APPLIED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND FULLY DESCRIBED ON THE EPSC PLANS. IF CHEMICAL TREATMENT IS NECESSARY, THE SWPPP WILL BE MODIFIED (3.5.3.1.B).
- 5.8. ARE THE LIMITS OF DISTURBANCE CLEARLY MARKED IN THE SWPPP (3.5.1.N)?
YES ☒ NO ☐
- 5.9. EPSC MEASURES WILL NOT BE INSTALLED IN STREAMS OR WETLANDS WITHOUT FIRST OBTAINING US COE SECTION 404, TDEC ARAP, AND TVA PERMITS AS APPLICABLE (3.5.3.3).
- 5.10. DISCHARGES FROM DEWATERING ACTIVITIES ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS (4.1.4). FILTER BAGS ARE TO BE USED DURING ANY DEWATERING OPERATIONS.
- 5.11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION EXIT SHALL BE USED TO REDUCE THE TRACKING OF MUD AND/OR DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES (3.5.3.1.N).
- 5.12. STABILIZATION PRACTICES
5.12.1. PRE-CONSTRUCTION VEGETATIVE GROUND COVER WILL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA WILL RECEIVE TEMPORARY SEED AND/OR MULCH OR OTHER TEMPORARY COVER IS INSTALLED (3.5.3.1.H).
5.12.2. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS POSSIBLE WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY PERMANENTLY CEASED. TEMPORARY OR PERMANENT STABILIZATION WILL BE COMPLETED WITHIN 14 DAYS AFTER ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IN THAT AREA. PERMANENT STABILIZATION WILL REPLACE TEMPORARY MEASURES AS SOON AS PRACTICABLE (3.5.3.2).
5.12.3. STEEP SLOPES ARE DEFINED AS A NATURAL OR CREATED SLOPE OF 35% GRADE OR STEEPER REGARDLESS OF HEIGHT. STEEP SLOPES SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED (3.5.3.2, 10 "STEEP SLOPE").
- 5.13. A RAIN GAUGE AND DAILY RAINFALL RECORDS SHALL BE MAINTAINED AT THE SITE, OR A REFERENCE SITE WILL BE USED TO RECORD THE DAILY AMOUNT OF PRECIPITATION (3.5.3.1.O).

6. CONSTRUCTION SUPPORT ACTIVITIES

- 6.1. MATERIAL DISPOSAL (1.2.2, 3.5.3.1.G)
WASTE MATERIAL (EARTH, ROCK, ASPHALT, CONCRETE, ETC.) NOT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL OBTAIN ANY AND ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO NPDES, AQUATIC RESOURCES ALTERATION PERMIT(S), CORPS OF ENGINEERS SECTION 404 PERMITS, AND TVA SECTION 26A PERMITS TO DISPOSE OF WASTE MATERIALS.
7. MAINTENANCE AND INSPECTION
- 7.1. INSPECTION PRACTICES (3.5.8)
7.1.1. INSPECTORS MUST HAVE SUCCESSFULLY COMPLETED THE TDEC "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL 1" COURSE (TDEC LEVEL 1), AND THEY MUST MAINTAIN THE CERTIFICATION. A COPY OF THE INSPECTOR'S CERTIFICATION SHOULD BE MAINTAINED ON SITE WITH THE SWPPP (3.5.8.1).
7.1.2. THE INSPECTOR SHALL CONDUCT PRE-CONSTRUCTION INSPECTIONS TO VERIFY AREAS NOT TO BE DISTURBED HAVE BEEN MARKED IN THE SWPPP AND IN THE FIELD BEFORE LAND DISTURBANCE ACTIVITIES BEGIN AND INITIAL MEASURE HAVE BEEN INSTALLED (3.5.1.N, 10 "INSPECTOR").
7.1.3. INSPECTIONS WILL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK AND AT LEAST 72 HOURS APART (3.5.8.2.A).
7.1.4. WHERE SITES (OR PORTIONS) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (I.E. COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, THE FREQUENCY OF INSPECTIONS MAY BE REDUCED TO MONTHLY WITH WRITTEN NOTIFICATION TO TDEC (3.5.8.2.A).
7.1.5. ALL DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR MATERIAL STORAGE THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AN EACH OUTFALL SHALL BE INSPECTED (3.5.8.2.B)

- 7.1.6. THE INSPECTOR SHALL OVERSEE THE REQUIREMENTS OF OTHER CONSTRUCTION-RELATED WATER QUALITY PERMITS (I.E. TDEC ARAP, US COE AND TVA SECTION 26A PERMITS) FOR CONSTRUCTION ACTIVITIES AROUND WATERS OF THE STATE (10 "INSPECTOR").
- 7.1.7. THE SWPPP WILL BE REVISED AS NECESSARY BASED ON THE RESULTS OF THE INSPECTION. REVISION(S) WILL BE RECORDED WITHIN 7 DAYS OF THE INSPECTION. REVISION(S) WILL BE IMPLEMENTED WITHIN 14 DAYS OF THE INSPECTION (3.5.5.2.F).
- 7.1.8. INSPECTIONS WILL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX C OF THE CGP (3.5.8.2.G).
- 7.1.9. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES (3.5.8.2.H).
- 7.1.10. DOCUMENTATION OF INSPECTIONS WILL BE MAINTAINED ON SITE WITH THE SWPPP (3.5.8.2.G).

- 7.2. MAINTENANCE PRACTICES
7.2.1. ALL CONTROLS WILL BE MAINTAINED IN GOOD AND EFFECTIVE OPERATING ORDER. NECESSARY REPAIRS OR MAINTENANCE WILL BE ACCOMPLISHED BEFORE THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED (3.5.8.2.E, 3.5.7).
7.2.2. ALL CONTROLS WILL BE MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND AT A MINIMUM BE CONSISTENT WITH STANDARD DETAILS CONTAINED IN THIS SWPPP AND MANUFACTURER'S SPECIFICATIONS (3.5.3.1.B).
7.2.3. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS, SILT FENCE, SEDIMENT BASINS, AND OTHER CONTROLS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50% (3.5.3.1.E).
7.2.4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP AND REMOVED FROM STORMWATER EXPOSURE PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. AFTER USE, MATERIALS USED FOR EROSION CONTROL WILL BE REMOVED (3.5.3.1.F).

8. SITE ASSESSMENTS

- 8.1. ARE SITE ASSESSMENTS REQUIRED (3.1.2)? YES ☐ NO ☒
8.2. THE SITE ASSESSMENT SHALL BE PERFORMED IN ACCORDANCE TO THE CONDITIONS PRESCRIBED IN SECTION 3.1.2 OF THE CONSTRUCTION GENERAL PERMIT.
8.3. AN INDIVIDUAL MEETING THE QUALIFICATIONS PRESCRIBED IN SECTION 3.1.2 OF THE CONSTRUCTION GENERAL PERMIT SHALL CONDUCT THE SITE ASSESSMENT.
8.4. THE SITE ASSESSMENT MUST BE DOCUMENTED ON THE REPORT FORM IN APPENDIX C OF THE CONSTRUCTION GENERAL PERMIT AND A COPY KEPT WITH THE SWPPP.

9. STORMWATER MANAGEMENT

- 9.1. STORMWATER MANAGEMENT SHALL BE HANDLED BY TEMPORARY CONTROLS OUTLINED IN THIS SWPPP AND ANY PERMANENT CONTROLS NEEDED TO MEET TEMPORARY STORMWATER MANAGEMENT NEEDS IN THE POST CONSTRUCTION PERIOD. PERMANENT CONTROLS ARE SHOWN ON THE PLANS AND NOTED AS PERMANENT (3.5.4).
- 9.2. DESCRIBE ANY SPECIFIC POST-CONSTRUCTION MEASURES THAT WILL CONTROL VELOCITY, POLLUTANTS, AND/OR EROSION (3.5.4):
- 9.3. OTHER ITEMS NEEDING CONTROL
9.3.1. CONSTRUCTION MATERIALS (3.5.5.C) THE FOLLOWING MATERIALS OR SUBSTANCES ARE EXPECTED TO BE PRESENT ON THE SITE DURING THE CONSTRUCTION PERIOD (CHECK ALL THAT APPLY).
9.3.1.1. ☒ BUILDING MATERIALS
9.3.1.2. ☒ CONCRETE WASHOUT
9.3.1.3. ☒ CONCRETE, METAL OR PLASTIC PIPES
9.3.1.4. ☒ DIESEL AND GASOLINE
9.3.1.5. ☒ FERTILIZERS AND LIME
9.3.1.6. ☒ MACHINERY LUBRICANTS (OIL AND GREASE)
9.3.1.7. ☒ MINERAL AGGREGATES, ASPHALT
9.3.1.8. ☒ EARTH
9.3.1.9. ☒ LIQUID TRAFFIC STRIPING MATERIALS, PAINT
9.3.1.10. ☒ PESTICIDES AND/OR HERBICIDES
9.3.1.11. ☒ ROCK AND CRUSHED STONE
9.3.1.12. ☒ CURING COMPOUND
9.3.1.13. ☐ EXPLOSIVES
THESE MATERIALS WILL BE HANDLED AS NOTED IN THIS SWPPP.
9.3.2. HAZARDOUS WASTE (3.5.5.C, 7.9) ANY AND ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS.
9.3.3. SANITARY WASTE (1.5.1, 3.5.5.B) IF NECESSARY, PORTABLE SANITARY WASTE UNITS WILL BE PROVIDED ON SITE. THESE UNITS WILL BE LOCATED AWAY FROM STORM DRAIN INLETS, STREAMS AND WETLANDS.

10. NON-STORMWATER DISCHARGES (1.2.3, 3.5.9)

- 10.1. THE FOLLOWING NON-STORMWATER DISCHARGES ARE ANTICIPATED DURING THE COURSE OF THIS PROJECT (CHECK ALL THAT APPLY):
10.1.1. ☒ DEWATERING OF WORK AREAS OF COLLECTED STORMWATER AND GROUND WATER
10.1.2. ☒ WATERS USED TO WASH VEHICLES (OF DUST AND SOIL) WHERE DETERGENTS ARE NOT USED AND DETENTION AND/OR FILTERING IS PROVIDED BEFORE THE WATER LEAVES SITE
10.1.3. ☒ WATER USED TO CONTROL DUST
10.1.4. ☒ POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS FROM WHICH CHLORINE HAS BEEN REMOVED TO THE MAXIMUM EXTENT PRACTICABLE
10.1.5. ☒ ROUTINE EXTERNAL BUILDING WASHDOWN THAT DOES NOT USE DETERGENTS OR OTHER CHEMICALS
10.1.6. ☒ UNCONTAMINATED GROUNDWATER OR SPRING WATER
10.1.7. ☒ FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH POLLUTANTS
- 10.2. ALL ALLOWABLE NON-STORMWATER DISCHARGES WILL BE DIRECTED TO STABLE DISCHARGE STRUCTURES PRIOR TO LEAVING THE SITE. FILTERING OR CHEMICAL TREATMENT MAY BE NECESSARY PRIOR TO DISCHARGE.
- 10.3. WASH DOWN OR WASTE DISCHARGE OF CONCRETE TRUCKS WILL NOT BE PERMITTED ON SITE UNLESS APPROPRIATE CONTROLS ARE PROVIDED IN ACCORDANCE WITH BOTH STATE AND FEDERAL REGULATIONS (4.1.6).

11. SPILL PREVENTION, MANAGEMENT AND NOTIFICATION (3.5.5.C, 5.1)

- 11.1. SPILL PREVENTION (3.5.5.C)
11.1.1. MATERIAL MANAGEMENT
11.1.1.1. HOUSEKEEPING: MATERIALS STORED ON SITE SHALL BE KEPT NEAT AND ORDERLY. CHEMICALS SHALL BE COVERED OR PROVIDED WITH SECONDARY CONTAINMENT.
11.1.1.2. HAZARDOUS MATERIALS (IF APPLICABLE):
11.1.1.2.1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THE CONTAINER IS NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED IN A SAFE PLACE TO RELAY IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S DIRECTIONS FOR DISPOSAL WILL BE FOLLOWED.
11.1.1.2.2. MAINTENANCE AND REPAIR OF ALL EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN THE ACCIDENTAL RELEASE OF CONTAMINANTS WILL BE CONDUCTED ON AN IMPERVIOUS SURFACE AND UNDER COVER DURING WET WEATHER TO PREVENT THE RELEASE OF CONTAMINANTS ONTO THE GROUND.
11.1.1.2.3. POTENTIAL PH-MODIFYING MATERIALS SUCH AS BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHINGS AND CURING WATERS, CONCRETE PUMPING, AND MIXER WASHOUT WATERS WILL BE COLLECTED ON SITE AND MANAGED TO PREVENT CONTAMINATION OF STORMWATER RUNOFF.
11.1.1.3. PRODUCT SPECIFIC PRACTICES (IF APPLICABLE):
11.1.1.3.1. PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
11.1.1.3.2. FERTILIZERS WILL BE APPLIED ONLY IN THE AMOUNTS SPECIFIED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZERS WILL BE WORKED IN TO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. FERTILIZERS WILL BE STORED IN AN ENCLOSED AREA UNDER COVER. THE CONTENTS OF PARTIALLY USED FERTILIZER BAGS WILL BE TRANSFERRED TO SEALABLE CONTAINERS TO AVOID SPILLS.
11.1.1.3.3. PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. THE EXCESS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE STATE AND LOCAL REGULATIONS.
11.1.1.3.4. CONCRETE TRUCKS: CONTRACTOR WILL PROVIDE A DESIGNATED TRUCK WASHOUT AREA ON THE SITE. THIS AREA MUST BE SELF-CONTAINED AND NOT CONNECTED TO ANY STORMWATER OUTLET OF THE SITE. UPON COMPLETION OF CONSTRUCTION, WASHOUT AREAS WILL BE PROPERLY STABILIZED.
- 11.2. SPILL MANAGEMENT
11.2.1. IN ADDITION TO THE PREVIOUS HOUSEKEEPING AND MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP IN NECESSARY.
11.2.2. FOR ALL HAZARDOUS MATERIALS STORED ON SITE, THE MANUFACTURER'S RECOMMENDATION METHODS FOR SPILL CLEAN UP WILL BE CLEARLY POSTED. SITE PERSONNEL WILL BE MADE AWARE OF THE

- PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
- 11.2.3. APPROPRIATE STORAGE MATERIALS AND EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR IN THE MATERIALS STORAGE AREA ON SITE AND UNDER COVER. AS APPROPRIATE, EQUIPMENT AND MATERIALS MAY INCLUDE ITEMS SUCH AS BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR CLEAN UP PURPOSES.
- 11.2.4. ALL SPILLS WILL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND THE MATERIALS DISPOSED OF PROPERLY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- 11.2.5. THE CONTRACTORS SITE SUPERINTENDENT WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SITE SUPERINTENDENT HAS HAD APPROPRIATE TRAINING FOR HAZARDOUS MATERIALS HANDLING, SPILL MANAGEMENT, AND CLEANUP.
- 11.2.6. IF SPILLS REPRESENT AN IMMINENT THREAT OF ESCAPING THE SITE AND ENTERING RECEIVING WATERS, PERSONNEL WILL RESPOND IMMEDIATELY TO CONTAIN THE RELEASE AND NOTIFY THE SUPERINTENDENT AFTER THE SITUATION HAS BEEN STABILIZED.
- 11.2.7. IF OIL SHEEN IS OBSERVED ON SURFACE WATER (E.G. SETTLING PONDS, DETENTION PONDS, SWALES), ACTION WILL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR WILL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.
- 11.2.8. SPILL RESPONSE EQUIPMENT WILL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.
- 11.3. SPILL NOTIFICATION (5.1)
WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, NOTIFICATIONS WILL BE MADE AS OUTLINED IN THE CGP.

12. RECORD KEEPING

- 12.1. REQUIRED RECORDS: THE FOLLOWING RECORDS OF CONSTRUCTION ACTIVITIES WILL BE MAINTAINED AT THE SITE (3.5.3.1.m, 6.2.1)
12.1.1. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR
12.1.2. THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE.
12.1.3. THE DATES WHEN STABILIZATION MEASURES ARE INITIATED
12.1.4. RAINFALL RECORDS
12.1.5. COPY OF TWICE WEEKLY EPSC INSPECTION REPORT
12.1.6. DOCUMENTATION OF QUALITY ASSURANCE SITE ASSESSMENTS
12.1.7. COPY OF SITE EPSC INSPECTOR'S TDEC LEVEL 1 CERTIFICATION
12.2. KEEPING PLANS CURRENT (3.4): THIS SWPPP SHALL BE MODIFIED AND UPDATED WHEN ANY OF THE FOLLOWING CONDITIONS APPLY:
12.2.1. ANY CHANGE IN THE SCOPE OF THE PROJECT THAT WOULD BE EXPECTED TO HAVE A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE SWPPP. IF APPLICABLE, THE SWPPP MUST BE MODIFIED OR UPDATED WHENEVER THERE IS A CHANGE IN CHEMICAL TREATMENT METHODS, INCLUDING THE USE OF DIFFERENT TREATMENT CHEMICAL, DIFFERENT DOSAGE OR APPLICATION RATE, OR DIFFERENT AREA OF APPLICATION.
12.2.2. WHENEVER INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM CONSTRUCTION ACTIVITY SOURCES, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. WHERE LOCAL, STATE, OR FEDERAL OFFICIALS DETERMINE THE SWPPP IS INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANT SOURCES, A COPY OF ANY CORRESPONDENCE TO THAT EFFECT MUST BE RETAINED IN THE SWPPP.
12.2.3. TO IDENTIFY ANY NEW OPERATOR AS NEEDED TO REFLECT OPERATIONAL OR DESIGN CONTROL THAT WILL IMPLEMENT A MEASURE OF THE SWPPP.
12.2.4. TO INCLUDE MEASURES NECESSARY TO PREVENT A NEGATIVE IMPACT TO LEGALLY PROTECTED STATE OR FEDERALLY LISTED OR PROPOSED THREATENED OR ENDANGERED FAUNA OR FLORA.
12.2.5. WHEN THERE IS A CHANGE IN CHEMICAL TREATMENT METHODS INCLUDING: USE OF DIFFERENT TREATMENT CHEMICALS, DIFFERENT DOSAGE OR APPLICATION RATES OR A DIFFERENT AREA OF APPLICATION NOT SPECIFIED ON THE EPSC PLANS.
12.2.6. WHENEVER A TMDL IS DEVELOPED FOR THE RECEIVING WATERS FOR A POLLUTANT OF CONCERN (SILTATION AND/OR HABITAT ALTERATION).
12.3. MAKING PLANS ACCESSIBLE
12.3.1. A COPY OF THIS SWPPP (INCLUDING A COPY OF THE "DOCUMENTATION AND PERMITS" BINDER) SHALL BE RETAINED AT THE CONSTRUCTION SITE (OR OTHER LOCAL LOCATION ACCESSIBLE TO TDEC AND THE PUBLIC) FROM THE DATE CONSTRUCTION COMMENCES UNTIL FINAL STABILIZATION IS COMPLETE (6.2).
12.3.2. A COPY OF THIS SWPPP SHALL BE AVAILABLE AT A CENTRAL LOCATION ON SITE FOR THE USE OF ALL OPERATORS AND THOSE IDENTIFIED AS HAVING RESPONSIBILITIES UNDER THE PLAN WHENEVER THEY ARE ON THE CONSTRUCTION SITE (6.2).
12.3.3. FROM THE DATE CONSTRUCTION COMMENTS UNTIL FINAL STABILIZATION IS COMPLETE A NOTICE SHALL BE POSTED NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE WITH THE FOLLOWING INFORMATION (3.3.3, 6.2.1)
12.3.3.1. A COPY OF THE NOTICE OF COVERAGE (NOC) WITH THE NPDES PERMIT NUMBER FOR THE CONSTRUCTION PROJECT.
12.3.3.2. THE INDIVIDUAL NAME, COMPANY NAME, EMAIL ADDRESS, TELEPHONE NUMBER AND ADDRESS OF THE PROJECT SITE OWNER/OPERATOR OR LOCAL CONTACT.
12.3.3.3. A BRIEF DESCRIPTION OF THE PROJECT.
12.3.3.4. THE LOCATION OF THE SWPPP.
12.3.4. ALL INFORMATION DESCRIBED IN SECTION 12.3.3 MUST BE MAINTAINED IN LEGIBLE CONDITION. IF POSTING THIS INFORMATION NEAR A MAIN ENTRANCE IS INFEASIBLE DUE TO SAFETY CONCERNS, OR NOT ACCESSIBLE TO THE PUBLIC, THE NOTICE SHALL BE POSTED IN A LOCAL BUILDING (6.2.1).

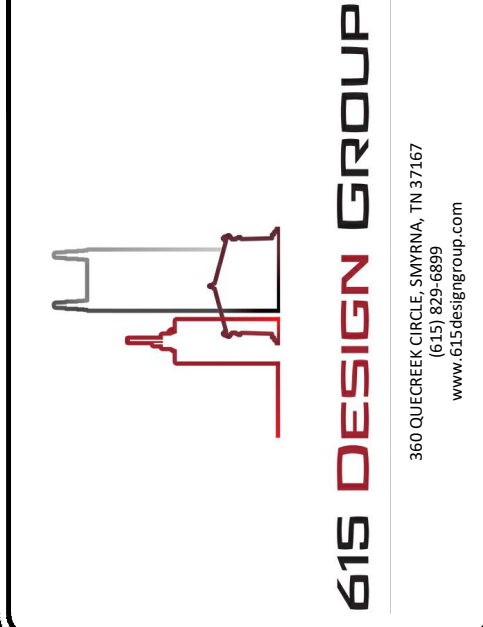
13. ENVIRONMENTAL PERMITS (9.0)

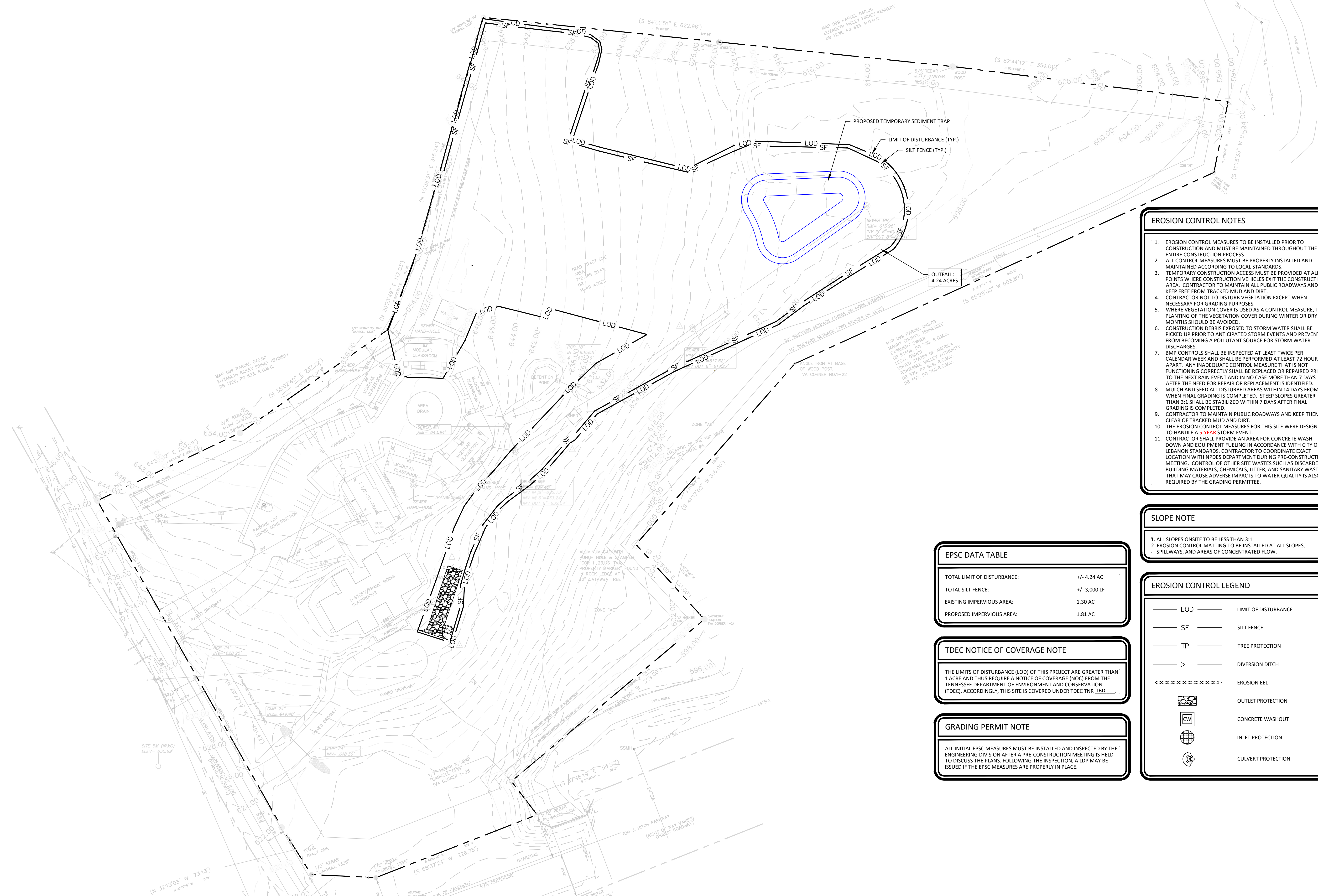
LIST ALL ENVIRONMENTAL PERMITS AND EXPIRATION DATES FOR THIS PROJECT:			
PERMIT	REQUIRED	TRACKING NUMBER	EXPIRATION DATE
TDEC CGP	YES	TNR	

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVIEWS	DESCRIPTION	DATE	
		NUMBER	

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024
STORMWATER POLLUTION PREVENTION PLAN	
C3.0	





- EROSION CONTROL NOTES**
1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
 2. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED ACCORDING TO LOCAL STANDARDS.
 3. TEMPORARY CONSTRUCTION ACCESS MUST BE PROVIDED AT ALL POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. CONTRACTOR TO MAINTAIN ALL PUBLIC ROADWAYS AND KEEP FREE FROM TRACKED MUD AND DIRT.
 4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
 5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
 6. CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS AND PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
 7. BMP CONTROLS SHALL BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND SHALL BE PERFORMED AT LEAST 72 HOURS APART. ANY INADEQUATE CONTROL MEASURE THAT IS NOT FUNCTIONING CORRECTLY SHALL BE REPLACED OR REPAIRED PRIOR TO THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED FOR REPAIR OR REPLACEMENT IS IDENTIFIED.
 8. MULCH AND SEED ALL DISTURBED AREAS WITHIN 14 DAYS FROM WHEN FINAL GRADING IS COMPLETED. STEEP SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
 9. CONTRACTOR TO MAINTAIN PUBLIC ROADWAYS AND KEEP THEM CLEAR OF TRACKED MUD AND DIRT.
 10. THE EROSION CONTROL MEASURES FOR THIS SITE WERE DESIGNED TO HANDLE A 5-YEAR STORM EVENT.
 11. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LEBANON STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

- SLOPE NOTE**
1. ALL SLOPES ONSITE TO BE LESS THAN 3:1
 2. EROSION CONTROL MATTING TO BE INSTALLED AT ALL SLOPES, SPILLWAYS, AND AREAS OF CONCENTRATED FLOW.

EPSC DATA TABLE	
TOTAL LIMIT OF DISTURBANCE:	+/- 4.24 AC
TOTAL SILT FENCE:	+/- 3,000 LF
EXISTING IMPERVIOUS AREA:	1.30 AC
PROPOSED IMPERVIOUS AREA:	1.81 AC

TDEC NOTICE OF COVERAGE NOTE

THE LIMITS OF DISTURBANCE (LOD) OF THIS PROJECT ARE GREATER THAN 1 ACRE AND THUS REQUIRE A NOTICE OF COVERAGE (NOC) FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). ACCORDINGLY, THIS SITE IS COVERED UNDER TDEC TNR TBD.

GRADING PERMIT NOTE

ALL INITIAL EPSC MEASURES MUST BE INSTALLED AND INSPECTED BY THE ENGINEERING DIVISION AFTER A PRE-CONSTRUCTION MEETING IS HELD TO DISCUSS THE PLANS. FOLLOWING THE INSPECTION, A LDP MAY BE ISSUED IF THE EPSC MEASURES ARE PROPERLY IN PLACE.

EROSION CONTROL LEGEND

— LOD	LIMIT OF DISTURBANCE
— SF	SILT FENCE
— TP	TREE PROTECTION
— >	DIVERSION DITCH
— — — — —	EROSION EEL
	OUTLET PROTECTION
	CONCRETE WASHOUT
	INLET PROTECTION
	CULVERT PROTECTION



615 DESIGN GROUP
360 QUEEN CREEK CIRCLE, SUITE 500, NASHVILLE, TN 37217
www.615designgroup.com

COLYN J. MURRAY
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 22424

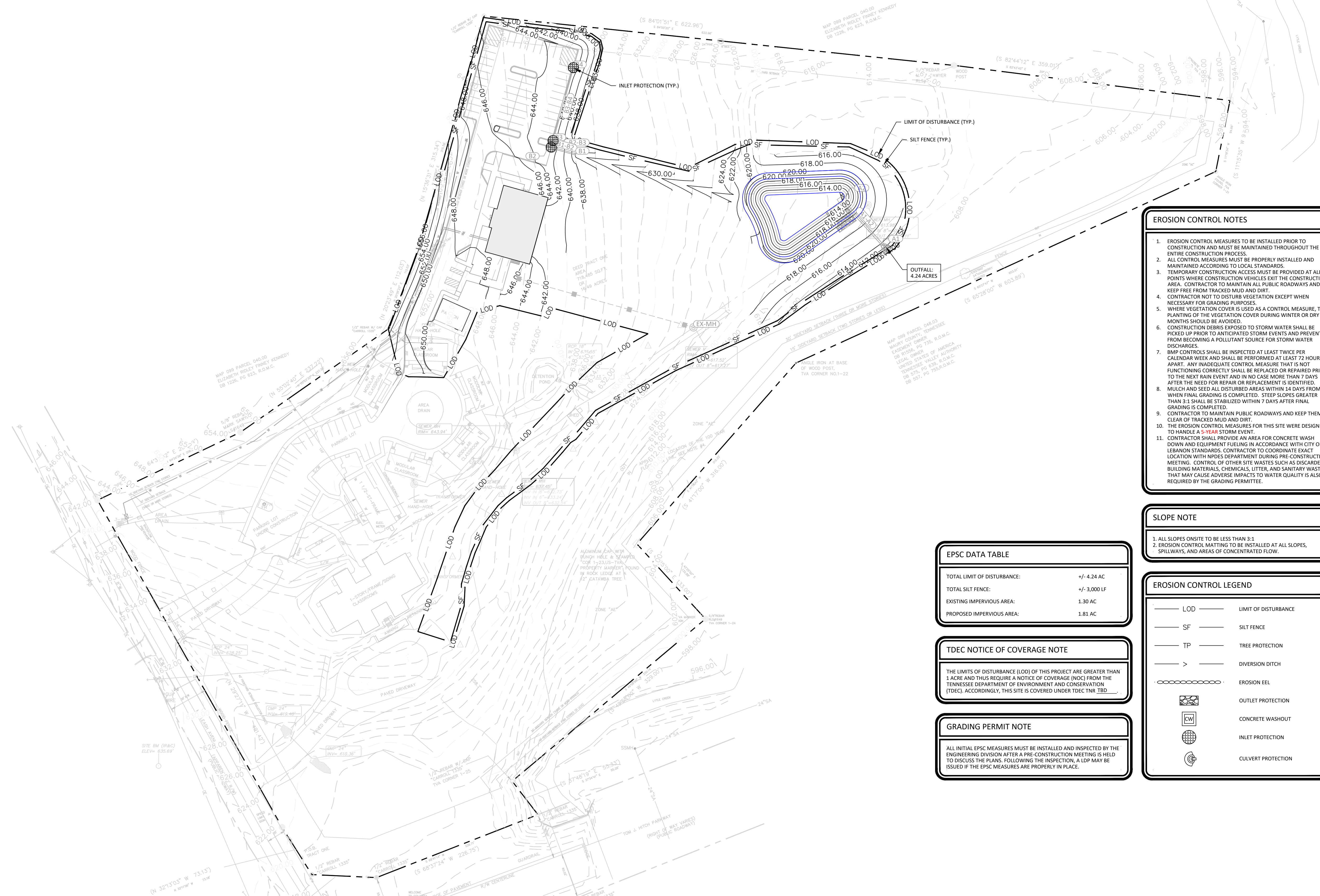
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EROSION CONTROL PLAN - INITIAL

C3.1



- EROSION CONTROL NOTES**
1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
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EPSC DATA TABLE	
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TOTAL SILT FENCE:	+/- 3,000 LF
EXISTING IMPERVIOUS AREA:	1.30 AC
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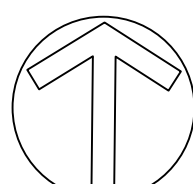
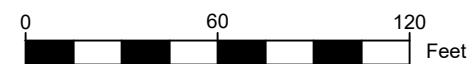
TDEC NOTICE OF COVERAGE NOTE

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EROSION CONTROL LEGEND	
LOD	LIMIT OF DISTURBANCE
SF	SILT FENCE
TP	TREE PROTECTION
>	DIVERSION DITCH
-----	EROSION EEL
[Symbol]	OUTLET PROTECTION
[Symbol]	CONCRETE WASHOUT
[Symbol]	INLET PROTECTION
[Symbol]	CULVERT PROTECTION



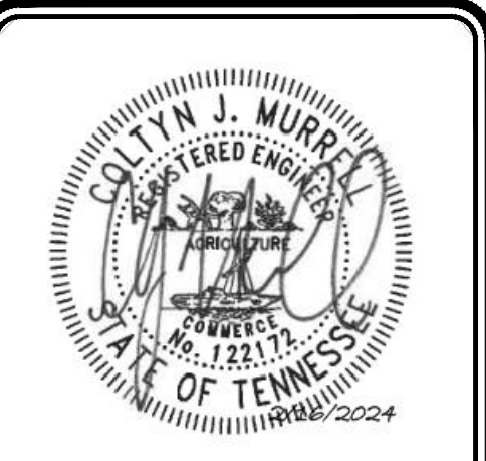
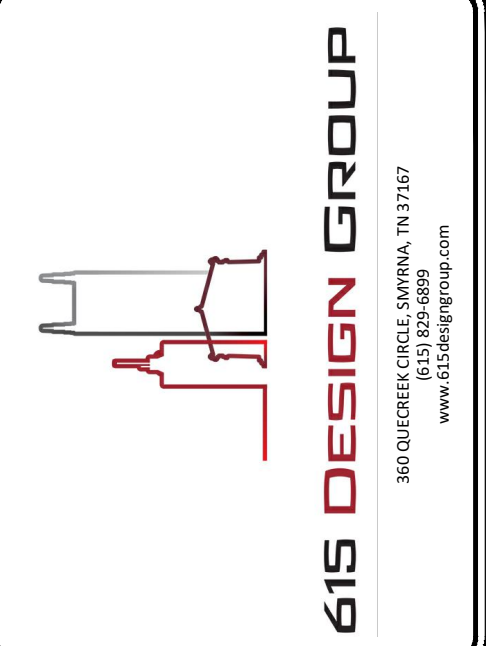
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

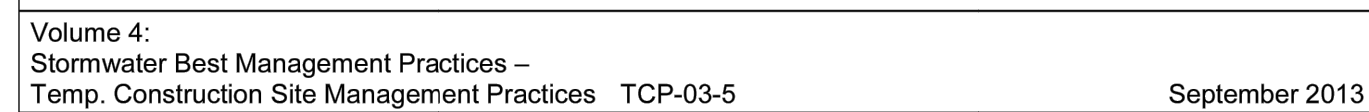
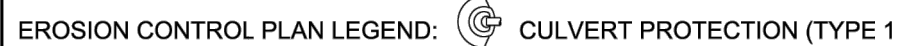
REVISIONS	DESCRIPTION	DATE

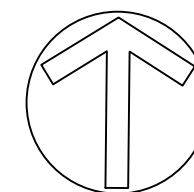
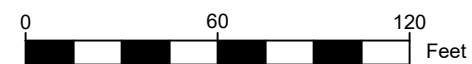
PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EROSION CONTROL PLAN - INTERMEDIATE-FINAL

C3.2





[illegible]

GRADING PLAN - OVERALL

C4.0

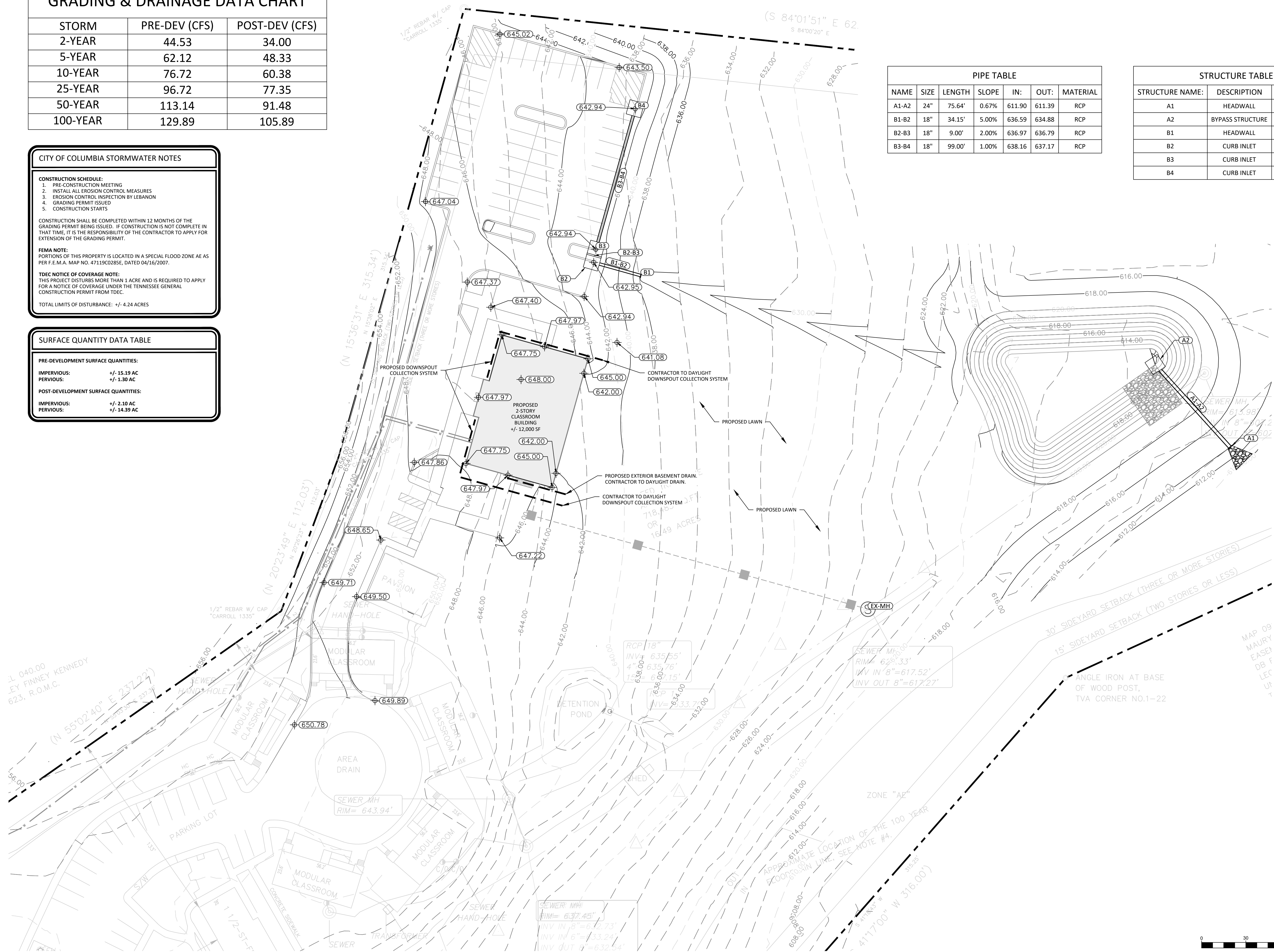
GRADING & DRAINAGE DATA CHART		
STORM	PRE-DEV (CFS)	POST-DEV (CFS)
2-YEAR	44.53	34.00
5-YEAR	62.12	48.33
10-YEAR	76.72	60.38
25-YEAR	96.72	77.35
50-YEAR	113.14	91.48
100-YEAR	129.89	105.89

STORM	PRE-DEV (CFS)	POST-DEV (CFS)
2-YEAR	44.53	34.00
5-YEAR	62.12	48.33
10-YEAR	76.72	60.38
25-YEAR	96.72	77.35
50-YEAR	113.14	91.48
100-YEAR	129.89	105.89

CITY OF COLUMBIA STORMWATER NOTES	
CONSTRUCTION SCHEDULE:	
1.	PRE-CONSTRUCTION MEETING
2.	INSTALL ALL EROSION CONTROL MEASURES
3.	EROSION CONTROL INSPECTION BY LEBANON
4.	GRADING PERMIT ISSUED
5.	CONSTRUCTION STARTS
CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR EXTENSION OF THE GRADING PERMIT.	
FEMA NOTE:	
PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47139C0285E, DATED 04/16/2007.	
TDEC NOTICE OF COVERAGE NOTE:	
THIS PROJECT DISTURBS MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.	
TOTAL LIMITS OF DISTURBANCE: +/- 4.24 ACRES	

SURFACE QUANTITY DATA TABLE	
PRE-DEVELOPMENT SURFACE QUANTITIES:	
IMPERVIOUS:	+/- 15.19 AC
PERVIOUS:	+/- 1.30 AC
POST-DEVELOPMENT SURFACE QUANTITIES:	
IMPERVIOUS:	+/- 2.10 AC
PERVIOUS:	+/- 14.39 AC

PRE-DEVELOPMENT SURFACE QUANTITIES:	
IMPERVIOUS:	+/- 15.19 AC
PERVIOUS:	+/- 1.30 AC
POST-DEVELOPMENT SURFACE QUANTITIES:	
IMPERVIOUS:	+/- 2.10 AC
PERVIOUS:	+/- 14.39 AC



PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	IN:	OUT:	MATERIAL
A1-A2	24"	75.64'	0.67%	611.90	611.39	RCP
B1-B2	18"	34.15'	5.00%	636.59	634.88	RCP
B2-B3	18"	9.00'	2.00%	636.97	636.79	RCP
B3-B4	18"	99.00'	1.00%	638.16	637.17	RCP

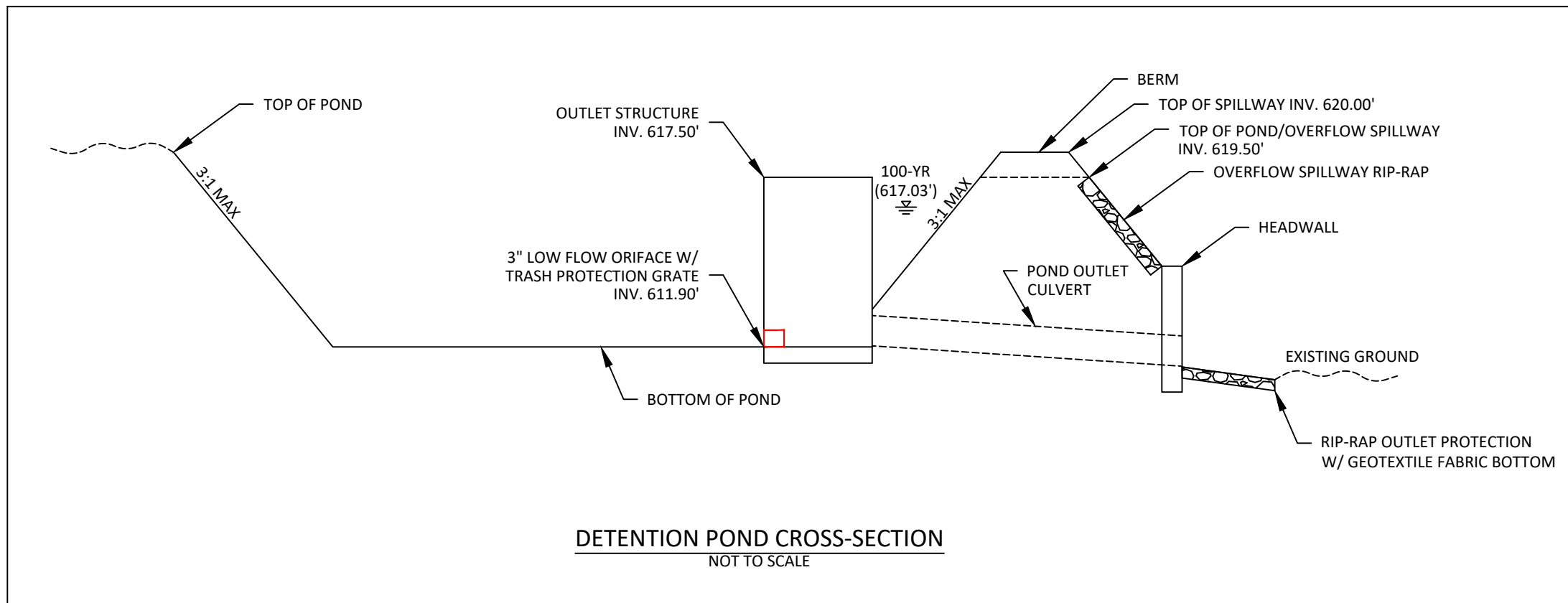
STRUCTURE TABLE		
STRUCTURE NAME:	DESCRIPTION	TOP OF CASTING:
A1	HEADWALL	N/A
A2	BYPASS STRUCTURE	617.50
B1	HEADWALL	N/A
B2	CURB INLET	643.01
B3	CURB INLET	642.94
B4	CURB INLET	642.94

[illegible]

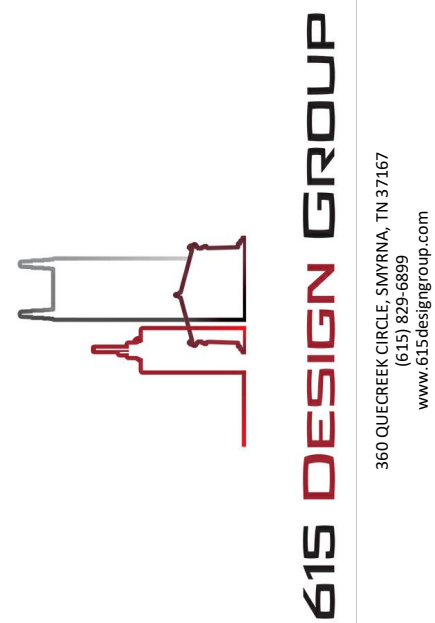
PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

GRADING PLAN - ENLARGED

C4.1



POND #1	
Water Quality Volume Calcs for 80% TSS	
WQ	0.014 ac-ft
P	612.458 ft ³
R	1.100 in
Pv	0.226 run off coefficient
A	0.680 acres
	22.887 imp ratio
TOTAL Area	150695 sf
IMP Area	34490 sf
Orifice size	3 inches
a	0.031 sf
avg SA	4.926 sf
C	0.66 orifice coefficient
T	24.00 hours
g	32.2 ft/sec ²
H	614 ft
H ₀	611.9 ft



AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

[illegible]

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

POND DETAILS

C4.2

Rectangular Contracted Weir

This calculates the water flow rate over a rectangular contracted weir. This weir has a rectangular opening where the sides are straight up and down. A contracted weir means that the ditch or canal leading up to the weir is wider than the weir opening itself. The water before the weir needs to hold in a relatively calm and smooth pool. There should be no air trapped underneath the water leaving the weir. The Length is the bottom width of the weir. The height is measured from the bottom of the weir opening to the top of the water level ponded behind the weir (not the water level right as it leaves the weir). Learn more about the units used on this page.

Length:

ft

Height:

ft

Flow Rate:

cfs

A diagram illustrating a rectangular contracted weir. It shows a cross-section of a weir structure with a rectangular opening. Water is shown flowing over the top edge of the weir. Labels indicate 'Water' above the flow, 'Length' at the base of the weir opening, 'Height' from the bottom of the opening to the top of the water level upstream, and 'Weir' pointing to the structure itself.

* Note: 1 point = 1 / 100 ft.

The Equation

The Equation used to determine the Flow rate (Q) of a Rectangular Contracted Weir is:

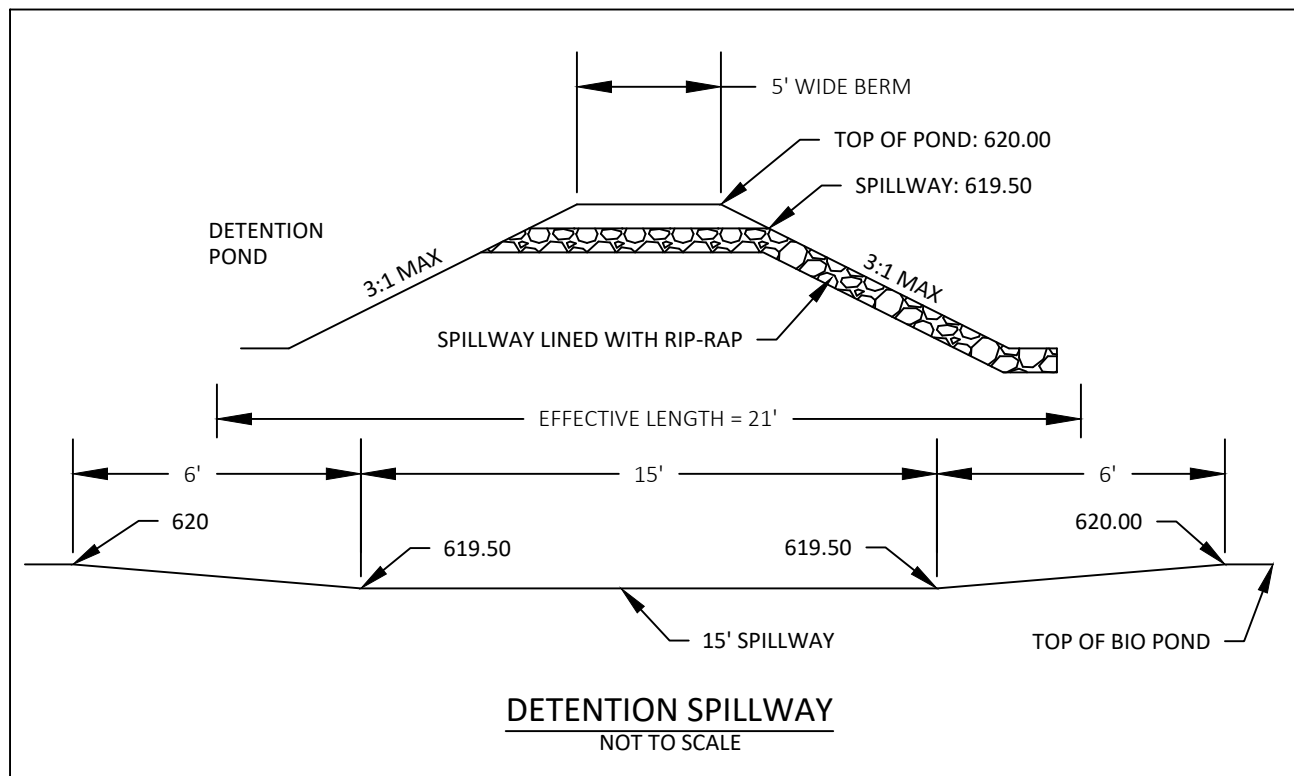
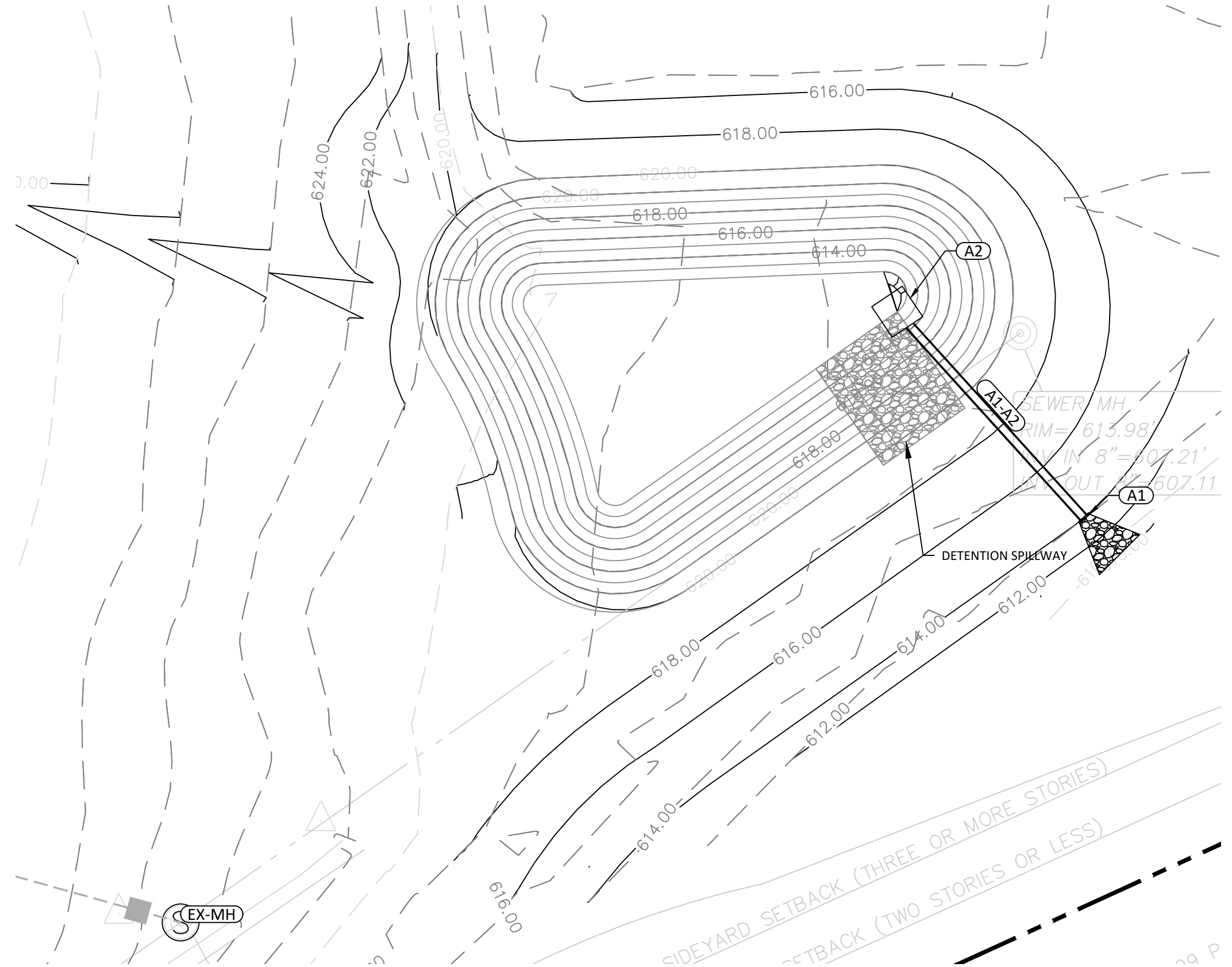
$$Q = 3.24 L \cdot H^{1.48} - \frac{0.566 L^{1.5}}{1 + 2 \cdot L^{1.57}} H^{1.9}$$

Where:

Q = Flow Rate in cfs.

L = Bottom width of the weir in feet.

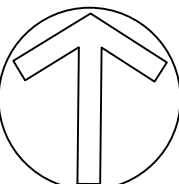
H = Height of the upstream water above the weir crest in feet.



[illegible]

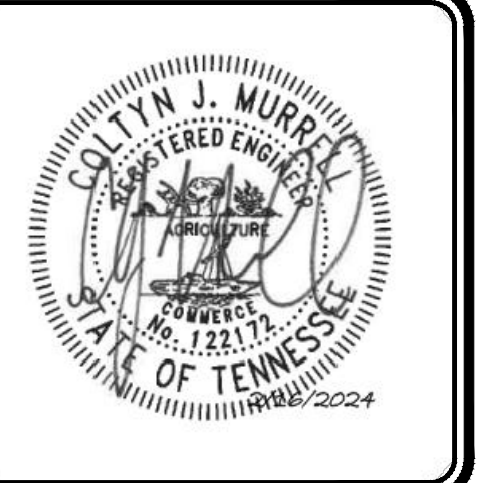
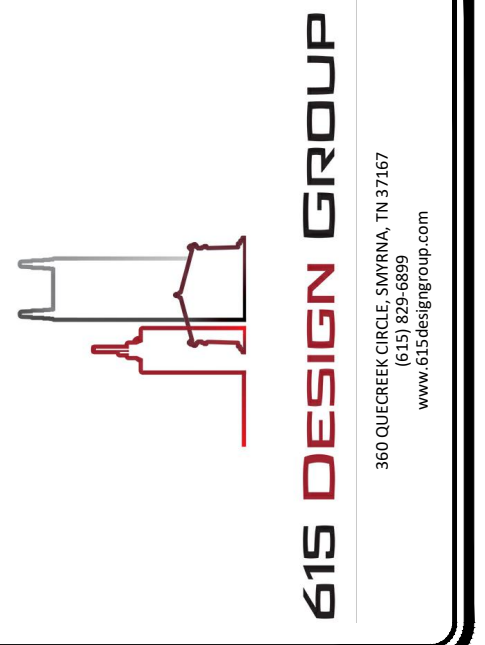
UTILITY PLAN

C5.0





SITE DATA TABLE	
SITE ADDRESS:	1201 MAPLEASH AVENUE COLUMBIA, TN 38401
OWNER:	AGATHOS SCHOOL OF COLUMBIA
PARCEL ID:	099 04900 000
SITE AREA:	+/- 16.49 ACRES
EXISTING ZONING:	CD-2
EXISTING USE:	CIVIC / EDUCATION
MINIMUM SETBACKS:	
FRONT:	30'
REAR:	30'
SIDE:	20'
MAX BUILDING HEIGHT:	3 STORIES / 35'
PROPOSED BLDG HEIGHT:	2 STORIES
PARKING PROVIDED:	94 SPACES
NOTES:	
1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HARRAH & ASSOCIATES, DATED 8/26/2019.	
2. PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47119C0285E, DATED 04/16/2007.	



AGATHOS CLASSICAL SCHOOL

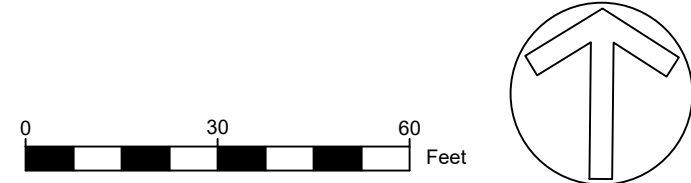
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

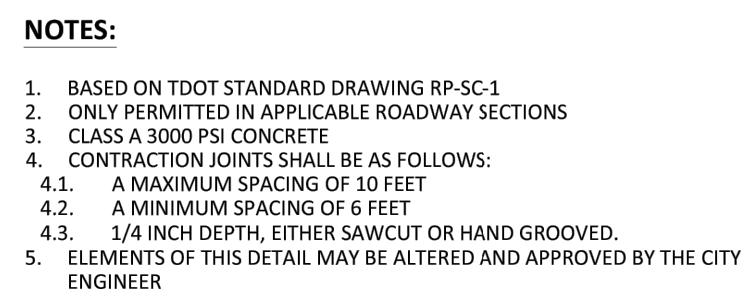
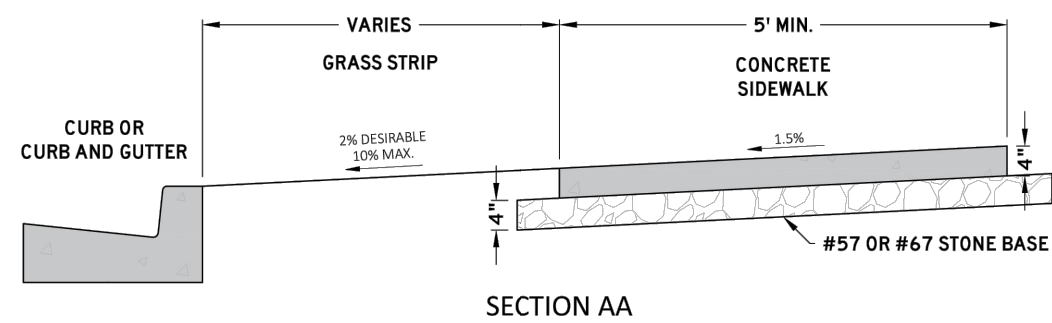
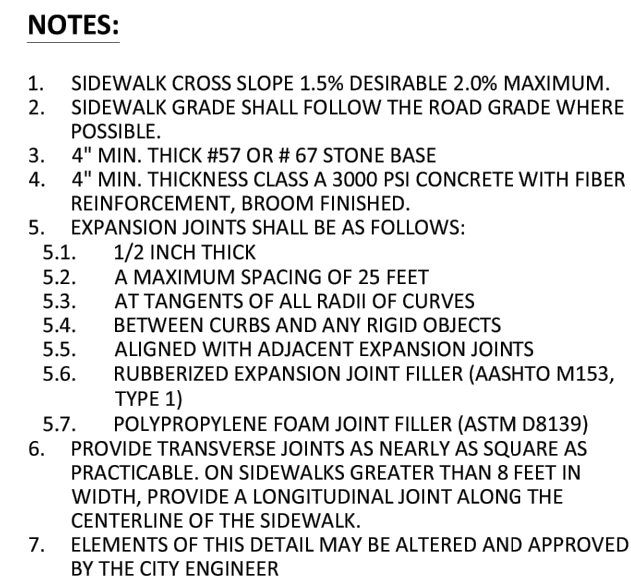
REVISIONS	
NUMBER	DESCRIPTION

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

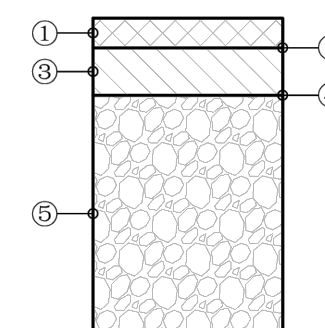
UTILITY PLAN - ENLARGED

C5.1





PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-03 ASPHALT CONCRETE MIX (PG544-02) 14C13 GRADING 02 SURFPAVED OR 305-03 NORMAL CONCRETE MIX (PG544-04) 14C13 GRADING 03 SURFPAVED
②	TACK COAT (GENERAL USE) 405-02 BITUMINOUS MATERIAL FOR TACK COAT (T/C) 10.05 03 10 GAL/200
③	BIT. BINDER @ 2" THICK 305-01 OR ASPHALT CONCRETE MIX (PG544-02) 10BMD-10 GRADING 03 MIX
④	PRIME COAT 405-02 BITUMINOUS MATERIAL FOR PRIME COAT (T/C) 10.05 03 20 GAL/200 405-02 AGGREGATE FOR COVER MATERIAL (P/C) 10-12 02 100
⑤	MINERAL AGGREGATE BASE @ 6" THICK 305-01 MINERAL AGGREGATE TYPE-A BASE, GRADING 03



CONCRETE SIDEWALK

(NTS)

DATE
6/9/2022

SD-10



EXTRUDED MOUNTABLE CURB

(NTS)

DATE
6/9/2022

SD-02

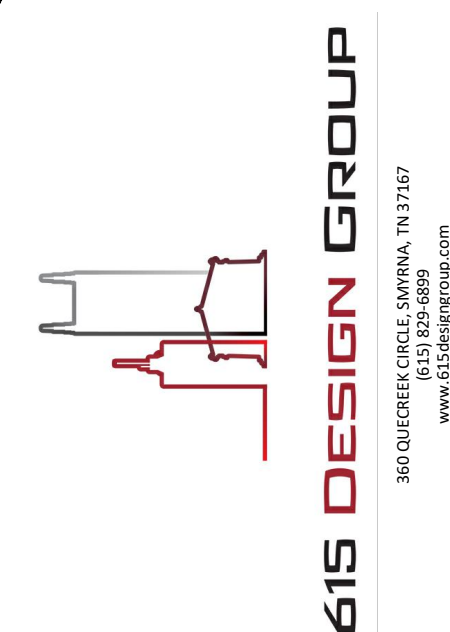


PARKING LOT PAVEMENT SECTION

(NTS)

DATE
6/9/2022

MD-02



AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

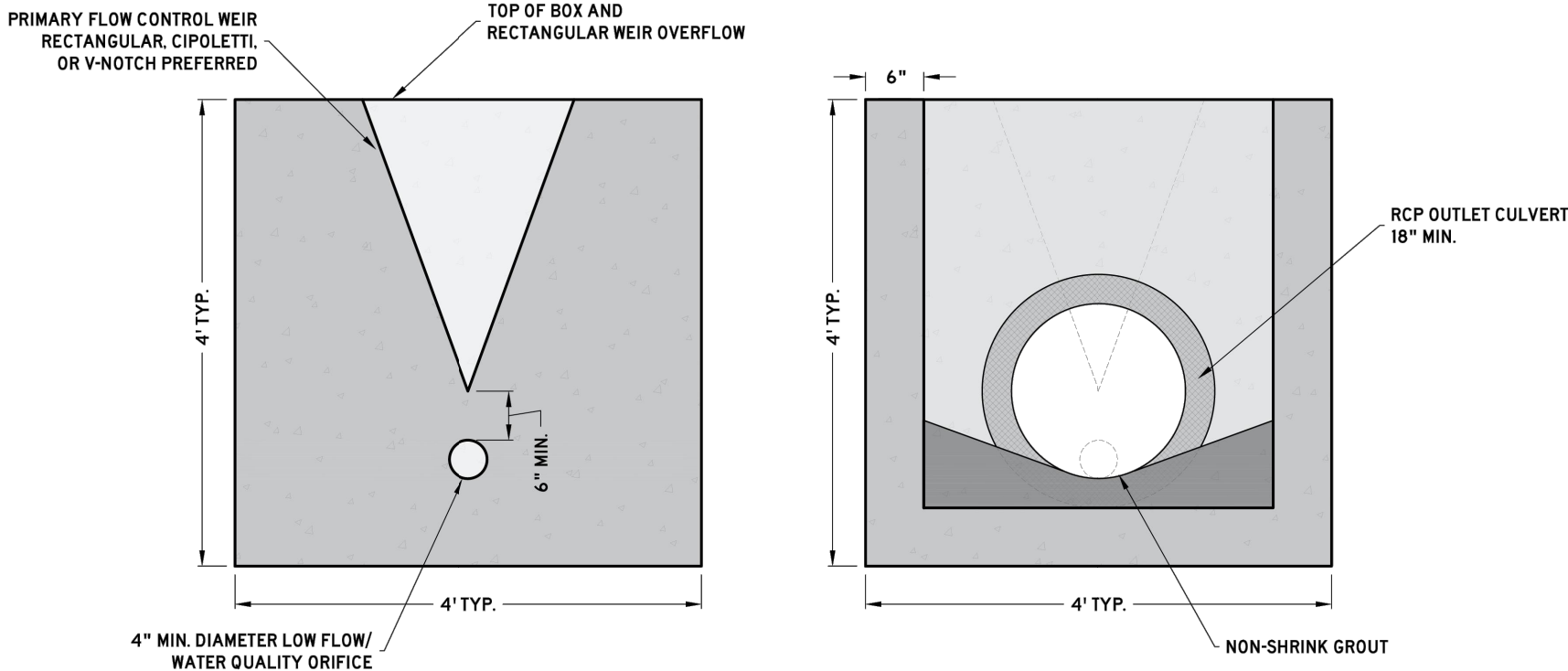
[illegible]

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

SITE DETAILS

C6.0

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3080
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PD-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROTECTED ENDWALLS	TDOT PE, PEW SERIES
FLUMES	TDOT FLU-1



- NOTES:
1. OUTLET CONTROL STRUCTURES SHALL MEET STORMWATER REGULATIONS AND TDEC WATER QUALITY REQUIREMENTS FOR DETENTION/RETENTION PONDS.
 2. WHERE A DIAMTER LESS THAN 4 INCHES FOR THE LOW FLOW/WATER QUALITY ORIFICE IS REQUIRED, A STANDPIPE SHALL BE ATTACHED TO PROVIDE THE NECESSARY FLOW RESTRICTION.
 3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.



CITY OF COLUMBIA

DEVELOPMENT SERVICES DEPARTMENT

ENGINEERING DIVISION

INLETS, CASTINGS,
STRUCTURES, AND PIPES

(NTS)

DATE

6/9/2022

STANDARD DETAILS

DD-01



CITY OF COLUMBIA

DEVELOPMENT SERVICES DEPARTMENT

ENGINEERING DIVISION

OUTLET CONTROL STRUCTURE

(NTS)

DATE

6/9/2022

STANDARD DETAILS

DD-02

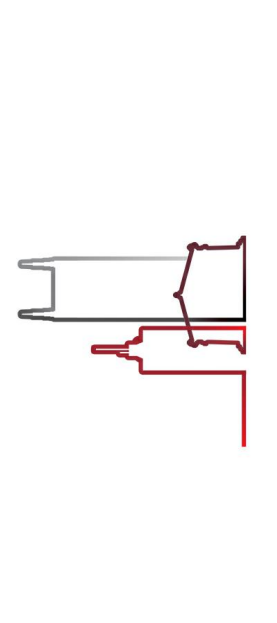
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS	NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

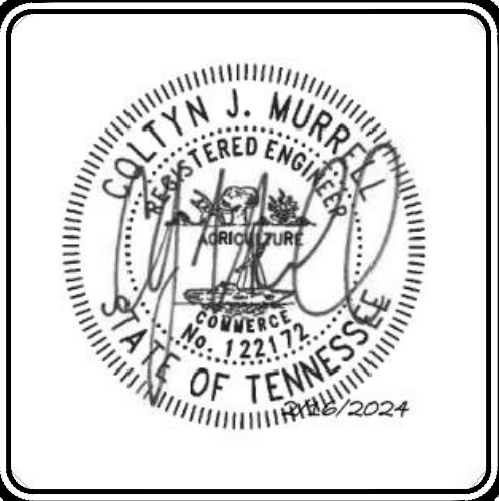
SITE DETAILS

C6.0



615 DESIGN GROUP

360 OLIVER STREET, SUITE 500, NASHVILLE, TN 37217
www.615designgroup.com



1201 Mapleash Rezoning

Project #:	24-0125	Location:	Map 99 Parcel 49
Applicant:	Joshua McBride	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	School

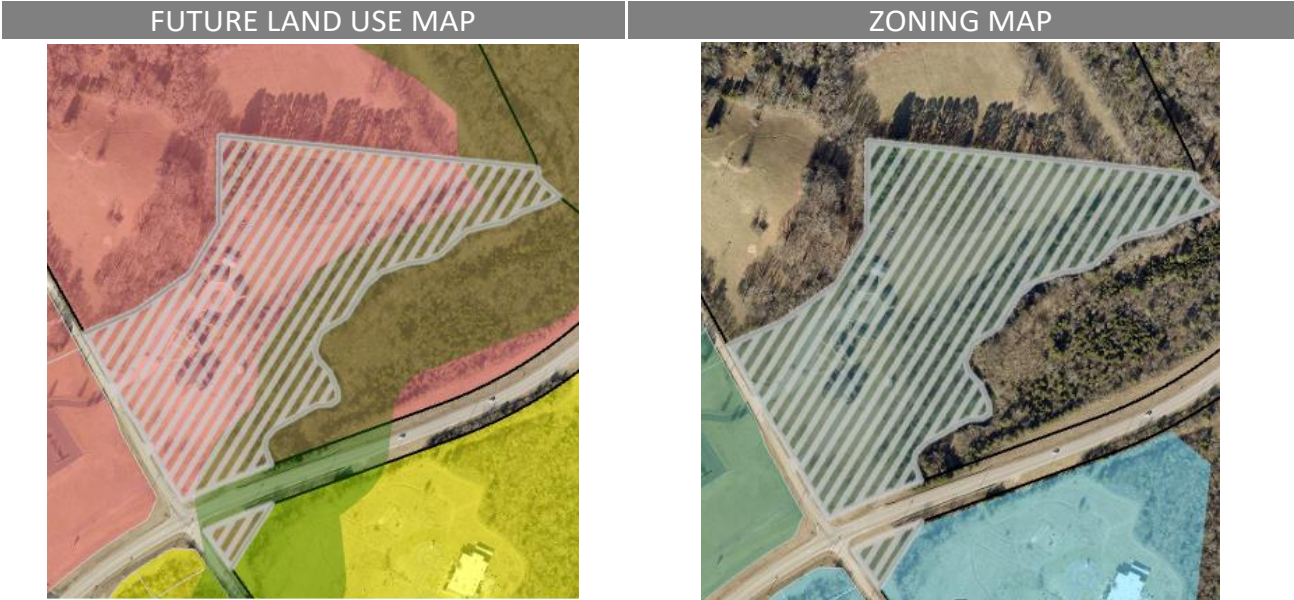
PROJECT SUMMARY

The applicant requests rezoning of a 11.99-acres on Mapleash Avenue from CD-2 (Rural Character District) to CV (Civic District). The current CD-2 zoning permits low density detached single family residences. Although the current zoning does permit civic buildings and uses, the district standards are intended for residential structures. The requested CV district accommodates institutional and civic uses, including campus settings. Most of the subject property is located within the City Center Urban Village future land use classification. However, where Lytle Creek crosses the site, a portion of the property is designated Hillside & Natural Spaces.

- The requested zoning is consistent with the City Center Urban Village (CCUV) and Hillside & Natural Spaces (HNS) future land use classification in Connect Columbia.
- The applicant has provided a concept plan depicting development of the property as a school campus.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2	Civic (School)	School	+/- 11.99



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV/HNS	CD-2	School
North	CCUV/HNS	Unincorporated	Single Family
South	SN	CD-4	Government Facility
East	CCUV/HNS	Unincorporated	Single Family
West	CCUV	CD-3L	Religious Facility

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of most of the subject site is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
 General Urban CD-4
 Urban Center CD-5
 General Urban-Corridor CD-4C (only along Arterial roadways)
 Urban Center - Corridor CD-5C (only along Arterial roadways)*
 Mixed Use PUD-MU
 Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
 Density (density units per acre): ≥ 12 du/ac
 Building Height: 1-5 stories
 Open Space Elements: Civic Spaces, Parks & Greenways



Hillsides & Natural Spaces: A portion of the site is located in the Hillsides & Natural Spaces (HNS) future land use classification. The HNS is comprised of visually impactful and environmentally sensitive areas within Columbia's UGB. The area is characterized by parks, civic spaces, open spaces, and legacy agricultural operations. The intent of the HNS future land use classification is to protect riparian areas, hillsides with elevations greater than 775 feet, and other sensitive lands. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes should be preserved. The future land use classification is implemented by the CD-2 and Civic character districts, as well as PUDs.

Character & Intent

The Hillside & Natural Spaces (HNS) future land use classification is comprised of visually impactful and environmentally sensitive areas within Columbia's UGB. The area is characterized by parks, civic spaces, open spaces, and legacy agricultural operations. The intent of the HNS future land use classification is to protect riparian areas, hillsides with elevations greater than 775 feet, and other sensitive lands. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes should be preserved.



Land Use Considerations

Primary land uses are civic uses, conservation, and utility facilities. Secondary land uses include agricultural uses and very-low-density housing.

Form & Pattern

Development within the HNS future land use classification is limited and should emphasize the preservation of natural and scenic features. Legacy agricultural sites may be preserved but not expanded. Existing extractive operations will gradually phase out and cease. Future development is limited to park spaces, civic uses, and occasional detached single-family homes. Rolling hills, waterways, floodplains, historic rock outcroppings, and tree cover should be preserved. New development should provide benefits to the general public in the form of preservation, storm water facilities, communications infrastructure, municipal services, or increased access to natural and recreational amenities. Complete urban services may not be available. Where parking is necessary, it is provided on-site and designed to be minimally impactful.

Implementing Districts

Rural Character District CD-2
 Civic CV
 Residential PUD PUD-R

Implementing Standards

General Development Pattern: Isolated Uses
 Density (density units per acre): 1 du/ac
 Building Height: Residential: 3 stories
 Other Uses: N/A
 Open Space Elements: Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-U.**
 - The plan depicts development of the property into a campus comprised on multiple building sites.
 - The buildings on the campus enfront park like settings and walkways.
- Development of the property may require some modification of the concept plan.
 - Some aspects of the concept plan may need to be adjusted.
 - Over time, the applicant will need to identify building sites and establish the necessary paths for building enfrontment and identification of site layers.
 - As the site develops, it is possible that regulations outside of the zoning ordinance may require alteration of the plan for the campus.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.



REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its April 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance. The City Council is the decision-making authority.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its April 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at **§ 8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Planning asked the applicant to provide a more detailed concept plan for the benefit of the Planning Commission.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CV zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is divided between City Center Urban Village (CCUV) and Hillsides & Natural Spaces (HNS). The requested CV (Civic) district implements the future land uses. The Area of Change Policy for the property is *activate*, indicating that the city encourages beneficial changes to the land use pattern in the area.

The CV development standards better accommodate development of a school campus than the current CD-2 standards. The Zoning Ordinance establishes standards for common structure types placed on lots. The Ordinance arranges lots in reference to an enfrontment, typically a public thoroughfare. In most settings, especially residential neighborhoods, this produces a high quality built-environment. It also permits the efficient delivery of urban services. However, a school campus is necessarily comprised of unusual structures arranged with an internal orientation. The Civic zoning district is intended for this kind of land use. The requested zoning is appropriate for the use and location of the subject site.

SAMPLE MOTIONS

Recommend to Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE:

PUBLIC HEARING FOR 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

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: None.

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.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by amending the 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.

Section 2: Said revised Planned Unit Development Master Plan is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The revised Honey Farm PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval, on the 8th day of May, 2024, and after a public hearing held on the 13th day of June, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6 the City Council makes the following findings:

- a. The proposed PUD Master Plan is in agreement with the Comprehensive Plan and any applicable local area plans;
- b. It has been determined that the legal purposes for which zoning exists are not contravened;

- c. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 11th day of July, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

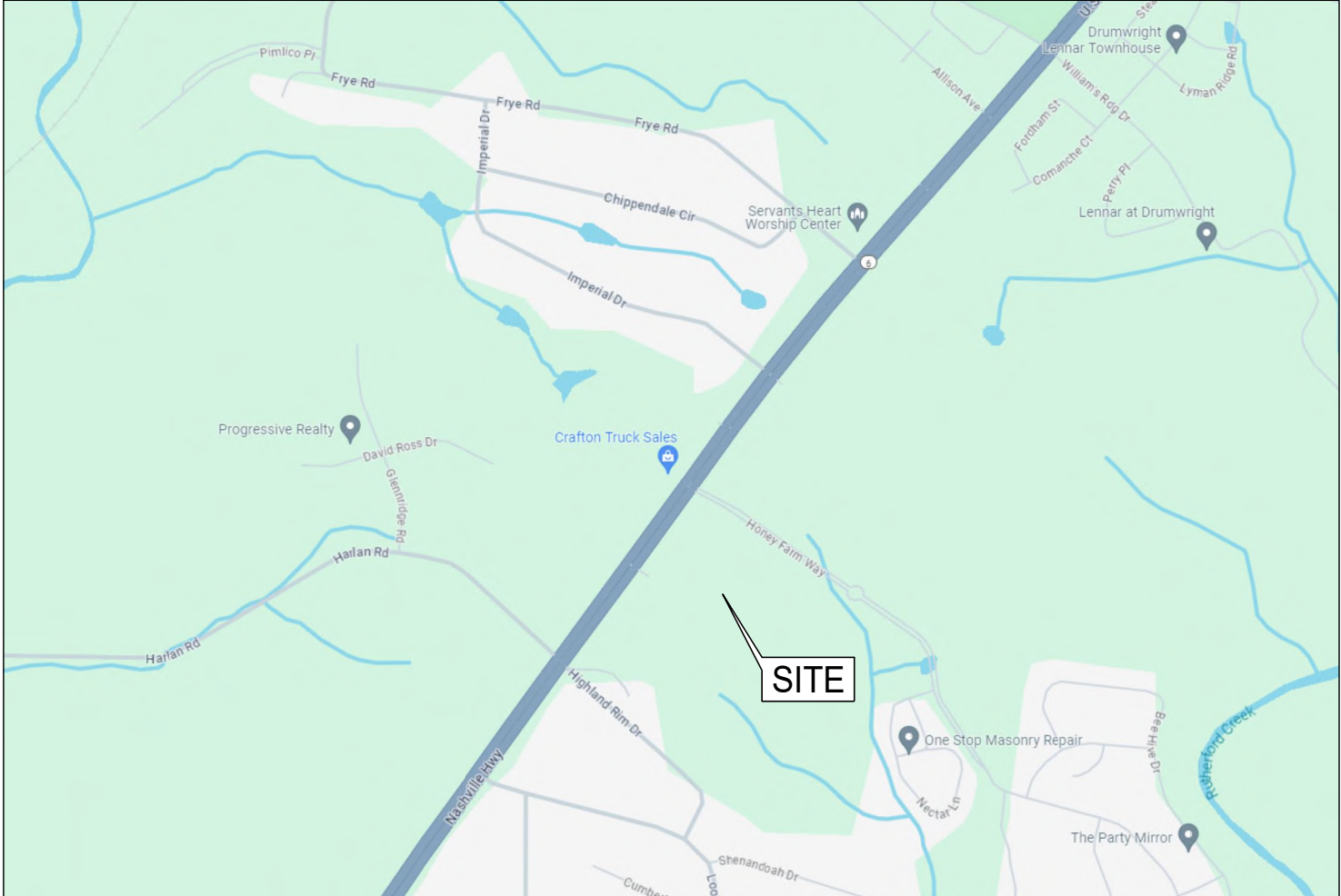
Passed on 2nd consideration: _____

MCDONALD'S RESTAURANT

US HWY 231 & HONEY FARM WAY

COLUMBIA, TN 38401

SITE CODE: 041-1210



DEVELOPER

McDONALD'S USA, LLC

110 N CARPENTER ST.

CHICAGO, IL 60607

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

ENGINEER
RICHARD TUTT, P.E.
AMERICAN ENGINEER, INC.
65 ABERDEEN DRIVE
GLASGOW, KENTUCKY 42141
(270) 651-7220

SURVEYOR
DON PEDIGO, P.L.S.
AMERICAN ENGINEERS, INC.
65 ABERDEEN DRIVE
GLASGOW, KY 42141
(270) 651-7220

INDEX OF SHEETS		REVISIONS				
SHEET	SHEET DESCRIPTION	1	2	3	4	5
C-1.0	COVER & GENERAL NOTES					
C-2.0	BOUNDARY					
C-3.0	SITE LAYOUT PLAN					
C-4.0	GRADING & DRAINAGE PLAN					
C-5.0	UTILITY PLAN					
C-5.1	PHOTOMETRIC PLAN					
SD-1	STANDARD DETAILS - 1					
SD-2	STANDARD DETAILS - 2					
SD-3	STANDARD DETAILS - 3					
SD-4	STANDARD DETAILS - 4					
SD-5	STANDARD DETAILS - 5					
SD-6	STANDARD DETAILS - 6					
SD-7	STANDARD DETAILS - 7					
L-1.0	LANDSCAPE PLAN					
L-2.0	LANDSCAPE DETAILS					
T-1.0	TREE PRESERVATION PLAN					

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMIT AUTHORITIES. ALL PERMITS AND BONDS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO SITE GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND MEET/EXCEED LOCAL AND STATE REQUIREMENTS.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. (AEI). ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGE AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SAFETY IN ANY WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE AND PEDESTRIAN TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF CONSTRUCTION. ANY CONFLICTS DISCOVERED BETWEEN EXISTING AND PROPOSED UTILITIES PRIOR TO OR AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED PER MCDONALD'S "PROJECT MANUAL FOR MCDONALD'S STANDARD BUILDING PROGRAM" CURRENT EDITION.
- ANY AREAS DAMAGED OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- CONTRACTOR SHALL PROTECT ALL PROPERTY LINES, CORNERS AND SURVEY PINS; ANY DAMAGES SHALL BE PAID BY THE CONTRACTOR AT THEIR EXPENSE.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREIN IS AN APPROXIMATION OF THEIR ACTUAL LOCATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO ASSUME ALL LIABILITY FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO PHYSICALLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC.

JOB SITE SAFETY

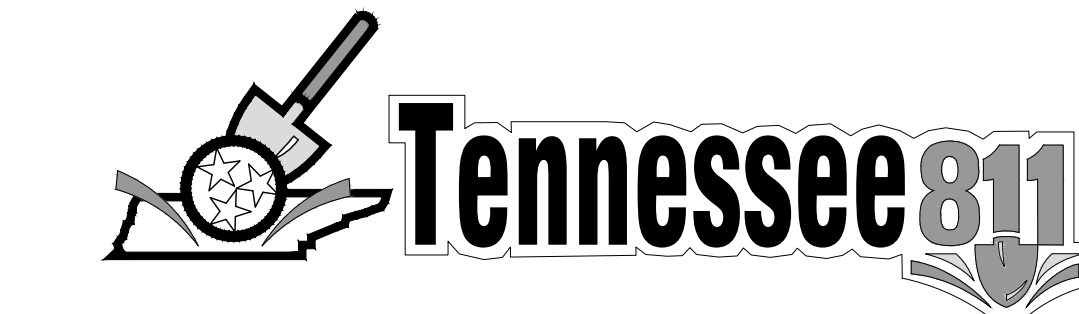
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. AND NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE OF AEI OR SUBCONSULTANTS AT THE CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF THEIR OBLIGATION, DUTIES, AND RESPONSIBILITIES INCLUDED, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, TO PROCEDURES NECESSARY FOR PERFORMING SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY GOOD CONSTRUCTION PRACTICES OR ANY REGULATORY AGENCIES. ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGES AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SITE SAFETY IN ANY WAY.

ACCESSIBILITY INFORMATION:

- ALL RAMPS SIDEWALKS AND APRONS SHALL BE COMPLIANT WITH THE MOST CURRENT DEPARTMENT OF JUSTICE ADA REQUIREMENTS (ADA STANDARDS FOR ACCESSIBLE DESIGN, CODE OF FEDERAL REGULATIONS, CURRENT EDITION).
- THE ELEVATION OF ALL EXTERIOR WALKS AND SLABS SHALL BE ADA COMPLIANT AND A 1/4" BELOW FINISH FLOOR AT ALL DOORS. AN ADA LANDING SHALL BE PROVIDED AT ALL DOORS.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE ADA COMPLIANT, NOT TO EXCEED 2% IN ANY DIRECTION.

GENERAL CONSTRUCTION NOTES:

- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND DESIGNER OF RECORD IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS. IF SUCH NOTIFICATION HAS NOT BEEN GIVEN TO THE AFOREMENTIONED PEOPLE, AND CHANGES APPROVED.
- THIS PLAN HAS BEEN REVIEWED BY THE AUTHORITY HAVING JURISDICTION AND/OR ITS AUTHORIZED REPRESENTATIVE, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION. MCDONALD'S CONSTRUCTION MANAGER & THE AUTHORITY HAVING JURISDICTION SHALL BE INFORMED IN WRITING OF ANY CHANGES MADE DURING CONSTRUCTION PRIOR TO EXECUTION OF SAID CHANGE.
- ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION(S) PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY THE APPROPRIATE PROFESSIONAL(S) PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION OPERATIONS UNTIL ALL APPLICABLE UTILITY COMPANIES, COUNTY AND CITY AGENCIES HAVE BEEN NOTIFIED AND GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD. THE CONTRACTOR SHALL COORDINATE ALL FACILITIES MARKINGS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE AGENCIES, UTILITIES OR COMPANIES TO PROVIDE TEMPORARY ELECTRIC POWER, WATER SUPPLY AND SANITARY FACILITIES DURING DURATION OF CONSTRUCTION ACTIVITIES. ASSOCIATED COSTS SHALL BE INCIDENTAL TO PROJECT.
- ALL WORK SHALL BE PER OSHA AND APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR OTHER PERMITS FROM ALL GOVERNING AGENCIES BEFORE THE COMMENCEMENT OF WORK. CONTRACTOR SHALL MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES. STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES SHALL NOT BE CLOSED OR OBSTRUCTED WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS SHALL BE PROVIDED IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT; EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE FROM THE OWNER, ARCHITECT, OR ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY EXCEPT FOR THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
- ALL GRADING TO BE IN ACCORDANCE WITH LOCAL ADOPTED CODES AND ASTM D 1557. GRADING SHALL MATCH ALL SURROUNDING EXISTING GRADES.
- THE SITE SHALL BE EITHER UNIFORMLY GRADED BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, BETWEEN SUCH POINTS AND EXISTING FINISHED GRADES, OR CONFORM POINTS (SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES). IT SHALL COMPLY WITH THE GEOTECHNICAL'S REPORT COMPACTION REQUIREMENTS AND BE SLOPED TO DIRECT WATER AWAY FROM THE BUILDING AND TO PREVENT PONDING ANYWHERE ON SITE.
- PRIOR TO PLACING AGGREGATE BASE OR PAVEMENT, THE SUBGRADE SHALL BE TREATED WITH A SOILS STERILIZATION TYPE WEED KILLER (EPA-REGISTERED) AND TERMITE CONTROL, WHERE REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR RESETTling EXISTING MONITORING WELLS, MANHOLES, CLEAN-OUTS AND ANY OTHER STRUCTURE TO FINISH GRADE AS NECESSARY.
- EXISTING ASPHALT PAVING AND/OR CONCRETE SHALL BE CUT TO A NEAT, STRAIGHT LINE (WHEN APPLICABLE). ALL EXPOSED VERTICAL SURFACES SHALL BE TACKED COATED BELOW FINISH GRADE LINE WITH ASPHALT EMULSION PRIOR TO PAVING.
- ALL NEW CONCRETE PAVING SHALL BE SEALED. JOINT SEALANT SHALL BE APPLIED TO ALL EXPANSIONS AND ISOLATION JOINTS; AND CONTROL JOINTS IN DRIVEWAY SLABS.
- 'SAW-CUTTING' TO CREATE CONTROL JOINTS SHALL BE DONE WITHIN 1 TO 4 HOURS (PENDING TEMPERATURE) AFTER THE HARDENING SUFFICIENTLY, TO PREVENT RAVELING OR DISLOGGING OF AGGREGATES, OF THE CONCRETE.
- UNLESS OTHERWISE NOTED, ALL CURBS SHALL HAVE A 6" CURB FACE.
- ASPHALT PRIME COAT SHALL BE APPLIED TO THE COMPACTED AGGREGATE BASE PRIOR TO PLACING ASPHALTIC CONCRETE. THE RATE OF APPLICATION SHALL BETWEEN 0.2 AND 0.5 GALLONS PER SQUARE YARD.
- ASPHALT TACK COAT SHALL BE APPLIED BELOW FINISHED GRADE TO ALL VERTICAL SURFACES IN CONTACT WITH THE ASPHALT PAVEMENT AND TO THE SURFACE OF THE BASE COURSE WITH FINISH COURSE PLACED ON DIFFERENT DAYS. TACK COAT SHALL BE APPLIED AT A RATE BETWEEN 0.05 AND 0.15 GALLONS PER SQUARE YARD.
- SEAL COAT SHALL BE APPLIED TO ALL NEW ASPHALTIC PAVEMENT PER MANUFACTURER SPECIFICATIONS AND MCDONALD'S PROJECT MANUAL.
- ANY WORK THAT IMPACTS ACCESSIBILITY SHALL BE RESTORED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL ADOPTED CODES; MOST STRINGENT SHALL APPLY.
- THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" PLAN WITH ALL MODIFICATIONS/CHANGES NOTED/SHOWN ON THE FINAL DRAWING SET.



BEFORE YOU DIG

The contractor is instructed to call 1-800-351-1111 to reach TN 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the TN 811 one-call Before-U-Dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KTN 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

AMERICAN ENGINEERS, INC.
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65 Aberdeen Drive Glasgow, KY 40517-2220
AEI
AEI is a member of the

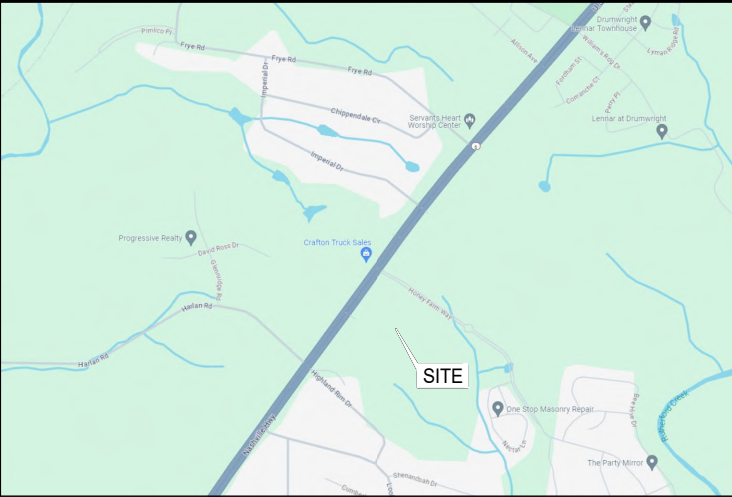
McDonald's USA, LLC
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DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

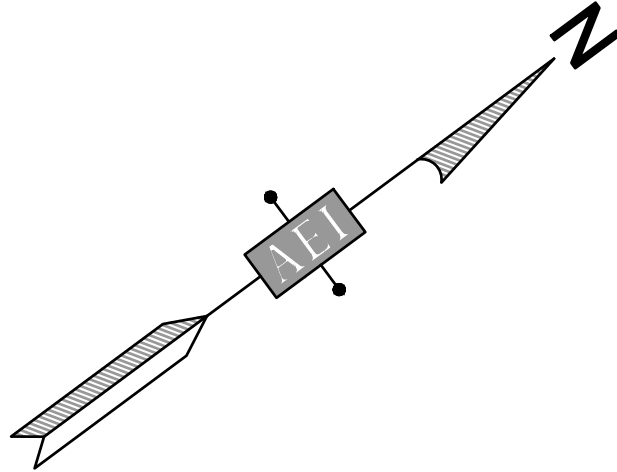
COVER & GENERAL NOTES
NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401
SITE ID: 41-1210

DESCRIPTION
C-1.0

BY
REV
DATE
DESCRIPTION



US31 - NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
FLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)



SITE DATA INFORMATION	
LOT SIZE	58,457 SQ. FT. / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	MIN. 2,890 SF / 100 = 29 SPACES MAX. 29 X 30% = 38
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	19 SPACES
PROPOSED IMPERVIOUS AREA	50,500 SQ. FT. (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
PROPOSED LOT WIDTH	180 FT
REQUIRED FRONTAGE BUILDOUT	90% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 129.6' (180' X 90% = 162; 162' X 20% = 129.6' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	154' FRONTAGE BUILDOUT 20% ALLOWABLE STREETSCREEN WIDTH = 25.2' (111' BUILDING WIDTH AND ALLOWED 25.2' STREETSCREEN WIDTH = 136.2')

NOTE: REPAIR/REPLACE ANY PUBLIC INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.

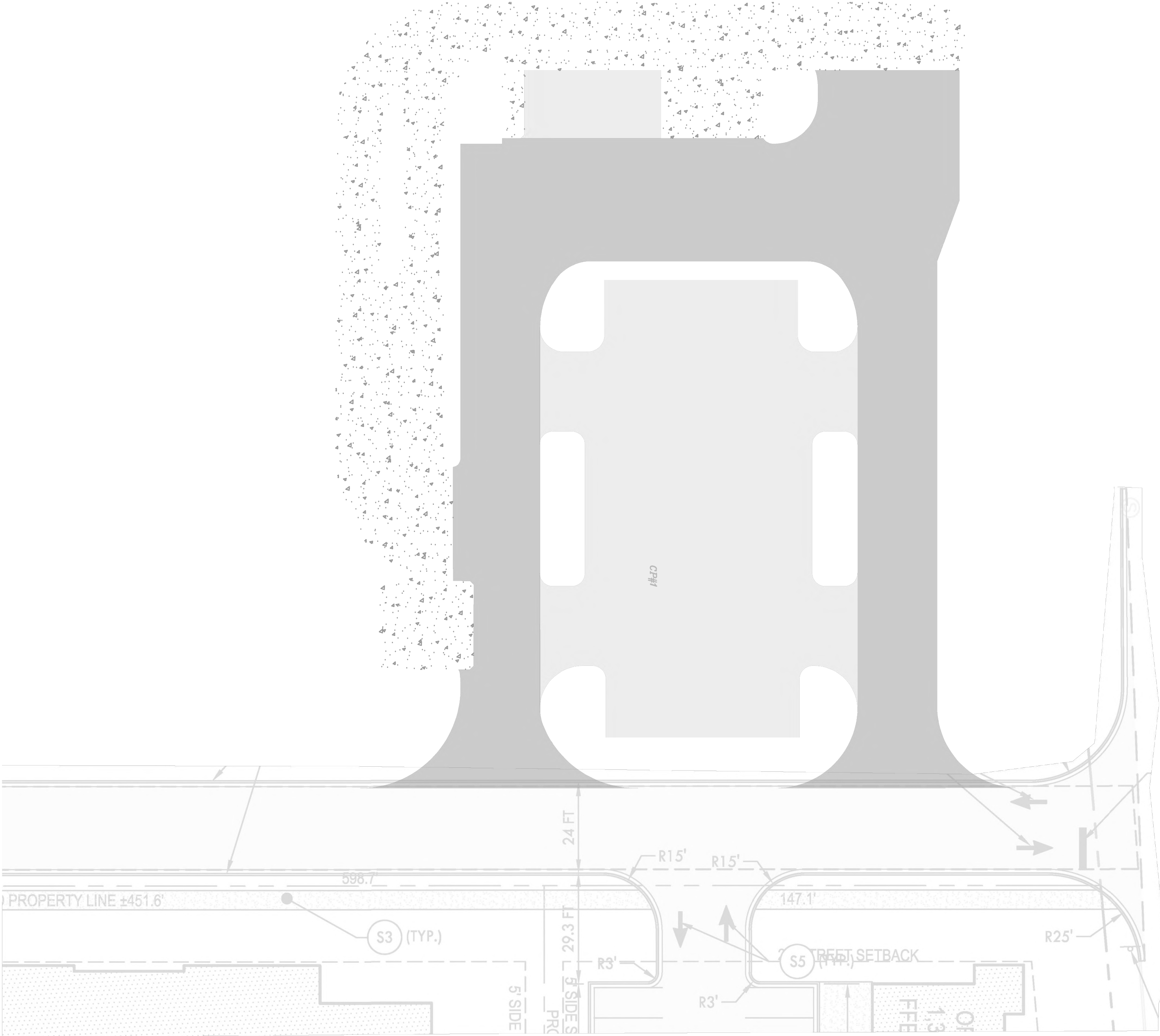
CONSTRUCTION LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK

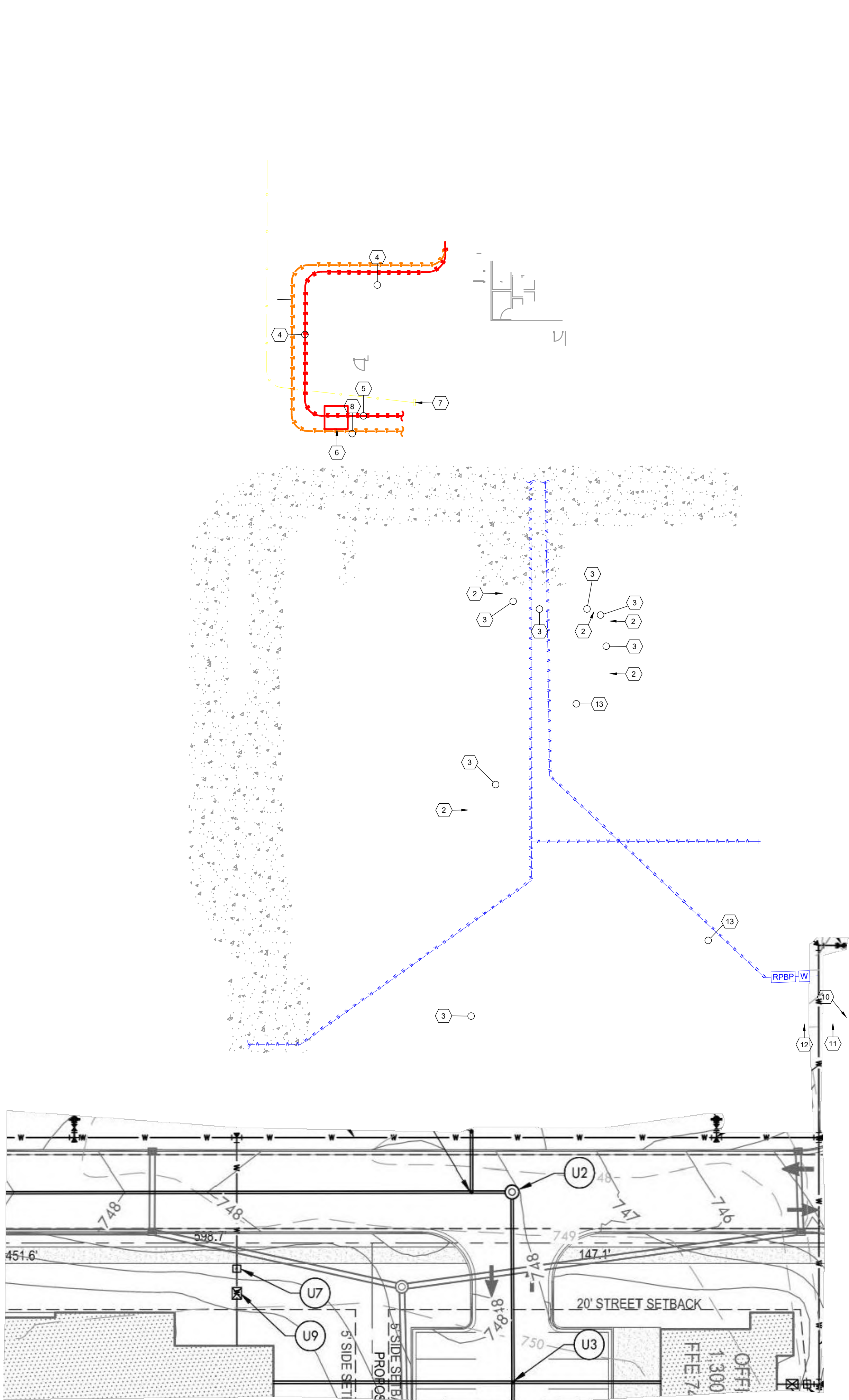
KEY NOTES

- NEW CONCRETE PAVEMENT (REFER TO DETAIL 1 / SD-1)
- NEW HEAVY DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
- NEW LIGHT DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
- EDGE KEY (REFER TO DETAIL 3 / SD-1)
- PROPOSED 6" HEADER CURB (REFER TO DETAIL 4 / SD-1)
- PROPOSED CURB AND GUTTER (REFER TO DETAIL 5 / SD-1)
- PROPOSED ADA COMPLAINT SIDEWALK (REFER TO DETAIL 6 / SD-1)
- PROPOSED CURB RAMP (REFER TO DETAIL 7 / SD-1 AND GRADING PLAN)
- STANDARD/VAN ACCESSIBLE HANDICAP STALL
- BOLLARD (REFER TO DETAIL 10 / SD-1)
- HANDICAP PARKING SIGN IN BOLLARD WITH POLY SLEEVE - 2 VAN ACCESSIBLE. (REFER TO DETAIL 8 / SD-1)
- PROPOSED PRIMARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
- PROPOSED PRIMARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
- PROPOSED SECONDARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
- PROPOSED SECONDARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
- PROPOSED PRE-BROWSE BOARD (REFER TO DETAIL 2 / SD-2)
- PROPOSED LOOP DETECTOR (REFER TO DETAIL 3 / SD-3). SEE DETAIL 2 / SD-3 FOR DRIVE THRU SITE WIRING. REFER TO ELECTRICAL PLANS
- PROPOSED DOUBLE GATEWAY SIGN (REFER TO DETAIL 1 / SD-4)
- GUARDRAIL (REFER TO DETAIL 2 / SD-5)
- TRAVERSE STRIPING (REFER TO DETAIL 9 / SD-1)
- "DRIVE THRU" PAVEMENT MARKING WITH DRIVE THROUGH ARROW (REFER TO DETAIL 9 / SD-1)
- PAVEMENT MARKINGS (REFER TO DETAIL 9 / SD-1)
- 6" LANE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
- 6" MERGE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
- THANK YOU (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
- 8" STOP BAR (REFER TO MCDONALD'S STANDARD DETAILS)
- CROSSWALK STRIPING (REFER TO DETAIL 9 / SD-1)
- 97'-9" DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD.
- "PLEASE HAVE YOUR PAYMENT READY" BOLLARD SIGN MUST BE 30" MIN. FROM FACE OF CURB AND 6" FROM THE BACK OF THE BUILDING
- RESERVE DRIVE-THRU SIGN. (REFER TO DETAIL 4 / SD-3)
- RESERVE CURBSIDE/MOP SIGN. (REFER TO DETAIL 4 / SD-3)
- MCDelivery COURIER SIGN. (REFER TO DETAIL 4 / SD-3)
- PROPOSED DUMPSTER ENCLOSURE (REFER TO DETAIL 1 / SD-5)
- PROPOSED DIRECTIONAL SIGNAGE (REFER TO DETAIL 4 / SD-5)
- DO NOT ENTER SIGN (REFER TO DETAIL 3 / SD-5)
- RETAINING WALL (REFER TO DETAIL 5 / SD-6)
- LIGHT POLE (REFER TO DETAIL 3 / SD-2)
- WHEEL STOPS (REFER TO DETAIL 2 / SD-6)
- 10X50 LOADING SPACE
- ROLLED CURB AND GUTTER (REFER TO DETAIL 6 / SD-6)
- MOUNTABLE MEDIAN (REFER TO DETAIL 7 / SD-6)

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856



C-3.0	SHEET NO.	TITLE	SITE LAYOUT PLAN	DESCRIPTION	NEW RESTAURANT AEI PROJECT NO. 222-281	SITE ID	SITE ADDRESS	PREPARED FOR:				MCDONALD'S USA, LLC	These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced in any form without the express written consent of McDonald's Corporation. They are prepared for use on this specific site in conjunction with the issue date and are not suitable for use on a different site or at a later time. The use of these drawings and specifications on any other project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.	AMERICAN ENGINEERS, INC. DESIGNING YOUR FUTURE 65 Aberdeen Drive Glasgow, KY 27061 7220	REV	DATE	BY
								SCALE:									
								1" = 20'									
								DATE ISSUED: 04-24-24									
				DRAWN BY: M. ALLEN													
				REVIEWED BY: R. TUTT													



PROPOSED UTILITY LEGEND	
	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND GAS
	PROPOSED COMMUNICATIONS

- UTILITY NOTES**
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATED UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL ON-SITE SANITARY, STORM AND WATER LATERALS SHALL BE OWNED AND MAINTAINED BY THE OWNER, EXCEPT WHERE EASEMENTS ARE SHOWN.
 - THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES ARE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
 - PRIOR TO THE EXCAVATING NEAR GAS OR ELECTRIC LINES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY.
 - ALL NEW CONDUITS SHALL BE PUSHED UNDER EXISTING CURB UNLESS OTHERWISE SPECIFIED.
 - PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
 - PROPOSED TELEPHONE SERVICE SHALL BE INSTALLED WITH NO 90° BENDS, ONLY 90° SWEEPS (MAX. OF 2 SWEEPS).
 - THE CONTRACTOR, AFTER COORDINATING WITH ALL UTILITY COMPANIES, SHALL INCLUDE ALL WORK EVEN IF NOT SHOWN ON PLANS TO PROVIDE ALL UTILITY SERVICES TO BUILDING.
 - ALL UTILITIES TO BE CONSTRUCTED TO PROVIDE SERVICE.
 - BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
 - CONTRACTORS ARE ADVISED TO COORDINATE INSTALLATION OF ALL BURIED CONDUITS AND LINES SUCH THAT LINES WHICH CROSS ARE LAID BEGINNING WITH DEEPEST LINE FIRST.
 - DEPTH OF WATERLINE SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWERS, BUT IN NO CASE LESS THAN 30".
 - INSPECTION FEES TO BE PAID BY CONTRACTOR.
 - CONTRACTOR SHALL COORDINATE WATER SERVICES CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY CO.
 - ALL TRENCHING, PIPE LAYING AND BACK FILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
 - CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OF UTILITY SYSTEMS PRIOR TO INSTALLATION.
 - ALL GATE VALVES SHALL BE PROVIDED WITH VALVE BOX IN ACCORDANCE WITH WATER UTILITY STANDARDS.
 - THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS AND SHALL BE CONSTRUCTED ACCORDING TO WATER DEPARTMENT STANDARDS.
 - THE CONTRACTOR SHALL FLUSH AND TEST ALL NEW UTILITY LINES ACCORDING TO THE STATE DIVISION OF WATER OR LOCAL WATER CO. STANDARDS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS DISCOVERED AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTORS EXPENSE.
 - THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION IS EIGHTEEN INCHES.
 - BEFORE YOU DIG: CONTRACTOR SHALL NOTIFY BUD, 1-800-892-0123 48 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED RIGHT OF WAY.

- UTILITY KEY NOTES**
- INSTALL 1,500 GALLON (MIN.) ZURN (GREEN TURTLE) GREASE TRAP/OIL INTERCEPTOR OR APPROVED EQUAL. REFER TO PLUMBING PLANS FOR DETAIL.
 - INSTALL SANITARY SEWER CLEANOUT. (REFER TO DETAIL 10 / SD-6)
 - INSTALL 4" PVC SDR-35 SANITARY SEWER LINE AT 1.2% MINIMUM
 - INSTALL (3) 2" PVC PRIMARY ELECTRICAL CONDUIT TO TRANSFORMER. REFER TO ELECTRICAL PLANS
 - INSTALL SECONDARY ELECTRICAL SERVICE. REFER TO ELECTRICAL PLANS
 - PAD MOUNTED TRANSFORMER. REFER TO UTILITY COMPANY STANDARD DETAILS FOR CONCRETE PAD REQUIREMENTS. REFER TO ELECTRICAL PLANS FOR CONTINUATION. COORDINATE WITH UTILITY COMPANY FOR ADEQUACY.
 - GAS METER. REFER TO MECHANICAL PLANS
 - GAS SERVICE LINE TO BE INSTALLED BY UTILITY COMPANY. TAP FEE TO BE PAID BY CONTRACTOR
 - GAS TIE-IN TO EXISTING GAS MAIN (APPROXIMATE LOCATION). COORDINATE WITH GAS COMPANY
 - TAPPING SADDLE FOR WET TAP. COORDINATE WITH UTILITY COMPANY
 - NEW WATER 2" WATER METER. COORDINATE WITH UTILITY COMPANY
 - INSTALL REDUCED PRESSURE BACKFLOW PREVENTOR IN HOTBOX.
 - INSTALL 3/4" DIA. TYPE K COPPER DOMESTIC WATER SERVICE
 - INSTALL 3/4" DIA. TYPE K COPPER WATER DOMESTIC SERVICE LINE TO DUMPSTER ENCLOSURE HOSE BIBB
 - INSTALL 2" FIBER CONDUIT FROM THE VAULT INTO THE DESIGNATED AREA INSIDE THE BUILDING. REFER TO ELECTRICAL PLANS FOR CONTINUATION
 - POST HYDRANT. (REFER TO DETAIL 9 / SD-7)

24-HOUR CONTACT
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ACN: (615) 714-5856

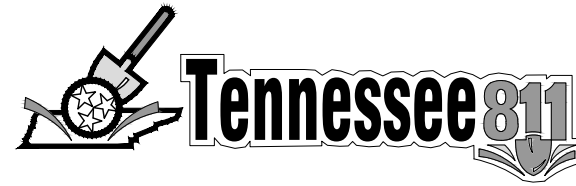
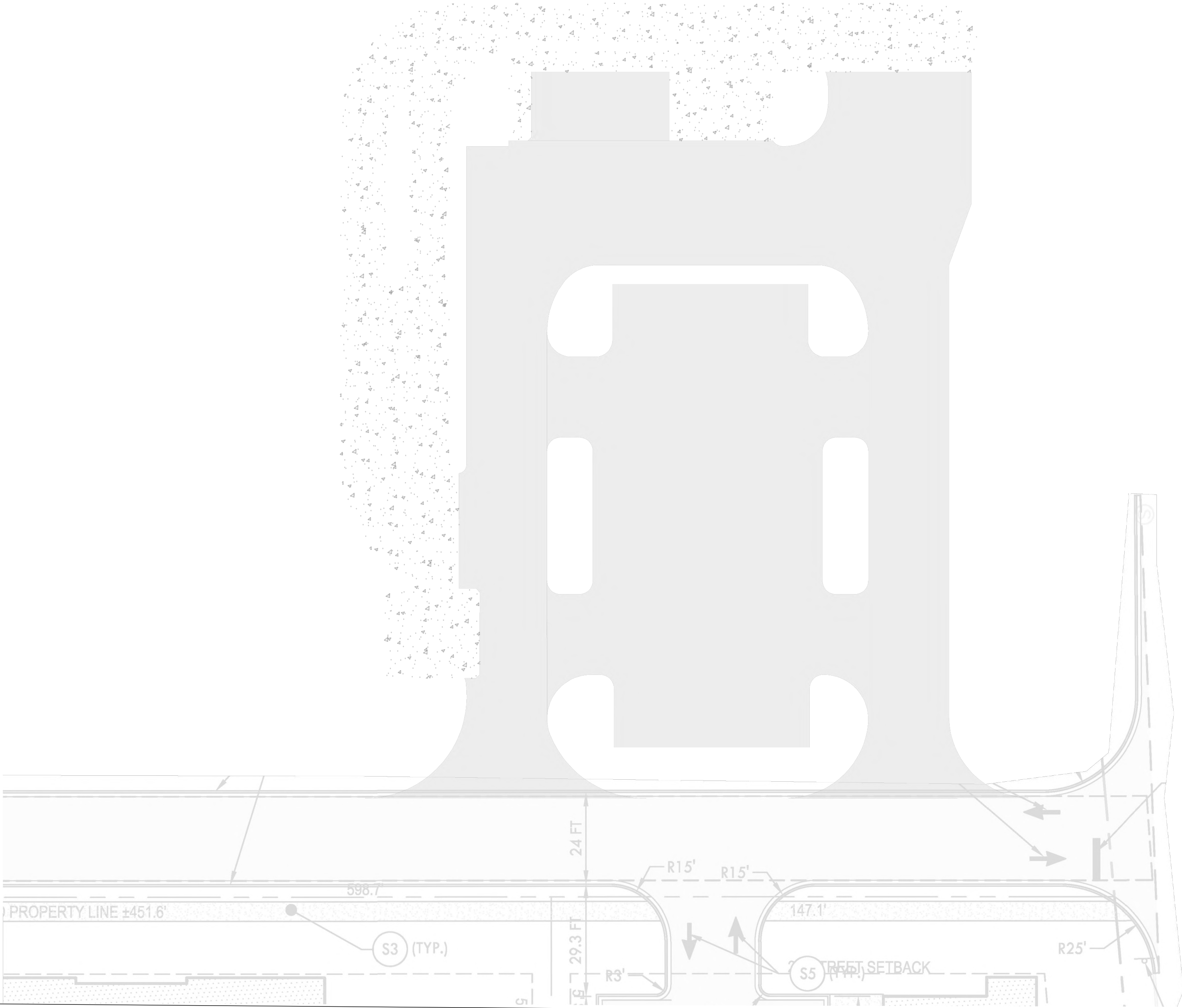


SHEET NO.	TITLE	DESCRIPTION	SITE ADDRESS	SCALE:	DATE ISSUED:	DRAWN BY:	REVIEWED BY:	PREPARED FOR:	REVISIONS	REV	DATE	DESCRIPTION	BY
	UTILITY PLAN	NEW RESTAURANT	AEI PROJECT NO. 222-281	1" = 20'	04-24-24	M. ALLEN	R. TUTT	AMERICAN ENGINEERS, INC.					
			41-1210					DESIGNING YOUR FUTURE					
			US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401					65 Aberdeen Drive Glasgow, KY 40301					

C-5.0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	4.36	11.2	1.0	4.36	11.20
Property Line	Illuminance	Fc	0.40	1.7	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	4	A	SINGLE	0.900	RAR2-480L-240-5K7-4W	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
	1	A2@180	BACK-BACK	0.900	RAR2-480L-240-5K7-4W	226.9	1.214	21	SES-18-40-1-TA-GL-xx (4")



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THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

Regional Drawing
41-1210

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

SECURITY LIGHTING®

2100 Gulf Road, Suite 400, Rolling Meadows, IL 60008
(800) 544-6666

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20'

DRAWN BY: CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALD'S
2248 NASHVILLE HWY
COLUMBIA, TN 38401

NATIONAL STORE NUMBER
40957

DATE: 3/6/2024
DRAWING NUMBER: A240459C.AGI

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

PREPARED FOR:
McDonald's USA, LLC
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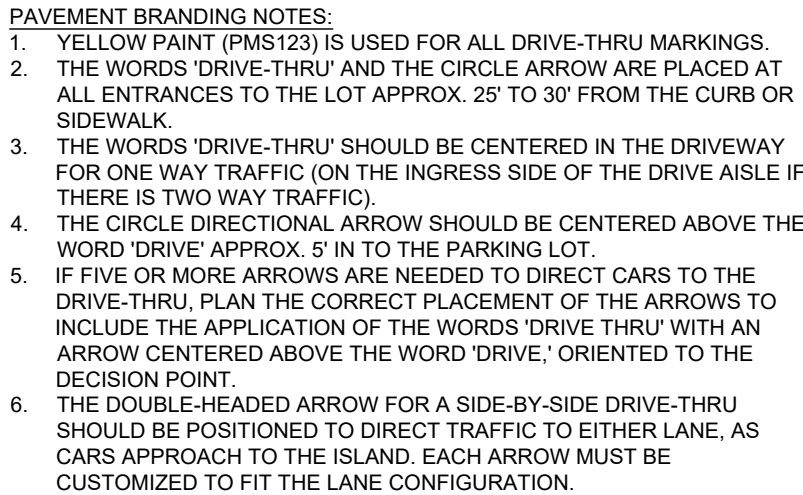
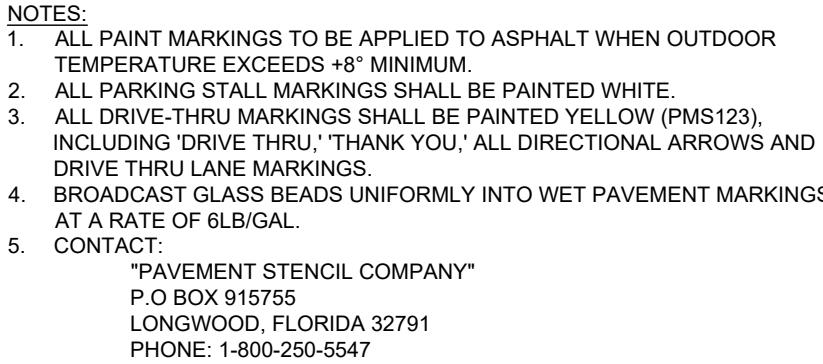
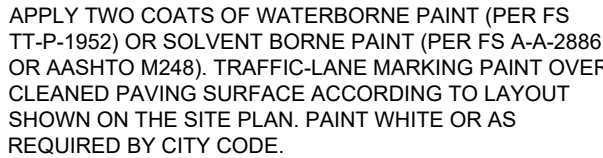
SCALE:
1" = 20'
DATE ISSUED:
04-24-24
DRAWN BY:
V. HOLLAND
REVIEWED BY:
V. HOLLAND

TITLE
PHOTOMETRIC PLAN
DESCRIPTION
NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ADDRESS
US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401
SHEET NO.
41-1210

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 40301
AEI
AEI Company

REV
DATE
DESCRIPTION
BY

Page 144 of 599



McDonald's USA, LLC

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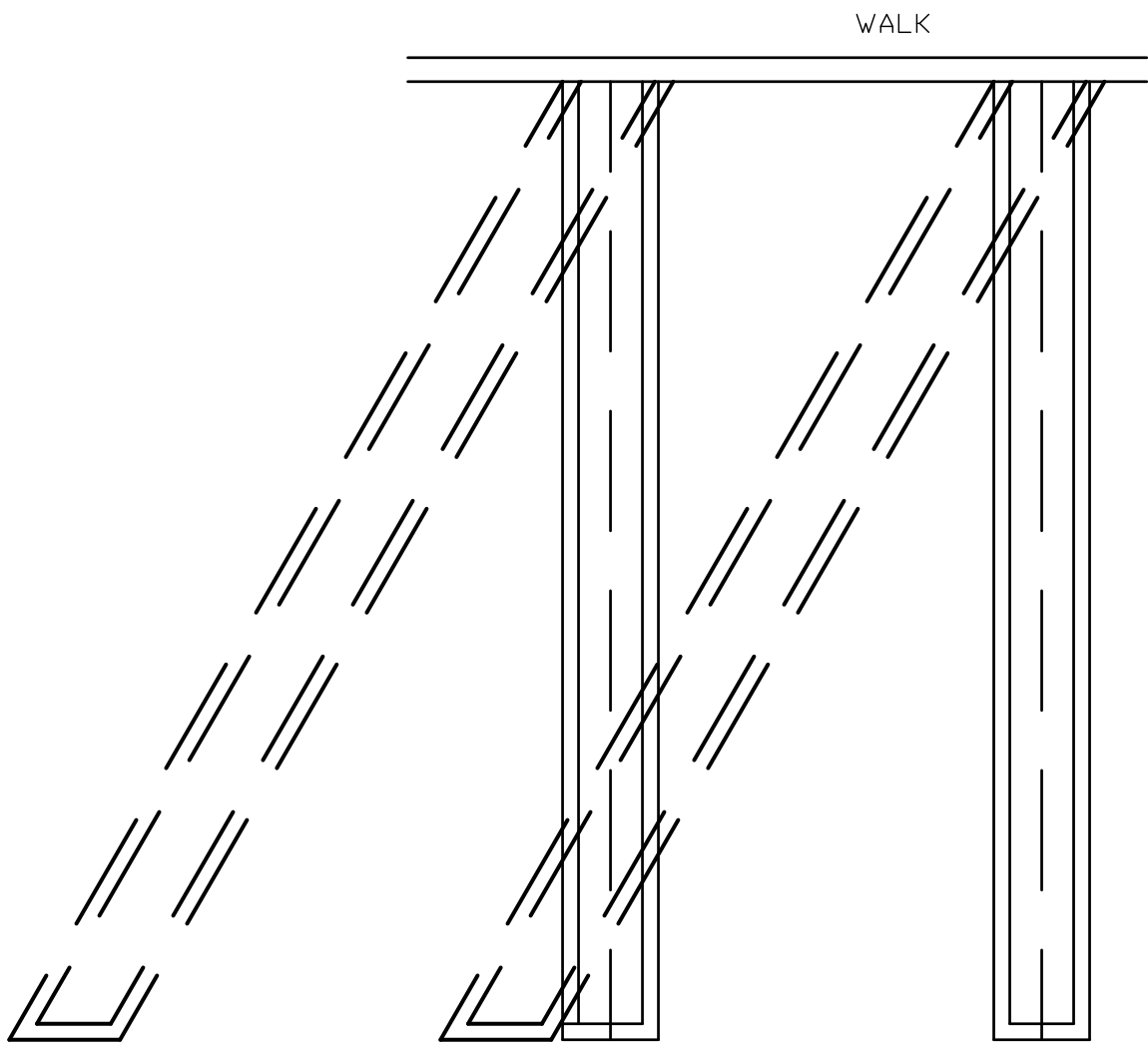
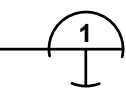
SHEET NO.	TITLE	STANDARD DETAILS - 2	SCALE: NTS DATE ISSUED: 04-24-24 DRAWN BY: M. ALLEN REVIEWED BY: R. TUTT	PREPARED FOR:				McDonald's USA, LLC	These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.
				DESCRIPTION					
				NEW RESTAURANT					
				AEI PROJECT NO. 222-281					
				SITE ADDRESS					
41-1210				US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401					

SD-2											
PREPARED BY:											
AMERICAN ENGINEERS, INC. DESIGNING YOUR FUTURE 65 Aberdeen Drive Glasgow, KY 40301-2200 AEI AEI Company											
REV DATE DESCRIPTION BY											

ALL PAVEMENT PAINTING-STRIPPING, LETTERING DIRECTIONAL ARROWS ARE TO BE WHITE IN COLOR.

PAVEMENT AREAS TO BE STRIPPED MUST BE SOUND, AND FREE OF DUST, DIRT, OIL, GREASE AND ANY OTHER FOREIGN MATTER. REMOVE LOOSE AND DIRT BY

DRIVE-THRU CANOPY
DETAIL
NTS



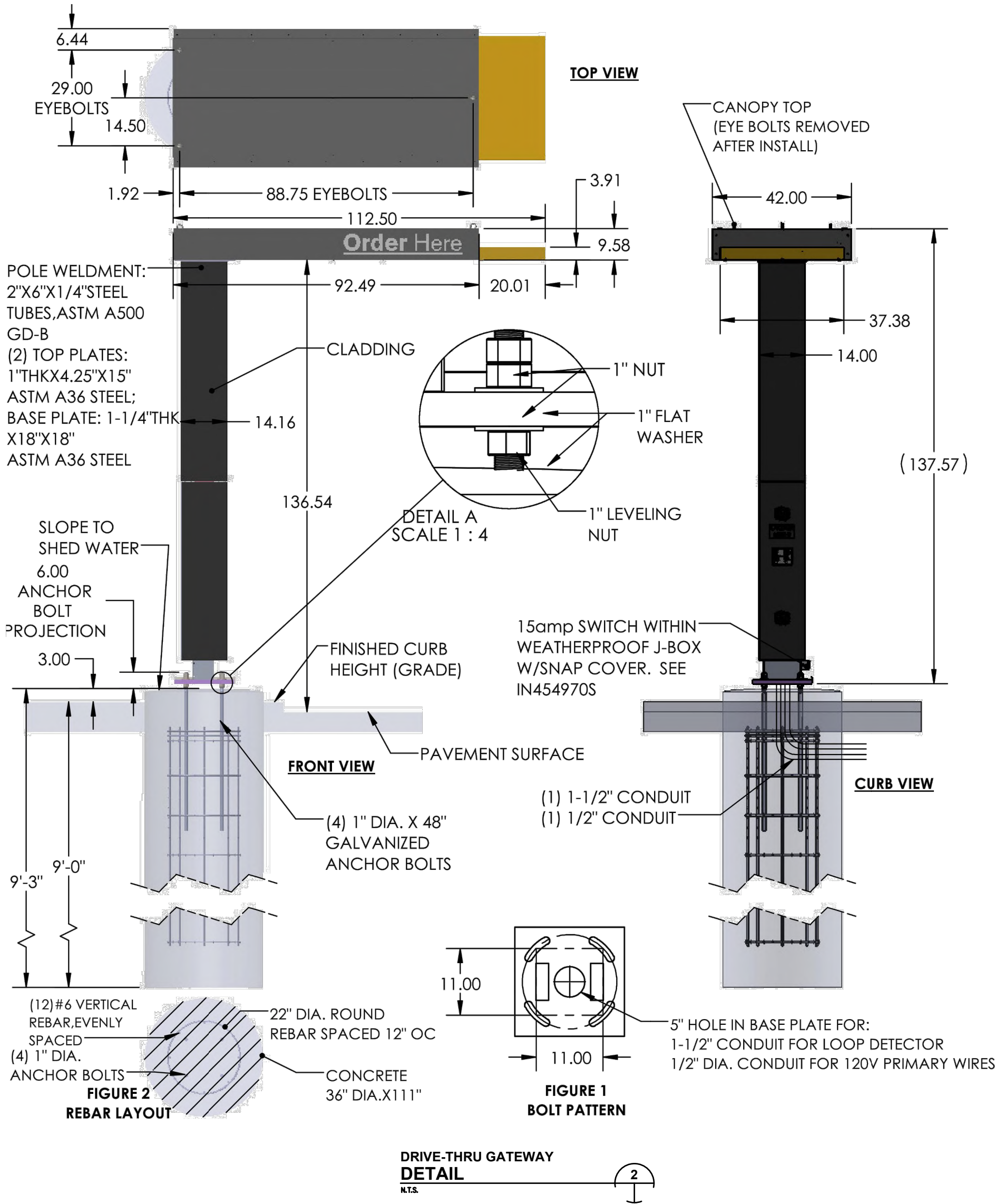
ELECTRICAL:
CANOPY: 1.5 AMPS, 120 VOLTS, 60 Hz

CIRCUITS:
CIRCUIT 1: (CANOPY) 15 AMP MIN.

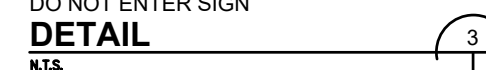
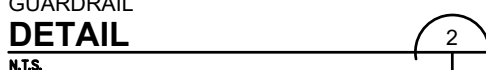
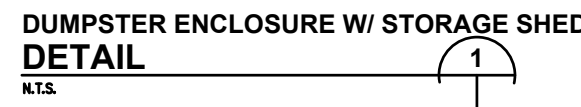
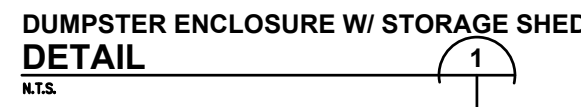
WEIGHT: CANOPY TOP: APPROX. 440 LBS.
SLIM POLE: APPROX. 405 LBS.

- DESIGN NOTES:**
1. ALL CONCRETE EXCEPT EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 2. CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
 3. ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
 4. IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
 5. POLE AND FOUNDATION IS DESIGNED TO WITHSTAND IBC 2012 180 MPH EXPOSURE D WIND LOADS. CANOPY TOP IS DESIGNED TO WITHSTAND 115 MPH EXPOSURE C WIND LOADS.

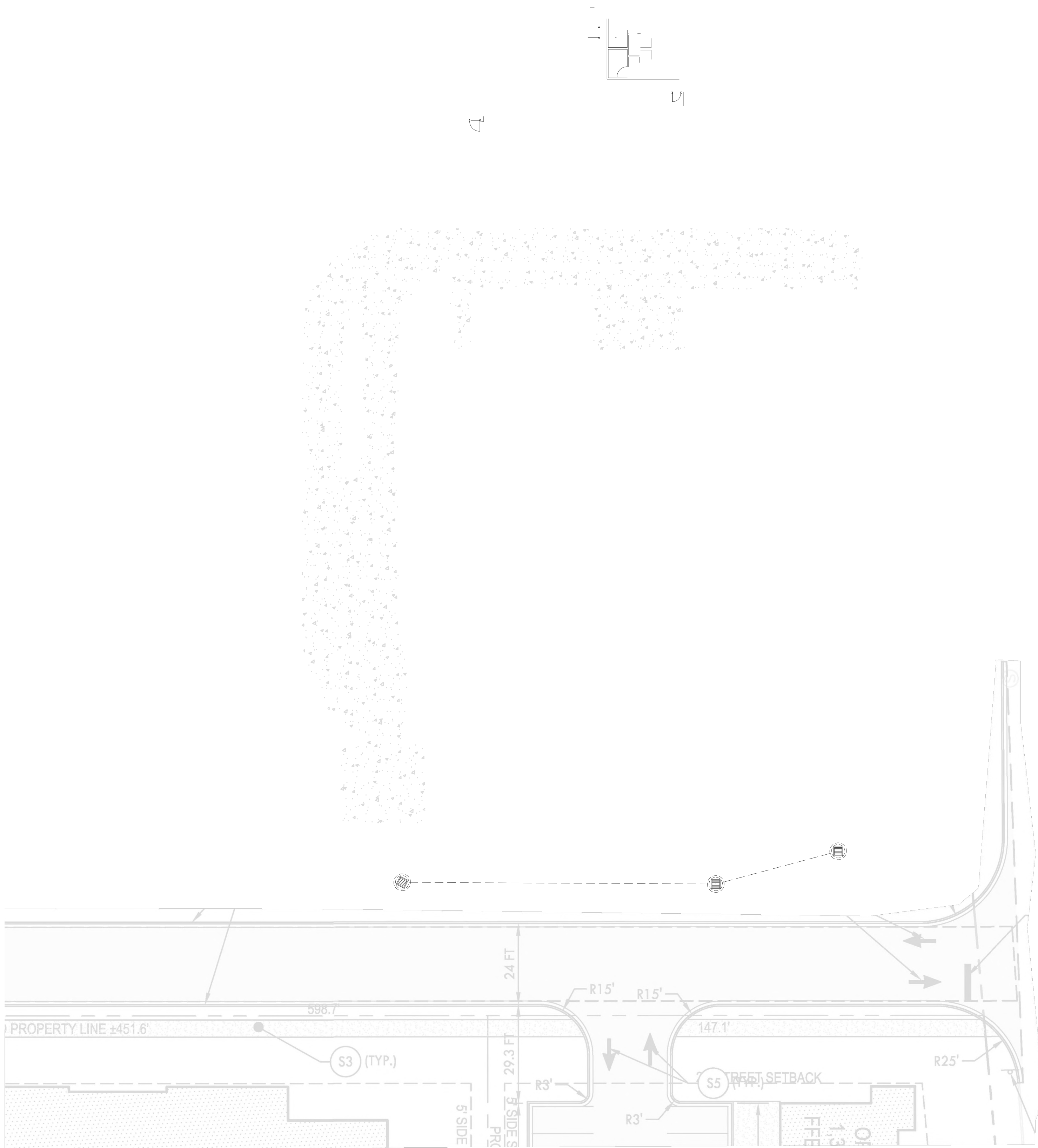
LANDSCAPE NOTE:
AREA ABOVE THE BASE PLATE IS TO REMAIN EXPOSED. NO SHROUD OR LANDSCAPE MATERIAL SHOULD BE PLACED ON TOP OF THE BASE PLATE.



SHEET NO.	TITLE	DESCRIPTION	SCALE:	DATE	DRAWN BY:	REVIEWED BY:	SITE ADDRESS	BY	
SD-4	STANDARD DETAILS - 4	NEW RESTAURANT AEI PROJECT NO. 222-281	NTS	04-24-24	M. ALLEN	R. TUTT	US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401 41-1210		
			PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's Corporation and are not to be used for any other project and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project without the written consent of McDonald's Corporation is unauthorized. Reproduction of the contract documents for reuse on another project is not authorized.						
			PREPARED BY:  AMERICAN ENGINEERS, INC. DESIGNING YOUR FUTURE 65 Aberdeen Drive Glasgow, NY 27061-7220						
			 AEI Company						



SHEET NO.	TITLE	SCALE:	PREPARED FOR:	PREPARED BY:	REV	DATE	DESCRIPTION	BY
	STANDARD DETAILS - 5	NTS DATE: 04-22-24 DRAWN BY: M. ALLEN REVIEWED BY: R. TUTT	McDonald's USA, LLC					
SD-5	DESCRIPTION	These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were reproduced without written authorization. The contract documents were prepared and issued for the use of McDonald's USA, LLC on the date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project without the express written permission of McDonald's USA, LLC is not authorized. Reproduction of the contract documents for reuse on another project is not authorized.						
	SITE ID 41-1210 US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401	AMERICAN ENGINEERS, INC. DESIGNING YOUR FUTURE 65 Abernethy Drive Glasgow, KY 40301 603.575.0000 603.575.0000						



PLANT SCHEDULE				
QUANTITY	ID	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
4	AR	Aster rubrum	Red Maple	2 1/2" Cal
2	IO	Ilex opaca 'Greenleaf'	Greenleaf American Holly	5-6' HT
5	JV	Juniperus virginiana 'Bride'	Bride Red Cedar	3-6' HT
4	LS	Liquidambar styraciflua 'Roundleaf'	Frailies Sweetgum	2 1/2" Cal
SHRUBS				
11	BW	Buxus x 'Winter Gem'	Winter Gem Boxwood	3 Gall. Cont
15	CP	Chamaecyparis platifera 'Golden Mop'	Golden Mop False Cypress	3 Gall. Cont
7	IB	Ilex x meserveae 'Blue Boy'	Blue Boy Holly	3 Gall. Cont
7	DO	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Niveaebark	3 Gall. Cont
17	SB	Spirea x bumalda 'Goldflame'	Goldflame Spirea	3 Gall. Cont
15	TM	Yucca x media 'Vandalina'	Denise Spreading Yucca	3 Gall. Cont
MULCH				
* LANDSCAPE STONE ADJACENT TO BUILDING				
* HARDWOOD MULCH PERIMETER BEDS				

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856



LANDSCAPE DATA		
SITE AREA: 1.34 +/- ACRES ZONING: PUD-MU		
STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 180' FRONTAGE = 180' / 50 = 3.6 OR 4 TREE HONEY FARM WAY - 275' FRONTAGE = 275' / 50 = 5.5 OR 6 TREES	CONTINUOUS SHRUBS (1 PER 10') ALONG BACK OF SIDEWALK WITH ZONING ADMINISTRATORS APPROVAL 4 TREE 6 TREES
DRIVE AISLE	CONTINUOUS SHRUBS WHEN DRIVE AISLE IS WITHIN 1ST LAYER	CONTINUOUS SHRUBS ALONG DRIVE ISLAND IN 1ST LAYER
PARKING LOT FRONTAGE SCREENING	PARKING MUST BE SCREENED FROM FRONTAGE BY BUILDING OR STREETSCREEN	HEDGE STREETSCREEN
INTERIOR PARKING LOT LANDSCAPE	1 LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES 1 SHADE TREE PER ISLAND (32 PARKING SPACES = 3 TREES) 1 TREE FOR EACH 2,000 SF OF PARKING AREA (10,250 SF / 2,000 SF = 5.125 OR 5 TREES)	3 TREES IN ISLANDS 5 TOTAL PARKING AREA TREES
PARKING FRONTING ON INTERNAL DRIVE	5' BUFFER	5' BUFFER

NOTE: PLANTS TO BE WATERED BY AND OUTSIDE POST HYDRANT WITHIN ONE HUNDRED FEET OF ALL LANDSCAPING.

PREPARED FOR:
M. McDonald's USA, LLC.

SCALE:
1" = 20'

TITLE
LANDSCAPE PLAN

DATE ISSUED:
04-24-24

DESCRIPTION
NEW RESTAURANT

SHEET NO.
L-1.0

DRAWN BY:
M. GONSALVES

REVIEWED BY:
M. GONSALVES

SITE ADDRESS
US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow, KY 40301
AEI
AEI Engineering Company

REV
DATE
DESCRIPTION
BY

GENERAL LANDSCAPE NOTES:

- GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF REQUIRED LANDSCAPE AREAS NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- IF ANY TREES OR VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE STANDARDS AND REQUIREMENTS.
- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER THE ZONING ORDINANCE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THE VERGE ASSUMES THAT RESPONSIBILITY.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH THE ZONING ORDINANCE REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS, LOCATED IN THE RIGHT-OF-WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

GENERAL NOTES:

TURF:

ALL AREAS OF THE SITE WITH SLOPES GREATER THAN 3:1 SHALL BE HYDRO-SEEDED WITH A TURF TYPE FESCUE GROWN WITHIN THE LOCAL REGION THAT INCLUDES TACKIFIER ADDED TO SEED MIX. AREAS THAT ARE NOT ON A 3:1 SLOPE MAY BE SEEDED WITH A MIXTURE OF TURF TYPE FESCUE, BLUEGRASS AND ANNUAL RYE MIX. CONTRACTOR TO SEED ALL DISTURBED AREAS DURING CONSTRUCTION OF THIS PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO STAGING AREAS, ON SITE STORAGE OF MATERIALS AREAS AND ANY AREAS DISTURBED BY UTILITY INSTALLATION.

MULCH:

ALL PLANTING AREAS ADJACENT TO THE BUILDING SHALL BE MULCHED WITH LANDSCAPE ROCK TO 3" DEPTH, FREE OF MOLD AND DEBRIS. ALL SHRUBS THAT ARE SHOWN IN GROUPINGS, SHALL BE MULCHED TOGETHER WITH HARDWOOD MULCH TO 4" DEPTH, FREE OF MOLD AND DEBRIS.

TOPSOIL:

ALL BED AREAS ARE TO BE EXCAVATED TO A DEPTH OF 10", THIS WILL ALLOW FOR 6" OF NEW TOPSOIL (1/3 PEAT, 1/3 SAND, 1/3 TOPSOIL), AND REQUIRED SHREDDED HARDWOOD MULCH. TOPSOIL SHALL BE FERTILE, NATURAL TOPSOIL, TYPICAL OF LOCALITY, OBTAINED FROM WELL-DRAINED AREAS. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL, AND SHALL BE FREE OF STONES, LUMPS, STICKS, TOXIC SUBSTANCES OR OTHER EXTRANEEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR THAT WOULD INTERFERE WITH FUTURE MAINTENANCE. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THE SITE CONTRACTOR INSTALLS THE PROPER AMOUNT OF TOPSOIL. SITE CONTRACTOR TO NOTIFY LANDSCAPE CONTRACTOR WHEN SUBGRADE IS PREPPED FOR TOPSOIL INSTALLATION.

LANDSCAPE FABRIC:

DeWITT PRO 5 WEED BARRIER OR EQUAL, BLACK POLYPROPYLENE POLYESTER 5 OZ. WOVEN FABRIC. LANDSCAPE FABRIC SHALL BE SECURED WITH LANDSCAPE STAPLES.

SEED AND SOD NOTES:

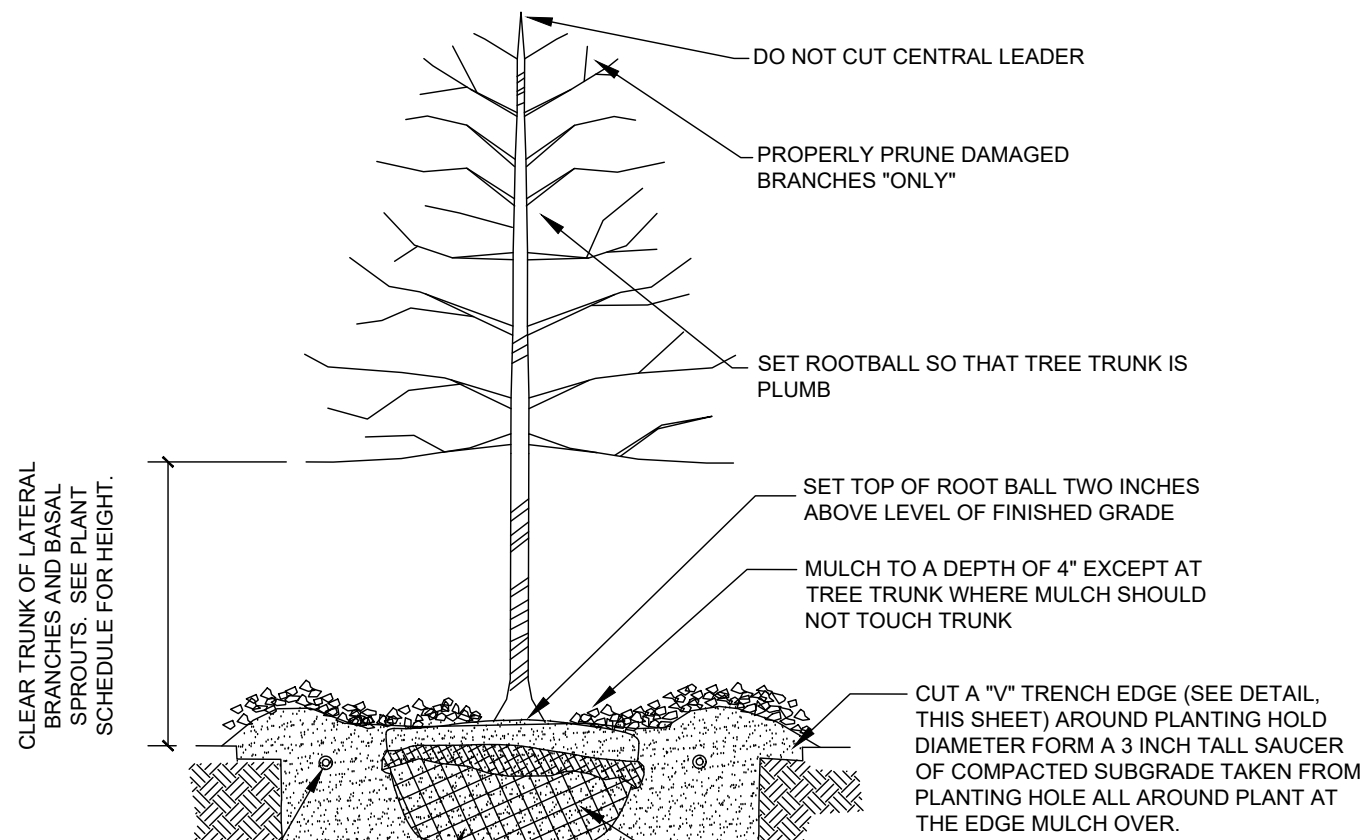
- ALL DISTURBED AREAS, INCLUDING OUT LOTS AND WASTE AREAS TO BE SEEDED OR SODDED (IF NOT NOTED TO BE RIP-RAPPED, OR HARD SURFACED). THE AREA NOTED ON THE PLAN TO BE SEEDED SHALL BE SPREAD w/ 4" MINIMUM OF TOP SOIL. ALL AREAS TO BE DISKED, LEVELED, AND RAKED. SURFACE AREA SHALL BE ROLLED TO REMOVE LUMPS AND CLODS FOREIGN MATERIAL SUCH AS ROCKS, LIMBS, STICKS, ETC. TO BE COLLECTED AND REMOVED DURING CULTIVATION AND RAKING OPERATIONS.
- INSTALLATION OF SEED SHALL BE BETWEEN MARCH 1 TO JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15. IF SEEDING IS DONE IN BETWEEN OCTOBER 15 TO MARCH 1, A SEED BLEND WILL BE USED CONSISTING OF 20% ANNUAL RYE.
- GRASS SEED SHALL BE A TYPE WHICH WILL THRIVE IN THIS PROJECT AREA. SUBMIT PROPOSED SEED MIXTURE TO OWNER FOR APPROVAL. FERTILIZER SHALL BE 10-10-10 TYPE 1 GRADE A. USE APPROXIMATELY 5 LBS. OF GRASS SEED AND 10 LBS. OF FERTILIZER FOR EACH 1000 S.F. OF GROUND AREA TO BE SEEDED. COVER ALL SEEDED AREAS WITH 3 BALES OF WHEAT STRAW FOR EACH 1000 S.F. WATER DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS. AFTER SEED HAS GERMINATED, ALL THIN SPOTS SHALL BE RE-SEEDED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING, AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. A MINIMUM 90% COVERAGE OF SOUND, HEALTHY GRASS SHALL BE REQUIRED FOR ACCEPTANCE.
- EMBANKMENTS / SLOPES STEEPER OR EQUAL TO THAN 3:1 SHALL EITHER BE SEEDED AND COVERED WITH AN EROSION CONTROL MAT (JUTE MESH ENKAMAT) OR COVERED WITH SOD FOR PROPER STABILIZATION. SOD TO BE STAKED WITH EITHER WOOD STAKES OR U-SHAPED METAL PINS FLUSH WITH GRADE.
- SOD SHALL BE REGIONALLY GROWN AND OF A SPECIES THAT WILL THRIVE IN THE PROJECT AREA.
- THE SOD SHALL BE RELATIVELY FREE OF DISEASES AND WEEDS. STONES LARGER THAN 1/2" IN ANY DIMENSION, PLANT ROOTS AND OTHER MATERIAL DETRIMENTAL TO A HEALTHY STAND OF TURF TO BE REMOVED. DELIVERED SOD THAT HAS BECOME DRY, MOLDY OR YELLOW FROM HEATING, OR HAS IRREGULARLY SHAPED PIECES THAT ARE TORN OR HAVE UNEVEN ENDS SHALL BE REJECTED.
- THE SOD BED WILL BE LOOSENEED TO A DEPTH OF 3" AND SMOOTHED TO AN EVEN SURFACE. THE SOD BED SHALL BE FLUSH WITH ANY ADJACENT SEEDED OR TURFED AREA, PAVEMENT, CURB OR OTHER STRUCTURE EXCEPT WHEN OTHERWISE DIRECTED.
- PRIOR TO PLACING THE SOD, 10-10-10 TYPE 1 GRADE A FERTILIZER SHALL BE APPLIED UNIFORMLY. THE FERTILIZER SHALL BE HARROWED, RAKED, OR OTHERWISE INCORPORATED INTO THE SOIL. THE SOIL BED, WHEN DRY, SHALL BE MOISTENED TO THE LOOSENEED DEPTH.
- SOD SHALL BE WETTED THOROUGHLY, ROLLED, AND TAMPED SUFFICIENTLY TO INCORPORATE THE ROOTS INTO THE SOD BED AND TO ENSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRIPS.
- ALL SODDED AND SEEDED AREAS SHALL BE MAINTAINED (WATERED) AND REPAIRED AS NECESSARY BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR. ANY AREAS THAT ARE REPAIRED IN EXCESS OF 75 SF, SHALL BE MAINTAINED FOR THE SAME WARRANTY PERIOD OF ONE YEAR. FINAL ACCEPTANCE SHALL BE AT THE DISCRESSION OF THE OWNER AND/OR LANDSCAPE ARCHITECT FOR THE PROJECT.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEED ALL SEEDED OR SODDED AREAS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE THAT MAY CAUSE EROSION, NEGLECT BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.

PLANTING NOTES:

"LANDSCAPE CONTRACTOR TO PROVIDE ALL OF THE LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO FURNISH AND INSTALL THE LANDSCAPE PLANT MATERIAL FOR THE PROJECT.

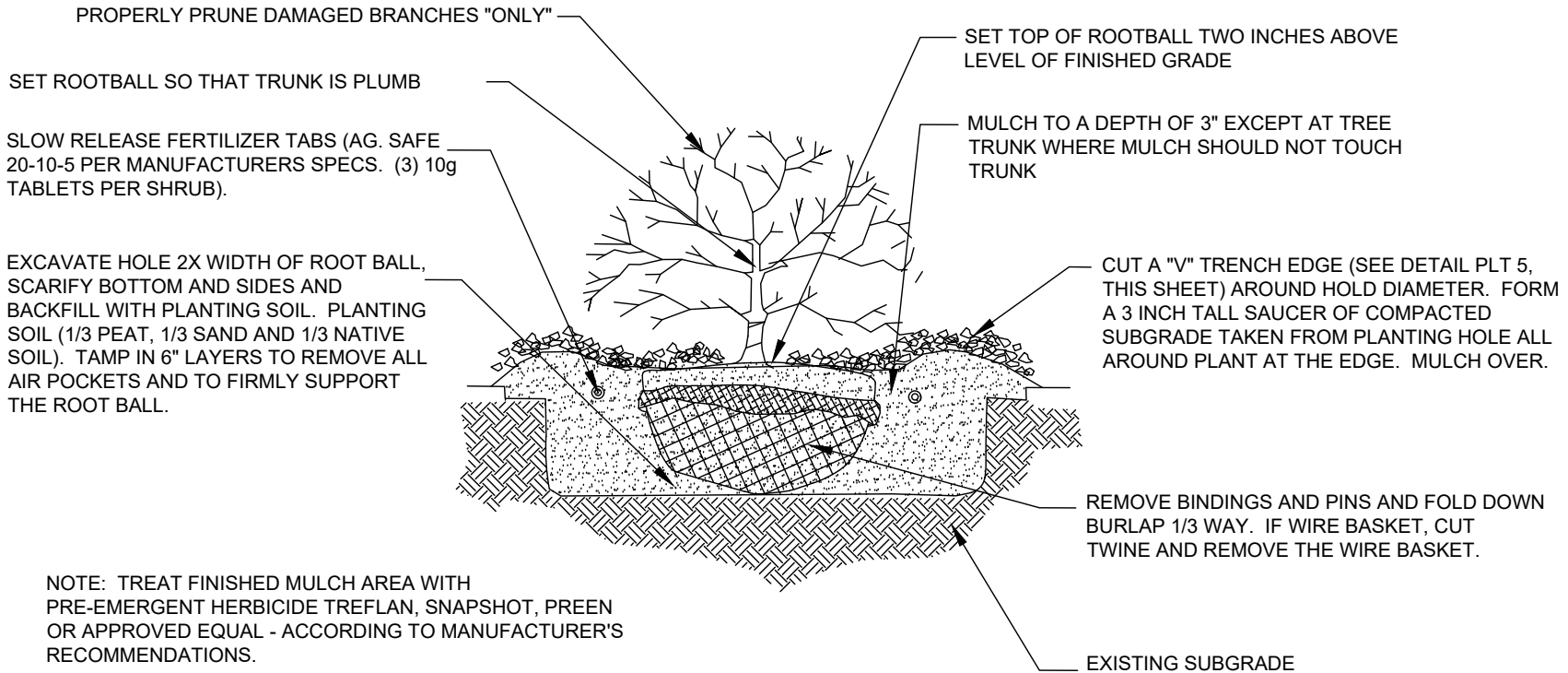
THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND COORDINATE WORK WITH OTHER CONTRACTORS TO ASSURE AN EFFICIENT COMPLETION OF WORK.

- PREVENT DAMAGE TO EXISTING BUILDINGS, PAVEMENT, TREES, SHRUBS AND UNDERGROUND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE AWARE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING INSTALLATION OF PLANT MATERIAL. NOTIFY GENERAL CONTRACTOR, OWNER OR THE PUBLIC UTILITIES FOR LOCATION. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT IF THERE IS ANY DAMAGE.
- PLANT MATERIAL OTHER THAN THOSE SPECIFIED IN THE PLANT SCHEDULE WILL NOT BE ACCEPTED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE ORDERING. PLANT QUANTITIES INDICATED IN THE LANDSCAPE PLANT SCHEDULE ARE APPROXIMATE. IN CASE OF ANY DISCREPANCY THE PLAN WILL GOVERN.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, ABRASIONS OF THE BARK, DISEASES, INSECTS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS.
- ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND COMPLY WITH "THE AMERICAN STANDARD FOR NURSERY STOCK" AS SET BY THE "AMERICANHORT"
- PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE.
- TREES AND SHRUBS TO BE INSTALLED AS INDICATED ON THE PLANTING DETAILS. NOTE DEPTH OF PIT, BACKFILL MIX, FERTILIZER AND MULCH. STAKING OF TREES WILL BE DONE AS NOTED.
- FILL PLANTING PIT'S WITH PLANTING SOIL. PLANTING SOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM, AND SHALL BE FREE OF ROOTS, STICKS AND OTHER EXTRANEEOUS MATERIALS AND TOXIC SUBSTANCES. PLANTING SOIL (1/3 PEAT, 1/3 SAND AND 1/3 NATIVE SOIL).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTING TO CORRECT GRADES (AS PER DETAILS). ALIGNMENT OF ALL PLANTS SHALL BE SET SO WHEN SETTLED, THEY WILL BEAR ON THE SAME ELEVATION AS FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS.
- THE LANDSCAPE CONTRACTOR SHALL MAKE "MINOR" ADJUSTMENTS IN THE LOCATION OF PLANTS WHERE NECESSARY DEPENDING ON EXISTING SITE CONDITIONS. UNIFORM SPACING SHALL BE MAINTAINED. ANY "MAJOR" ADJUSTMENTS SHALL BE MADE AFTER COORDINATION HAS BEEN ESTABLISHED WITH THE LANDSCAPE ARCHITECT.
- ALL DEBRIS AND COMPACTED SUBSOIL SHALL BE REMOVED FROM THE PLANTER AREA.
- PRIOR TO MULCHING, TREAT ALL PLANTING AREAS WITH PRE-EMERGENT WEED KILLER, APPLIED ACCORDING TO THE MANUFACTURER'S DIRECTIONS. TREFLAN, SNAPSHOT, PREEN OR APPROVED EQUAL.
- ALL PLANTING BEDS ADJACENT TO THE BUILDING SHALL HAVE A MINIMUM OF 3" OF LANDSCAPE STONE. ALL REMAINING PLANTING BEDS TO HAVE A MINIMUM OF 4" OF HARDWOOD MULCH, THOROUGHLY WET DOWN TO PREVENT DISPLACEMENT BY WIND.
- REMOVE FROM SITE ALL REFUSE AND DEBRIS GENERATED BY THIS PORTION OF WORK. CLEAN ALL SOIL FROM CURBS, WALKS AND PAVEMENT, WHICH ARE WASHED OR STOCK PILED AT THE SITE.
- LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER THE DATE OF PROJECT COMPLETION, DEAD OR UNHEALTHY PLANTS TO BE REPLACED DURING THIS TIME PERIOD. PLANT MATERIAL WILL NOT BE REPLACED IF NEGLECTED BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.



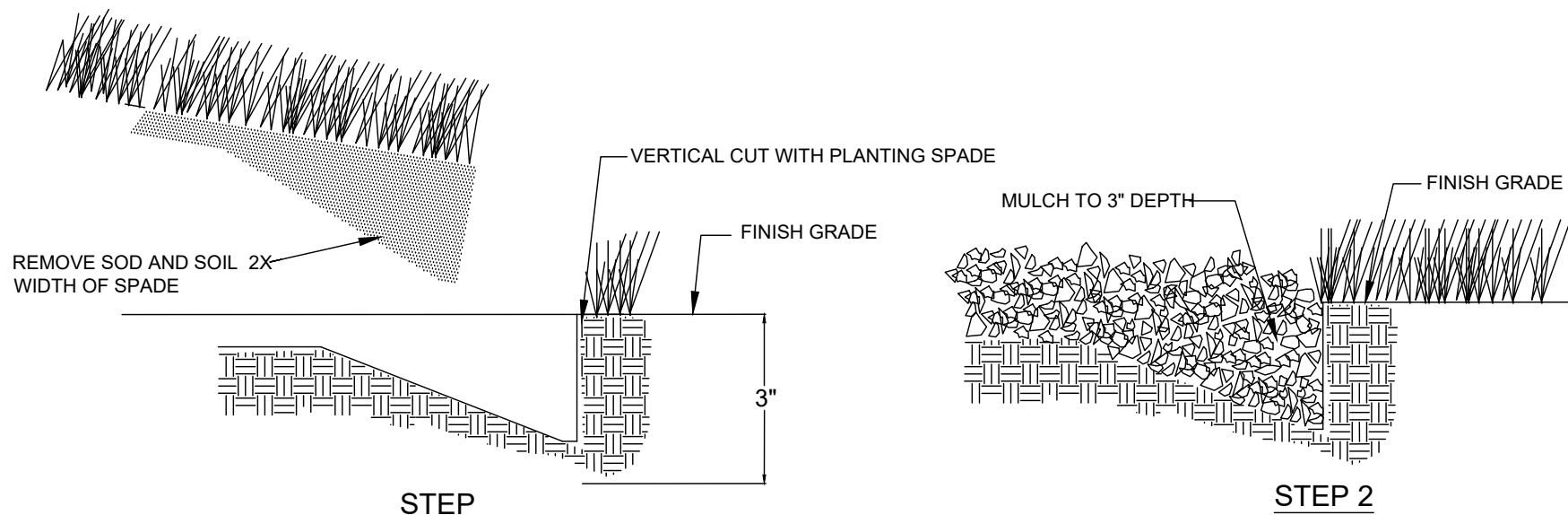
TREE INSTALLATION
DETAIL

N.T.S.



SHRUB INSTALLATION
DETAIL

N.T.S.

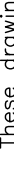


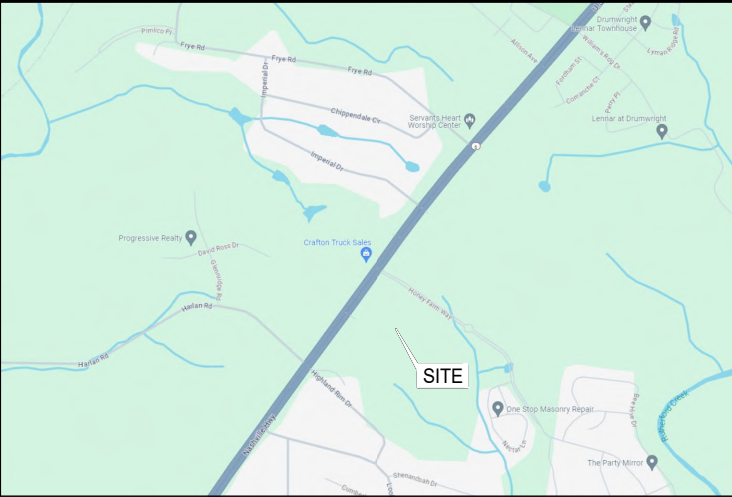
STEP 1

"V" TRENCH/NATURAL EDGE
DETAIL

N.T.S.

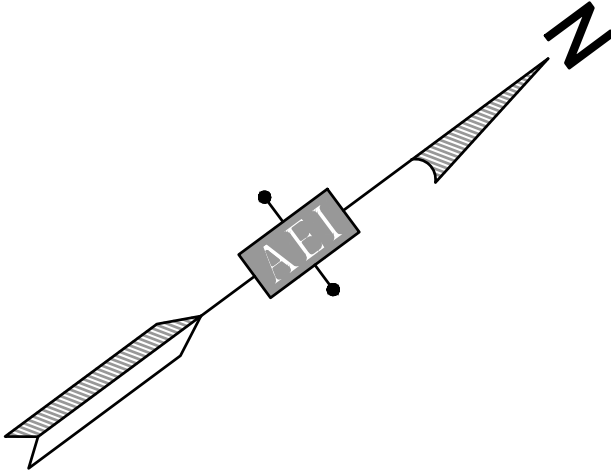
STEP 2

SHEET NO.	TITLE	SCALE	DATE ISSUED	DRAWN BY	REVIEWED BY	SITE ADDRESS	BY	DATE	REV	DESCRIPTION
L-2.0	LANDSCAPE NOTES & DETAILS	NTS	04-24-24	M. GONSALVES	M. GONSALVES	NEW RESTAURANT AEI PROJECT NO. 222-281				
PREPARED FOR:  McDonald's USA, LLC.® These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.							PREPARED BY:  AEI Company AMERICAN ENGINEERS, INC. DESIGNING YOUR FUTURE 65 Aberdeen Drive Glasgow, KY 2706517220			



US31 - NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)

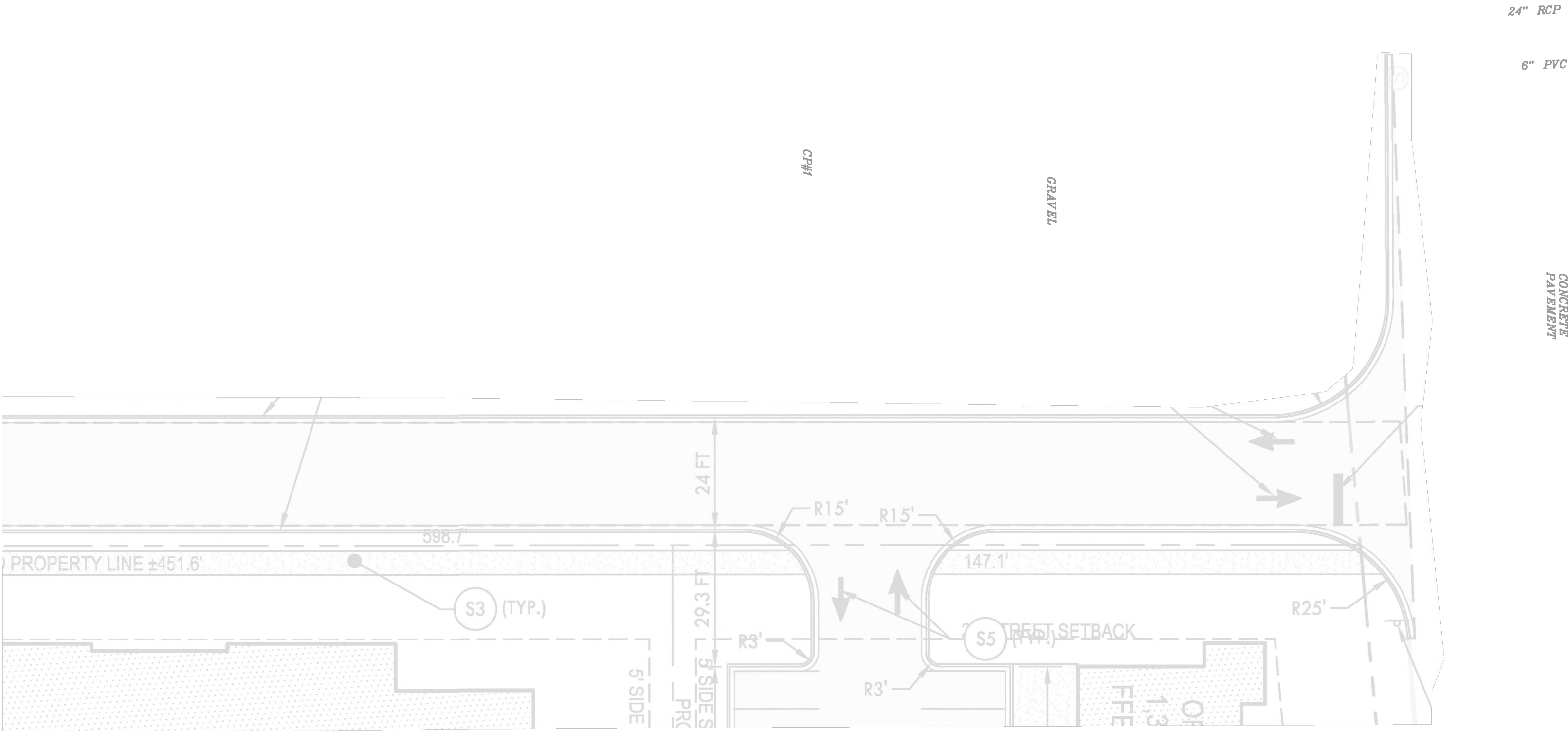
SITE DATA INFORMATION	
LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD



TREE CANOPY BREAKDOWN		
EXISTING TREE CANOPY	EXISTING TREE CANOPY RETENTION REQUIRED	EXISTING TREE CANOPY RETAINED
0% OR 0 ACRES	54% OR 0 ACRES	0% OR 0 ACRES

EXISTING TREE LIST			
	SCIENTIFIC NAME	COMMON NAME	SIZE
1	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
2	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
3	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL

- GENERAL NOTES
- THERE ARE NO HERITAGE TREES ON THE PROPERTY.



24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856



TITLE

TREE PRESERVATION PLAN

DESCRIPTION

NEW RESTAURANT

SHEET NO.

T-1.0

SCALE:

1" = 20'

DATE ISSUED:

04-24-24

DRAWN BY:

M. GONSALVES

REVIEWED BY:

M. GONSALVES

PREPARED FOR:

M. McDonald's USA, LLC

PREPARED BY:

AMERICAN ENGINEERS, INC.

24-HOUR CONTACT

ACM: NATE WILSON

PHONE: (615) 714-5856

DESCRIPTION

NEW RESTAURANT

SITE ID

41-1210

REVIEWED BY:

M. GONSALVES

DATE

DESCRIPTION

REV

DATE

BY

AMERICAN ENGINEERS, INC.

DESIGNING YOUR FUTURE

65 Aberdeen Drive Glasgow KY 40301

Honey Farm Commercial PUD Preliminary Master Plan

Project #:	24-0140	Location:	Tax Map 51 Parcel 58
Applicant:	Cathy Stephens	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	4,450 SF McDonalds

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Master Plan for a 4,450 SF McDonalds Restaurant with Drive-Thru within a Mixed Use Planned Unit Development (PUD-MU). The plan proposes the construction of (1) 4,450 SF building with associated infrastructure including drive-thru.

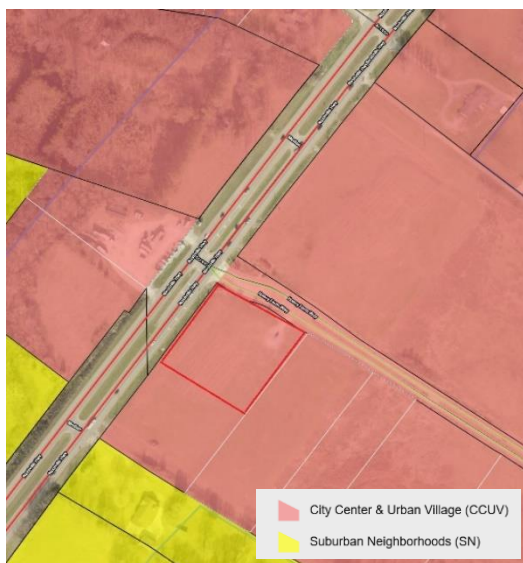
- A Preliminary & Final Plat was approved by the Planning Commission in May 2023, 23-0097 (*Honey Farm Crossing*) to subdivide 20.97 +/- acres. This plat included the creation of a private cross access road for access to the parcels. This parcel under review is intended to be further subdivided (*Lot 1-4.79 acres*) with a new Preliminary & Final plat.
- Architectural elements of the site plan received favorable recommendation from the City of Columbia Architectural Design Review Team in March 2023.
- The Planning Commission is a **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.M of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master Plan, as well as any subsequent subdivision of the property with a Preliminary and Final Plat.
- The proposed Preliminary PUD Master Plan mostly conforms to the Zoning Ordinance with the exception of exceeding a 24' side setback, parking lot landscape islands slightly less than required, and a frontage buildout of 75.5% when including the allocated 20% street screen adherence equaling less than 90% as required.
- Overall, this PUD Master Plan achieves most all bulk and design standards when utilizing a two-story brick design and including all parking and associated drive-thru window and infrastructure in the 3rd layer as required within a Mixed Use Planned Unit Development.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	4,450 SF Resuarant	+ /- 1.34 acres



FUTURE LAND USE MAP (City Center & Urban Village)



ZONING MAP (PUD-MU)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	MU-PUD	Vacant
North	City Center & Urban Village	MU-PUD	Vacant
South	Suburban Neighborhood	CD-2	Single-Family Home
East	City Center & Urban Village	MU-PUD	Vacant/ Future Self-Storage
West	City Center & Urban Village	MU-PUD/ CD-2	Truck Sales

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

MAY 2024
24-0140, HF
PRELIMINARY PUD
MASTER PLAN

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

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Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center - Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD-MU
Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density units per acre): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- The proposed Preliminary PUD Master Plan conforms to the majority of all bulk standards of the Ordinance within a PUD-MU Character District. Described below are the prescriptive site and design standards comparing and contrasting the applicants' proposed standards with the required standards of the Zoning Ordinance.
 - The Zoning Ordinance permits commercial buildings with restaurant uses as outlined in § 4.3.1 C of the Zoning Ordinance.
 - Proposed building enfronts an existing throughfare roadway type as required per the Zoning Ordinance with pedestrian connectivity to the principal entrance.
 - Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per § 4.3.1-C (building, lot & building site standards) of the Zoning Ordinance for a CD-4-character district in which the subject property is zoned.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	Required	Proposed
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	180 ft.
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	The building enfront a thoroughfare street section with principal entrance enfronting this section at Nashville Highway
Building Height:	2 stories minimum	2 stories
Frontage Buildout:	90% minimum	75.5% (20% admin adjustment = 90%)
Parking:	1 per 100 SF restaurant	<i>See parking subsection below with applicant parking summary</i>
Setbacks:	<u>Principal Buildings</u> Front: – 0-20 ft. Side: – 10 ft- 24ft. Rear: NR.	Front: – 20ft (Primary & Secondary). Side: - exceeds 24ft (49') Rear: NR

Architecture:

The City of Columbia Architectural Review Team reviewed this proposal in March 2024. This review served as a recommendation to the Planning Commission as required at time of submittal for all new structures proposed within a PUD as required by section **8.5.21.K.5** of the Zoning Ordinance. The design review team approved the design request noting the exception of shopfront glazing at 61%; a slight deviation from the 70% requirement.

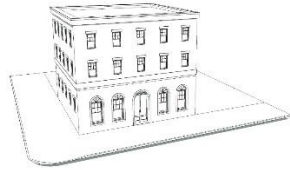
Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	Required	Proposed
Main Entrance:	Identifiable Base, Middle, & Cap	Base consists of brick with a defined middle and cap.
Finished Floor Elevation:	Max 48 in above finished grade at façade	6 inches
Façade Position	Min 18 inches above finished grade	Exceeds 18 inch minimum
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. In addition, facades greater than 100' in width must be differentiated so that it appears to be comprised of two or more adjacent buildings by dividing façade into changes with shape, sill, details, size, rhythm, wall material and/or color, cornice height, change in pilasters, columns, or other façade elements.	The principal frontage enfronts the Nashville Hwy Thoroughfare including the main entrance fronting this street section with an additional entrance provided at the rear elevation facing the drive-thru elevation. The entire width of the building site frontage is 180' with the code requiring the façade to be differentiated every 100' at a 90 percent maximum building frontage buildout. The front façade indicates a 111' frontage with an additional 20' street screen wall. Among the front façade, differential of materials is provided with brick modulations, and material changes from brick & EIFS.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, 70% for shopfront	61% (20 % admin adjustment)
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned with windows on other floors including windows found on the 1 st floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.

Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	N/A (<i>Commercial uses do not have this requirement</i>)
Shopfront Frontages:	12 in-24 in. knee wall required at Frontage	A 12-inch knee wall is provided at shopfront elevation
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This is a single site building with one façade.
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.



Building & Private Frontage Type:

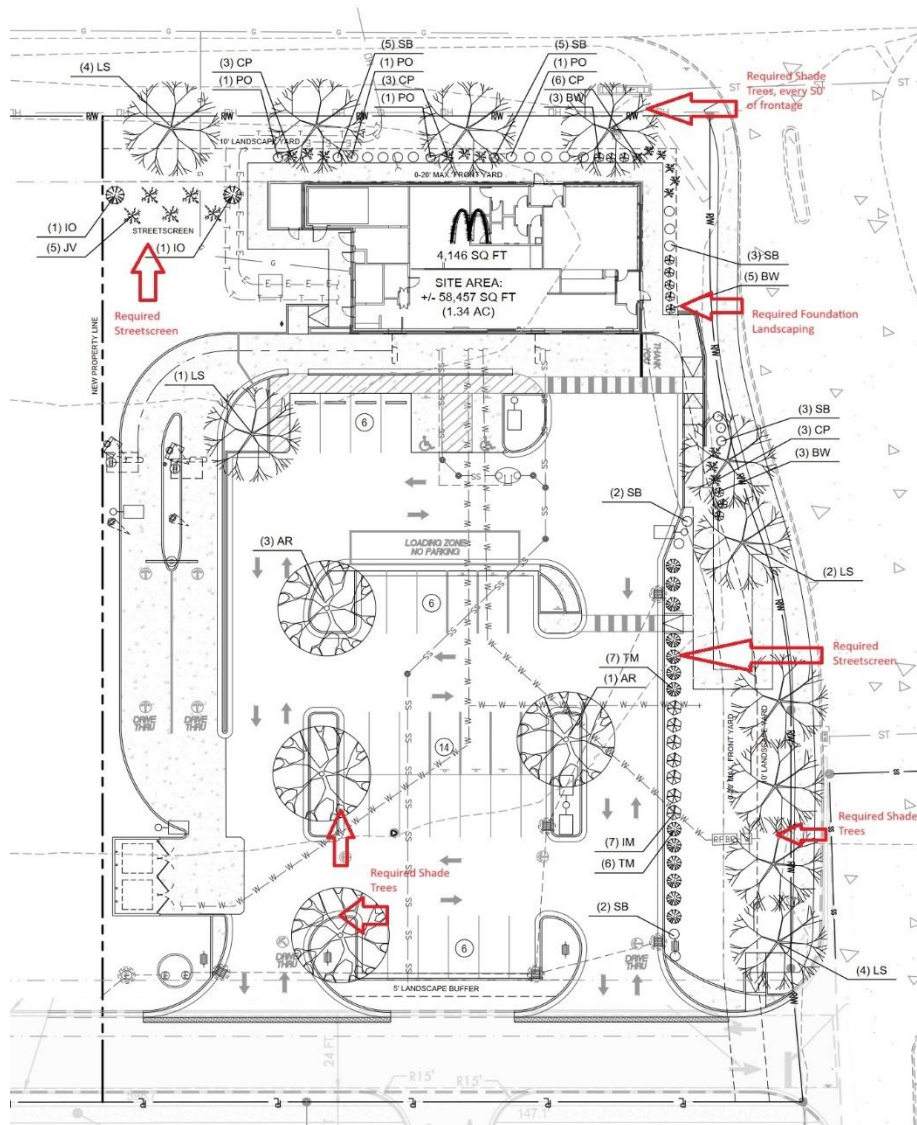
- The Zoning Ordinance requires a variety of building types for PUD-MU Zoning Designation. As a quick service restaurant use with a drive-thru, a commercial building type would be utilized. Furthermore, a shopfront façade type is proposed as required for all principal frontages of commercial buildings within a PUD-MU. As noted in table-2, shopfronts require 70% glazing with this proposal at 61%. Overall, the spirit of the Ordinance is to have commercial building facades to have interaction with the building's street section and sidewalk enfrontment. At 61% glazing for the principal frontage elevation, the intent of significant glazing is achieved and within the parameter of a 20% administrative adjustment as cited per section 8.5.8 of the Zoning Ordinance.

COMMERCIAL		TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS			
					
Permitted Districts					
CD-4	CD-4C	CD-5	CD-5C	SD-LI	SD-LI PUD-MU
General Description			Building Size and Massing		
A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan Uses and Office Uses.			Height		
			Per District Height Standards		
Lot / Building Site			Width		
Width			Per District Lot/Building Site Width and Side Setback / Yard Standards		
Number of Units			Pedestrian Access		
Units per Building			Main Entrance Location Principal Frontage		
Unrestricted, except as may be due to Building Code					
Allowed Private Frontages			Vehicle Access and Parking		
Sloop			Parking may be accessed from an Alley or from a Thoroughfare or Internal Drive at a Frontage		
Terrace/Lightwell					
Shopfront					
Officefront					
LEGEND The following notations are utilized in this table. P Permitted					

Landscaping/Tree Canopy Retention:

- According to § 4.3.12.C of the Zoning Ordinance, a parking area must incorporate a landscape island for every ten parking spaces, each containing at least one shade tree and equivalent to a 9 x 18 parking space for size. The site development plan adheres to this requirement of the islands placed as end caps for every 10 spaces; however, have been slightly reduced in size that does not meet the 9 x 18 requirement. All islands contain one shade tree with the exception of three islands due to utility constraints and a sidewalk connection as requested by staff that adheres to greater pedestrian circulation among the parking lot.
- Additionally, the plan includes the required street screening with 5' tall plantings serve for all parking areas with visibly from Nashville Highway and Honey Farms way.

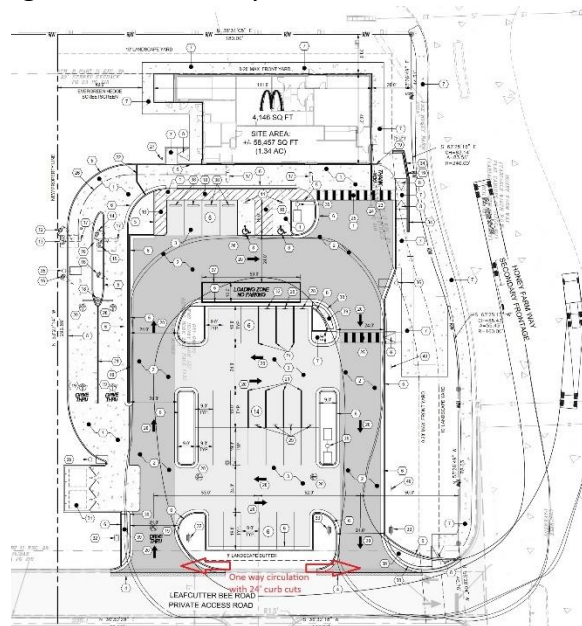
- Full shade trees have been provided, adhering to the requirement of one tree for every fifty linear feet of frontage of a commercial building site. (Zoning Ordinance **Table 5.2.2.G-1**).
- Foundation landscaping has been provided requiring one shrub for every 10 feet of linear façade.
- It shall be noted that the site is currently clear of all trees per the applicant's tree canopy retention analysis that was submitted. The applicant proposes to remove three existing crape myrtles on site to accommodate new shade trees and sidewalk.



Parking/Drive Thru Orientation/Access:

Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Street screen; Parking Structures must be Screened from Frontages by Liner Buildings. Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space. The applicant has a proposed a hedge screen of 5' plantings at maximum maturity to achieve this screening requirement.

- As per the proposed Preliminary PUD Master Plan, a surface parking lot is located within the 3rd layer (*rear of building*) with a requirement of 1 space per 100 SF for a restaurant use. This site plan indicates 32 parking spaces with 29 parking spaces required. This does not exceed 30% over the required parking ratio. All parking stalls are 9 X 18 with a 24' drive aisle as required for the orientation when utilizing 90-degree parking stalls.
- The site plan indicates the drive-thru and associated stacking located in the 3rd layer (*rear of building*) as required per the Zoning Ordinance. The drive-thru indicates the required minimum of 8 stacking spaces. In addition, the required 10 X 50 loading space is shown with delineation of "Loading Zone, No Parking".
- The site utilizes two primary access driveways located off of a previously platted private access road (*Leafcutter Bee Road*). This access road will connect with the existing Honey Farms Way and provide cross access for adjacent parcels including access for this proposed site plan. Driveway curb cuts meet the requirements of the PUD MU in not exceeding 24' and have been adjusted for one way access that provides efficient circulation among the site and eliminates conflicts for vehicular turning movements within the close spacing of both driveway curb cuts.



REVIEW PROCESS

The Development Review Committee reviewed the proposed Preliminary PUD Master Plan at its April 9th, 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.M of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. [A]pproval of [...] a Master PUD Development Plan [is] subject to the Planning Commission 's and the City Council 's first making formal, written [...] that the proposed Development, such applications, and approvals:
 - a. conforms to all applicable standards and requirements of this Ordinance,
 - b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
 - c. will not significantly interfere with the use and enjoyment of other land in the vicinity;
 - d. adequately conserve woodland and the protect water courses from erosion and siltation;
 - e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and
 - f. adequately addresses all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.
4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.M.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the [...] recommendations from the Zoning Administrator and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to rend a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development.

If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.U)

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its December 12th 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** noted several items for revision that including adding additional landscaping and street screening per the Zoning Ordinance. In addition, several changes were adjusted during the design review process to ensure the building conforms to the prescriptive standards of the Zoning Ordinance.
- **Engineering** noted that one-way access should be provided for each individual driveway in order to reduce conflicts among the site. The applicant responded by adjusting drive aisles to one way with additional signage, and reducing driveway access widths to 24'.
- **Wastewater** noted that manhole was not shown on PUD that travels southeast to downstream manhole.
- **Columbia Water** indicated that the water availability letter was issued on **March 15th, 2024** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

COMMENTS FROM PLANNING STAFF

This Preliminary PUD Master Plan mostly adheres to all standards of Zoning Ordinance 4400 with the exception of exceeding a 24' side setback, parking lot landscape islands slightly less than required, and a frontage buildout of 75.5% when including the allocated 20% street screen adherence equaling less than 90% as required. Overall, this PUD Master Plan achieves most all bulk and design standards when utilizing a two-story brick design and including all parking and associated drive-thru window and infrastructure in the 3rd layer as required within a Mixed Use Planned Unit Development.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, and **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Preliminary Planned Unit Development Master Plan as presented *[subject to technical comments and other conditions presented by planning staff]*.

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, and **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Preliminary Planned Unit Development Master Plan, subject to the following conditions: *[list conditions of approval crafted by Planning Commission]*.

Deny:

Move to recommend denial of the Preliminary Planned Unit Development Master Plan having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied *[list specific reasons for denial]*.

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the *[applicant/staff]* provide: *[list additional information]* for review at a future meeting.

May 9, 2024 - 5:30 PM

PUBLIC HEARINGS

Item 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

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Council Member Danny Coleman, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member DaVena Hardison was absent.

There being no one present to speak on the public hearing, Council Member Coleman moved to close the Public Hearing on Ordinance No. 4499. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 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

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Council Member Danny Coleman, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member DaVena Hardison was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4505. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 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

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

May 9, 2024 - 5:30 PM

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Council Member Danny Coleman, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member DaVena Hardison was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4506. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Council Member Danny Coleman, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member DaVena Hardison was absent.

There being no one present to speak on the Public Hearing, Council Member Coleman moved to close the Public Hearing on Ordinance No. 4507. Council Member Greene seconded the motion.

All Council Members present voted aye.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

Mayor spoke about the strong response from City departments in working with the County to help with the tornado damage that occurred yesterday.

Mayor Chaz Molder called the meeting to order, pursuant to proper public notice having been given. Present were Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Council Member Danny Coleman, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member DaVena Hardison was absent.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

May 9, 2024 - 5:30 PM

INVOCATION BY DELTRIC MCCULLOUGH OF MACEDONIA CHURCH OF CHRIST

PLEDGE OF ALLEGIANCE

Mayor Molder led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Molder advised Item 5.5, Presentation of a Proclamation to David Craig, is to be removed due to a scheduling conflict.

Mayor Molder moved to approve the agenda with Item 5.5 being removed. Council Member Greene seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

Item 5.1. - **RECOGNITION OF MAYOR'S YOUTH COUNCIL**

Mayor spoke about the Mayor's Youth Council and their commitment to make their community a better place. Dr. Ryan Jackson said he wanted to challenge the Youth Council to do something special and he thanked Dan McEwen and Jacey Bomar for working with the Youth Council. Dr. Jackson advised the topic the Youth Council had to cover was environmental conservation with the students challenged to get into unique groups and as a team create policy to pitch to the Mayor on how to get the community to buy into water conservation. He advised the second part of the challenge was taking the policy and creating a social media outlook campaign that could maximize the impact of the policy. Mayor Molder said the winning video will be featured on McEwens Group website and on the city's website. Mayor Molder announced that all three teams won the challenge. Mayor had Council join him in the well to recognize the Youth Council. Mayor Molder also invited Jacey Bomar up and thanked her for keeping the program going over the last three years and the successes are shared with her and the youth council. Mayor Molder said he is excited for the future and what the members of the Youth Council will be able to give back. Mayor Molder handed out the certificates for the members.

Item 5.2. - **QUARTERLY PRESENTATION BY WIL EVANS, PRESIDENT OF MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE**

Item 5.2 was moved to after the Police Proclamation.

Mr. Evans thanked the City for their partnership alongside the County and First Responders that have come together to do what has been needed in our community.

Mr. Evans advised their membership has had a tremendous outpouring and are ready to get information out to help those in need. Mr. Evans gave a brief update on what has been happening in the community economically over the last couple months.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

May 9, 2024 - 5:30 PM

Item 5.3. - **PRESENTATION OF A PROCLAMATION IN RECOGNITION OF NATIONAL PUBLIC WORKS WEEK**

Mayor invited Director Jeff DeWire and the other Public Works employees to the well. Mayor read the proclamation for Public Works Week.

Item 5.4. - **PRESENTATION OF A PROCLAMATION FOR NATIONAL POLICE WEEK**

Mayor Molder invited Chief Alsup and any of the Police Department employees to the well. Mayor read the proclamation for Police Week. Chief Alsup invited everyone the upcoming Police Memorial Service.

Item 5.5. - **PRESENTATION OF A PROCLAMATION TO DAVID CRAIG**

Item was removed from the agenda during the Approval of the Agenda.

ORGANIZATIONAL BUSINESS

Item 6.1. - **APPROVE THE MINUTES OF THE APRIL 11, 2024, REGULAR CITY COUNCIL MEETING**

Council Member Coleman moved to approve the April 11, 2024 City Council Meeting Minutes. Council Member Greene seconded the motion.

All Council Members present voted aye.

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

Council Member Marshall moved to approve the retirement benefits for Jeff Duncan. Council Member Greene seconded the motion.

All Council Members present voted aye.

Mayor Molder said everyone knows Jeff and associates him with the City of Columbia, he has a good reputation wherever he goes and has earned the opportunity to retire. The mayor read the retirement plaque. It was mentioned there would be a retirement ceremony tomorrow, May 10th, at 11 a.m. in the training room at the Police Department. Jeff thanked everyone and said he is proud to say he was an employee and now a retiree.

CONSENT AGENDA

Council Member Marshall moved to approve Consent Agenda. Council Member Greene seconded the motion.

All Council Members present voted aye and the following items were approved:

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

May 9, 2024 - 5:30 PM

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

Item 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

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

Item 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

Item 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

Item 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.

Item 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

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

Item 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)

Item 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

May 9, 2024 - 5:30 PM

EDITING/CREATING VIDEO CONTENT

Item 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**

Item 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**

Item 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**

ADMINISTRATION

RESOLUTIONS

Item 9.1. - RESOLUTION NO. 24-29 - TAX CORRECTIONS

Council Member Coleman moved to approve Resolution No. 24-29. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.2. - RESOLUTION NO. 24-30 - TAX/ASSESSMENT CORRECTIONS

Council Member Greene moved to approve Resolution No. 24-30. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.3. - RESOLUTION NO. 24-31 - A RESOLUTION ACCEPTING A DONATION OF 14 PLANTERS FROM COLUMBIA MAIN STREET FOR HISTORIC DOWNTOWN COLUMBIA

Council Member Greene moved to approve Resolution No. 24-31. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 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

May 9, 2024 - 5:30 PM

USED BY THE COLUMBIA POLICE DEPARTMENT

Mayor Molder said our local businesses are constantly working to help our local first responders and this particular business has been giving back. It's not the first time they have been donating to the City. Mayor mentioned that the owner, Josh, was present tonight.

Mayor Molder moved to approve Resolution No. 24-33. Vice Mayor McBroom seconded the motion.

All Council Members present voted aye.

Chief Alsup said Josh is a huge supporter of first responders. Josh advised that Muletown Coffee donated all the coffee, and invited everyone to come out to his business. He advised that 10 percent of their gross income is donated to charities in the community that are in need of assistance.

ORDINANCES

Item 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

Council Member Coleman moved to approve Ordinance No. 4499 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 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

Council Member Greene moved to approve Ordinance No. 4500 on second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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

Council Member Coleman moved to approve Ordinance No. 4501 on first consideration and establish the date of June 13, 2024 as the date of Public Hearing. Council Member Greene seconded the motion.

May 9, 2024 - 5:30 PM

All Council Members present voted aye.

Item 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

Council Member Marshall moved to approve Ordinance No. 4502 on first consideration and establish the date of June 13, 2024 as the date of Public Hearing. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 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

Mayor Molder said this is a very robust and exciting budget and we will see upgrades and enhanced services. Mayor Molder moved to amend to increase the Senior Center allocation by \$20,000 for a total of \$58,000. Mayor said this funding will allow the center to enhance capabilities.

Mayor Molder moved to approve Ordinance No. 4503 as amended on first consideration and establish the date of June 13, 2024 as the date of Public Hearing. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 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

City Manager Massey advised this Ordinance recommends a 5% raise for employees and there are positions that are being upgraded.

Council Member Marshall moved to approve Ordinance No. 4504 on first consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 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

Council Member Coleman moved to approve Ordinance No. 4505 on first consideration. Council Member Greene seconded the motion. There was a

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

May 9, 2024 - 5:30 PM

lengthy discussion on the differences between CD 3 and CD 4.

All members present voted aye with the exception of Vice Mayor McBroom who voted no. The motion Passed with a vote of 5-1.

Item 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

Council Member Greene moved to approve Ordinance No. 4506 on first consideration. Council Member Coleman seconded the motion.

All members present voted aye with the exception of Vice Mayor McBroom who voted no. The motion Passed with a vote of 5-1.

Item 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

Council Member Coleman spoke about this item being the first development for future land use and how it will help protect the rolling hills of our town. Council Member Coleman moved to approve Ordinance No. 4507 on first consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

OTHER BUSINESS

Item 11.1. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AMENDMENT TO THE CONTRACT WITH TENNESSEE PROPERTY MANAGEMENT LLC IN THE AMOUNT OF \$8,781

Council Member Greene moved to approve Item 11.1, Approve and authorize the Mayor to sign an amendment to the contract with Tennessee Property Management LLC in the amount of \$8,781. Council Member Marshall seconded the motion.

All Council Members present voted aye.

EXECUTIVE SESSION

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

May 9, 2024 - 5:30 PM

It was announced Council would go into Executive Session after the meeting adjourned.

ADJOURNMENT

Mayor Molder reminded everyone of the Police Memorial. He thanked Parks for the Farmers Market opening weekend, and thanked Kellye and Lexi for all their hard work.

There being no further business Mayor Molder moved to adjourn the meeting. Vice Mayor McBroom seconded the motion. All members present voted aye. The meeting adjourned at 06:50 PM and Council went into Executive Session.

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING APRIL 30, 2024

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	3,630,984.74	572,323.12	1,483,460.27	1,575,201.35
Sanitation Fund	550,394.89	39,726.17	82,560.85	428,107.87
Wastewater Fund	947,637.78	76,867.52	186,254.35	684,515.91
Street & Transportation Fund				-
State Street Aid	42,571.06			42,571.06
Drug Fund	62,671.01			62,671.01
Debt Service Fund	563,475.00			563,475.00
Capital Projects Fund	553,672.51			553,672.51
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	352,641.98	243,210.64		109,431.34
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board				-
	\$ 6,704,048.97	\$ 932,127.45	\$ 1,752,275.47	\$ 4,019,646.05

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 4/1/2024 - 4/30/2024**

GENERAL FUND

PAGE 1

134527	4/3/2024	Columbia Power & Water Systems	\$127.75
134528	4/3/2024	Jones & Lang Sporting Goods	\$220.00
134529	4/3/2024	Mobile Communications America, Inc	\$492.00
134530	4/3/2024	Temple Inc	\$5,361.00
134531	4/3/2024	Maury Co United Way	\$557.00
134532	4/3/2024	Columbia Machine Works	\$4,750.00
134533	4/3/2024	Lively Florist	\$52.89
134534	4/3/2024	AT&T	\$1,456.55
134535	4/3/2024	Robert J Young Company LLC	\$20.07
134536	4/3/2024	Break Time Services	\$209.75
134537	4/3/2024	Columbia Firefighter Assn	\$440.00
134538	4/3/2024	Barry Profitt	\$4,663.00
134539	4/3/2024	Atmos Energy	\$511.33
134540	4/3/2024	Allan Ervin	\$68.00
134541	4/3/2024	Henderson, Hutcherson & McCullough	\$1,700.00
134542	4/3/2024	Colonial Life	\$8,569.19
134543	4/3/2024	Verizon Wireless 04	\$2,329.32
134544	4/3/2024	Courier Printing Company	\$1,587.00
134545	4/3/2024	Davis Tree Service	\$3,940.00
134546	4/3/2024	Kennedy Broadcasting Company	\$250.00
134547	4/3/2024	Volunteer Paving LLC	\$420.64
134548	4/3/2024	Verizon - (Police Dept)	\$3,179.86
134549	4/3/2024	Visual Media Co LLC	\$200.00
134550	4/3/2024	Lamar Companies	\$1,500.00
134551	4/3/2024	WilcoLocal Media	\$810.00
134552	4/3/2024	Wells Fargo Financial Leasing, Inc	\$134.25
134553	4/3/2024	Siddons-Martin Emergency Group LLC	\$2,726.59
134554	4/3/2024	Jeremy B Hanback	\$12,300.00
134555	4/3/2024	Clint Riley	\$400.00
134556	4/3/2024	Jacob Neri	\$432.00
134557	4/10/2024	Tn Dept Of Revenue	\$526.90
134558	4/10/2024	Columbia Oil Company Inc	\$140.96
134559	4/10/2024	NAFECO Inc	\$74.85
134560	4/10/2024	Sunbelt Rentals Inc	\$1,933.07
134561	4/10/2024	Gulf States Distributors Inc	\$699.00
134562	4/10/2024	Break Time Services	\$96.25
134563	4/10/2024	State Of TN Attn: Lily White	\$261.25
134564	4/10/2024	State Of TN Dept Of Revenue	\$9.50
134565	4/10/2024	Campbell & Due Rentals	\$750.00
134566	4/10/2024	Parman Energy Group LLC	\$293.17
134567	4/10/2024	D & D Towing & Recovery	\$175.00
134568	4/10/2024	Daily Herald (Ads)	\$2,140.14
134569	4/10/2024	SRM Concrete	\$2,332.50
134570	4/10/2024	State Systems, LLC	\$3,447.62
134571	4/10/2024	Johnson Controls	\$902.40
134572	4/10/2024	WES Engineers & Surveyors	\$475.00
134573	4/10/2024	Leaf	\$643.00
134574	4/10/2024	Simpleview, LLC	\$18,285.00
134575	4/10/2024	Maury County 911	\$7,578.83
134576	4/10/2024	Davis Tree Service	\$2,500.00
134577	4/10/2024	Volunteer Paving LLC	\$272.80
134578	4/10/2024	Donnie Boshers	\$25.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 4/1/2024 - 4/30/2024**

GENERAL FUND

PAGE 2

134579	4/10/2024	Verizon Connect	\$322.15
134580	4/10/2024	Southern Duplicating of Clarksdale, Inc	\$541.81
134581	4/10/2024	Waynes Pest Control	\$660.00
134582	4/10/2024	Tara Ferry	\$25.00
134583	4/10/2024	Krissy McNeely	\$25.00
134584	4/10/2024	Wells Fargo Financial Leasing, Inc	\$243.57
134585	4/10/2024	Bonnie Froehlich	\$15.00
134586	4/10/2024	Leia Smith	\$25.00
134587	4/10/2024	Siddons-Martin Emergency Group LLC	\$225.28
134588	4/10/2024	TN Property Management	\$3,312.50
134589	4/10/2024	MaxSteel Buildings	\$21,054.50
134590	4/10/2024	Dan Sawvell	\$125.00
134591	4/10/2024	Angie Chandler	\$60.00
134592	4/10/2024	Lila Ann Damrow	\$40.00
134593	4/10/2024	Becky Dippold	\$10.00
134594	4/10/2024	Jolene Faulkner	\$10.00
134595	4/10/2024	Hailey Hord	\$20.00
134596	4/10/2024	Buddy Gambill	\$200.00
134597	4/10/2024	Tammy Hughes	\$20.00
134598	4/10/2024	Rhonda Jones	\$20.00
134599	4/10/2024	Edwin Moore	\$20.00
134600	4/10/2024	Shelley Potts	\$10.00
134601	4/10/2024	Jeanne Reed	\$20.00
134602	4/10/2024	Casey Robinson	\$30.00
134603	4/10/2024	Tiffany Turner	\$20.00
134604	4/10/2024	Stephanie Reed	\$220.00
134605	4/10/2024	Samuel Gray	\$33.28
134606	4/10/2024	Dad's Dugout	\$10.73
134607	4/10/2024	Bryan Farris	\$25.00
134608	4/10/2024	Kane Pigg	\$25.00
134609	4/10/2024	Raven South	\$25.00
134610	4/17/2024	Ace Hardware	\$66.41
134611	4/17/2024	Columbia Power & Water Systems	\$28,880.70
134612	4/17/2024	Jones & Lang Sporting Goods	\$120.00
134613	4/17/2024	Maury Regional Medical Center	\$10,900.00
134614	4/17/2024	Morgan Brothers Electric Inc	\$195.14
134615	4/17/2024	IACP-Int'l Assoc of Chiefs of Police (Dues)	\$190.00
134616	4/17/2024	NAFECO Inc	\$349.00
134617	4/17/2024	Stoltz Printing Co	\$130.00
134618	4/17/2024	Public Entity Partners	\$44,221.11
134619	4/17/2024	AT&T	\$71.22
134620	4/17/2024	David's Lock & Key Inc	\$32.55
134621	4/17/2024	Mail Call	\$2,467.86
134622	4/17/2024	Kim Dale	\$25.00
134623	4/17/2024	Nashville Equipment Service Inc	\$15,915.72
134624	4/17/2024	Dell Marketing L P	\$4,742.11
134625	4/17/2024	NexAir LLC	\$41.57
134626	4/17/2024	Robert J Young Company LLC	\$400.23
134627	4/17/2024	Gulf States Distributors Inc	\$2,022.80
134628	4/17/2024	Lose Design - Lose & Associates, Inc	\$8,621.51
134629	4/17/2024	Office Warehouse LLC	\$19.99
134630	4/17/2024	Tennessee Electrical Inc	\$763.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 4/1/2024 - 4/30/2024**

GENERAL FUND

PAGE 3

134631	4/17/2024	TN Fire Svs & Codes Enf Academy	\$298.00
134632	4/17/2024	IIA Lifting Services, Inc	\$1,450.00
134633	4/17/2024	Best Cleaners	\$669.00
134634	4/17/2024	Southern Software Inc	\$4,669.00
134635	4/17/2024	Heritage-Crystal Clean, LLC	\$486.19
134636	4/17/2024	Better Business Solutions	\$225.00
134637	4/17/2024	J & M Supply Solutions	\$1,532.31
134638	4/17/2024	Tri Star Energy	\$33,181.23
134639	4/17/2024	CPWS - Broadband	\$600.00
134640	4/17/2024	Atmos Energy	\$2,929.40
134641	4/17/2024	AT&T	\$154.49
134642	4/17/2024	Preventia Security	\$84.00
134643	4/17/2024	Life Services EAP	\$1,647.30
134644	4/17/2024	Lee Company	\$788.60
134645	4/17/2024	Daily Herald (Ads)	\$2,350.00
134646	4/17/2024	Eye In The Sky	\$4,780.86
134647	4/17/2024	Brookmeade Hardware & Supply	\$190.30
134648	4/17/2024	SRM Concrete	\$1,808.00
134649	4/17/2024	United Waste Haulers Of TN LLC	\$195.65
134650	4/17/2024	Choice Screening	\$80.00
134651	4/17/2024	State Systems, LLC	\$1,417.25
134652	4/17/2024	Combined Insurance, a Chubb Company	\$1,259.52
134653	4/17/2024	Certified Languages International	\$226.20
134654	4/17/2024	Copycats Print Services Llc	\$76.32
134655	4/17/2024	Cintas Corporation #241	\$3,882.44
134656	4/17/2024	Maury County 911	\$20,921.55
134657	4/17/2024	Waypoint Business Solutions	\$6,071.09
134658	4/17/2024	Firstnet Services Provided By AT&T Mobility	\$1,504.57
134659	4/17/2024	Servant Fire Protection	\$1,412.50
134660	4/17/2024	Game Time Sports Fields LLC	\$2,420.00
134661	4/17/2024	Reach Technologies	\$449.97
134662	4/17/2024	Fitness Direct Service Inc	\$220.00
134663	4/17/2024	Apparel Masters of Tennessee	\$995.85
134664	4/17/2024	SiteOne Landscape Supply LLC	\$758.08
134665	4/17/2024	KCS Building Group LLC	\$46,500.00
134666	4/17/2024	STS Distribution	\$2,113.00
134667	4/17/2024	Liquidity Services Operations LLC	\$238.27
134668	4/17/2024	Kennedy Broadcasting Company	\$119.00
134669	4/17/2024	Path Company LLC	\$479,215.00
134670	4/17/2024	Muletown Rec	\$9,722.22
134671	4/17/2024	Freedom Hill Land Management	\$4,948.15
134672	4/17/2024	Door Tech of Nashville Inc	\$560.00
134673	4/17/2024	Waynes Pest Control	\$1,210.00
134674	4/17/2024	Visual Media Co LLC	\$600.00
134675	4/17/2024	Firefly Essentials, LLC	\$63.00
134676	4/17/2024	Southeastern Shirt Corp.	\$110.10
134677	4/17/2024	Cayden Holt	\$25.00
134678	4/17/2024	Beard Equipment Company, Inc.	\$36.03
134679	4/17/2024	Tyler Technologies, Inc	\$131,033.00
134680	4/17/2024	Krebs Kubota	\$7,883.73
134681	4/17/2024	Lampley Concrete, Inc	\$28,215.00
134682	4/17/2024	AT&T (Fiber Optics)	\$740.96

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 4/1/2024 - 4/30/2024**

GENERAL FUND

PAGE 4

134683	4/17/2024	Siddons-Martin Emergency Group LLC	\$1,672.26
134684	4/17/2024	Chris Clark	\$125.00
134685	4/17/2024	Trailhead Media LLC	\$2,250.00
134686	4/17/2024	TN Property Management	\$1,257.60
134687	4/17/2024	Teresa Smith	\$125.00
134688	4/17/2024	Alexis Dearborn	\$25.00
134689	4/17/2024	Tony Yarber	\$1,817.00
134690	4/17/2024	Chassity Belskly	\$10.00
134691	4/25/2024	Columbia Power & Water Systems	\$8,106.14
134692	4/25/2024	Mobile Communications America, Inc	\$79.00
134693	4/25/2024	South Central Tennessee Development District	\$8,755.00
134694	4/25/2024	Maury Co United Way	\$557.00
134695	4/25/2024	NAFECO Inc	\$952.00
134696	4/25/2024	Duck River Electric	\$83.26
134697	4/25/2024	Rogers Group Inc	\$5,821.54
134698	4/25/2024	Gulf States Distributors Inc	\$18,434.00
134699	4/25/2024	Town Square Graphics Inc	\$2,000.00
134700	4/25/2024	Tennessee Electrical Inc	\$8,858.00
134701	4/25/2024	TN Bureau Of Investigation	\$1,120.00
134702	4/25/2024	Break Time Services	\$348.25
134703	4/25/2024	Vulcan Materials Co	\$381.40
134704	4/25/2024	Unum Life Insurance Co Of Amer	\$1,938.60
134705	4/25/2024	Columbia Firefighter Assn	\$440.00
134706	4/25/2024	Verizon Per	\$41.88
134707	4/25/2024	Parman Energy Group LLC	\$360.91
134708	4/25/2024	Atmos Energy	\$514.26
134709	4/25/2024	Daily Herald (Ads)	\$25.76
134710	4/25/2024	Eye In The Sky	\$3,140.00
134711	4/25/2024	Hughes McDaniel & Associates	\$1,250.00
134712	4/25/2024	C.E.S. City Electric Supply Co	\$3,097.16
134713	4/25/2024	SRM Concrete	\$1,890.50
134714	4/25/2024	State Systems, LLC	\$675.00
134715	4/25/2024	Cintas Corporation #241	\$1,206.63
134716	4/25/2024	Waypoint Business Solutions	\$250.00
134717	4/25/2024	Morrison Engineering LLC	\$525.00
134718	4/25/2024	Knighthorst Shredding, LLC	\$78.56
134719	4/25/2024	Verizon Wireless 01	\$177.52
134720	4/25/2024	Verizon Wireless 09	\$88.76
134721	4/25/2024	William C Hargrove	\$15,025.00
134722	4/25/2024	Fitness Direct Service Inc	\$237.51
134723	4/25/2024	Volunteer Paving LLC	\$195.92
134724	4/25/2024	Freedom Hill Land Management	\$11,819.75
134725	4/25/2024	Iron Smith Fire	\$800.00
134726	4/25/2024	Maury Regional Medical Group	\$1,703.61
134727	4/25/2024	Richmond American Homes of TN	\$1,592.44
134728	4/25/2024	Tyler Technologies, Inc	\$3,500.00
134729	4/25/2024	Alert 360	\$297.21
134730	4/25/2024	TW Lawncare	\$7,180.00
134731	4/25/2024	MGM - Mike Gibson	\$2,283.03
134732	4/25/2024	Volunteer Welding Supply, Inc.	\$131.10
134733	4/25/2024	Triple P Flooring	\$3,965.81
134734	4/25/2024	TRH Health Plans	\$124.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 4/1/2024 - 4/30/2024**

GENERAL FUND

PAGE 5

134735	4/25/2024	NHC Healthcare	\$12,524.40
134736	4/25/2024	Marguerite Tracey	\$75.00
134737	4/25/2024	Judy Jones	\$75.00
134738	4/25/2024	Wanda Cates	\$75.00
134739	4/25/2024	TKC Architecture & Engineering	\$225.00
134740	4/30/2024	City Of Col Employees Retireme	\$176,920.82
134741	4/30/2024	Maury Co Government	\$15,418.68
134742	4/30/2024	Morgan Brothers Electric Inc	\$513.42
134743	4/30/2024	John Bouchard & Sons Co Inc	\$7,975.33
134744	4/30/2024	Turner & Osborne Tire Co	\$399.52
134745	4/30/2024	Dell Marketing L P	\$530.44
134746	4/30/2024	Staples Inc	\$107.20
134747	4/30/2024	Break Time Services	\$216.25
134748	4/30/2024	Royal Flush Portables	\$190.00
134749	4/30/2024	Mutual Of Omaha	\$12,403.15
134750	4/30/2024	J & M Supply Solutions	\$819.10
134751	4/30/2024	City Of Col Tn Retirement	\$23,168.83
134752	4/30/2024	Tri Star Energy	\$58.28
134753	4/30/2024	Atmos Energy	\$286.10
134754	4/30/2024	Safe Industries	\$1,535.11
134755	4/30/2024	SRM Concrete	\$514.00
134756	4/30/2024	Cintas Corporation #241	\$940.53
134757	4/30/2024	Colonial Life	\$5,573.01
134758	4/30/2024	Needle and Grain	\$60.50
134759	4/30/2024	Verizon Wireless 04	\$2,273.28
134760	4/30/2024	The Marbet Company	\$4,265.00
134761	4/30/2024	Waynes Pest Control	\$250.00
134762	4/30/2024	Verizon - (Police Dept)	\$3,136.88
134763	4/30/2024	Charter Communications	\$1,099.00
134764	4/30/2024	Wilmoth Foreman	\$78.00
134765	4/30/2024	HD Ink Screen Printing	\$2,780.00
134766	4/30/2024	SASE Company	\$4,291.79

Total Purchase Cards:	\$	105,482.06
Total Payroll Transfers:	\$	1,483,460.27
Total Misc. Transfers:	\$	572,323.12
Total Checks: 240	\$	<u>1,469,719.29</u>
Total:	\$	3,630,984.74

STATE STREET AID

8108	4/3/2024	Columbia Power & Water Systems	\$12,531.99
8109	4/3/2024	G & C Supply Co Inc	\$3,241.10
8110	4/3/2024	3M Company	\$788.32
8111	4/3/2024	Cutting Edge Lawn and Landscapes	\$1,300.00
8112	4/17/2024	G & C Supply Co Inc	\$675.00
8113	4/25/2024	Columbia Power & Water Systems	\$33.33
8114	4/25/2024	Temple Inc	\$145.00
8115	4/25/2024	Duck River Electric	\$15.20
8116	4/25/2024	G & C Supply Co Inc	\$735.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 4/1/2024 - 4/30/2024**

STATE STREET AID

PAGE 6

8117	4/25/2024	Firstnet Services Provided By AT&T Mobility	\$412.28
8118	4/25/2024	Cutting Edge Lawn and Landscapes	\$2,600.00
8119	4/25/2024	Hutchison Tree Service	\$19,850.00
8120	4/30/2024	Columbia Power & Water Systems	\$51.72
Total Purchase Cards:		\$ 192.12	
Total Misc. Transfers:		\$ -	
Total Checks: 13		\$ 42,378.94	
Total:		\$ 42,571.06	

SANITATION

22320	4/3/2024	Fleming Sheet Metal Shop	\$1,200.00
22321	4/3/2024	Stringfellow Inc	\$360,093.09
22322	4/3/2024	Lively Florist	\$52.89
22323	4/3/2024	Robert J Young Company LLC	\$20.07
22324	4/3/2024	Wastequip Manufacturing Co LLC	\$6,380.27
22325	4/3/2024	Atmos Energy	\$511.34
22326	4/3/2024	Henderson, Hutcherson & McCullough	\$175.00
22327	4/3/2024	Colonial Life	\$783.75
22328	4/3/2024	Marshall County Solid Waste and Recycling	\$2,429.70
22329	4/3/2024	Main Street Media of TN	\$103.13
22330	4/3/2024	Wells Fargo Financial Leasing, Inc	\$134.26
22331	4/3/2024	Environmental Products Group Inc	\$2,027.94
22332	4/10/2024	Fleming Sheet Metal Shop	\$2,400.00
22333	4/10/2024	United Waste Haulers Of TN LLC	\$3,478.48
22334	4/10/2024	Absolute Access ID, LLC	\$240.00
22335	4/17/2024	Columbia Power & Water Systems	\$865.22
22336	4/17/2024	Columbia Oil Company Inc	\$1,911.94
22337	4/17/2024	Tri Star Energy	\$14,543.79
22338	4/17/2024	Life Services EAP	\$107.10
22339	4/17/2024	Daily Herald (Ads)	\$143.76
22340	4/17/2024	Brookmeade Hardware & Supply	\$190.30
22341	4/17/2024	United Waste Haulers Of TN LLC	\$2,055.88
22342	4/17/2024	Combined Insurance, a Chubb Company	\$141.06
22343	4/17/2024	Muletown Rec	\$833.34
22344	4/17/2024	Samsara Inc	\$421.80
22345	4/25/2024	Columbia Power & Water Systems	\$25.60
22346	4/25/2024	Fleming Sheet Metal Shop	\$1,800.00
22347	4/25/2024	Break Time Services	\$28.00
22348	4/25/2024	Unum Life Insurance Co Of Amer	\$191.40
22349	4/25/2024	United Waste Haulers Of TN LLC	\$1,163.55
22350	4/25/2024	Maury Regional Medical Group	\$154.00
22351	4/30/2024	City Of Col Employees Retireme	\$6,878.51
22352	4/30/2024	Fleming Sheet Metal Shop	\$1,200.00
22353	4/30/2024	Mutual Of Omaha	\$591.10
22354	4/30/2024	City Of Col Tn Retirement	\$900.78
22355	4/30/2024	Atmos Energy	\$228.79

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 4/1/2024 - 4/30/2024**

SANITATION

PAGE 7

22356	4/30/2024	United Waste Haulers Of TN LLC	\$492.40
22357	4/30/2024	Colonial Life	\$522.50

Total Purchase Cards:	\$	12,687.13
Total Payroll Transfers:	\$	82,560.85
Total Misc. Transfers:	\$	39,726.17
Total Checks: 38	\$	<u>415,420.74</u>
Total:	\$	550,394.89

WASTEWATER

48649	4/3/2024	Columbia Power & Water Systems	\$1,707.02
48650	4/3/2024	Columbia Oil Company Inc	\$434.79
48651	4/3/2024	Stoltz Printing Co	\$499.00
48652	4/3/2024	Duck River Electric	\$330.38
48653	4/3/2024	Johnson's Carpet	\$5,366.89
48654	4/3/2024	WM CORPORATE SERVICES, INC	\$28,679.79
48655	4/3/2024	Vulcan Materials Co	\$286.97
48656	4/3/2024	Share Corp	\$252.39
48657	4/3/2024	Atmos Energy	\$47.19
48658	4/3/2024	Cedarchem Llc	\$657.91
48659	4/3/2024	Cintas Corporation #241	\$1,011.50
48660	4/3/2024	Henderson, Hutcherson & McCullough	\$625.00
48661	4/3/2024	Colonial Life	\$1,401.87
48662	4/3/2024	ACT & C	\$1,051.26
48663	4/3/2024	Waynes Pest Control	\$150.00
48664	4/3/2024	Engineering & Testing Solutions LLC	\$10,875.00
48665	4/3/2024	Blue Cardinal Chemical, LLC	\$723.14
48666	4/3/2024	Crawford Electric Supply Co., Inc	\$401.24
48667	4/3/2024	ITpipes Opco, LLC	\$4,000.00
48668	4/3/2024	James R Avery Engineering	\$500.00
48669	4/10/2024	W W Grainger Inc	\$325.98
48670	4/10/2024	Office Warehouse LLC	\$4,441.00
48671	4/10/2024	Cumberland Machine Co Inc	\$54,814.05
48672	4/10/2024	Cintas Corporation #241	\$505.85
48673	4/10/2024	Waypoint Analytical, LLC	\$1,742.00
48674	4/17/2024	Columbia Power & Water Systems	\$83,990.16
48675	4/17/2024	Ted's Sporting Goods	\$125.00
48676	4/17/2024	Thompson Machinery	\$1,800.00
48677	4/17/2024	Columbia Oil Company Inc	\$462.49
48678	4/17/2024	Duck River Electric	\$3,096.19
48679	4/17/2024	Auto Trim Design	\$1,665.00
48680	4/17/2024	Public Entity Partners	\$7,998.77
48681	4/17/2024	Water Management Services LLC	\$1,800.00
48682	4/17/2024	Guthrie Sales & Service Inc	\$401.00
48683	4/17/2024	Brenntag Mid-South Inc	\$13,293.00
48684	4/17/2024	Robert J Young Company LLC	\$98.85
48685	4/17/2024	J R Wauford & Co Cons Eng, Inc	\$131,310.00
48686	4/17/2024	Applied Thermal System	\$70.96
48687	4/17/2024	Vulcan Materials Co	\$402.78
48688	4/17/2024	Wilson County Motors	\$48,761.00
48689	4/17/2024	US Bank Trust Natl Assn	\$24,795.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 4/1/2024 - 4/30/2024**

WASTEWATER

PAGE 8

48690	4/17/2024	Tri Star Energy	\$4,820.45
48691	4/17/2024	Atmos Energy	\$47.86
48692	4/17/2024	Life Services EAP	\$204.00
48693	4/17/2024	Combined Insurance, a Chubb Company	\$44.10
48694	4/17/2024	Cintas Corporation #241	\$505.85
48695	4/17/2024	Path Company LLC	\$89,500.00
48696	4/17/2024	Muletown Rec	\$1,944.44
48697	4/17/2024	State Systems, Inc	\$1,096.75
48698	4/25/2024	Columbia Power & Water Systems	\$6,339.40
48699	4/25/2024	Roto-Rooter	\$1,275.00
48700	4/25/2024	Columbia Oil Company Inc	\$68.76
48701	4/25/2024	AT&T	\$6,204.48
48702	4/25/2024	Unum Life Insurance Co Of Amer	\$490.80
48703	4/25/2024	Atmos Energy	\$47.03
48704	4/25/2024	Cook's Pest Control Inc	\$117.00
48705	4/25/2024	Cintas Corporation #241	\$507.27
48706	4/25/2024	Riverstone Homes LLC	\$25,268.50
48707	4/25/2024	Waypoint Analytical, LLC	\$1,107.00
48708	4/25/2024	DCC Propane, LLC / UPG	\$1,215.08
48709	4/25/2024	Judy Construction Company	\$25,438.10
48710	4/25/2024	pdblowers, Inc	\$5,363.84
48711	4/30/2024	City Of Col Employees Retireme	\$15,111.71
48712	4/30/2024	Columbia Power & Water Systems	\$1,390.29
48713	4/30/2024	W W Grainger Inc	\$80.58
48714	4/30/2024	Robert J Young Company LLC	\$449.63
48715	4/30/2024	Vulcan Materials Co	\$802.31
48716	4/30/2024	Mutual Of Omaha	\$2,308.15
48717	4/30/2024	City Of Col Tn Retirement	\$1,978.97
48718	4/30/2024	Atmos Energy	\$46.21
48719	4/30/2024	Cumberland Machine Co Inc	\$22,989.25
48720	4/30/2024	Cintas Corporation #241	\$507.27
48721	4/30/2024	Colonial Life	\$1,048.88
48722	4/30/2024	Culleoka Company LLC	\$345.00
48723	4/30/2024	Glen Alexander, R.L.S. #2035	\$700.00
48724	4/30/2024	Jet-Vac Equipment Company	\$6,150.11

Total Purchase Cards:	\$	18,101.42
Total Payroll Transfers:	\$	186,254.35
Total Misc. Transfers:	\$	76,867.52
Total Checks: 76	\$	666,414.49
Total:	\$	947,637.78

DRUG

5980	4/3/2024	Verizon Wireless 04	\$234.50
5981	4/3/2024	Verizon - (Police Dept)	\$238.00
5982	4/10/2024	Thomson Reuters - West	\$74.00
5983	4/10/2024	Chrysler Dodge Jeep Ram of Columbia	\$42,191.25
5984	4/17/2024	Chrysler Dodge Jeep Ram of Columbia	\$18,229.40
5985	4/30/2024	United States Police Canine	\$75.00
5986	4/30/2024	EMCS Inc	\$700.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 4/1/2024 - 4/30/2024**

DRUG

PAGE 9

5987	4/30/2024	Verizon Wireless	04	\$234.40
5988	4/30/2024	Verizon - (Police Dept)		\$238.00

Total Purchase Cards:	\$	456.46
Total Checks: 9	\$	62,214.55
Total:	\$	62,671.01

INSURANCE

3087	4/10/2024	Sherrill Morgan	\$9,875.00
3088	4/17/2024	Maury Regional Hospital Marshall Medical Ctr	\$21,456.22
3089	4/17/2024	Muletown Rec	\$12,500.00
3090	4/25/2024	BlueCross BlueShield Of TN	\$24,415.84
3091	4/25/2024	Maury Regional Hospital Marshall Medical Ctr	\$400.00
3092	4/25/2024	Sun Life Financial	\$40,784.28

Total Misc. Transfers:	\$	243,210.64
Total Checks: 6	\$	109,431.34
Total:	\$	352,641.98

CAPITAL PROJECTS

3069	4/3/2024	Gresham Smith & Partners	\$1,885.56
3070	4/17/2024	Brindley Construction	\$373,144.26
3071	4/17/2024	N & S Waterproofing, Llc	\$168,302.50
3072	4/17/2024	Morrison Engineering LLC	\$5,400.00
3073	4/17/2024	Jake Hubbell	\$105.00
3074	4/30/2024	Gresham Smith & Partners	\$4,835.19

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	-
Total Checks: 6	\$	553,672.51
Total:	\$	553,672.51

DEBT SERVICE

2400	4/17/2024	US Bank Trust Natl Assn	\$563,475.00
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Total Misc. Transfers:	\$	-
Total Checks: 1	\$	563,475.00
Total:	\$	563,475.00



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.com 931-560-1580

AGENDA ITEM TITLE: 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

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	1,000
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.

EXHIBIT B

Municipal Advisor Agreement

CITY OF COLUMBIA PROJECT AMENDMENT II

Section 1. Consistent with the Municipal Advisor Agreement (the “Master Agreement”) incorporated herein by reference, the Issuer’s formally adopted Debt Management Policy as supplemented or revised and in the interest of full disclosure and transparency, the following disclosures supplement those included in the Master Agreement and are made and hereby acknowledged as fully disclosed and waived where applicable.

Section 2. It is hereby acknowledged that a copy of the services, service providers and estimated costs related to the sale, issuance and delivery of the Debt Obligations contemplated by this “Project Amendment - II” has been provided to the Issuer at the earliest possible date once individual projects, timetables and similar determinations are made. Fees payable to the Municipal Advisor shall be determined based on Article III of the Master Agreement.

The services, service providers and estimated costs related to the sale and issuance of Debt Obligations to provide funds to finance the Issuer’s proposed (i) General Obligation Public Improvement Bonds, Series 2024 to provide funds for the design, construction, and completion of a new sewer treatment plant, and (ii) to pay costs related to the sale and issuance of the Debt Obligations (collectively, the “Project”) are estimated as follows:

<u>Service</u>	<u>Provider</u>	<u>Estimated Cost</u>
Municipal Advisor:	Raymond James & Associates, Inc.	\$68,500
Bond Counsel:	Bass, Berry & Sims PLC	\$50,000
Credit Rating:	S&P Global Ratings, Inc.	\$66,000
Registration & Paying Agent	US Bank National Association	\$700
POS Posting and Distribution	HIS IPREO	\$1,500
CUSIP Numbers	S&P Cusip Services	\$1,000

Section 3. Underwriter’s compensation relating to the purchase of the of the Issuer’s Debt Obligations is determined through the formal pricing process on the sale date. This compensation is embedded in the Debt Obligation pricing and is not a separately stated cost of issuance.

Section 4. A State Form CT-0253 depicting the actual costs of issuance of all actual transaction costs will be prepared and executed at the closing and delivery of the Debt Obligations, presented to the Governing Body of the Issuer at its next scheduled meeting following the delivery of the Debt Obligations and filed with the Tennessee Comptroller of the Treasury’s Director of State and Local Finance in a timely fashion as required by prevailing State law.

Section 5. To the extent other related Raymond James personnel assist with and provide investment services to the Issuer, it is acknowledged that separate compensation will be paid for

any such services and that up to one-half of any such fees paid to Raymond James may be shared internally with representatives of the Municipal Advisor acting as a solicitor and that any such fees charged will be the same regardless of whether a solicitor was used or not.

Section 6. If Raymond James serves as Dissemination Agent for the Issuer, then a separate annual fee for performance of such services may be paid.

Section 7. Raymond James may act as registered investment adviser to the City in its capacity as bidding agent in conducting a competitive bid procurement for the purchase of open market securities to be held in the Escrow Fund. As a result, Raymond James may receive compensation for bidding agent services which may be shared with other divisions of the firm including Public Finance contingent on the sale and delivery of the Bonds. Whether such fees are shared or not, the standard fees will be the same.

Section 8. From time to time, Bass Berry & Sims PLC has represented Raymond James on matters unrelated to the Issuer and may continue to do so in the future.

Section 9. We have reviewed Exhibit A “Disclosure for Municipal Advisor Agreement” which is part of the Master Agreement. We are not aware of any updates that are needed nor are there any additional disclosures that should be added.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE DULY CAUSED THIS PROJECT AMENDMENT to be signed and sealed by their respective authorized officers this 13th day of June 2024.

CITY OF COLUMBIA, TENNESSEE

LEGAL FORM APPROVED

Name: Chaz Molder
Title: Mayor



Name: C. Tim Tisher
Title: City Attorney

ATTEST:

Name: Thad Jablonski
Title: City Recorder

RAYMOND JAMES & ASSOCIATES, INC.

By: _____
Name: Elizabeth Zuelke
Title: Vice President



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.com 931.560.1580

AGENDA ITEM TITLE: 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

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 Engagement Letter.

EXHIBIT C

Bond Counsel Engagement Letter

Thad Jablonski
Assistant City Manager and CFO
City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: Not to Exceed \$80,000,000 of Federally Taxable General Obligation Public Improvement Bonds of the City of Columbia, Tennessee

Thad:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to the City of Columbia, Tennessee (the "Issuer"), in connection with the issuance of the above-referenced bonds (the "Bonds"). We understand that the Bonds will be issued as a single series of federally tax-exempt bonds and are being issued for the purpose of funding wastewater system improvements for the Issuer. We further understand that the Bonds will be sold via competitive sale with Raymond James serving as municipal advisor to the Issuer.

As bond counsel, we expect to perform the following duties:

(1) Subject to the completion of proceedings to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for state tax purposes;

(2) Prepare and review documents necessary or appropriate to the authorization, issuance and delivery of the Bonds, coordinate the authorization and execution of documents, and review and, where appropriate, draft enabling legislation;

(3) Assist the Issuer in seeking from other governmental authorities such approvals, permissions and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance and delivery of the Bonds;

(4) Draft those sections of the official statement to be disseminated in connection with the sale of the Bonds, describing the Bond Opinion, the terms of and security for the Bonds, and the treatment of the Bonds and interest thereon under state and federal tax law;

(5) Prepare and review the notice of sale pertaining to the competitive sale of the Bonds;

(6) Draft the continuing disclosure undertaking of the Issuer.

(7) Review legal issues relating to the structure of the Bond issue; and

(8) Assist the Issuer in presenting information to bond rating agencies and providers of credit enhancement relating to legal issues affecting the issuance of the Bonds.

The Bond Opinion will be addressed to the Issuer and the underwriter of the Bonds and will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing").

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security.

Our duties in this engagement are limited to those expressly set forth above.

Upon execution of this engagement letter, the Issuer will be our client and an attorney-client relationship will exist between us. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all other parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as bond counsel are limited to those contracted for in this letter; your execution of this engagement letter will constitute an acknowledgment of those limitations.

Please note that, in our representation of the Issuer, we will not act as a "municipal advisor", as such term is defined in the Securities Exchange Act of 1934.

Our representation of the Issuer and the attorney-client relationship created by this engagement letter will be concluded upon issuance of the Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate Internal Revenue Service Form 8038, prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that, during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in the issuance of the Bonds. We do not believe such representation will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. Execution of this letter will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

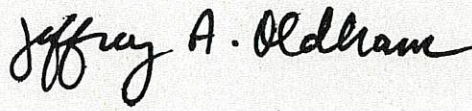
Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this engagement letter; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, we estimate that our fee will be \$50,000. We understand that our fee will be paid at the Closing.

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product pertaining to the transaction, will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other materials retained by us after the termination of this engagement.

If the foregoing terms of this engagement are acceptable to you please so indicate by returning the enclosed copy of this letter signed by an appropriate officer, retaining the original for your files.

We look forward to working with you.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey A. Oldham". The signature is fluid and cursive, with the first name "Jeffrey" being more prominent.

Jeffrey A. Oldham

Accepted and Approved:

By: _____

Name: _____

Title: _____

Date: _____

Approved as to Legal Form:

A handwritten signature in blue ink that reads "C. Tim Tisher". The signature is written in a cursive style.

C. Tim Tisher, City Attorney

37995690.1



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Tara Ferry, Interim Benefits Administrator, tferry@columbiatn.com, (931) 560-1572

AGENDA ITEM TITLE: 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

RECOMMENDATION: Approve.

INFORMATION: To ensure we are receiving the most competitive rates and the best possible service for our eligible employees; Sherrill Morgan does 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 for Sun Life, Sun Life Proposal, Rate Sheet 1, Rate Sheet 2 and Rate Sheet 3.



SECTION FOUR

May 13, 2024

Renewal options

To accept the renewal proposal, please do the following:

- At the bottom of this page, select a renewal option and sign where indicated.
- Email, fax, or mail this page to me by June 1, 2024, in order to avoid a lapse in coverage.
- Please Note: Your signature constitutes your acceptance of the terms, conditions assumptions and contingencies set forth within all pages of this proposal.

Policyholder name:	City of Columbia	Account number:	913256
Policyholder Address:	700 N Garden St	Renewal status:	Firm
	Columbia, TN 38401	TPA Name:	BLUE CROSS/BLUE SHIELD OF TN
Situs State:	TN	PPO Name:	BCBS Tenn-Chatt/Memphis
Renewal Eff. Date:	July 1, 2024	Firm through date:	5/27/2024

Current and renewal rate summary

Tier	Employees
Single	247
Family	172
Total	419

Specific Stop-Loss policy details and renewal options

Plan thresholds	Current	Renewal option 1	Renewal option 2	Renewal option 3
Individual Specific deductible	\$150,000	\$150,000	\$165,000	\$175,000
Aggregating Specific deductible	\$125,000	\$125,000	\$125,000	\$125,000
Annual maximum	Unlimited	Unlimited	Unlimited	Unlimited
Lifetime maximum	Unlimited	Unlimited	Unlimited	Unlimited
Claims basis	PAID	PAID	PAID	PAID
Benefits covered	Medical and Rx	Medical and Rx	Medical and Rx	Medical and Rx
Single	\$65.38	\$62.11	\$56.62	\$52.59
Family	\$139.00	\$132.05	\$120.38	\$111.81
Total monthly premium	\$40,056.86	\$38,053.77	\$34,690.50	\$32,221.05
Renewal rate action as a % increase to current monthly premium		-5.0%	-13.4%	-19.6%

Total estimated annual plan costs

Total costs	Current	Renewal option 1	Renewal option 2	Renewal option 3
Total annual premium	\$480,682.32	\$456,645.24	\$416,286.00	\$386,652.60
Total estimated self-funded plan costs	\$480,682.32	\$456,645.24	\$416,286.00	\$386,652.60
Renewal rate action as a % increase to total estimated annual plan cost.		-5.0%	-13.4%	-19.6%

Select renewal option



Please indicate the renewal option you have selected by initialing one of the three boxes above. The premium rates agreed upon as part of the renewal will be effective on the Policy Renewal Effective Date. Your signature on the renewal proposal constitutes your acceptance of the terms, conditions, assumptions and contingencies set forth in it.

Please acknowledge your acceptance of the renewal proposal, which includes all pages of the proposal, by signing below and returning the signed page to Joel Albright.

Policyholder Signature:		Date:	5/14/24
Printed Name:	Joel Albright	Printed Title:	City Manager

Proposal for City of Columbia

GSL0T-2551, SLPC 24342 05/21 (exp. 05/21)

* This approval is contingent on Columbia City Council approval on 6/13/24.

Renewal options, continued

May 13, 2024

Policyholder name:	City of Columbia
Account number:	913256
Renewal status:	Firm
Renewal Eff. Date:	July 1, 2024

Specific Stop-Loss coverage

The following options and programs are included in your policy:

Options:

- **No New Lasers at Renewal option with Renewal Rate Cap of 50%**
This option prevents new lasers from being added to the new policy if it renews. The rate cap applies to Specific Benefit rates and the Aggregating Specific deductible (if applicable), and it assumes there are no material changes to the underlying plan, the Sun Life Stop-Loss policy, or the covered group.
- **Mirroring Endorsement**
This option is subject to review and approval by Sun Life and may affect the quoted rates. To include this endorsement with your policy, within 90 days of the policy effective date, we need your plan document and an executed Renewal Options signature page.
- **Advance Funding option**
This option enhances the cash flow of your self-funded plan by advancing the stop-loss funds to you or your administrator up front, before you pay the provider.
- **Rx claims are included and bundled with the administration (no carve-out PBM)**
This proposal assumes that your stop-loss insurance will include coverage for prescription drug claims and that the standard large claimant reporting from your medical administrator will include both medical and prescription drug claims. Based on the information provided, your PBM vendor is Ventegra.

Programs:

- **SunElite™ medical document review service**
SunElite is a medical plan document review service for Sun Life Stop-Loss clients. Your custom SunElite report will analyze the plan's cost-containment, federal law compliance and discretionary authority.
- **SunResources preferred network program**
SunResources is our preferred cost-containment vendor program. On a voluntary basis, Sun Life clients gain access to an extensive network of cost-containment vendors that have gone through a rigorous vetting process to ensure quality service and performance. SunResources can help lower costs both before and after a catastrophic claim occurs.

The following are not included in your policy:

- **Clinical Trials option**
- **Electronic Funds Transfer**
- **Retiree coverage**
- **Terminal Liability option**
- **Experience Rating Refund**

Producer commissions

Sun Life pays the following commission percent to the Stop-Loss producer: 0.0%.

Specific Benefit Stop-Loss renewal acceptance

Acceptance of your Specific Benefit Stop-Loss renewal by Sun Life is subject to timely receipt of a signed renewal proposal and contingent upon a review of large claims over \$50,000 with diagnosis/prognosis for the period of July 1, 2023, through March 31, 2024, with accompanying required information. For large claims, the required information includes paid claims, pending claims, and notification of known situations. Upon review of your large claims information, we reserve the right to recalculate quoted rates.

Sun Life will not reimburse for claims expenses incurred outside the Policy Year parameters.

General coverage

- **Captive coverage**
Any Stop Loss policy issued to a policyholder that is part of a captive program, is excluded from any and all Sun Life incentive, bonus or override programs.
- **Affordable Care Act accommodations**
This renewal proposal represents Sun Life's efforts to work with you to meet your requirements under the Affordable Care Act (ACA), including, but not limited to, the dependent age provisions of the ACA. It is the self-funded medical plan's responsibility to keep its census data up to date at all times. If the plan inadvertently does not remove a terminated participant, Sun Life may deny any claims from the participant. However, in that situation, the self-funded medical plan is responsible for the claim.

Disclosures

1. Sun Life book of business data through March 2020.
2. For complete financial ratings, visit www.sunlife.com/financialratings.
3. Sun Life renewal statistics data from 2018 to 2020.
4. Health Research Institute Medical Trend "Behind The Numbers" report 2021.

Producer licensing

All Sun Life companies require producers using insurance quotes we issue for the purpose of soliciting, selling, or negotiating insurance to be licensed both by the state where the prospective client is located and by any state where the solicitation, sale, or negotiation of insurance occurs, if different. This requirement pertains to all forms of solicitation, sales or negotiation of insurance, including but not limited to solicitation, sale, or negotiation conducted in person, by telephone, by email, by fax, or otherwise.

Producer compensation

We encourage brokers and their clients to discuss what commission or other compensation may be paid in connection with the purchase of products and services from Sun Life companies. All Sun Life companies may pay the selling broker, agency, or third party administrator for the promotion, sale, and renewal of the products and services offered in this proposal. In addition to our standard compensation, we may make additional cash payments or reimbursements to selling brokers in recognition of their marketing and distribution activities, persistency levels, and volume of business.

For New York situs business, we may pay reduced compensation where fewer services are offered and increased compensation where more services are provided. Producers must comply with the specific compensation disclosure requirements of New York Regulation 194.

Plan and rates

This renewal proposal is based on the employee census information that was provided. Acceptance of the group and final rates will be determined by the Sun Life home office in the United States based on actual enrollment and case experience, if required. Terms and conditions of any coverage under the policy will be determined by all necessary final data and by underwriting rules, policy requirements, and policy provisions in effect on the date coverage begins.

Sun Life Companies

The Sun Life group of companies operates under the "Sun Life" name. In the United States and elsewhere, insurance products are offered by members of the Sun Life group of companies that are insurance companies.

Currently, group underwriting companies include Sun Life and Health Insurance Company (U.S.) and Sun Life Assurance Company of Canada. Sun Life Inc., the publicly traded holding company for the Sun Life group of companies, is not an insurance company and does not guarantee the obligations of these insurance companies. Each insurance company relies on its own financial strength and claims-paying ability.

Group stop-loss insurance policies are underwritten by Sun Life Assurance Company of Canada (Wellesley Hills, MA) in all states, except New York, under Policy Form Series 07-SL REV 7-12. In New York, group stop-loss insurance policies are underwritten by Sun Life and Health Insurance Company (U.S.) (Lansing, MI) under Policy Form Series 07-NYSL REV 7-12. Product offerings may not be available in all states and may vary depending on state laws and regulations.

Stop-Loss information

The following services are not insurance and carry a separate charge included with the price of coverage: Clinical 360, owned by Sun Life; SunElite™, owned by Sun Life with services provided by The Phia Group, LLC.

Information

Issuance of a Stop Loss policy is dependent upon meeting underwriting guidelines and participation requirements.



Sun Life

If you have any questions or to learn more, contact your Sun Life Stop-Loss Specialist.

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MEDICAL ADMINISTRATIVE FEES

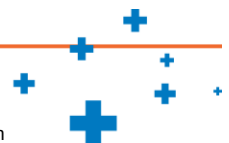
Main Administrative Services Fee:	7/1/24 Fee
Admin Fee	\$ 43.80
Medical Main Administrative Services Fee	\$ 43.80
Medical Guaranteed Administrative Services Fee	\$ 43.80
COBRA - Std w/INL	\$ 0.68
Chronic Care Mgmt - Incl Nurseline	\$ 1.98
Advanced Radiological Imaging	\$ 0.58
Genetic Testing	\$ 0.18
Rx Integration Fee	\$ 8.00
Medical Total Administrative Services Fee	\$ 55.22

Shared Savings:

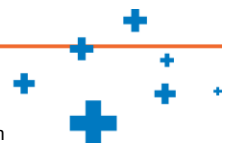
Subrogation Recoveries	29% of Recovery, plus attorney fees
Mass Torts	29% of Recovery, plus attorney fees
Class Action Suit Recoveries	29% of Recovery, plus attorney fees
Claim & Provider Audit Recoveries	29% of Recovery or Prevention
Enhanced Payment Integrity	39% of Recovery or Prevention
COB Recoveries	29% of Recovery
Medical Drug Rebates	100% of Medical Drug Rebates

Conditions

- BlueCross retains the right to adjust the administrative services fee to cover reasonably anticipated cost variations resulting from:
 - Changes in the plan, legislation, regulation, or required assessment or tax that changes BlueCross' costs in offering the plan.



- b. Termination or addition of a subsidiary, operation or class of employees
 - c. Fluctuation of the actual number of covered employees by +/- 10% by location, state, and/or in aggregate from the 420 contracts that the quote was based on.
2. The Administrative Services Fees listed above were based upon a member to subscriber ratio of 1.88. If this member to subscriber ratio changes by +/- 0.05, BlueCross reserves the right to recalculate the Administrative Services Fees.
 3. Rating may be revised if Federal, State, or Local action impacts the benefit levels quoted herein or affects our ability to meet our obligations to you, to your covered employees/our customers or to our contracted providers. By way of illustration, such legislation or executive actions which impose controls or requirements that affect: our ability to determine rates; covered medical expenses or service benefits; providers' delivery of care or the fees they charge; or our contracts with providers, may be deemed to so affect our contractual obligations. Should this happen, BlueCross will make a good faith effort to work to reach a new agreement that equitably reflects the circumstances as altered by government action.
 4. Effective Case Management requires that BlueCross Case Managers have sufficient group engagement and contact information for those members identified and/or actively engaged in Case Management programs.
 5. This self-funded services fee agreement requires the group to notify BlueCross within 30 days if any information set forth in this exhibit changes at any time while coverage is provided to you by BlueCross.
 6. The coverage of this self-funded services fee agreement allows caveats and conditions set forth in this document to survive execution of any final contract and/or issuance by BlueCross of any policy and/or Administrative Services Agreement.
 7. This self-funded pricing proposal is a high-level summary of the proposed coverage. It does not identify all the categories of health care expenses that are covered or excluded.



Single Option - Renewal Funding Levels

Self-funded
DENTAL

Group Information

Group Name: **City of Columbia - Dental
Option 1**

Marketing Rep: **Brian Turner**

Region: **Middle Tennessee**

Broker:

Group Number: **108895**

Effective Date: **7/1/24 - 6/30/25**

Contract Year: **20th**

Current Funding Levels

	<u>Individual</u>	<u>-</u>	<u>-</u>	<u>Family</u>	<u>Total</u>
Current Contracts:	110	-	-	84	194
Comprehensive	\$ 26.36	\$ -	\$ -	\$ 71.54	
Other	-	-	-	-	
Total:	\$ 26.36	\$ -	\$ -	\$ 71.54	
Current Fee = \$4.46 pspm			Total Current Monthly Liability:		\$8,909

Renewal Funding Levels - DENTAL

	<u>Individual</u>	<u>-</u>	<u>-</u>	<u>Family</u>	
Comprehensive	\$ 25.68	\$ -	\$ -	\$ 69.69	
Other	-	-	-	-	
Total:	\$ 25.68	\$ -	\$ -	\$ 69.69	
Renewal Fee = \$4.46 pspm			Total Renewal Monthly Liability:		\$8,679

* Please refer to the Administrative Services Fee Quote attachment and the Services attachment for a more detailed description of the administrative fee.

Single Option - Renewal Funding Levels

Self-funded
DENTAL

Group Information

Group Name: **City of Columbia - Dental**
Option 2
Marketing Rep: **Brian Turner**

Group Number: **108895**

Region: **Middle Tennessee**

Effective Date: **7/1/24 - 6/30/25**

Broker:

Contract Year: **20th**

Current Funding Levels

	<u>Individual</u>	<u>-</u>	<u>-</u>	<u>Family</u>	<u>Total</u>
Current Contracts:	53	-	-	96	149
Comprehensive	\$ 24.52	\$ -	\$ -	\$ 73.57	
Other	-	-	-	-	
Total:	\$ 24.52	\$ -	\$ -	\$ 73.57	

Current Fee = \$4.46 pspm

Total Current Monthly Liability: \$8,362

Renewal Funding Levels - DENTAL

	<u>Individual</u>	<u>-</u>	<u>-</u>	<u>Family</u>
Comprehensive	\$ 23.80	\$ -	\$ -	\$ 71.40
Other	-	-	-	-
Total:	\$ 23.80	\$ -	\$ -	\$ 71.40

Renewal Fee = \$4.46 pspm

Total Renewal Monthly Liability: \$8,116

* Please refer to the Administrative Services Fee Quote attachment and the Services attachment for a more detailed description of the administrative fee.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Tara Ferry, Interim Benefits Administrator, tferry@columbiatn.com, (931) 560-1572

AGENDA ITEM TITLE: 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.

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 \$12.00 per month per covered employee (approximate total of \$60,336.00 per year) and MC-Rx will bill the City of Columbia \$4.50 per prescription (estimated at \$39,924.00 per year). BlueCross BlueShield of Tennessee will bill an additional fee of \$3.00 per employee per month (estimated at \$15,084.00 per year). The projected annual total fees is \$115,334.00. The annual projected savings less annual projected fees is \$550,744.00 - \$115,344.00 = \$435,400.00.

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

ATTACHMENTS: City of Columbia VB_MC-Rx_TN PEPM Joinder Agreement, Veracity Benefits Business Associate Agreement, Veracity Benefits Pharmacy Consulting Agreement and City of Columbia RX Only FP Proposal.

This Joinder ("Joinder") to a Master Service Agreement with any amendments (in whole "Agreement") initially effective June 1, 2019, by and between MC-21 Healthcare, LLC, a Puerto Rican limited liability company dba MC-Rx and Veracity Benefits, LLC, a Georgia limited liability company ("VB") shall be effective on **July 1, 2024** or the first day on which the first live prescription claim is submitted by a Pharmacy Provider and paid on the System, whichever is later ("Effective Date") by and between **MC-21 Healthcare, LLC**, a Puerto Rican limited liability company dba MC-Rx ("MC-Rx"), with its principal place of business at Angora Industrial Park, Lot 4, Barrio Bairoa, Road #1, Km 33.3, Caguas, PR 00725, and a corporate office located at 1267 Professional Parkway, Gainesville, Georgia 30507 and **City of Columbia**, a Tennessee Municipality ("VB Client") with its principal place of business at 700 N. Garden Street, Columbia, TN 38401.

Whereas MC-Rx, offers prescription program management, including eligibility management, pharmacy provider networks, plan benefit management, drug formulary management, and other services (the "Services") included in a program referred to herein as the "the Program" for those parties that desire for prescription drug benefit services to be provided;

Whereas, MC-Rx contracts with Burgess Information Systems, Inc., dba ProCare Rx for pharmacy claims processing and other system access in support of Services provided by MC-Rx; and

Whereas, VB Client accepts the provision of Services under this separate Joinder to be executed between MC-Rx and VB Client.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. *Master Agreement:* The Program to be provided by execution of this Joinder is subject to the terms and provisions of the Agreement executed between VB and MC-Rx. A copy of the Agreement is available through VB as Confidential Information. All of the terms and provisions of the Agreement are incorporated by reference as if fully restated herein. If there is any conflict between the terms of the Agreement and the terms of this Joinder, the terms of this Joinder shall control.
2. *Engagement of MC-Rx:* MC-Rx agrees to provide Services to VB Client as the sole and exclusive PBM for all Services contemplated herein; provided however, VB shall have the right to extend bids out for mail order and specialty pharmacy drug products and services provided by vendors other than MC-Rx; however, understanding that the provision of mail service and specialty pharmacy services is part of MC-Rx's financial compensation, MC-Rx shall have the right to renegotiate the financial terms of the Agreement if VB uses another provider for such services without a breach of such services by MC-Rx.
3. *Program Information:* VB Client shall ensure that enrollment information (i.e., additions, terminations, dependent coverage, etc.) is appropriately furnished to MC-Rx directly or indirectly regarding each Covered Person. VB Client shall also provide MC-Rx with benefit plan design ("BPD") information so that MC-Rx may perform the Services hereunder in accordance with the coverage requirements provided by VB Client.
4. *Payment of Invoices:* VB Client shall be responsible for payment of all invoices and agrees to pay such invoices from MC-Rx **in full** either directly or indirectly to MC-Rx for all covered drug products and Services provided to Covered Persons during the period covered by the billing statement plus the approved administration fee. Each invoice shall be paid within fifteen (15) calendar days of the invoice date shown. Late payment shall bear a fee of the lesser of one and one-half percent (1½%) or the highest rate allowed by law, for each thirty (30) days that payment is late. MC-Rx shall manage payment to Participating Pharmacies for Services provided to Covered Persons.
5. *Late Payment of Invoices:* If VB Client fails to meet the payment obligations specified in Section 4 above, VB Client shall be deemed in breach of this Joinder. If VB Client fails to cure such breach within three (3) business days, MC-Rx, in its sole discretion, shall have the options to (1) suspend further processing of claims until the breach is cured; or (2) require VB Client to pre-fund a pharmacy holding account.
6. *Term:* The initial term of this Joinder shall commence on the Effective Date shown above and shall continue for five (5) years even if the Agreement terminates prior to the completion of the initial term, in which case the Agreement shall remain in effect for VB Client. Lacking written notice from VB Client to MC-Rx of its intent to terminate, received no later than September 30 of each year, this Joinder shall automatically renew on the anniversary of the Effective Date during the initial term and for successive complete one (1) year terms thereafter. Notwithstanding any provision in this Joinder or the Agreement to the contrary, in no event may VB Client terminate this Joinder without cause prior to the expiration of the Initial Term unless MC-Rx so permits. Termination of VB Client's agreement with VB shall not automatically affect or require termination of this Agreement; but the VB Client shall no longer be entitled to avail itself of the pricing and MC-Rx shall reserve the right to change the pricing fairly. Provided further, and

notwithstanding anything to the contrary contained herein, in the event of a termination of the Agreement between VB and VB Client, VB Client shall remain fully responsible for the payment in full of all invoices from MC-Rx.

7. **Early Termination Fee:** Other than in accordance with Section 7.2 of the Agreement, if a VB Client fully terminates the Joinder, VB Client agrees that it shall forfeit any and all outstanding, unpaid Rebates due from MC-Rx as of the date of receipt of the notice of termination.
8. **Governing Law:** This Joinder shall be governed and construed in accordance with the laws of the State of Tennessee.
9. **Dispute Resolution:** In the event that any dispute, claim or controversy (collectively, "Dispute") relating to this Joinder, or the Services, arises between the parties, the parties agree to work in good faith to attempt to resolve the Dispute. If the parties are unable to resolve the Dispute through informal channels, the party raising the Dispute will notify the other party in a written notice describing in sufficient detail the nature of the Dispute. Each party will then appoint one or more representatives to resolve the Dispute. These representatives will promptly meet and negotiate in good faith to reach a fair and equitable settlement. At the end of 30 days, if no settlement has been reached, either party may end discussions and declare an impasse. If an impasse is declared, and either party wishes to pursue the Dispute further, that party shall by written notice to the other party refer the Dispute to binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association ("AAA"). The arbitration shall occur in a mutually agreeable location before a single arbitrator. Arbitration will be resolved on an individual basis and no arbitration may proceed on a class action arbitration. If the parties cannot agree upon the arbitrator, the arbitrator shall be chosen by the applicable AAA office. The forgoing shall not affect the right of either party to at any time seek appropriate equitable relief to enforce its rights under this Joinder. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction. The arbitrator(s) shall have no power or authority to award punitive or exemplary damages. The party against whom the award is rendered shall pay any monetary award and/or comply with any other order of the arbitrator within sixty (60) days of the entry of judgment. Each party shall be responsible for its own expenses. The arbitrator may require the first party to pay all arbitration fees and the other party's legal fees in its sole discretion the claim is considered a nuisance claim that should not have been filed by the first party. All awards, orders, information and materials in the arbitral proceedings not otherwise in the public domain shall be confidential and not disclosed by the parties unless required by law or as reasonably necessary for the enforcement of a party's legal rights.
10. **Compliance with Laws:** VB Client and MC-Rx shall take necessary and appropriate actions to assure that they comply with all applicable federal, state and local laws and regulations, including, without limitation, the Anti-Kickback Statute, the Public Contracts Anti-Kickback Act and the laws and regulations relating to disclosure or notification of benefit plan information or the pricing terms, including any rebates or rebate administration fees withheld under this Joinder. VB Client and MC-Rx agree to the terms of the Business Associate Agreement as specified in Appendix 2. The parties' obligations under this Section 9 shall survive termination of this Joinder and the Agreement as may be applicable.
11. **Notices:** All notices required under this Joinder between VB Client and MC-Rx shall be in writing and shall either be delivered to an officer, authorized agent of the party by personally certified U.S. Mail, national overnight courier, email with both delivery and read return receipts or certifiably received facsimile.
12. **Indemnification:** The indemnifying party agrees to indemnify and hold the indemnified party harmless against all actions, claims or demands whatsoever, including without limitation, costs and expenses arising out of the indemnifying party's negligent acts and omissions or breach of this Agreement.
13. **Limited Liability:** Notwithstanding anything contained herein to the contrary, MC-Rx, its employees, affiliates, commonly controlled entities ("MC-Rx", for purposes of this Section) shall have no liability for services rendered pursuant to this Joinder, for any and all causes of action, whether in contract or in tort, except (i) in the case of its actual proven fraud, its intentional misrepresentation or its gross negligence, or (ii) in the event that MC-Rx sets up the system differently than requested by VB Client in writing, or (iii) in the event the System miscalculates a member's copayment which results in an overpayment by VB Client, but only to the extent of such overpayment. In the event of MC-Rx's proven fraud, its intentional misrepresentation, or its gross negligence, then notwithstanding the above, MC-Rx's total liability shall be limited to the product of the average of the three (3) highest monthly Claims Administrative Fees paid by VB Client to MC-Rx during the term of the Joinder times twelve (12). This section shall override such terms in the Agreement.
14. **Independent Contractors:** Both parties are, and agree to remain, independent contractors and shall not act or be construed as the agent, partner, joint venture or employee of the other party.

15. *Rates:*

15.1 *Network Rates:* VB Client shall pay the network rates shown in the Agreement in accordance with the Effective Reimbursement Price defined in Appendix A – Definitions of the Agreement.

15.2 *Administrative Claims Fee (the "Claim Fee"):* VB Client shall pay MC-Rx \$4.50 per Net Claim for the Services contemplated herein. Each BPD (Plan ID) set up for VB Client shall be individually billed at the *greater* of (1) the claim fee above *times* the number of Net Claims for the billing cycle or (2) **\$25.00 per cycle**. Notwithstanding anything to the contrary contained herein, the Claim Fee shall be inclusive of any and all services set forth in the Other Miscellaneous Service Charges grid of Appendix B to the Agreement.

15.3 *Rebate Sharing:* VB Client shall be paid 100% of the Rebates collected for qualifying prescriptions in the Program in accordance with Section 2.5 of the Agreement.

15.4 *Program Management Fees:* Both parties acknowledge and agree that a fee in the amount of \$12.00 Per Employee Per Month, in addition to the fee described in Section 14.2 above, shall be collected from VB Client and paid to VB for the provision of management, reporting and other service related items. VB and VB Client agree that the fees above are fair and reasonable and are not in violation of any laws or regulations.

Except as specifically modified by this Joinder, all of the terms and conditions of the Agreement will remain in effect. Capitalized terms used herein and not defined shall have the meaning set forth in the Agreement.

In witness thereof, each of the parties has caused this Joinder to be duly executed on the date(s) indicated below by their respective signatures.

MC-21 Healthcare, LLC

VB Client: City of Columbia

Signed: _____

Signed: _____

Name: Barbara Rambo

Name: _____

Title: Corporate CEO/CFO

Title: _____

Date: _____

Date: _____

Approved as to Legal Form:

C. Tim Tisher
C. Tim Tisher, City Attorney

APPENDIX 1– Appeals Services:

MC-Rx offers grievance and appeals services for clients wishing to assign such services to an independent outside agency. In accordance Section 3 – Program Information above, if selected below, VB Client desires that MC-Rx provide VB Client with the appeals program described herein, for which MC-Rx shall make available its Independent Review Services ("IR Services"). All IR Services are provided with the assumption that MC-Rx has been provided all relevant and applicable pharmacy benefit plan information, as may be amended by VB Client.

Accept or Decline Appeal Services and Initial Below

1. **ACCEPT** ☐ Initial: _____ Date: _____

2. **DECLINE** ☐ Initial: _____ Date: _____

3. **ERISA Governance**

- ☐ Is governed by ERISA
☐ Is not governed by ERISA

Grandfathered Plan

- ☐ Is a grandfathered plan
☐ Is not a grandfathered plan

Services:

IR Services shall be provided Appeals Services of the Agreement. VB Client agrees to indemnify, hold harmless and repay MC-Rx for, from and against any reasonable costs, losses or damages that MC-Rx may incur as a result of:

- (1) VB Client's breach of this Joinder or any part of the Agreement,
- (2) VB Client's override of MC-Rx's or IRC's decision determined under these IR Services, or
- (3) Any claim that a Covered Person may present as a result of a determination of a denial by MC-Rx under the IR Services provided so long as the process performed by MC-Rx is in accordance with this Appendix.

APPENDIX 2 – Business Associate Agreement**PREAMBLE**

Pursuant to the Health Insurance Portability and Accountability Act (“HIPAA”) of 1996, and its implemented regulations, the Standards for Privacy of Individual Identifiable Health Information, 65 Fed. Reg. 82,462 *et seq.* (Dec. 28, 2000) including but not limited to 45 CFR § 164.504(e), as promulgated by the U.S. Department of Health and Human Services (“DHHS”), and the Health Information Technology for Economic and Clinical Health Act (“HITECH”) and the HHS regulations promulgated on January 25, 2013, entitled the “Modifications to the HIPAA Privacy, Security, Enforcement and Breach Notification Rules Under the Health Information Technology for Economic and Clinical Health Act and the Genetic Information Nondiscrimination Act” (hereinafter collectively the “HIPAA Privacy Rules”) and as such may be updated or amended from time to time, as it relates to the provision of services to _____, a (“**Covered Entity**”) by **MC-21 Healthcare, LLC**, a Puerto Rican limited liability company, dba MC-Rx (“**Business Associate**”), both parties jointly wish to enter into an agreement (the “BA Agreement”) that addresses the requirements of the HIPAA Privacy Rules with respect to “business associates” as that term is defined in the HIPAA Privacy Rules.

Specifically, the BA Agreement is intended to ensure that “Business Associate” will establish and implement appropriate safeguards (including certain administrative requirements) for **Protected Health Information and Personally Identifiable Information (together, “PHI”)**, of Covered Entity that Business Associate may create, receive, have access to, use or disclose in connection with certain functions, activities or services (collectively “Services”) that are identified in the Client Service Agreement (“CSA”). As set forth in the HIPAA Privacy Rules as same may be amended from time to time, and as used herein, PHI has the meaning set forth in 45 CFR § 164.501, limited to the information created or received by Business Associate from or on behalf of Covered Entity and is defined as individually identifiable health information maintained or transmitted in any form or medium, including, without limitation, all information (including demographic, medical, and financial information), data, documentation, and materials that relate to: (i) the past, present, or future physical, medical or mental health or condition of an Individual; (ii) the provision of medical or pharmacy health care to an Individual; or (iii) the past, present, or future payment for the provision of such health care to an Individual. The parties hereby acknowledge that the definition of PHI includes Genetic Information, as defined at 45 CFR § 160.103.

The parties acknowledge and agree that in connection with the services to be provided, Business Associate may create, receive, have access to, use or disclose PHI. PHI does not include health information that has been de-identified in accordance with the standards for de-identification provided for in the HIPAA Privacy Rule at 45 CFR § 164.514(a)-(c).

In connection with Business Associate’s creation, receipt, access to, use or disclosure of PHI, Business Associate and Covered Entity both agree as follows:

I. GENERAL TERMS

1. All capitalized terms of the BA Agreement shall have the meanings set forth in the HIPAA Privacy Rules as follows:

- 1.1 “**Business Associate**” shall mean any business associate as defined in 45 CFR § 160.103.
- 1.2 “**Covered Entity**” shall mean an entity as defined in 45 CFR § 160.103. For purposes of this Agreement, Covered Entity shall refer to the above-named client.
- 1.3 “**Individual**” shall mean an Individual as that term is defined in 45 CFR § 164.501 and includes a person who qualifies as a personal representative in accordance with 45 CFR § 164.502(g).

- 1.4 **“Required by Law”** shall mean the same as that term is defined in 45 CFR § 164.501.
- 1.5 **“Secretary”** shall mean the Secretary of the Department of Health and Human Services or his or her designee.
- 1.6 **“Designated Records Set”** shall mean a group of records of PHI maintained by or for Covered Entity.
- 1.7 **“Security Incident”** shall mean the same as that term is defined in 45 CFR §164.304 which generally means the attempted or successful unauthorized access, use, disclosure, modification or destruction of information or interference with systems operation in an information system. Notwithstanding the foregoing, the parties acknowledge that probes and reconnaissance scans are commonplace in electronic information systems and the parties therefore acknowledge and agree that, to the extent such probes and reconnaissance scans constitute Security Incidents under the Security Rule, this provision constitutes notice of the ongoing existence and occurrence of such Security Incidents for which no additional notice shall be required. Probes and reconnaissance scans include, without limitation, pings and other broadcast attacks on the Extended Associate’s firewall, port scans, and unsuccessful log-on attempts, as long as such probes and reconnaissance scans do not result in unauthorized access to, use or disclosure of PHI.
- 1.8 **“Unsecured PHI”** shall mean PHI that is not secured through the use of technologies and methodologies that render such PHI unusable, unreadable, or indecipherable to unauthorized Individuals, as described by the Secretary in guidance.
- 1.9 **“Secured PHI”** shall mean PHI that is secured through the use of technologies and methodologies that render unusable, unreadable or indecipherable to unauthorized Individuals, as described by the Secretary in guidance.
- 1.10 Terms used but not otherwise defined in this Agreement have the same meaning as those terms have in 45 CFR §§ 160.103 and 164.501.

II. SPECIFIC REQUIREMENTS OF BUSINESS ASSOCIATE

1. Business Associate agrees to not use or further disclose Protected Health Information other than as permitted or required by this Business Associate Agreement or as required by law, as well as use appropriate safeguards and comply with Subpart C of 45 CFR Part 164 with respect to electronic Protected Health Information, to prevent use or disclosure of the PHI other than as provided for by this Business Associate Agreement.
2. Business Associate agrees to create, receive, have access to, use, store, maintain, and disclose PHI only in a manner that is consistent with the Business Associate Agreement, an Agreement that already may be in force, or the HIPAA Privacy and Security Rules and only in connection with providing directly or indirectly the services or evaluating potential services to Covered Entity. Accordingly, in providing services to or for the Covered Entity, Business Associate, for example, will have access to and be permitted to use and disclose PHI for “treatment, payment and health care operations” in accordance with the HIPAA Privacy Rules. Additionally, under the HIPAA Privacy Rules, Business Associate also may use or disclose PHI received by the Business Associate in its capacity as a Business Associate:
 - (i) the use relates to: (1) the proper management and administration of the Business Associate or to carry out legal responsibilities of the Business Associate; or (2) data aggregation or claims processing services relating to the health care operations of the Covered Entity; or
 - (ii) the disclosure of information received in such capacity will be made in connection with a function, responsibility, or service identified in (i), and such disclosure is required by law or the Business Associate obtains reasonable written assurances from the third party, including any subcontractor to whom the information is disclosed that it will be held, or transmitted confidentially and in accordance with the Privacy and Security Rules and the such third party or subcontractor agrees to notify the Business Associate of any Security Incident or breach of confidentiality. Such third party or subcontractor must notify the Business Associate promptly, without unreasonable delay, following any instance of which such third party or

subcontractor is aware that PHI has been used or disclosed for a purpose that is not permitted by the BA Agreement or the HIPAA requirements. Business Associate further agrees that any disclosures of PHI made by Business Associate to any third party, including subcontractors, shall comply with the HIPAA requirements, including but not limited to, the Security Rule.

3. Business Associate agrees that in accordance with 45 CFR §§ 164.502(e)(1)(ii) and 164.308(b)(2), if applicable, it shall ensure that any third party or subcontractors that create, receive, maintain or transmit PHI on behalf of Business Associate agree to the same restrictions, conditions and requirements that apply to the Business Associate with respect to such information.
4. Business Associate agrees to develop and document its policies and procedures to comply with HIPAA Privacy and Security Rules and will implement security awareness and training programs for its employees. Business Associate also agrees that it shall perform periodic evaluations of its policies and procedures to ensure that they continue to meet the administrative requirements of HIPAA Privacy and Security Rules.
5. Business Associate will notify the Covered Entity within two (2) business days if Individuals who are subjects of PHI, request a copy of their PHI in accordance with 45 CFR §§ 164.524 and 164.526 of the HIPAA Privacy Rule and (i) providing all of the Individual's PHI directly to the Covered Entity, or (ii) at the Covered Entity's request, making the PHI available to such Individual within five (5) business days of the Covered Entity's request that the Business Associate disclose the records directly to the Individual. In conducting any electronic transaction on behalf of Covered Entity, Business Associate agrees to comply with all requirements of the Security Rule.
6. Business Associate agrees to make its internal practices, books, and records relating to the use, disclosure, and security of Covered Entity's Protected Health Information available to Covered Entity, or at the request of Covered Entity to the Secretary, in a reasonable time and manner designated by Covered Entity or the Secretary, for purposes of the Secretary determining Covered Entity's compliance with the HIPAA Rules.
7. Business Associate shall report any misuse or disclosure of Secured PHI or Unsecured PHI that is not provided for in the BA Agreement to Covered Entity of which it becomes aware as required at 45 CFR § 164.410, and any Security Incident of which it becomes aware and shall make available the information necessary to provide an accounting of disclosures of PHI as provided for in 45 CFR § 164.528 of the HIPAA Privacy Rule. In the event of such misuse or disclosure, Business Associate shall notify Covered Entity of the breach without unreasonable delay and in any case within 60 days of discovery, to include an explanation of the breach and the name(s) of the Individuals believed to have been compromised and to the extent possible, as much information as is needed for Covered Entity to notify those affected Individuals. Business Associate shall also demonstrate that all notifications were reasonably made as required, including provision of evidence demonstrating the necessity of any delay, if applicable.
8. To the extent Business Associate is to carry out one or more of the Covered Entity's obligations under the Privacy Rule under Subpart E of 45 CFR § 164, Business Associate shall comply with the requirements of Subpart E that apply to the Covered Entity in the performance of such obligations.
9. Business Associate will not directly or indirectly receive remuneration in exchange for any PHI subject to the exceptions in the HITECH Act without valid authorization. Business Associate will not engage in any communication that might be deemed to be "marketing" under the HITECH Act.

III. TERM & TERMINATION

1. Term. This BA Agreement shall be effective upon the earlier of (1) the disclosure of PHI to Business Associate by Covered Entity and (2) the date upon which signatures are affixed, and shall terminate when all of the PHI provided by Covered Entity to Business Associate, or created or received by Business Associate on behalf of Covered Entity, is destroyed or returned to Covered Entity. In the event that Business Associate determines that returning or destroying the PHI is infeasible, Business Associate shall provide to Covered Entity written notification of the conditions that make return or destruction infeasible. Upon mutual agreement of the parties,

Business Associate shall extend the protections of this BA Agreement to such PHI and limit further uses and disclosures of such PHI for so long as Business Associate maintains such PHI.

2. Termination for Cause. Upon Covered Entity's knowledge of a material breach by Business Associate, Covered Entity will (1) provide an opportunity for Business Associate to cure the breach or end the violation. Covered Entity may terminate this BA Agreement (and any applicable portion of a CSA between the parties) if Business Associate does not cure the breach or end the violation within the time specified by Covered Entity, or (2) immediately terminate this Agreement (and any applicable portion of a CSA between the parties) if Business Associate or its subcontractor has breached a material term of this BA Agreement and cure is not possible.

IV. NOTICES

All notices to Business Associate shall be sent to MC-21 Healthcare, LLC at Angora Industrial Park, Lot 4, Road #1, Km 33.3 Barrio Bairoa, Caguas, PR 00725, with a copy to MC-Rx at 1267 Professional Parkway, Gainesville, GA 30507 and to Covered Entity at _____.

V. MISCELLANEOUS

1. Regulatory References. A reference in this Agreement to a section in the HIPAA Rules shall mean the section as in effect or as amended.
2. Amendment. The parties agree to take such action as is necessary to amend this BA Agreement from time to time as is necessary for compliance with the requirements of the HIPAA Rules and any other applicable law.
3. Interpretation. Any ambiguity in this BA Agreement shall be interpreted to permit compliance with the HIPAA Rules; provided, however, where provisions of the BA Agreement are different from those mandated by the HIPAA Privacy Rule, but are nonetheless permitted by the Rule, the provisions of the BA Agreement shall control.
4. Survival. The obligations of Business Associate under this Section shall survive the termination of this BA Agreement.

In Witness Whereof, each of Covered Entity and Business Associate has executed the BA Agreement as of the Effective Date of the CSA or HSA, as applicable.

MC-21 Healthcare, LLC

Client: City of Columbia

Signed: _____

Signed: _____

Name: Barbara Rambo

Name: _____

Title: Corporate CEO/CFO

Title: _____

Date: _____

Date: _____

Approved as to Legal Form:

C. Tim Tisher
C. Tim Tisher, City Attorney

Business Associate Agreement

This Business Associate Agreement (the "Agreement"), dated July 1, 2024 ("Effective Date") is entered into by and between City of Columbia ("Covered Entity") and Veracity Benefits, LLC ("Business Associate") (each a "Party" and collectively the "Parties").

Recitals

WHEREAS, the purpose of this Agreement is to assure the privacy and security of Protected Health Information and Electronic Protected Health Information in accordance with the regulations (the "HIPAA Rules") issued by the Department of Health and Human Services ("HHS") under the Health Insurance Portability and Accountability Act of 1996 as codified at 42 U.S.C. §1320d ("HIPAA") as amended by the Health Information Technology for Economic and Clinical Health Act as codified at 42 U.S.C.A. prec. § 17901 ("HITECH"), enacted as part of the American Recovery and Reinvestment Act ("ARRA"); and

WHEREAS, Covered Entity has engaged Business Associate to perform services on its behalf;

WHEREAS, Covered Entity possesses Individually Identifiable Health Information that is protected under HIPAA, the HIPAA Privacy Regulations, the HIPAA Security Regulations and the HITECH Standards and is permitted to use or disclose such information only in accordance with such laws and regulations;

WHEREAS, Business Associate may receive such information from Covered Entity or create and receive such information on behalf of Covered Entity;

WHEREAS, Covered Entity wishes to ensure that Business Associate will appropriately safeguard Individually Identifiable Health Information;

NOW THEREFORE, for good and valuable consideration, the sufficiency of which we hereby acknowledge, the Parties agree as follows:

Article I Definitions

1.1 Catch-all definitions. The following terms used in this Agreement shall have the same meaning as those terms in HIPAA, the HITECH Act, and any current and future regulations promulgated under HIPAA or HITECH: Data Aggregation, Designated Record Set, Disclosure, Health Care Operations, Individual, Minimum Necessary, Notice of Privacy Practices, Protected Health Information, Required By Law, Secretary, Security Incident, Subcontractor, Unsecured Protected Health Information, and Use.

1.2 Specific definitions:

(a) Breach. "Breach" shall mean the acquisition, access, use or disclosure of Protected Health Information in a manner not permitted under 45 C.F.R. Part 164, Subpart E (the "HIPAA Privacy Regulations") which compromises the security or privacy of the Protected Health Information. "Breach" shall not include:

- (i) Any unintentional acquisition, access, or use of Protected Health Information by a workforce member or person acting under the authority of Covered Entity or Business Associate, if such acquisition, access or use was made in good faith and within the scope of authority and does not result in further use or disclosure in a manner not permitted under the HIPAA Privacy Regulations; or
- (ii) Any inadvertent disclosure by a person who is authorized to access Protected Health Information at Covered Entity or Business Associate to another person authorized to access Protected Health Information at Covered Entity or Business Associate, respectively, and the information received as a result of such disclosure is not further used or disclosed in a manner not permitted under the HIPAA Privacy Regulations; or
- (iii) A disclosure of Protected Health Information where Covered Entity or Business Associate has a good faith belief that an unauthorized person to whom the disclosure was made would not reasonably have been able to retain such information.

(b) Business Associate. "Business Associate" shall generally have the same meaning as the term "business associate" at 45 CFR 160.103, and in reference to the Party to this Agreement, shall mean the person/entity named above.

(c) Covered Entity. "Covered Entity" shall generally have the same meaning as the term "covered entity" at 45 CFR 160.103, and in reference to the Party to this Agreement, shall mean the entity named above.

(d) Electronic Protected Health Information. "Electronic Protected Health Information" shall mean Protected Health Information that is transmitted by or maintained in electronic media as defined by the HIPAA Security Regulations.

(e) HIPAA Rules. "HIPAA Rules" shall mean the Privacy, Security, Breach Notification, and Enforcement Rules at 45 CFR Part 160 and Part 164.

(f) HITECH Standards. "HITECH Standards" shall mean the privacy, security and security Breach notification provisions applicable to a Business Associate under Subtitle D of the HITECH Act and any regulations promulgated thereafter.

(g) Individually Identifiable Information. "Individually Identifiable Information" means information that is a subset of health information, including demographic information collected from an individual, and:

(i) is created or received by a health care provider, health plan, employer or health care clearinghouse; and

(ii) relates to past, present, or future physical or mental health or condition of an individual; the provision of health care to an individual; or the past, present or future payment for the provision of health care to an individual; and

(A) that identifies the individual; or

(B) with respect to which there is a reasonable basis to believe the information can be used to identify the individual.

Article 2

Obligations and Activities of Business Associate

2.1 Limited Use or Disclosure of PHI. To the extent the Business Associate is to carry out one or more of Covered Entity's obligation(s) under Subpart E of 45 CFR Part 164, Business Associate agrees to comply with the requirements of Subpart E that apply to the Covered Entity in the performance of such obligation(s). Business Associate further agrees not use or disclose Protected Health Information other than as permitted or required by the Agreement, in furtherance of the services provided by Business Associate for Covered Entity, or as required by law. Business Associate will not sell Protected Health Information and Electronic Health Records or use or disclose Protected Health Information for marketing or fundraising purposes as set forth in 42 U.S.C. § 17935(d) or 42 U.S.C. § 17936(a), respectively. The Business Associate shall secure Protected Health Information in accordance with 42 U.S.C. § 17932(h) and the related regulations at 45 CFR Part 14, subpart D, as well as any guidance issued by the Secretary that specifies secure technologies and methodologies such that Unsecured Protected Health Information is not maintained by the Business Associate.

2.2 Safeguards. The Business Associate shall implement and use appropriate safeguards to prevent the use or disclosure of PHI other than as permitted by this Agreement, including establishing procedures that limit access to PHI within its organization to those employees with a need to know the information. The Business Associate agrees that it will implement reasonable administrative, physical, and technical safeguards to protect the confidentiality, integrity and availability of electronic PHI that it creates, receives, maintains or transmits on behalf of the Covered Entity, as required by the HIPAA Rules.

Business Associate acknowledges and agrees that the administrative, physical and technical safeguards requirements of 45 CFR Sections 164.308, 164.310 and 164.312 shall apply to the Business Associate in the same manner that such sections apply to the Covered Entity. The

Business Associate shall comply with the provisions of 45 CFR Part 164, Subpart C of the HIPAA Rules with respect to Electronic PHI to prevent any use or disclosure of PHI other than as permitted by this Agreement, and shall implement and maintain in written form reasonable and appropriate policies and procedures to comply with the standards, implementation specifications or other requirements of the HIPAA Rules, in accordance with 45 CFR. Section 164.316.

2.3 Notice of Use, Disclosure, Security Incident or Breach.

(a) Business Associate agrees to notify the designated Privacy Officer of the Covered Entity of any use or disclosure of Protected Health Information by Business Associate not provided for by the Agreement, including breaches of Unsecured Protected Health Information as required at 45 CFR 164.410, and any security incident of which it becomes aware without unreasonable delay, but in no case more than thirty (30) days following discovery of breach, including instances in which an agent or subcontractor has improperly used or disclosed PHI. For purposes of this Agreement, a Breach shall be treated as discovered as of the first day that the Business Associate knows of, or should reasonably have known of such Breach. Business Associate further agrees to provide the following information in such notice to Covered Entity:

(i) the identification of each Individual whose Unsecured Protected Health Information has been, or is reasonably believed by Business Associate to have been, accessed, acquired, or disclosed during such Breach;

(ii) a description of the nature of the Breach including the types of Unsecured Protected Health Information that were involved, the date of the Breach and the date of discovery;

(iii) a description of the type of Unsecured Protected Health Information acquired, accessed, used or disclosed in the Breach (e.g., full name, social security number, date of birth, etc.);

(iv) the identity of the person who made and who received (if known) the unauthorized acquisition, access, use or disclosure;

(v) a description of what the Business Associate is doing to mitigate the damages and protect against future breaches; and

(vi) any other details necessary for Covered Entity to assess risk of harm to Individual(s), including identification of each Individual whose Unsecured Protected Health Information has been Breached and steps such Individuals should take to protect themselves.

(b) Covered Entity will be responsible for providing notification to Individuals whose Unsecured Protected Health Information has been disclosed, as well as the Secretary and the media, as required by the HITECH Standards.

(c) Business Associate agrees to establish procedures to investigate the Breach, mitigate losses, and protect against any future Breaches, and to provide a description of these procedures and the specific findings of the investigation to Covered Entity in the time and manner reasonably requested by Covered Entity.

(d) The Parties agree that this section satisfies any notice requirements of Business Associate to Covered Entity of the ongoing existence and occurrence of attempted but Unsuccessful Security Incidents (as defined below) for which no additional notice to Covered Entity shall be required. For purposes of this Agreement, "Unsuccessful Security Incidents" include activity such as pings and other broadcast attacks on Business Associate's firewall, port scans, unsuccessful log-on attempts, denials of service and any combination of the above, so long as no such incident results in unauthorized access, use or disclosure of Electronic Protected Health Information.

2.4 Mitigation. Business Associate agrees to mitigate, to the extent practicable, any harmful effect that is known to Business Associate of a use or disclosure of Protected Health Information by Business Association in violation of this Agreement.

2.5 Subcontractors. Business Associate agrees to act in accordance with 45 CFR 164.502(e)(1)(ii) and 164.308(b)(2), if applicable, to ensure that any Subcontractors that create, receive, maintain, or transmit Protected Health Information on behalf of the Business Associate agree to the same restrictions, conditions, and requirements that apply to the Business Associate with respect to such information.

2.6 Access. Within ten (10) business days of a request by the Covered Entity for access to PHI about an Individual maintained by Business Associate in a Designated Record Set, the Business Associate shall make available to the Covered Entity such PHI for so long as such information is maintained in a Designated Record Set. In the event any Individual requests access to PHI directly from such Business Associate, the Business Associate shall notify Covered Entity and respond to the request for PHI within fifteen (15) business days. If the requested PHI is maintained electronically, Business Associate must provide a copy of the PHI in the electronic form and format requested by the Individual, if it is readily producible, or, if not, in a readable electronic form and format as agreed to by Covered Entity and the Individual. Any denials of access to the PHI requested shall be the responsibility of Covered Entity. Business Associate may charge Covered Entity or Individual for the actual labor cost involved in providing such access.

2.7 Security of Electronic Protected Health Information. Business Associate agrees to implement administrative, physical and technical safeguards that are reasonably and appropriately designed to protect the confidentiality, integrity and availability of Electronic Protected Health Information that it creates, receives, maintains or transmits on behalf of

Covered Entity; (2) ensure that any agent, including a subcontractor, to whom it provides such information agrees in writing to implement reasonable and appropriate safeguards to protect it; and (3) report to the Covered Entity any security incidents of which it becomes aware in accordance with Section 2.3.

2.8 Minimum Necessary. Business Associate agrees to limit its uses and disclosures of, and requests for, Protected Health Information (a) when practical, to the information making up a Limited Data Set; and (b) in all other cases subject to the requirements of 45 CFR 164.502(b) and 42 U.S.C. § 17935(b), to the minimum amount of Protected Health Information necessary to accomplish the intended purpose of the use, disclosure or request.

2.9 Amendments. Business Associate agrees to make any amendment(s) to Protected Health Information in a Designated Record Set as directed or agreed to by the Covered Entity, upon request of Covered Entity or an Individual, pursuant to 45 CFR 164.526, or take other measures as necessary to satisfy Covered Entity's obligations under 45 CFR 164.526 within thirty (30) days.

2.10 Accounting. The Business Associate agrees to maintain and make available to the Covered Entity an accounting of disclosures of PHI made by Business Associate as would be required for the Covered Entity to respond to a request by an Individual made in accordance with 45 CFR 164.528. At a minimum, the accounting of disclosures shall include the following information:

- a. Date of disclosure;
- b. The name of the person or entity who received the PHI, and if known, the address of such entity or person;
- c. A brief description of the PHI disclosed; and
- d. A brief statement of the purpose of such disclosure which includes an explanation of the basis of such disclosure.

In the event the request for an accounting is delivered directly to the Business Associate, the Business Associate shall notify the Covered Entity and respond to the request within fifteen (15) business days. Any denials of a request for an accounting shall be the responsibility of Covered Entity. The Business Associate agrees to implement an appropriate recordkeeping process to enable it to comply with the requirements of this Section.

Business Associate need not record disclosure information or otherwise account for disclosures of PHI that this Agreement or Covered Entity in writing permits or requires (i) for the purpose of Covered Entity's treatment activities, payment activities, or health care operations (except where such recording or accounting is required by the HITECH Act, and as of the effective dates for this provision of the HITECH Act); (ii) to the individual who is the subject of the PHI disclosed or to that individual's personal representative; (iii) to persons involved in that individual's health care or payment for health care; (iv) for notification for disaster relief purposes; (v) for

national security or intelligence purposes; (vi) to law enforcement officials or correctional institutions regarding inmates; or (vii) pursuant to an authorization.

2.11 Disclosure of Practices, Books and Records. Business Associate agrees to make its internal practices, books, and records relating to the use and disclosure of Protected Health Information received from, or created or received by Business Associate on behalf of Covered Entity, available to Covered Entity or the Secretary in a time or manner designated by the Covered Entity or Secretary, for purposes of determining compliance with the HIPAA Rules.

Article 3

Permitted Uses and Disclosures by Business Associate

3.1 Permitted Use and Disclosure. Except as otherwise limited in this Agreement, Business Associate may use or disclose Protected Health Information to perform functions, activities, or services for, or on behalf of, Covered Entity provided that such use or disclosure would not violate the HIPAA Rules.

(a) Business Associate may use or disclose Protected Health Information as necessary to perform and in furtherance of the services to Covered Entity, which may include use and disclosure in databases, software and aggregation services available to Business Associate.

(b) Business Associate is authorized to use Protected Health Information to de-identify the information in accordance with 45 CFR 164.514(a)-(c).

(c) Business Associate may use or disclose Protected Health Information as required by law. Business Associate shall disclose the minimum amount necessary to satisfy the requirement and shall make reasonable efforts to obtain assurances that confidential treatment be accorded to Protected Health Information.

(d) Business Associate agrees to limit its uses and disclosures of, and requests for, Protected Health Information (i) when practical, to the information making up a Limited Data Set; and (ii) in all other cases to the minimum amount of Protected Health Information necessary to accomplish the intended purpose of the use, disclosure or request.

(e) Business Associate may use Protected Health Information for the proper management and administration of the Business Associate or to carry out the legal responsibilities of the Business Associate.

Article 4

Obligations of Covered Entity

4.1 Notice of Privacy Practices of Covered Entity. Covered Entity shall notify Business Associate in writing of any limitation(s) in the notice of privacy practices of covered entity

under 45 CFR 164.520, to the extent that such limitation may affect Business Associate's use or disclosure of Protected Health Information.

4.2 Restrictions in Use of Protected Health Information. Covered Entity shall notify Business Associate in writing of any changes in, or revocation of, the permission by an individual to use or disclose his or her Protected Health Information, to the extent that such changes may affect Business Associate's use or disclosure of Protected Health Information.

4.3 Changes in the Use of Protected Health Information. Covered Entity shall notify Business Associate of any restriction on the use or disclosure of Protected Health Information that Covered Entity has agreed to or is required to abide by under 45 CFR 164.522, to the extent that such restriction may affect Business Associate's use or disclosure of Protected Health Information.

4.4 Permissible Requests by Covered Entity. Except as otherwise provided in this Agreement, Covered Entity will not ask Business Associate to use or disclose Protected Health Information in any manner that would violate the HIPAA Rules or the HITECH Standard if done by Covered Entity.

Article 5

Term and Termination

5.1 Term. The initial term of this Agreement shall begin on the Effective Date and continue for one year from the Effective Date. Thereafter this Agreement shall continue until either party provides the other ninety (60) days written notice.

5.2 Termination for Cause. Upon either Party's reasonable determination that the other Party has committed a violation or material breach of this Agreement, the non-breaching Party may take one of the following steps:

(a) Provide an opportunity for the breaching Party to cure the breach or end the violation, and if the breaching Party does not cure the breach or end the violation within thirty (30) days, terminate this Agreement;

(b) Immediately terminate this Agreement if the other Party has committed a material breach of this Agreement and cure of the material breach is not possible as acknowledged by both parties; or

(c) If neither cure nor termination is feasible, elect to continue this Agreement and report the violation or material breach to the Secretary in accordance with the requirements set forth in the HIPAA Rules.

5.3 Obligations of Business Associate Upon Termination. Upon termination of this Agreement for any reason, Business Associate, with respect to Protected Health Information

received from Covered Entity, or created, maintained, or received by Business Associate on behalf of Covered Entity, shall:

- (a) Retain only that Protected Health Information which is necessary for Business Associate to continue its proper management and administration or to carry out its legal responsibilities;
- (b) Return to Covered Entity or destroy the remaining Protected Health Information that the Business Associate still maintains in any form;
- (c) Continue to use appropriate safeguards and comply with Subpart C of 45 CFR Part 164 with respect to Electronic Protected Health Information to prevent use or disclosure of the Protected Health Information, other than as provided for in this Section, for as long as Business Associate retains the Protected Health Information;
- (d) Not use or disclose the Protected Health Information retained by Business Associate other than for the purposes for which such Protected Health Information was retained and subject to the same conditions set out at Section 3.1 which applied prior to termination; and
- (e) Return to Covered Entity or, if agreed to by Covered Entity, destroy the Protected Health Information retained by Business Associate when it is no longer needed by Business Associate for its proper management and administration or to carry out its legal responsibilities.
- (f) Notwithstanding anything to the contrary herein, Covered Entity authorizes Business Associate to transmit Protected Health Information to another business associate of Covered Entity.

5.4 Survival. The obligations of Business Associate under this Section shall survive the termination of this Agreement.

Article 6

Miscellaneous

6.1 Regulatory References. A reference in this Agreement to a section in the HIPAA Rules means the section as in effect or as amended.

6.2 Amendment. The Parties agree to take such action as is necessary to amend this Agreement from time to time as is necessary for compliance with the requirements of the HIPAA Rules and any other applicable law.

6.3 Interpretation. Any ambiguity in this Agreement shall be interpreted to permit compliance with the HIPAA Rules.

6.4 Prior Agreement. This Agreement shall replace and supersede any prior Business Associate Agreement between the Parties.

6.5 Indemnification. Each Party shall indemnify and hold harmless the other Party and its affiliates, directors, officers, employees, partners, contractors or agents, from and against any and all claims, actions, causes of action, demands, or liabilities of whatsoever kind and nature, including judgments, interest, reasonable attorneys' fees, and all other costs, fees, expenses, and charges (collectively, "Claims") to the extent that such Claims arise out of or were caused by the negligence or willful misconduct of the indemnifying Party or from any material breach of the Agreement by the indemnifying Party, unless such Claims arose from or were caused by the negligence or willful misconduct of the party seeking indemnification hereunder.

IN WITNESS WHEREOF, the Parties hereby execute this Agreement to be effective as of the date written above.

Veracity Benefits, LLC
[Business Associate]

City of Columbia
[Covered Entity]

By: _____
Signature

By: _____
Signature

Attest:

Secretary, City of Columbia

SEAL:

Approved as to Legal Form:

C. Tim Tisher
C. Tim Tisher, City Attorney

PHARMACY SERVICES AGREEMENT

THIS PHARMACY SERVICES AGREEMENT (this "Agreement") is made and entered into as of July 1, 2024 (the "Effective Date") by and between VERACITY BENEFITS, LLC, a Georgia limited liability company, dba VeracityRx (the "Company"), and CITY OF COLUMBIA (the "Client") a Tennessee Municipality.

WHEREAS, the Company provides services regarding the creation, implementation and utilization of prescription drug benefit plans (each, a "BPD"); and

WHEREAS, Client desires to retain the Company for such services in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and obligations set forth herein, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Services.

1.1 Subject to the terms and conditions set forth herein, Client hereby engages the Company, and the Company hereby accepts such engagement, as an independent contractor to provide the services set forth on Annex 1 (collectively, the "Services") to Client.

1.2 The Company has the required skill, experience, and qualifications to perform the Services, the Company shall perform the Services in a professional and workmanlike manner in accordance with industry standards for similar services, and the Company shall devote sufficient resources to ensure that the Services are performed in a timely and reliable manner.

1.3 The Company shall perform the Services in compliance with all applicable federal, state, and local laws and regulations.

1.4 The Company shall furnish, at the Company's sole expense, the materials, equipment, supplies, and other resources necessary to perform the Services.

1.5 Client shall not directly control or otherwise direct the manner or means by which the Company performs the Services.

2. Term. The initial term of this Agreement shall be for twelve (12) months following the Effective Date (the "Initial Term") and shall renew automatically for successive terms of twelve (12) months (each, a "Renewal Term"), unless the Initial Term or any Renewal Term is earlier terminated in accordance with Section 7. The Initial Term and any one or more Renewal Terms shall be referred to collectively as the "Term" herein.

3. Monthly Fee; PBM Agreement; Rebates.

3.1 No later than the tenth (10th) day following each month during the Term, Client shall pay the Company a fee (the "Monthly Fee") of twelve dollars (\$12) for each employee ("Covered Employee") that participated in Client's BPD for all or part of each such month. Client's payment of the Monthly Fee shall be considered a representation by Client to the Company as to the number of Covered Employees for such month.

3.2 Client acknowledges that the Company has entered into an agreement (the "PBM Agreement") with MC-21 Healthcare, LLC, dba MC-Rx. MC-Rx contracts with Burgess Information Systems, Inc. dba ProCare Rx for pharmacy claims processing and other system access in support of services provided by MC-Rx; that serves as a pharmacy benefit manager (the "PBM"), to assist Client with the design, administration and utilization of Client's BPD. The Company represents and warrants to Client as follows:

3.2.1 the PBM Agreement is transparent and provides for pass-through pricing of prescriptions, including the net acquisition costs of prescriptions by pharmacies.

3.2.2 the PBM is subject to audit under the PBM Agreement, including audits for comparing year-over-year costs of Client's BPD and its Covered Employees; and

3.2.3 the PBM Agreement establishes prices for all prescriptions.

4. Relationship of the Parties. The Company is an independent contractor of Client. Nothing in this Agreement shall be construed to create any association, partnership, joint venture, employment, or agency relationship between the Company and Client for any purpose. The Company has no authority (and shall not hold the Company or the Company's employees, agents or contractors out as having authority) to bind Client, and the Company shall not make any agreements or representations on Client's behalf without Client's prior written consent.

5. Business Associate Agreement. The parties acknowledge that they have entered into that certain Business Associate Agreement dated as of the Effective Date (the "BAA"), and such BAA is incorporated herein and made a part of this Agreement. The Company hereby agrees that it shall abide by the BAA.

6. Indemnification.

6.1 The Company shall defend, indemnify and hold harmless Client and Client's subsidiaries and affiliates, officers, directors, shareholders, members, managers, employees, agents, representatives, successors and permitted assigns from and against all losses, damages, liabilities, deficiencies, actions, judgments, interest, awards, penalties, fines, costs or expenses of whatever kind (including reasonable attorneys' fees and any fees and costs of enforcing any right to indemnification under this Agreement) arising out of or resulting from the Company's breach of any representation, warranty or obligation under this Agreement or the BAA. Client may satisfy such indemnity (in whole or in part) by way of deduction from any payment due to the Company hereunder provided that Client has first been awarded a final, non-appealable judgement for such indemnity from a court of competent jurisdiction or pursuant to an award for such indemnity by an arbitration panel duly appointed by the parties.

6.2 Client shall defend, indemnify and hold harmless the Company and the Company's subsidiaries and affiliates, officers, directors, shareholders, members, managers, employees, agents, representatives, successors and permitted assigns from and against all losses, damages, liabilities, deficiencies, actions, judgments, interest, awards, penalties, fines, costs or expenses of whatever kind (including reasonable attorneys' fees and any fees and costs of enforcing any right to indemnification under this Agreement) arising out of or resulting from Client's breach of any representation, warranty or obligation under this Agreement or the BAA.

7. Termination.

7.1 Either party may terminate this Agreement by providing written notice of termination to the other party at least sixty (60) days in advance.

7.2 Notwithstanding the provisions of Section 7.1, a party may terminate this Agreement effective immediately upon written notice to the other party if the other party breaches this Agreement, and such breach is incapable of cure, or with respect to a breach capable of cure, the other party does not cure such breach within ten (10) days after receipt of written notice of such breach. In the event of termination pursuant to this Section 7.2, Client shall pay the Company any Monthly Fees due and payable to the Company up to and including the date of such termination.

7.3 The terms and conditions of Section 3, Section 4, Section 6, Section 7 and Section 8 shall survive termination of this Agreement.

8. Miscellaneous.

8.1 All notices, requests, consents, claims, demands, waivers, and other communications (each, a "Notice") shall be in writing and addressed to the parties at the addresses set forth below their signatures to this Agreement (or to such other address that may be designated by the receiving party from time to time in accordance with this Section 8.1). All Notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees prepaid), email (read receipt required), facsimile (with confirmation of transmission), or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only if (a) the receiving party has received the Notice, and (b) the party giving the Notice has complied with the requirements of this Section.

8.2 This Agreement and the BAA constitute the complete understanding between the parties with respect to the subject matter contained herein and therein and, except as otherwise provided herein and therein, supersede all other prior agreements and understandings, both written and oral, between the parties with respect to the subject matter hereof and thereof, and no statement, representation, warranty or covenant has been made by either party with respect thereto except as expressly set forth herein or therein.

8.3 This Agreement may only be amended, modified or supplemented by an agreement in writing signed by each party, and any of the terms thereof may be waived only by a written document signed by each party.

8.4 This Agreement and all matters arising out of or relating to this Agreement and the Services provided hereunder, whether sounding in contract, tort or statute, shall be governed by, construed in accordance with and enforced under the laws of the State of Tennessee, without giving effect to any conflict of laws principles that would cause the laws of any other jurisdiction to apply.

8.5 Neither party shall assign any rights, or delegate or subcontract any obligations under this Agreement without the other party's prior written consent. Any assignment in violation of the foregoing shall be deemed null and void. Subject to the limits on assignment stated above, this Agreement will inure to the benefit of, be binding on, and be enforceable against each of the parties and their respective successors and permitted assigns.

8.6 In the event that any claim, suit, action or proceeding is instituted or commenced by a party against the other party arising out of or related to this Agreement, the prevailing party shall be entitled to recover its actual and reasonable attorneys' fees and court costs from the non-prevailing party.

8.7 The headings of Sections in this Agreement are provided for convenience only and will not affect the construction or interpretation of this Agreement. All references to "Section" or "Sections" refer to the corresponding Section or Sections of this Agreement. All words used in this Agreement will be construed to be of such gender or number as the circumstances require. Unless otherwise expressly provided, the word "including" does not limit the preceding words or terms and shall be construed to mean "including without limitation". The words "hereof," "herein" and "hereunder" and words of similar import when used in this Agreement shall refer to this Agreement as whole and not to any particular provision of this Agreement, and Section and Annex references used herein are to this Agreement unless otherwise specified.

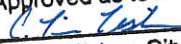
8.8 If any term or provision of this Agreement is invalid, illegal or unenforceable in any jurisdiction, such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

8.9 This Agreement may be executed in multiple counterparts and by electronic signature, each of which shall be deemed an original and all of which together shall constitute one instrument.

The parties have executed this Agreement as of the date first above written.

CITY OF COLUMBIA

Approved as to Legal Form:


C. Tim Tisher, City Attorney

Signature

Print Name & Title

VERACITY BENEFITS, LLC

Marilynn E. "Pepper" Schafer, Principal

Annex 1

Services Provided by VeracityRx

Implementation and utilization of Client's BPD.

Assistance in helping Covered Employees and covered family members obtain drugs prescribed for weight loss.

Implement an international pharmacy option for the covered drugs, if desired.

Provide reports as reasonably requested by Client, including reports on pharmacy spend by Client and expense by drug type.

Client further acknowledges that VeracityRx:

1. Will not be knowledgeable of and cannot be held liable for any duplications of prescriptions that may occur if the member fills the medication through the primary PBM and also through the VeracityRx pharmacy;
2. Will not be able to perform Drug Utilization Reviews to identify issues such as potential and actual adverse reactions or contraindications with other drugs;
3. May be asked to fill medications used for off-label (non-FDA-approved) weight loss indications.

City of Columbia, TN

February 29, 2024

PROPOSAL FOR SERVICES

Prepared by VeracityRx



Executive Summary

About Us

Veracity Benefits is a health plan benefits company that works with and through brokers to help self-funded employers save money on their medical spend. While we offer complete health care solutions, one of the more popular and effective solutions we offer is in the area of pharmacy savings. That program is called VeracityRx.

Our pharmacy department consists of 5 registered pharmacists. Danny Toth, the President of VeracityRx, is a graduate of Mercer University and has been the CEO of three different PBMs. He has also owned and operated multiple pharmacies and is a past President of the Georgia Pharmaceutical Association. He is also featured in the recent book, “The Price We Pay, What Broke American Health Care – and How to Fix It,” by Dr. Marty Makary of Johns Hopkins University.

Saving Money on Pharmacy Costs

The national average of pharmacy expenses by employers in the United States in 2019 was \$104 Per Member Per Month. At VeracityRx, our average cost per member is under \$50 PMPM. The following pages outline the five different areas where we expect to see savings and how much we anticipate saving on your individual plan. As a note, VeracityRx receives no compensation from the PBM, in this case, ProCare Rx. Our only goal is to help you save money!



Reduce Costs



Improve Care



Make It Easy

Our PBM Partner

VeracityRx includes PBM services from our partner, MC-Rx powered by ProCare Rx. MC-Rx owns and operates its own internally developed and maintained pharmacy claims processing system. Their system operates from one integrated platform that handles all the needs of a client – in seconds, a pharmacist will know if a prescription filled for a member is covered, will cause an interaction with another drug (online real-time DUR), prescription costs, requires a pre-authorization and other important information about the prescription. Integrated with our Customer Care Center, the MC-Rx system provides approximately 1,500 edits during the adjudication of each claim including real-time concurrent drug utilization reviews.

We utilize step therapy, prior authorization, generic interchange, reference pricing (Therapeutic MAC), Step OTC (over-the-counter) programs, and grandfathering of coverage to keep costs down and satisfaction high. Over 99.999% of our claims are processed electronically, and our broad pharmacy network reduces your members' out-of-pocket experience.

FAST FACTS:

- MC-Rx is one of the largest privately held pharmacy benefit managers (PBMs) and has consistently been among the fastest growing healthcare companies.
- MC-Rx is a national PBM with two corporate centers: Gainesville, GA and Caguas, PR.
- MC-Rx directly contracts with over 68,000 network pharmacies, managing our own credentialing and auditing programs and vaccine programs.
- MC-Rx directly contracts with pharmaceutical manufacturers, managing our rebate program. Our clinical programs align with our national formulary, established, and maintained by our P&T Committee.
- MC-Rx empowers clients with pharmacy program innovation and automation needed to enhance the quality of care while controlling the overall costs of healthcare.

VeracityRx Savings

**At VeracityRx, We Believe Pharmaceutical Costs Should Be Fair.
Our 5 Buckets Help Employers Achieve Maximum Savings.**



THE CONTRACT

The Pharmacy Benefit Management (PBM) contract is generally written between the PBM and the Employer, using the PBM's contract. In most cases, it is written to the PBM's advantage. It can be cumbersome, difficult to navigate and filled with fine points and/or complex definitions that work to the employer's financial disadvantage.

At VeracityRx, we write the contract putting the Employer in charge and eliminating spread pricing. It is transparent, pass-through and auditable.



VERACITY SELECT NETWORK

**Not available in all states*

We have determined that **generic drugs** have a higher cost that averages \$15-\$20 *per prescription* more at "big box" stores (i.e., CVS, Target, Walgreens, Walmart, Sam's Club and Rite-Aid). Our recommendation is for the employer to place a higher co-pay of at least \$15 per prescription on generic drugs acquired at one of those stores. Members may still use those stores; it just means the co-pay will be higher. For all other outlets, such as local pharmacies, grocery stores, etc., employees will pay a lower co-pay.



FORMULARY MANAGEMENT

At VeracityRx, we are in charge of the PBM's formulary on behalf of the employer. No longer is the employer subject to untested drugs that are new to the market or "Me Too" drugs that do nothing but yield profits to PBMs and drug manufacturers. *An example of a "me too" drug is Duexis, which costs \$2,000/month and is nothing more than a combination of Ibuprofen and Pepcid.* We include the lowest cost therapeutic equivalent drugs whenever possible instead of choosing higher cost drugs that maximize rebates.



PERSONAL IMPORTATION MEDICATIONS

Our employers/employees can access personal importation medications for a 50% savings. These drugs are imported only from Canada and include drugs for 3 areas: Insulin-like Drugs | A1C Medications | HIV Medications.



MANUFACTURERS' ASSISTANCE PLANS FOR SPECIALTY DRUGS

Our success rate on specialty drug savings is over 85%. We capture savings through various pathways, including manufacturers and copay card assistance. Working through manufacturers' assistance programs and foundations, our pharmacists work full-time with both employers and employees to secure this vital assistance for these costly medications.

VeracityRx Proposal

At VeracityRx, We Believe Pharmaceutical Costs Should Be Fair.
Our 5 Buckets Help Employers Achieve Maximum Savings.



Based on the evaluation of your prior pharmacy utilization, we propose the following estimated annual savings:

Assumptions:

- Effective Date: Jul 2024
- Employees on the plan: 405
- Members on the Plan: 776 (estimate)
- Current Carrier: BCBS of TN
- Pharmacy Data Used: Feb 2023 thru Jan 2024
- Total Rx Spend: \$1,133,965.00
- Current Plan Rx PMPM: \$118 Estimate

VeracityRx Estimated Savings for Current Plan Year		
VeracityRx Estimated Savings:		
The Contract (+)	\$	70,976.00
Veracity Select Network (+)		N/A
Formulary Management (+)	\$	79,848.00
*Personal Importation Medications (PIM) (+)	\$	96,586.00
*Manufacturers' Assistance for Specialty and High Cost Drugs (+)	\$	303,334.00
Total Estimated Savings (Before Fees)	\$	550,744.00

Savings estimates are net of fees: VeracityRx fee of \$12 PEPM | MC-Rx Powered by ProCare Rx (PBM) per Script fee of \$4.50

VeracityRx Guarantee:

VeracityRx guarantees that we will save at least the amount of our annual fee. If not, we will refund the entire fee at the end of the plan year.

VeracityRx Proposal

The following medications from the data present opportunities for savings:

Personal Importation	Specialty
RINVOQ	DUPIXENT
TRULICITY	AUBAGIO
OZEMPIC	NURTEC
FARXIGA	EMGALITY
JARDIANCE	
ELIQUIS	
TRADJENTA	
JANUVIA	



Thank You!

Your plan becomes an operational strategy rather than just a line item in your budget. You will increase employee satisfaction, boost productivity, limit absenteeism, and support recruitment and retention efforts.

Malcolm Newton | mnewton@veracity-benefits.com



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kim Dale, Asst. City Recorder, kdale@columbiatn.com, 931-560-1579

AGENDA ITEM TITLE: RECEIVE AND FILE COST OF LIVING ADJUSTMENT (COLA) FOR ELIGIBLE RETIREES OR BENEFICIARIES OF THE CITY OF COLUMBIA EMPLOYEES' RETIREMENT PLAN.

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.

CERTIFICATION:

ATTACHMENTS: Copy of Section 5:09 (Cost of Living Adjustments) of the City of Columbia Employees' Retirement Plan Ordinance No. 3968 amendment adopted January 9, 2024

the annual rate he was receiving from the City at the determination date and that the Social Security Act remains unchanged after the determination date. Provided, however, that the Participant's temporary supplemental retirement benefit shall be reduced on a pro rata basis for each year that his years of Credited Service is less than 25. To receive this temporary supplemental retirement benefit, a Participant must submit a copy of his wage history from the Social Security Administration.

All Employees hired on or after January 1, 2009, shall not be eligible for benefits under this section 5.08.

5.09 Cost of Living Adjustments.

The monthly benefit of any Retired Participant or Beneficiary shall be increased as of each July 1 beginning with the later of (i) the first July 1 coinciding with or following the first anniversary of the date as of which the Retired Participant's monthly benefit payments commenced, and (ii) July 1, 1994. The monthly benefit shall be further increased as of each subsequent July 1 as long as the benefit is payable.

The amount of each annual increase to the monthly benefit shall be a percentage of the monthly benefit immediately preceding the first increase (i.e., the initial benefit amount), such percentage to be equal to the lesser of (i) the annual change in the consumer price index from March 31 of the prior calendar year to March 31 of the current calendar year, and (ii) 3%. The consumer price index to be used for purposes of this adjustment is the Consumer Price Index for All Urban Consumers (CPI-U), not seasonally adjusted, constructed by the U.S. Department of Labor, Bureau of Labor Statistics. However, effective July 1, 2006, the amount of each annual increase to the monthly benefit shall be the same percentage described above, but applied to the monthly benefit currently in effect.

The increases provided by this section 5.09 shall not apply to any temporary supplemental retirement benefit to which a Participant may be entitled pursuant to section 5.08 hereof.

5.10 Rehired Employees.

Effective July 1, 2001, an Employee who had previously terminated his employment with the City and received a refund of his Plan contributions under section 5.06, but who has subsequently returned to the City as an Employee, and is currently participating in the Plan, may request to buy back prior Credited Service. A rehired Employee seeking to buy back prior years Credited Service must file a written application with the City Recorder. Such application must be filed within 12 months from the date the Employee's was rehired as a full-time Employee. An Employee that was rehired prior to July 1, 2001, may buy back his prior years Credited Service if he files a written application with the City Recorder on or before September 6, 2002. The City will not consider any request to buy back Credited Service that do not fall within the time frames specified in this paragraph.

In order to buy back Credited Service an Employee must remit to the Plan a sum of money that is equal to all refunded contributions, plus interest calculated at a rate of 7.5% per year, or any lower rate mandated by applicable usury laws compounded from the date the refund check was issue to a date 30 days after the date the rehired Employee applied to buy back his Credited Service. This sum must be fully remitted to the Trust within 30 days of the rehired Employee's application to buy back Credited Service. No partial payments for such Credited Service will be accepted and the Employee must buy back all prior eligible Credited Service to take advantage of the benefits provided for under this section 5.10.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kellye Murphy, Tourism & Marketing Director, kmurphy@columbiatn.com 931-560-1510

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A WORK ORDER BETWEEN THE CITY OF COLUMBIA AND CROWDRIFF IN THE AMOUNT OF \$17,000 FOR THE CROWDRIFF 'CREATORS' PLATFORM

RECOMMENDATION: Approve.

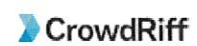
INFORMATION: Crowdriff is a user-generated content platform that we have established already on our VisitColumbiaTn.com website to curate and display social content specific to Columbia. This additional Crowdriff platform called 'Creators' that we're requesting funding for, works to assist with procuring 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: CrowdRiff Agreement April 2024.



City of Columbia
Order Form
Apr 25, 2024



1. BACKGROUND

CrowdRiff provides visual storytelling solutions that inspire new and returning interest to travel brands. It will allow City of Columbia (hereafter referred to as "Customer") to effectively discover and activate the most engaging visual content from the social web, while inspiring conversations around its brand. CrowdRiff will enable Customer to increase overall social and digital efficiency, activate its brand across seasons, and deliver real-time content through every marketing channel.

2. SCOPE

2.1 Visual Marketing Platform License

License Period

- Start Date: Sep 1, 2024
- End Date: Apr 30, 2025

Key Functionality

Creators

- Short-form video assets developed using content guidelines co-developed between CrowdRiff and Customer.
- 20 content shoots, with an output of 5-7 short-form videos per shoot. All content will be geotagged using Google Maps location services, and supplemented with additional information to provide further context.
- CrowdRiff will engage and compensate a select number of creators across the Customer region to create short-form video for one or more of Customer's marketing campaigns.
- Coordinate content management and content selection for each shoot.
- Should you request content from outside your destination(s), or if a creator must incur expenses exceeding \$50 USD per content shoot, additional charges may be levied upon the Customer.
- Content shoots refer to the process by which content creators capture content that aligns with a specific theme or location as outlined in the content brief. Each content shoot will cover one location. Additional content shoots can be purchased during the term of this agreement in bundles of 10 content shoots at a cost of \$7,000 USD.

Onboarding

- During the kick-off call, CrowdRiff provides the Customer with an overview of the project's execution.
- The Customer is informed about the process for submitting content briefs, which can be accomplished through the resource workbook provided to them.
- CrowdRiff explains their management of all creator-related tasks, such as sourcing and payment procedures.
- The timeline for the project is also presented, covering aspects such as the first content

submission's duration, the frequency of future submissions, review periods, and creator payment schedules.

- CrowdRiff guides the Customer through the typical creator persona, elaborating on the skills and attributes of the creators employed.
- Customer is also given an outline of CrowdRiff's content guidelines and moderation process, which can incorporate any additional requirements they may have.

2. SCOPE (CONT.)

2.2 Users

Unlimited Desktop users

2.3 Launch Timing

CrowdRiff Creators kickoff call will be scheduled within 10 business days of an executed agreement subject to the Customer's availability to participate. CrowdRiff will aim to fulfill CrowdRiff Creators content delivery within 12 months.

3. SUPPORT

CrowdRiff will provide Customer the necessary support for set-up, training and ongoing support. Customer will have direct access to their CrowdRiff's support team during the licensing period. All Customer requests are handled on a first come, first served basis, and responses can be expected within 48 hours.

PURCHASE AND PAYMENT TERMS

Item	Description	Price	Discount	Net Price
Implementation	Creators - Full implementation and onboarding	\$1,000	100%	0
CrowdRiff Creators Project (20 Shoots)	6 month project	\$17,000	0%	\$17,000
Total List Price				\$18,000
Total Discount				\$1,000
Total Net Price				\$17,000

All prices listed in USD

20 content shoots will be delivered to the customer over a period of 8 months, not 6.

Payment Schedule

- **Sep 1, 2024** - \$17,000

Payment Terms

- Initial payment invoiced upon execution
- If applicable, remaining investment invoiced as per payment schedule above
- All invoices due within 30 days of issue date
- Acceptable forms of payment include cheque, bank wire transfer, or credit card (Visa or Mastercard)
- Credit Card processing fees apply

Special Discount Terms and Expiry

- By accepting the terms of this Order Form, Customer approves CrowdRiff's use of its logo on CrowdRiff's website and agrees to participate in development of testimonials and case studies.
- All prices and special discounts quoted above will expire on Jul 31, 2024
- This agreement is considered completed when 20 content shoots are delivered to Customer or at the end date of the License period, whichever comes first.

TERMS AND CONDITIONS

- By signing this Order Form you agree to be bound by the full Terms of Service to the CrowdRiff platform and service(s) set out at crowdriff.com/terms-of-service, which together with this Order Form become the agreement between us.
- Any additional functionality requested by Customer outside of that identified in this agreement will be quoted separately, and implemented once written approval has been received from Customer.
- This document is private, confidential and personal to its recipients and should not be copied or shared with third parties.
- CrowdRiff will engage local creators to create and publish authentic, mobile-optimized short-form video ("User Content") through the completion of content challenges and offers rewards to them in exchange. The definition of User Content can be found in [Section 4 of the Localhood Terms of Service](#). In consideration for the services rendered pursuant to this Agreement, CrowdRiff grants Customer the worldwide, non-exclusive, perpetual, irrevocable, royalty-free right and license to host, use, reproduce, distribute, display, present, publish, communicate to the public, perform, syndicate, broadcast, make available, and make derivative works of the User Content.
- At the License Period End Date, and every License renewal period thereafter, the License will be renewed automatically for an additional period of 12 months provided that the License fee increases by no more than 5%. Additional fees may apply should Customer choose to add new features to the License. Customer may elect to not renew by providing written notice at least 30 days prior to the end of the then current License Period. CrowdRiff will notify the Customer of the upcoming renewals at 60 days prior to the end of every License Period.

By signing below, the signee agrees to abide by the terms and conditions contained in this agreement, and certifies that the signee is authorized to accept these obligations on behalf of the organization.

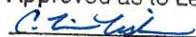
City of Columbia

Name	Mayor Charles (Chaz) M. Molder
Title	Mayor
Signature	
Date	

CrowdRiff

Name	Chelsea Mosgrove
Title	Director, Sales
Signature	
Date	

Approved as to Legal Form:


C. Tim Tisher, City Attorney



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jonathan Stotler, MIS Director, jstotler@columbiatn.com, 931.560.1550

AGENDA ITEM TITLE: 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

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 a \$800 per month decrease for minimum use. Current minimum monthly recurring charges \$4,818.38 Under new contract minimum monthly recurring charges \$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 Contract 2024.

CONSOLIDATED ORDER

This consolidated order (this "Consolidated Order"), made as of the last date signed below (the "Order Effective Date") by and between Fuze, Inc. ("Fuze") and City of Columbia Tennessee ("Customer"), is subject to that certain Master Services Agreement entered into between Fuze and Customer (the "MSA"). Any of the professional services being provided pursuant to this Consolidated Order (the "Professional Services") may be further described in one (1) or more Statements of Work entered into between Fuze and Customer (each, an "SOW"). The MSA and, if any, each SOW for the Professional Services, are hereby incorporated by reference. For purposes of this Consolidated Order (i) any reference to either an "Order" or a "CSA" in the MSA shall mean this Consolidated Order, and (ii) any capitalized terms not otherwise defined herein shall have the meanings given them in the MSA.

1. HOW BILLING WORKS

Billable MRC – this is what can be billed on a monthly basis for recurring charges. This amount includes both Fuze services and 3rd-party services – billed in arrears for services added in the previous month (prorated, as appropriate) and billed in advance for the upcoming month.

Monthly Payment = (1) the greater of Billable MRC or the Minimum MRC + (2) variable usage-based charges + (3) reasonable and preapproved reimbursable expenses + (4) applicable taxes, fees and surcharges.

Notes:

- Monthly payments are billed on the first day of each month.
- Variable usage-based charges can be found at <https://www.fuze.com/fuze-rates> and are applied as of the date of use of the applicable service.
- Applicable fees may include, among other things, pass-through costs and charges (e.g., subscription fees, porting fees) related to telephone numbers (e.g., DIDs, toll-free numbers) allocated to your account, even if they are not active.

Billable NRC – these are non-recurring charges for which you are billed upfront.

Your monthly invoice will be made up of your Monthly Payment + any Billable NRC.

As a Fuze customer, you have the ability to make certain changes to your contracted user base (including additions and removals) but, it's important to understand that these changes can have an impact on your invoices, so please be aware of the following rules:

You may only remove a user from your account if either a) you immediately wish to replace it with a new user or b) you have received explicit written approval from Fuze to remove the user altogether. Once a user has been activated, unless it is merely a replacement for a removed user, your Minimum MRC for the following month will automatically increase to take into account the additional user (e.g., new total of activated users multiplied by the applicable unit price). Removing users will not decrease your Minimum MRC.

2. YOUR CONSOLIDATED ORDER

- a) **Term** - This Consolidated Order will become effective on the last signature date below and will expire on June 23, 2025. The order term will automatically renew for 1-year periods, unless you or Fuze cancel at least 90 days prior to expiration.
- b) **Summary** - According to our records and your request for changes, the following presents a consolidated picture of the Fuze and/or 3rd-party services and equipment you have ordered from Fuze:

Equipment, Fuze Services or Resold Services?	SKU	Description	Quantity	NRC User or Unit Price	MRC User or Unit Price	NRC Extended Price	MRC Extended Price
Fuze Services	ALLOY-MR-BASIC-BASE	Metered calling with basic features, for voice-only	35	\$0.00	\$12.31	\$0.00	\$430.85

Fuze Services	ALLOY-MR-CALLING-NATL	Domestic calling with limited meetings	176	\$0.00	\$21.89	\$0.00	\$3,852.64
Fuze Services	ALLOY-MR-DID-NATL	Additional DID with basic voice service and unmetered domestic calling	28	\$0.00	\$3.56	\$0.00	\$99.68
Fuze Services	ALLOY-MR-EFAX-BASE	eFax	14	\$0.00	\$5.30	\$0.00	\$74.20
Fuze Services	ALLOY-MR-EMERGENCYDID	911 Emergency Services	8	\$0.00	\$0.00	\$0.00	\$0.00
Fuze Services	ALLOY-MR-PRO-NATL	Domestic calling with unlimited meeting hosting	1	\$0.00	\$29.00	\$0.00	\$29.00
Fuze Services	ALLOY-MR-SMS	SMS & MMS Messaging	19	\$0.00	\$3.25	\$0.00	\$61.75
Fuze Services	ALLOY-MR-T38FAX-BASE	Fax Machine Line (Needs FXS Device)	27	\$0.00	\$0.00	\$0.00	\$0.00
Fuze Services	ALLOY-MR-UTILITY-BASE	Metered calling with basic features, for non-user based phones	6	\$0.00	\$22.46	\$0.00	\$134.76
Fuze Services	UC-MR-DIRECTORY	UC - Directory Listing Service	40	\$0.00	\$1.70	\$0.00	\$68.00
Fuze Services	VCX-AUTO-ATTENDANT-MR-1	Auto Attendant with ACD and End-User Controls	3	\$0.00	\$22.50	\$0.00	\$67.50
Totals:						\$0.00	\$4,818.38

- c) **Minimum monthly payment** - The Minimum MRC (the minimum monthly recurring charge, calculated by multiplying your Billable MRC by the minimum activation thresholds applicable to your order) applies to the commitment periods indicated below:

Commitment Periods		Minimum MRC
Commitment Start Date	Commitment End Date	
June 1, 2023	June 30, 2024	\$4,818.38
July 1, 2024	Order Expiration/Termination Date	\$4,000.00

- d) **Total Initial Payment** - Your Total Initial Payment will be \$57,820.56 (Prepayment + Billable NRC)

- e) **Prepayments** - Based on what you have ordered from Fuze, your prepayment is:

Prepayment for initial annual period of April 22, 2024 - April 21, 2025 = \$57,820.56

After the first annual prepayment, we will calculate your next annual prepayment by taking the greater of the Billable MRC or the Minimum MRC for the month immediately preceding the next annual prepayment date and multiplying it by 12.

Notes:

- The first annual prepayment is paid as part of your Total Initial Payment. Afterwards, we will bill you annually in the month of your anniversary date.
- Each prepayment offsets any charges, taxes or other fees. After the annual prepayment has been depleted, you will pay all charges as normal until you make the next annual prepayment.
- Any prepayments made under prior orders that have not been depleted will be carried forward and applied to your future invoices.]

3. GENERAL

- We agree that this Consolidated Order is a binding contract between us and overrides all previous orders and, if and to the extent there are any conflicts or inconsistencies, the MSA. Otherwise, the MSA remains in effect and is not changed by this Consolidated Order.
- This Consolidated Order has no bearing on any amounts currently owed under the MSA. These amounts will remain due and payable.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have duly executed this Consolidated Order by their authorized representatives as of the Order Effective Date.

Fuze, Inc.

Signature: _____

Name: _____

Title: _____

Date: _____

City of Columbia Tennessee

Signature: _____

Name: _____

Title: _____

Date: _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND JUDY CONSTRUCTION FOR THE CHANGE ORDER OF THE ULTRAVIOLET DISINFECTION RENOVATIONS

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department wants to update the contract 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.

CERTIFICATION:

ATTACHMENTS:

Judy Construction Contract Change Order
Judy Construction Contractor's Affidavit

CONTRACT CHANGE ORDER

Order No. One (FINAL)

Date: May 10, 2024

State: Tennessee

Contract for: Sewer System Improvements, Wastewater Treatment Plant Ultraviolet
Disinfection Renovations, Wauford Project No. 2111, Work Order 2022-01

County: Maury

Owner: City of Columbia, Tennessee, 700 North Garden Street, Columbia, Tennessee 38401

To: Judy Construction Company, 103 South Church Street, Cynthiana, Kentucky 41031

(Contractor)

You are hereby requested to comply with the following changes from the Construction Drawings and Detailed Specifications:

Description of Changes	DECREASE In Contract Price	INCREASE In Contract Price
Bid Item No. 1 – Additional SCADA Services required during integration of the new UV System into the Factory Talk SCADA System.		\$1,814.00
Bid Item No. 2 – Deduct from allowance for temporary fencing.	-\$15,575.00	
TOTALS	-\$15,575.00	\$1,814.00
NET CHANGE IN CONTRACT PRICE	-\$13,761.00	

JUSTIFICATION: Final balancing change order.

The amount of the Contract will be Decreased by the Sum of Thirteen Thousand Seven Hundred Sixty-One and 00/100 Dollars (\$13,761.00). The Contract Total including this and previous change orders will be One Million Two Hundred Seven Thousand Two Hundred Thirty-Nine and 00/100 Dollars (\$1,207,239.00). The Contract period provided for completion will be unchanged.

Requested


Judy Construction Company

May 13, 2024

(Date)

Recommended


J. R. Wauford & Company, Consulting Engineers, Inc.

5/13/24

(Date)

Accepted

City of Columbia, Tennessee

(Date)

Approved as to Legal Form:


C. Tim Tisher, City Attorney

CONTRACTOR'S AFFIDAVIT

STATE OF KENTUCKY
COUNTY OF HARRISON

James K Cowley affirms that he is Secretary/Treasurer of Judy Construction Company, a corporation which constructed or caused to be constructed Sewer System Improvements, Wastewater Treatment Plant, Ultraviolet Disinfection Renovations, Wauford Project No. 2111, Work Order 2022-01, covered under contract entered into on the 19th day of January, 2023, by and between the City of Columbia, Tennessee and Judy Construction Company.

Affiant further states that all material used therein was of the quality prescribed in the Plans and Specifications prepared by J. R. Wauford & Company, Consulting Engineers, Inc., that all claims against the Owner on the Contractor's part have been met in full; that all accounts for labor performed, accounts for materials, liens, judgments, and claims of every nature against the Contractor have been satisfied by the Contractor in full, warrants and guarantees to hold the City of Columbia, Tennessee free and immune from any liability therefore.

Affiant further states that any obligation whatsoever, which may be present or suits arising therefrom in connection with the work after the final settlement has been made, is to be borne by Judy Construction Company.

Affiant further states that Judy Construction Company guarantees to the City of Columbia, Tennessee all of its construction against defective materials, equipment, and workmanship for a period of 12 months from May 2, 2024 and will replace such defective parts without cost to the City of Columbia, Tennessee.

Affiant further states that said construction began on the 6th day of November, 2023, and was completed on the 2nd day of May, 2024, and he acknowledges receipt of all monies due Judy Construction Company for the construction thereof, with the exception of the final retainage/payment in the amount of \$19,712.50.

Judy Construction Company

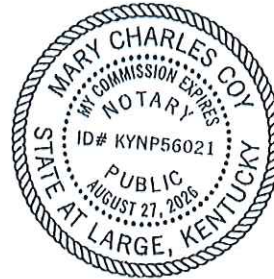
BY:  Sec/Treas

Sworn to and subscribed before me this

13th day of May, 2024.

Mary Charles Coy

NOTARY PUBLIC



My Commission Expires: August 27, 2026.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND PATH FOR CHANGE ORDER #2 FOR REPAIRS TO THE WASTEWATER PLANT ADMINISTRATIVE BUILDING HVAC SYSTEM IN THE AMOUNT OF \$38,213

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: Path Change Order #2 Contract.



CHANGE ORDER # 2

5/28/2024

Contract #: 1222-C3

From: Path Company, LLC, 5860 Ridgeway Center Parkway, Ste #200, Memphis, TN 38120

To: City of Columbia, TN

This Change Order is a change in scope to the Columbia, TN (Installation Agreement #1222-C3) which is a project between Path Company, LLC and City of Columbia, TN

1. Proposed Changes: See Attached Proposal
2. The contract sum prior to this Change Order, including Change Order #1, was \$1,046,605
3. The contract sum will be increased by this Change Order in the amount of \$38,213.00 for the entire project.
4. The contract sum including this change order will be \$1,084,818.00
5. The new contract completion date will be 11/1/2024.

Path Company, LLC

By: Russell Phillips
Its: President

By: Charles (Chaz) M. Molder
Its:

Approved as to Legal Form:


C. Tim Tisher, City Attorney

Proposal for Columbia-TN-1222-C3 Changer Order #2

Valid for 30 days from Proposal
date Proposal Date: May 28,
2024, Proposal Number: 1222-
C3-CO2

Scope of Work

AHU VFD Installation (Typical of 2 AHU's):

- During the controls upgrade of the building it was found that both AHU's had Inlet Guide Vanes that were not functional. We propose the following:
 - Remove the IGV's and vane actuators from the existing fan housings.
 - Remove the existing fan unit mounted disconnects/starter combination.
 - Provide, install, and wire new VFD's.
- Note: The existing motors are not inverter duty motors. This means that they are not rated for VFD's. There is the potential that if we install VFD's the motors will fail. There is no way to know if or when this could happen.

VAV Box Damper Installation (Typical of 5):

- During the controls upgrade of the building it was found that five of the VAV boxes have plunger style dampers that are not working properly. We propose the following:
 - Remove the plunger style dampers.
 - Install a Trane VAV box retrofit damper.
 - Move the new VAV box controller to the new style damper and perform all necessary terminations.

Base Cost

\$38,213.00

Exclusions/Clarifications

- Any work or material not specified in the proposal above.
- PATH Company's involvement in this project is limited to the above specific written scope of work. Any further engagement by PATH Company shall be separately quoted and approved in writing by both parties in advance of work being performed. The following exclusions of scope shall include, but are not limited to, any participation by PATH Company in future lawsuits, witness testimony, arbitration and/or mediation following as a result of this engagement.
- Any BAS controls, fire, security, or lighting controls unless specified in the proposal.
- Temporary utilities
- Asbestos or Hazardous material handling of any kind



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: 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

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: State Systems Inc. Contract.



2212 Denise Dr.
Columbia, TN 38401
Office: (931) 381-2839
Cell: 615-974-8153
E-Mail Address: tmallini@statesystemsinc.com
TN Alarm License # C-1959

June 1, 2024

COLUMBIA WASTEWATER

Columbia, TN 38401

Fire Alarm		
QTY	Model	Description
1	NAPCO	CELLULAR DIALER
1		PROGRAMMING
1		1 Year of Cellular Monitoring

PRICE INCLUDES EQUIPMENT, INSTALLATION, AND PROGRAMMING.

Total Investment: \$ 1,425.00
(PRICE INCLUDES APPLICABLE TAXES)

Equipment, Programming, and Monitoring

Fire alarm monitoring via cellular annual recurring investment of \$700.00

- The above Pricing INCLUDES:
 - Equipment listed above and Programming of listed equipment

One Time Investment: \$300.00

- Cellular Dialer
- Programming of dialer

Annual Fire Alarm Inspection - \$425

TERMS: Progress billing (subject to credit approval), State Systems, Inc. will bill for any materials delivered or work performed by the end of the month due and payable on or before the 15th of the following month. Any alterations or deviations involving costs will be executed only upon written orders and will become an extra charge over and above this quoted price. It is agreed that State Systems, Inc. may assess us and we agree to pay, reasonable late charges, as permitted by law, collection agency fees and other costs associated with their collection efforts including but not limited to the payment of reasonable attorney fees and court costs. The laws of the State of Tennessee shall govern our relationship.

WARRANTIES: It is State Systems' intention to have every article it sells give complete satisfaction. To achieve this, we make every effort to maintain high standards of workmanship, materials and inspection of our products. Therefore, the materials furnished under this contract will be guaranteed against defects in material for a period of **one (1)** year after delivery. Labor is guaranteed for **one (1)** year.

WORKING CONDITIONS: State Systems, Inc. will provide installation and technical support during normal business hours. After hours support is available at an additional fee.

This quote is valid for 30 days

If you wish to proceed with the quoted work, please indicate your approval by signing in the space provided below and email to tmallini@statesystemsinc.com

Thank you for the opportunity to do business with you and your company!

Respectfully submitted,

Tony Mallini
Business Development Representative

Accepted by: _____

Title: _____

Date: _____

P.O. Number: _____

Approved as to Legal Form:



C. Tim Tisher, City Attorney



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lindsay W. Barrier, Engineering Associate, lbarrier@columbiatn.com, 931.560.1527

AGENDA ITEM TITLE: 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

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: Addendum No. 2

EXHIBIT F – Amendment to Owner-Engineer Agreement
Amendment No. 2

The Effective Date of this Amendment is: May 9, 2024

Background Data

Effective Date of Owner-Engineer Agreement: August 20, 2018

Owner: City of Columbia, TN

Engineer: Gresham Smith

Project: Nashville Highway (SR-6/US-31) and Bear Creek Pike (SR-99)/US-412 intersection east to Tom Hitch Parkway

Nature of Amendment: [Check those that are applicable and delete those that are inapplicable.]

- ☒ Additional Services to be performed by Engineer
- ☒ Modifications to services of Engineer
- ☐ Modifications to responsibilities of Owner
- ☒ Modifications of payment to Engineer
- ☐ Modifications to time(s) for rendering services
- ☐ Modifications to other terms and conditions of the Agreement

Description of Modifications: See attached scope of services

Agreement Summary: Provide additional services and fee as stated in attached scope

Original agreement amount:	\$375,000.00
Net change for prior amendments:	\$207,488.00
This amendment amount:	\$46,100.00
Adjusted Agreement amount:	\$628,588.00
Change in time for services (days or date, as applicable):	N/A

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit B/C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

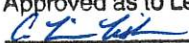
In witness whereof, the parties have caused their duly authorized representatives to execute this Amendment as of the date shown below.

OWNER:
City of Columbia, TN

ENGINEER:
Gresham Smith

By: _____
Print name: _____
Title: _____
Date: _____

By:  _____
Print Name: Jody Vance
Title: Principal
Date: May 9, 2023

Approved as to Legal Form:
 _____
C. Tim Tisher, City Attorney



G R E S H A M
S M I T H A N D
P A R T N E R S

**Scope of Services Addendum 2 for Bear Creek Pike (US 412) and US 31 Intersection Project
City of Columbia, Tennessee**

The area of improvement is located at the intersection of US 412 (Bear Creek Pike) and US 31 (Nashville Highway) as shown in the picture below. This project is intended to improve the safety, functionality and overall level of service of the intersection and approaching/departing lanes, improve pedestrian connectivity and mitigate safety concerns contributed to access control for private business driveway in proximity of the intersection.

DESCRIPTION OF ADDITIONAL SERVICES ENGINEERING SERVICES

Gresham Smith is currently under contract to hire subconsultants to provide appraisals, appraisal reviews and negotiations. The City has requested that title reports and closings be added to the contract. This supplement adds those services.

A. Title Searches \$16,500.00

Title searches will be provided by Smith Sholar Milliken PLLC. There are 15 tracts that will require initial title searches. These will be invoiced at \$1100.00 per tract. An initial report will be given at the beginning of the project and the final report will be prepared after the time of the closing. This is what is included in the \$1100.00 fee. If more than one search is required, the price will vary.

B. Closings \$17,250.00

Closing fees per property will be \$1,150.00. The fee provided includes closing 15 tracts.

C. Miscellaneous costs for title company \$3,800.00

If title curative work is needed, this will be billed at an hourly rate of \$300.00 per hour.

The fee for each title update will be \$150.00. This may not be required if the searcher does not charge an update fee to Smith Sholar Milliken PLLC, they will not charge the client.

Meetings and/or conference calls will be billed hourly at \$250.00 per hour, should they be required for the project.

The amount of this section will be billed at an hourly rate based on the scope/fees listed above. We have assumed eight one hour meetings, two title search updates and five hours of curative work.

The price does not include any recording fees, overnight fees, or any miscellaneous fees. These will be billed as actual costs for recording and on an as-need basis for recording fees, etc. In addition, the pricing does not include any title insurance premiums(s). If any additional deeds are needed between municipalities, additional fees will be charged. The miscellaneous fees may be used for these items if needed but the cap for all miscellaneous activities may not exceed \$3,800.00.

D. Form 4 and subconsultant management

\$8,550.00

Gresham Smith will complete the Form 4s that are required by TDOT Region 3 ROW office for the 15 tracts. The City will need to sign the letters and provide City letterhead to Gresham Smith or place the letters on City letterhead to be delivered to the property owners. In addition, Gresham Smith will coordinate the title searches, closings and miscellaneous activities between the City, TDOT and project. Invoicing and budget tracking is including for the subconsultant.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Wanda McClain, HR Director, wmccclain@columbiatn.com, 931-560-1570

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE SOFTWARE LICENSING AGREEMENT WITH ESKILL IN THE AMOUNT OF \$5,000 TO PROVIDE VALID AND RELIABLE TESTING FOR PRE-EMPLOYMENT AND SKILLS GAP TESTING

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 Officers certifies that \$5,000 is budgeted and unencumbered in general government-Miscellaneous - professional services.

ATTACHMENTS: Staff Report, eSkill Contract 2024.

eSkill

Talent Assessment Platform



Purchase Agreement

This is not an invoice.

eSkill

Organization Name	City of Columbia	Address	700 N. Garden St. Columbia, TN 38401 US
Module Description	Basic Subscription: results, assessment configuration, standard library & simulations, valid content, user management, live support, dedicated CSM.	Order Date	4/16/2024
		Order Expiration Date	6/23/2024

Product Description	Sales Price	Quantity	Total Price
Basic Subscription	USD 5,000.00	1.00	USD 5,000.00

Service Start Date	6/23/2024	Service Term	12 months
Service End Date	6/23/2025		

Payment Terms	Net 30	Total Price	USD 5,000.00
Payment Due Date	7/23/2024		
Email (for invoices)	wmcclain@columbiatn.com		

City of Columbia	eSkill
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Name:	Name:
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Title:	Title:
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Signature:	Signature:
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Date:	Date:
-------	-------

eSkill quotes a flat annual fee based on an agreed-upon projected test usage volume. If you go above the agreed upon volume tier, additional fees will be incurred based on the volume tier matrix provided. eSkill reserves the right to review Customer's test volumes for projected vs. actual usage and make any needed adjustments.

Please note there will be a 1.5% interest charged per month on late invoices.

Approved as to Legal Form:


C. Tim Tisher, City Attorney



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Ginger Adams, Senior Administrative Assistant to Fire Chief
gadams@columbiatn.com, 931-560-1723

AGENDA ITEM TITLE: 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 -

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; Memorandum of Understanding.

MEMORANDUM OF UNDERSTANDING

Between

The City of Columbia, Tennessee,
Board of Public Utilities for the City of Columbia, Tennessee
And Maury County, Tennessee

For Shared Communications Site Space

1. Memorandum of Understanding (MOU)

This Memorandum of Understanding (MOU) is entered into this _____ day of _____, 2024, by and among the City of Columbia, 700 N Garden Street, Columbia, Tennessee 38401, hereinafter referred to as the “City”, the Board of Public Utilities for the City of Columbia d/b/a Columbia Power and Water Systems 201 Pickens Lane, Columbia , TN 38401 hereinafter referred to as “CPWS” and Maury County, 41 Public Square Columbia, TN 38401, hereinafter referred to as the “County”, and collectively referred to as the “Parties” or individually as a “Party”.

2. Purpose

The City and the County have entered into this MOU to set a framework for allowing the County to co-locate communications equipment at a tower site owned and operated by the City, known as the “Reservoir Hill” site, located at 35.61765, -87.04492, hereinafter referred to as the “Site,” in support and delivery of public safety communications. The real property where the tower site is located is owned by CPWS.

3. Statement of Mutual Interests and Benefits

The County provides a public safety communications capability serving multiple agencies. As part of this responsibility, the County is committed to supporting public safety communications.

The City provides public safety communications for most of its city departments.

This MOU is designed to continue the established cooperative relationship between the City and the County through the co-location of County equipment installed on the City’s new tower owned and operated by the City located upon property owned by CPWS. This cooperative

relationship may enhance public safety radio communications for agencies supported by the Parties.

4. Cooperators Agree

4.1 Each party shall be responsible for engineering, furnishing, installing, operating, and maintaining the necessary equipment within its own system.

4.2 Unless specifically authorized, neither Party's employees, representatives, contractors or agents shall add, remove, modify, adjust, alter, or install appliances, equipment or structures owned by the other Party without consent from that owner of the appliance, equipment or structure. Equipment includes, but may not be limited to, any electronic device, any RF transmitter/receiver (land mobile radio and/or microwave), antennas (linear and microwave) and associated cabling attached to the City tower, remote monitoring devices, and any building or equipment device used for purposes of alarm notification.

4.3 County technical and engineering staff and contractors instructed and certified for tower climbing will be granted permission by the City to climb the Site tower, providing:

4.3.1 Advance notice is sent to the City of Columbia and CPWS prior to any tower climbing by
County employees, representatives, contractors or agents. Notice will be made by email to the City of Columbia at _____ and to CPWS at _____.

4.3.2 County shall at all times have workers' compensation insurance on its employees, representatives, contractors and agents, and upon City's and CPWS's request.
County will provide proof of said workers' compensation insurance.

4.3.3 The City and CPWS grant permission for the climb, subject to no existing conflicts with other work on Site or existing safety concerns, City's and CPWS's permission not to be unreasonably withheld.

4.4 The Parties shall comply with all non-interference rules of the Federal Communications Commission (FCC), subject to preexisting rights and the provision of this Section. To the best of their abilities, Parties shall work together to ensure radio frequency interference does not occur. Radio frequency interference caused or created by radio equipment owned, operated or maintained by the Parties at the Site, shall be considered an immediate threat to public safety and shall be immediately resolved by the Party whose equipment is causing the interference. Parties shall work cooperatively to identify and resolve interference issues caused or created by radio equipment owned, operated or maintained by the Parties at the Site.

4.5 The Parties will license and manage frequencies assigned to them in accordance with FCC regulations. Upon request, County agrees to provide the City and CPWS copies of all frequency licenses issued by the FCC, authorizing operation of their radio equipment at the Site.

4.6 Parties shall coordinate to provide needed capacity in the form of facilities, antenna space, etc. City's determinations shall control in all cases.

4.7 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. The City acknowledges that the County provides other good and adequate consideration to the City and CPWS through the shared use of the Site.

4.8 The County will provide upon City's or CPWS's request a list of names of authorized employees, representatives, contractors or agents who will potentially need access to the Site.

4.9 The County wishes to install new radio system equipment, microwave equipment, antennas and other associated equipment, to provide radio system coverage and to achieve network connectivity between the City Tower Site and other County tower sites. The County shall own, operate, maintain, manage, upgrade and eventually replace the county owned radio system and microwave equipment, at the County's discretion.

4.10 Should this MOU be terminated for any reason; the County reserves the unconditional right to remove all county owned equipment and assets from the Site.

4.11 The City and CPWS grant permission to the County and its authorized employees, agents, and contractors to enter the Site, associated tower, and easements and rights-of-way, in order to locate, install, inspect, test, operate, maintain, and remove the equipment provided for in this MOU. The City will allow the County to install its own locks in line with any existing locks on all necessary Site access gates to ensure 24x7x365 access to County-owned equipment and systems. This MOU does not grant any right, privilege, or interest in the City owned tower, building, equipment or land owned by CPWS.

4.12 City and County agree that this MOU shall only pertain to and control the addition of one (1) separately fenced site compound with equipment shelter and ancillary systems (telecom network connections, HVAC, generator, propane tank, site monitoring equipment, etc.), two (2) microwave dish antennas, three (3) 700 MHz base station antennas, associated tower mounting brackets, and cabling, to the Site. Any future modifications the County would like to the Site, must be separately agreed upon in a future agreement. Should County make any modifications to Site or the related buildings without such an agreement, County shall bear the costs of any modification.

5. Non- Fund Obligation Document

This instrument is neither a fiscal nor funding obligation document. Any endeavor involving reimbursement or contribution of funds between parties will be outlined in separate agreements.

6. Terms of Agreement

This MOU will become effective upon receipt of the last required signature and will remain in force until December 31, 2044, except that 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.

7. Control and Possession of Systems

Each party shall remain in exclusive control and possession of its own telecommunications system and equipment, and this MOU shall not be construed to grant either Party any rights of ownership, control, or possession in the other Party's systems or equipment, other than those which may be specifically set forth herein or in exhibits hereto.

8. Governing Law

This MOU shall be construed and interpreted in accordance with the laws of the State of Tennessee. City of Columbia, Tennessee.

Charles (Chaz) M. Molder, Mayor
City of Columbia
Date: _____

ATTEST:

Thad H. Jablonski, City Recorder

LEGAL FORM APPROVED:

C. Tim Tisher, City Attorney

Board of Public Utilities for the City of Columbia, Tennessee d/b/a
Columbia Power and Water System

By Eddie Campbell, Chairman

Date: _____

Maury County Government

By: _____

Sheila K. Butt, Mayor

Maury County

Date _____

LEGAL FORM APPROVED:

Daniel Murphy, Maury County Attorney



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jill Carlson, Sr. Administrative Assistant, jcarlson@columbiatn.com, 931-560-1451

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NONEXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE MULETOWN DISC GOLF CLUB FOR THEIR 2022 PROGRAM – WARD 2

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.

CERTIFICATION:

ATTACHMENTS: Mule Town Disc Golf Club Non-Exclusive Use and Occupancy Permit, Staff report for Mule Town Disc Golf Club.



**NON-EXCLUSIVE
USE AND OCCUPANCY PERMIT
2024**

This permit is executed by and between the City of Columbia, hereinafter called "City", and Muletown Disc Golf Club, whose address is 2912 Mercer Lane, Thompsons Station, TN 37179, hereinafter called "Permittee".

WHEREAS, the City desires to provide facilities to its citizens, and non-commercial local societies, clubs and organizations, engaged in civic, social, educational, cultural, recreational or philanthropic work, or activities.

WHEREAS, the Permittee is such an organization and, in the promotion and sponsorship of such activities, generates revenues from voluntary contributions, special events, membership dues, fees and charges, and fund-raising projects.

NOW, THEREFORE, it is mutually agreed by and between the City and Permittee as follows:

1. PREMISES

City does hereby grant to Permittee a Non-Exclusive Use Permit for the use and occupancy of those certain premises described as, Woodland Park / Woodland Park Disc Golf Course hereinafter called "Premises."

2. TERM

The term of this permit shall be a period beginning June 7, 2024 and terminating on July 6, 2025.

3. PURPOSE

The premises specified in this permit shall be used only for the purposes of using, developing, operating and maintaining a Disc Golf Club in accordance with Permittee's organizational documents and for no other purpose other than provided herein.

4. PUBLIC USE

The general public shall not be excluded from these premises or any portion thereof. Permittee shall open premises to the public in accordance with the schedule approved by the Parks and Recreation Department Director or designated representative. Whenever the facilities are not in use and it is reasonably practical, Permittee shall allow other organizations to utilize the premises for activities; provided said organizations have prior authorization by the Parks and Recreation Department Director or designated representative.

5. FEES

A. Permittee shall pay City a user fee of \$0.00 per use of facilities for practice, games, leagues, and tournaments only.

B. Any additional monetary or other contributions from the Permittee above the stated fees are appreciated.

C. Permittee shall have the right to charge participants a reasonable fee designed to cover maintenance and program operation. Said fees will be subject to prior written approval of the Parks and Recreation Department Director or designated representative. Excessive fees or charges, which will have the effect of precluding low and moderate-

income persons from using the site, shall not be permitted. All funds collected by the Permittee from the operation of the premises shall be used for development, maintenance and program operation on the premises.

6. BY-LAWS

Membership in Permittee's organization shall be open to anyone meeting the requirements of its rules and by-laws. Permittee will not discriminate against a member because of age, race, color, religion, physical handicap, ancestry, sex or national origin. All restrictions, rules, and by-laws, if any, and changes thereto proposed by Permittee's organization shall require prior written approval from the Parks and Recreation Department Director or designated representative. A current copy of by-laws shall be on file in the Parks and Recreation Department office.

7. MAINTENANCE

Permittee shall assist in Premises maintenance by following means:

- A. Permittee shall assist with routine janitorial services to include litter pick-up, monitoring of rest rooms, walking paths, tee pad and disc golf basket upkeep, and any trash removal.
- B. Permittee shall provide records all maintenance of improvements and structures installed by Permittee. The premises shall remain in a safe, clean, and sanitary condition acceptable to the Parks and Recreation Department Director, or designated representative.
- C. City shall provide routine maintenance to rest rooms to ensure overall cleanliness, sanitation and operation including maintaining adequate supplies for use. Permittee shall monitor supplies in the City's absence to help prevent misuse.
- D. City shall provide all routine and major maintenance for all grounds and facilities, other than improvements and structures installed by Permittee, to include but not limited to: fertilizing, watering, mowing, weeding, the repair of water and sewer lines, roadways and parking lots, drainage systems, and maintaining/repairing tee pads and disc golf baskets as needed.

8. IMPROVEMENTS/DEVELOPMENT

Permittee shall not make any improvements, changes or alterations or cause same to be made to the premises, without written authorization and approval from the Parks and Recreation Department Director or designated representative. All improvements shall be at no cost to City.

9. REMOVAL OF IMPROVEMENTS

City agrees that all fixtures and improvements installed by Permittee in accordance with the provisions herein provided, and not being a replacement or repair of or for any improvement or improvements now existing and belonging to City, shall be and remain the property of Permittee. Permittee shall have the right to remove at Permittee's own expense said fixtures and improvements prior to the automatic termination of this agreement or within fifteen (15) days after such earlier termination; provided that any damage to City's property or improvements shall be repaired and the premises left in as good order and condition as when Permittee took possession of the premises. In the event Permittee does not so remove said fixtures and improvements within the above specified time, the City may remove, or sell, or destroy the same at the expense of Permittee, and Permittee shall pay to City the reasonable cost of any such removal, sale or destruction together with the reasonable cost of repair of damages to City's property or improvements resulting from such removal, sale or destruction. At the option of the City, any property, real or personal, not so removed by Permittee may be deemed abandoned.

10. OPERATION

All recreational programs, events, and activities sponsored by Permittee at said premises shall be at the sole cost and expense of Permittee and shall be approved by the Parks and Recreation Department Director, or designated representative, at least two weeks prior to the activity.

11. INDEMNITY

Permittee agrees to indemnify and save the City of Columbia and its agents and employees harmless from any and all liability, claims, damages or injuries to any person, including injury to Permittee or any of Permittee's employees, representatives, agents, guests, licensees, patrons or of any other person whomsoever, and all expenses of investigating and defending against same:

- A. Arising from or alleged to have arisen from or connected with the use of or operations on the permit premises; or
- B. Caused or claimed to be caused by the independent acts of Permittee, Permittee's agents or employees, or the concurrent acts of the Permittee, the City or their agents or employees.

12. CONCESSION RIGHTS: (LEAGUE AND TOURNAMENT PLAY)

Permittee shall have the right to operate a concession stand for the sale of confections, soft drinks, gum and other food products which are prepared and served in accordance with City of Columbia regulations, during league events; PROVIDED, HOWEVER, that all profits there from shall be used by the Permittee for improvements, operation and maintenance of the premises, and other budget items necessary for league operations.

Permittee shall also have the right to sell, at its discretion, T-shirts, customization and other items as long as such items are directly related to the sport of Disc Golf and promote the league and its ideals of sportsmanship and fair play. All concessions sales and profits shall be used by the Permittee for improvements, operation and maintenance of the premises and other budget items necessary for league operations.

The Permittee shall be solely responsible for any thefts, vandalism, loss or damages to any concession goods that may be stored on premises.

13. ADVERTISING

Permittee shall not place or cause to be placed upon the premises any billboards, banners, posters, or any other media advertising products or services, without the approval of Columbia Parks & Recreation Department. Signs of any nature installed on said premises must be first authorized and approved by City. This provision does not include uniforms as provided by team sponsors.

14. POSSESSOR INTEREST AND TAXES

This permit may create a taxable possessor interest in Permittee; therefore, as further consideration for the execution of this permit, Permittee agrees to pay and discharge before delinquency, all taxes and assessments, which may be levied against said premises by reason of any interest of Permittee during, said term.

15. NON-EXCLUSIVE OCCUPANCY

It is specifically understood and agreed that Permittee's use hereunder shall be non-exclusive and shall not result in any proprietary rights. City reserves, and shall always have the right to enter said premises for the purpose of viewing and ascertaining the condition thereof, or to protect its interest in the premises or to inspect the operations.

16. COMPLIANCE WITH LAW

Permittee shall, at its sole cost and expense, comply with all the requirements of all Municipal, State and Federal authorities now in effect or which may be in effect which pertain to the permit premises or any operations of the Permittee conducted thereon.

17. INSURANCE

On or before the execution date of this Permit by the City, Permittee shall submit to City an insurance policy or Certificate of Insurance evidencing that Permittee has obtained from a generally recognized insurer, insurance in the following form and minimum amounts specified.

Comprehensive General Liability insurance of:

- | | | |
|----|-------------|---------------------------------|
| A. | \$2,000,000 | Bodily Injury - per person |
| B. | \$2,000,000 | Bodily Injury - Each Occurrence |
| C. | \$ 250,000 | Property Damage |

The Policy shall name the City of Columbia as additional insured. The Policy of Insurance shall contain the following clauses:

"It is agreed that the Policy shall not be cancelled nor the coverage reduced until thirty (30) days after the Parks and Recreation Department Director of the City of Columbia, shall have received written notice of such cancellation or reduction. The notice shall be deemed effective the date delivered to said Director, as evidenced by properly validated return receipt."

"The insured waives any right of subrogation against City of Columbia which might arise by reason of any payment under this Policy."

The City reserves the right to re-evaluate the amount and type of insurance required during the term of this permit. Permittee shall provide the amount and type of insurance as required by the City of Columbia within thirty (30) days after Permittee shall have received written notice of such requirement.

18. EQUAL OPPORTUNITY

Permittee will not discriminate against any employee or applicant for employment because of age, race, color, religion, physical handicap, ancestry, sex or national origin. This provision shall include, but is not limited to, the following: Employment, upgrading, demotion, transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship.

19. NON-DISCRIMINATION

Permittee, in the operations to be conducted pursuant to the provisions of this permit and otherwise in the use of the facilities will not discriminate or permit discrimination against any person or class of persons by reason of race, color, creed or national origin, sex, age, handicap, or marital status in any manner.

20. DRUG AND ALCOHOL POLICY

In accordance with City of Columbia Substance Abuse Policy (Change 1) dated November 1, 1993, neither Permittee nor its employees, consultants or contractors while performing services for the City of City property or using City equipment or property, shall be in anyway impaired because of being under the influence of alcohol or a drug, shall possess an open container of alcohol, or consume alcohol, or possess or be under the influence of an illegal drug, or shall sell, offer, or provide alcohol or a drug to another person.

21. UTILITIES AND SERVICES

The City shall provide all utilities and services required.

22. AMENDMENT TO PERMIT

This Permit fully expresses all understandings of the parties to this Permit and no verbal understandings of the parties, their officers, employees or agents shall be valid unless made in the form of a written amendment to this Permit and duly approved and executed by Permittee and the City of Columbia.

23. PARTIAL INVALIDITY

If any provision of this Permit or the application thereof to any person or circumstances shall to any extent, be held to be invalid or unenforceable, the remainder of this Permit, or the application of such provision to persons or circumstances other than those as to which it is held to be invalid or unenforceable, shall not be affected thereby, and each provision of this Permit shall be held severable and shall be valid and enforceable to the fullest extent permitted by law.

24. GOVERNING LAW

This Permit shall in every respect be binding upon the parties hereto and their respective successors and assigns. The laws of the State of Tennessee shall govern this Permit.

25. PROVISIONS REQUIRED BY LAW

Each and every provision of law and clause required by law to be inserted in this Permit shall be deemed to be inserted herein and the Permit shall be read and enforced as though it were included herein, and if for any reason any such provision is not inserted, or is not correctly stated, then upon application of either party the Permit shall forthwith be physically amended to make such insertion or correction.

26. NOTICE

Any notices required or permitted to be given pursuant to this Permit may be personally served on the other party by the party giving such notice, or may be served by certified mail, return receipt requested, to the following address:

PERMITTEE

Muletown Disc Golf Club
c/o Michael Tucker, President

Phone:

CITY

Columbia Parks and Recreation Department
c/o Mackel Reagan, Director
821 West 9th Street
Columbia TN 38401
Phone: (931) 388-8119

27. SPECIAL PROVISIONS

In the event there is any conflict between the following special provisions and any other provisions of this permit, the special provisions shall govern. The special provisions are as follows:

- The Permittee shall provide proof of indemnification insurance to Parks and Recreation Department to be submitted with the agenda packet for Council approval.
- The Permittee shall not commence practice sessions or leagues/tournaments at premises until contract terms are approved by Council and signed by all parties as required.
- Permittee shall not sublet, transfer, or assign the fields to any other organizations or groups outside of Permittee for any reason.
- All organizations and groups outside of Permittee must have written permission from the Parks & Recreation Director or his Designee prior to use of fields.
- The Parks & Recreation Director or his Designee will coordinate efforts with the Permittee to confirm field availability prior to approving other organizations usage of the facilities during the term of this agreement.
- Permittee shall have the right to charge a fee for groups or individuals to provide clinics, teachings, or instructional classes for league participants. All funds collected by Permittee shall be used for premises development, maintenance, and program operation.
- Permittee must provide a copy of the league rules; and by-laws when returning this document to Columbia Parks & Recreation Department. Permittee will also provide a copy of the weekly league schedule when it is completed.
- The parties agree to attempt to execute any renewal of this agreement with such revisions as necessary within 30 days of the expiration date this agreement.

28. TERMINATION

- A. FOR CAUSE: The Parks and Recreation Department Director, by giving written notification specifying an effective date, not less than five (5) days after the date of written notification, may terminate this Permit on behalf of the City, in whole or part, for cause which shall include:
- 1.) Failure for any reason by Permittee to fulfill its obligations under this Permit in a timely manner acceptable to the Parks and Recreation Department Director, including non-compliance with other City directives, Federal, State and local statutes, rules, laws, regulations or directives non-applicable or as may become applicable.
 - 2.) Any ineffective or improper use of the site by Permittee, its employees, agents, subcontractors, guests, or any person or group under Permittee's responsibility.
 - 3.) Any conduct on the site by Permittee, its employees, agents, guests, or subcontractors unacceptable to the Parks and Recreation Department Director.
- B. FOR CONVENIENCE: Either City or Permittee may seek termination of this Permit upon thirty (30) days' of written notice to the other party.

IN WITNESS WHEREOF, the City and the Permittee have caused this Permit to be executed, effective the date first above written, by their duly authorized agents.

PERMITTEE

By _____
Michael Tucker, President
Muletown Disc Golf Club

Date _____

CITY OF COLUMBIA

By _____
Mackel Reagan, Director
Parks & Recreation

Date _____

By _____
Charles (Chaz) M. Molder,
Mayor

Date _____

Legal Form Approved:



C. Tim Tisher,
City Attorney

By _____
Thad H. Jablonski,
City Recorder

Date _____

Date: 6/6/24

Title VI Policy

City of Columbia, Tennessee

It is the policy of the City of Columbia to ensure that no citizen shall, on the grounds of race, color, religion, sex (including pregnancy) national origin age (40 or older), disability, sexual orientation, gender identity or expression, genetic information, or any other characteristic protected by law, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/22/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER K&K Insurance Group, Inc. 1712 Magnavox Way Fort Wayne, IN 46804	CONTACT NAME: MM - Amateur Sports - Teams, Leagues and Associations PHONE (A/C, No, Ext): 1-800-426-2889 FAX (A/C, No): 1-260-459-5105 E-MAIL ADDRESS: info@sportsinsurance-kk.com PRODUCER CUSTOMER ID:
INSURED Muletown Disc Golf Club 4164 Miles Johnson Pkwy Spring Hill, TN 37174 A Member of the Sports, Leisure & Entertainment RPG	INSURER(S) AFFORDING COVERAGE INSURER A: AIG Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 26883

COVERAGES**CERTIFICATE NUMBER:** U00073622**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			9YAPG0001334486100	06/01/2024 12:01 AM EDT	06/01/2025 12:01 AM	EACH OCCURRENCE	\$2,000,000
							DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$1,000,000
							MED EXP (Any one person)	\$5,000
							PERSONAL & ADV INJURY	\$2,000,000
							GENERAL AGGREGATE	\$5,000,000
							PRODUCTS - COMP/OP AGG	\$2,000,000
							PROFESSIONAL LIABILITY	\$2,000,000
							Legal Liability to Participants	\$2,000,000
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ Not provided while in Hawaii, HAWAII			9YAPG0001334486100	06/01/2024 12:01 AM EDT	06/01/2025 12:01 AM	COMBINED SINGLE LIMIT (Ea accident)	\$2,000,000
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION						EACH OCCURRENCE	
							AGGREGATE	
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					☐ PER STATUTE ☐ OTHER	
							E.L. EACH ACCIDENT	
							E.L. DISEASE - EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	
A	☐ MEDICAL PAYMENTS FOR PARTICIPANTS			9YAPG0001334486100	06/01/2024 12:01 AM EDT	06/01/2025 12:01 AM	PRIMARY MEDICAL	
							EXCESS MEDICAL	\$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Legal Liability to Participants (LLP) limit is a per occurrence limit.

Sport(s): Frisbee & Frisbee Golf Age(s): 16-19, Over 19

CERTIFICATE HOLDER

Evidence of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Coverage is only extended to U.S. events and activities.

** NOTICE TO TEXAS INSURED: The Insurer for the purchasing group may not be subject to all the insurance laws and regulations of the State of Texas



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER K&K Insurance Group, Inc. 1712 Magnavox Way Fort Wayne, IN 46804	CONTACT NAME: MM - Amateur Sports - Teams, Leagues and Associations PHONE (A/C, No, Ext): 1-800-426-2889 FAX (A/C, No): 1-260-459-5105 E-MAIL ADDRESS: info@sportsinsurance-kk.com PRODUCER CUSTOMER ID:														
INSURED Muletown Disc Golf Club 4164 Miles Johnson Pkwy Spring Hill, TN 37174 A Member of the Sports, Leisure & Entertainment RPG	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: AIG Specialty Insurance Company</td><td>26883</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: AIG Specialty Insurance Company	26883	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: U00075396

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:	X		9YAPG0001334486100	06/01/2024 12:01 AM EDT	06/01/2025 12:01 AM	<table><tr><td>EACH OCCURRENCE</td><td>\$2,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea Occurrence)</td><td>\$1,000,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$5,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$2,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$5,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$2,000,000</td></tr><tr><td>PROFESSIONAL LIABILITY</td><td>\$2,000,000</td></tr><tr><td>Legal Liability to Participants</td><td>\$2,000,000</td></tr></table>	EACH OCCURRENCE	\$2,000,000	DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$1,000,000	MED EXP (Any one person)	\$5,000	PERSONAL & ADV INJURY	\$2,000,000	GENERAL AGGREGATE	\$5,000,000	PRODUCTS - COMP/OP AGG	\$2,000,000	PROFESSIONAL LIABILITY	\$2,000,000	Legal Liability to Participants	\$2,000,000
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	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION						<table><tr><td>EACH OCCURRENCE</td><td></td></tr><tr><td>AGGREGATE</td><td></td></tr></table>	EACH OCCURRENCE		AGGREGATE													
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AGGREGATE																							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<table><tr><td>☐ PER STATUTE ☐ OTHER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td></td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td></td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td></td></tr></table>	☐ PER STATUTE ☐ OTHER		E.L. EACH ACCIDENT		E.L. DISEASE - EA EMPLOYEE		E.L. DISEASE - POLICY LIMIT									
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A	MEDICAL PAYMENTS FOR PARTICIPANTS			9YAPG0001334486100	06/01/2024 12:01 AM EDT	06/01/2025 12:01 AM	<table><tr><td>PRIMARY MEDICAL</td><td></td></tr><tr><td>EXCESS MEDICAL</td><td>\$25,000</td></tr></table>	PRIMARY MEDICAL		EXCESS MEDICAL	\$25,000												
PRIMARY MEDICAL																							
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Legal Liability to Participants (LLP) limit is a per occurrence limit.

Sport(s): Frisbee & Frisbee Golf Age(s): 16-19, Over 19

The Certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured.

CERTIFICATE HOLDERCity of Columbia
700 N Garden St
Columbia, TN 38401
Owner/Manager/Lessor of Premises**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Coverage is only extended to U.S. events and activities.

** NOTICE TO TEXAS INSURED: The Insurer for the purchasing group may not be subject to all the insurance laws and regulations of the State of Texas

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – DESIGNATED
PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s) City of Columbia 700 N Garden St Columbia, TN 38401
Named Insured: Muletown Disc Golf Club
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
1. In the performance of your ongoing operations; or
 2. In connection with your premises owned by or rented to you.
- However:
1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
- B.** With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance**:
- If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:
1. Required by the contract or agreement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.
- This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**AIG SPECIALTY INSURANCE COMPANY**

A stock company

1271 Ave of the Americas, FL 37, New York, NY 10020-1304

800-225-5244

MEMBER CERTIFICATE - COMMERCIAL GENERAL LIABILITY

SURPLUS LINES BROKER:
K&K INSURANCE GROUP, INC.
1712 MAGNAVOX WAY,
FORT WAYNE, IN 46804
LICENSE # 30478

MEMBER'S CERTIFICATE NUMBER: U00073623 DATE: 05/22/2024

THIS CERTIFICATE REPRESENTS INSURANCE PROVIDED IN ACCORDANCE WITH AND FORMS A PART OF FOLLOWING:

MASTER POLICY NUMBER: 9YAPG0001334486100 TERM: FROM 03/01/2024 TO 03/01/2027 at 12:01 A.M.

Standard Time at the mailing address of the Master Policy Holder shown on the Declarations.

FIRST NAMED INSURED (MASTER POLICY HOLDER): Sports, Leisure and Entertainment Risk Purchasing Group

MEMBER NAMED INSURED (MEMBER CERTIFICATE HOLDER) AND MAILING ADDRESS

Name and Mailing Address (No., Street, Town or City, State, Zip Code):

Muletown Disc Golf Club**4164 Miles Johnson Pkwy Spring Hill, TN 37174**

CERTIFICATE COVERAGE PERIOD

Note: ANY PRIOR CERTIFICATE OR COVERAGE BINDER ISSUED FOR THE POLICY PERIOD INDICATED BELOW IS REPLACED BY THIS CERTIFICATE AND SUCH BINDER OR CERTIFICATE EXPIRES AS OF THE ISSUANCE OF THIS CERTIFICATE.

Effective Date: 06/01/2024 Expiration Date: 06/01/2025 at 12:01 a.m. Standard Time at the Member Named Insured's address shown above

Retroactive Date (if applicable)

This replaces prior Certificate Number:

Plan Administered By

K&K Insurance Group, Inc.
1712 Magnavox Way
Fort Wayne, IN 46804

Contact Information

Name: Mass Merchandising Underwriter
Phone: 1-800-426-2889
Fax: 1-260-459-5105
Email: info@sportsinsurance-kk.com

Insurer

AIG SPECIALTY INSURANCE COMPANYA stock company
1271 Ave of the Americas, FL 37, New York, NY
10020-1304

Producer Name And Mailing Address

K&K Insurance Group, Inc.
1712 Magnavox Way
Fort Wayne, IN 46804

To Report A Claim	
By Phone: 1-800-237-2917	
By Fax: 1-312-381-9077	
By E-mail: KK.Claims@kandkinsurance.com	
By Mail:	K&K Insurance Group, Inc. 1712 Magnavox Way P.O. Box 2338 Fort Wayne, Indiana 46801 Online: www.kandkinsurance.com

Description Of Business and Operations and Location of Premises		
Locations of all Premises you Own, Rent or Occupy:		
Location No.	Address	Operations
	Refer to coverage form PRG4302	
Business and Operations Description: Legal Liability to Participants (LLP) limit is a per occurrence limit. Sport(s): Frisbee & Frisbee Golf Age(s): 16-19, Over 19		
LIMITS OF INSURANCE AND DEDUCTIBLES		
Commercial General Liability Coverages	Limit of Insurance	
General Aggregate Limit (Other than Products-Completed Operations):	\$5,000,000	
Products-Completed Operations Aggregate Limit:	\$2,000,000	
Personal And Advertising Injury Limit:	\$2,000,000	Any One Person Or Organization
Each Occurrence Limit:	\$2,000,000	
Damage To Premises Rented To You Limit:	\$1,000,000	Any One Premises
Medical Expense Limit:	\$5,000	Any One Person
ADDITIONAL COVERAGES		
In addition to the Commercial General Liability coverages shown above, only those additional coverages shown below are provided. If a coverage is not listed below, such coverage, including its corresponding endorsement, does not apply to this Member Certificate.		
Coverage	Limit of Insurance	
Professional Liability	\$2,000,000	Any One Wrongful Act
Legal Liability to Participants	\$2,000,000	Each Occurrence
Medical Payments for Participants – Excess	\$25,000	Each Occurrence
Medical Payments for Participants Deductible	\$100	Each Occurrence
Hired Auto Liability	\$2,000,000	Each Occurrence
Non-Owned Auto Liability	\$2,000,000	Each Occurrence

Endorsements
Forms and endorsements applying to this Member Certificate at the time of Certificate issue and any additional forms adding, deleting, or amending coverage (if applicable).
Refer to master policy including all state amendatory endorsements applicable to the state of this Member Certificate

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS CERTIFICATE AND THE MASTER POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS CERTIFICATE.

Total Premium \$633.60 including endorsements.

MEMBER CERTIFICATE PREMIUMS AND FEES			
	Commercial General Liability Premium		\$633.60
	Terrorism Premium	Included	
	Surplus Lines Tax		\$15.84
	Total:		\$649.44

Issue Date 05/22/2024

Authorized Representative



This Member Certificate, together with the Coverage Form and any Endorsement(s) attached to the Master Policy, complete the above numbered certificate. Coverage is subject to all terms, conditions, limitations, exclusions, and other provisions contained therein.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Melanie Wright, Administrative Assistant, melanie.kash@columbiatn.com, 931.560.1652

AGENDA ITEM TITLE: 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

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: Quote, SWC 209.



QUOTE

106 S. James Campbell Blvd.
Columbia, TN 38401

Number RKCDQ1416
Date May 20, 2024

Sold To	Ship To	Your Sales Rep
City of Columbia Josh Davis 707 North Main St Columbia, TN 38401	City of Columbia Josh Davis 707 North Main St Columbia, TN 38401	Russell Dial Cell: (931) 215-8457 Fax: (615) 241-8283 rdial@cdjrcolumbia.com

Phone Phone
Fax Fax

Emergency Equipment and Lighting will have to be ordered.

Terms		P.O. Number	Ship Via	
Net 30Days		Required	Ground	
Line	Qty	Description	Unit Price	Ext. Price
1		2024 Statewide Contract #209 - 80359		
2	1	WDEE75 - 2024 V8 Durango Pursuit AWD base price, including: 5.7L V8 Hemi Engine 8-Speed Auto Transmission Monotone Paint Power Windows Power Locks Power Mirrors Back-Up Camera 4 Set of Keys Push Button Start	\$43,517.00	\$43,517.00
3		Running SubTotal		\$43,517.00
4		Factory Selected Options:		
5	1	Exterior Color: Black	\$0.00	\$0.00
6	1	Cloth Bucket Seats with Rear Vinyl	\$150.00	\$150.00
7	1	Deactivate Rear Door and Windows	\$90.00	\$90.00
8	1	Black Left Led Spotlight	\$640.00	\$640.00
9		SubTotal		\$880.00
10		Running SubTotal		\$44,397.00
11		Aftermarket Equipment and Emergency Lighting		
12		SubTotal		\$0.00
13		Running SubTotal		\$44,397.00

Line	Qty	Description	Unit Price	Ext. Price
14		Miscellaneous Items:		
15	1	Temporary Tag	\$8.25	\$8.25
16		Running SubTotal		\$44,405.25
			SubTotal	\$44,405.25
			Tax	\$0.00
			Shipping	\$0.00
			Total	\$44,405.25

Please contact me if I can be of further assistance.

Stellantis will not offer price protection for any 2024MY Government orders.

No 2024MY Government order of any kind (law or non-law) will be released for production until an accompanying Purchase Order or acceptable form of Purchase agreement has been received and verified by Stellantis Government within 30 days of order submission, or the orders will be subject to cancellation.



**STATE OF TENNESSEE, DEPARTMENT OF GENERAL SERVICES
CENTRAL PROCUREMENT OFFICE**

Statewide Multi-Year Contract Issued to:

TT of Columbia Inc
106 S James Campbell Blvd
Columbia, TN 38401

Vendor ID: 0000141027

Contract Number: 0000000000000000000080359

Title: SWC209 Vehicles

Start Date : September 15, 2023 End Date: December 31, 2024

Is this contract available to local government agencies in addition to State agencies?: Yes

Authorized Users. This Contract establishes a source or sources of supply for all Tennessee State Agencies. "Tennessee State Agency" refers to the various departments, institutions, boards, commissions, and agencies of the executive branch of government of the State of Tennessee with exceptions as addressed in Tenn. Comp. R. & Regs. 0690-03-01-.01. The Contractor shall provide all goods or services and deliverables as required by this Contract to all Tennessee State Agencies. The Contractor shall make this Contract available to the following entities, who are authorized to and who may purchase off of this Statewide Contract ("Authorized Users"):

- a. all Tennessee State governmental entities (this includes the legislative branch; judicial branch; and, commissions and boards of the State outside of the executive branch of government);
- b. Tennessee local governmental agencies;
- c. members of the University of Tennessee or Tennessee Board of Regents systems;
- d. any private nonprofit institution of higher education chartered in Tennessee; and,
- e. any corporation which is exempted from taxation under 26 U.S.C. Section 501(c)(3), as amended, and which contracts with the Department of Mental Health and Substance Abuse to provide services to the public (Tenn. Code Ann. § 33-2-1001).

These Authorized Users may utilize this Contract by purchasing directly from the Contractor according to their own procurement policies and procedures. The State is not responsible or liable for the transactions between the Contractor and Authorized Users.

Note: If "no", attach exemption request addressed to the Central Procurement Officer.

Contract Contact Information:

State of Tennessee
Department of General Services, Central Procurement Office
Contract Administrator: Michael Neely
3rd Floor, William R Snodgrass, Tennessee Tower
312 Rosa L. Parks Avenue
Nashville, TN 37243-1102
Phone: 615-741-5671
Fax: 615-741-0684

Line Information

Line 1

Item ID: 1000187716
Police Vehicles, CDJR, Generic SWC209 Asset
Unit of Measure: EA

Line 2

Item ID: 1000187718
Minivan and Full-size Vans, CDJR(Passenger, Cargo, Cut-Away), Generic SWC209 Asset
Unit of Measure: EA

Line 3

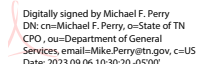
Item ID: 1000187719
Sport Utility Vehicles, CDJR(SUVs), Generic SWC209 Asset
Unit of Measure: EA

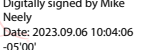
Line 4

Item ID: 1000187720
Light Trucks, CDJR(Class 1,2,3,4,5) Pickup or Chassis Cab, Generic SWC209 Asset
Unit of Measure: EA

Line 5

Item ID: 1000179941
Optional Equipment, Generic SWC209 Asset
Unit of Measure: EA

APPROVED:  
CHIEF PROCUREMENT OFFICER

BY:  
PURCHASING AGENT

DATE



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Donna Osmon, Senior Administrative Assistant, dosmon@columbiatn.com 931-388-8650

AGENDA ITEM TITLE: APPROVE UNITED WASTE HAULERS PRICE INCREASE FOR DISPOSAL OF GARBAGE AND BULKY ITEMS WITH AN ESTIMATED COST OF \$238,000.00

RECOMMENDATION: Approve United Waste Haulers price increase.

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 06, 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; UWH increase 050624.



United Waste Haulers of Tennessee, LLC.

8000 Mount Joy Road
Mount Pleasant, Tennessee 38474
United States

+1 931-987-3000
ar@unitedwaste haulers.net
www.UnitedWasteHaulers.net

09 May 2024

City of Columbia Public Works Department
110 Santa Fe Pike
Columbia, TN 38401

Dear Members of the City Public Works Department,

Subject: Notice of Rate Increase for Solid Waste Disposal

I am writing to inform you of an adjustment to the disposal rates for solid waste material at the United Waste Haulers of TN, LLC – Mt. Pleasant Transfer Station facility.

Effective Monday, May 06, 2024, the disposal rate for the City of Columbia has been increased to **\$54.06 per ton**. This rate adjustment has been necessitated by rising operational costs, market conditions, and an increase in our landfill rate at the beginning of the month of May 2024.

We value our ongoing partnership with the City of Columbia and remain committed to providing efficient and reliable waste disposal services. Should you have any questions or require further clarification regarding this rate change, please do not hesitate to contact our office.

Thank you for your attention to this matter. We look forward to continuing our work together in maintaining the cleanliness and sustainability of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Ford".

Alex Ford
VP of Finance
United Waste Haulers of TN, LLC.
aford@unitedwaste haulers.net
(931) 987-3000



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, liz@columbiatn.com 931.560.1510

AGENDA ITEM TITLE: 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.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, liz@columbiatn.com 931.560.1510

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE EMERGENCY MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY, TENNESSEE

RECOMMENDATION: Approve.

INFORMATION: This MOU is between the City of Columbia and Maury County and is regarding the clean-up efforts from the May 8, 2024 tornado. It is recommended City Council approve this emergency MOU. The MOU is a requirement from the Federal Emergency Watershed Protection Program for clean-up assistance of Bear Creek from the tornado event that occurred on May 8th.

ATTACHMENTS: MOU, Emergency Watershed Protection Program Overview, Map.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and entered into this the ____ day of _____, 2024, by and between the City of Columbia, Tennessee, ("City") and Maury County, Tennessee, ("County").

WITNESSETH:

WHEREAS, on May 8, 2024 City and County experienced a tornado/storm ("Tornado") event which caused damage to property owners both in the City and the County;

WHEREAS, the tornado created large amounts of debris from downed trees to destruction of homes and personal property;

WHEREAS, the City assisted the County in clean-up efforts by assisting in removing debris from road right-of ways;

WHEREAS, the Tornado also created large amounts of debris in the streams in an around the path of the Tornado including but not limited to the Bear Creek Pike corridor;

WHEREAS, County desires to apply for technical and financial assistance from the Emergency Watershed Protection Program ("EWP") through the United States Department of Agriculture Natural Resources Conservation Service ("NRCS") to assist in clean-up efforts of the County waterways;

WHEREAS, the NRCS can typically cover up to seventy-five (75) percent of project costs, while a participating entity pays at least twenty-five (25) percent of project costs ("Match");

WHEREAS, the match can be met by using cash, goods or services (equipment, materials, project management) or a combination of cash, goods and services;

WHEREAS, City and County must enter into a Memorandum of Understanding ("MOU") to enable the participation in the EWP.

NOW, THEREFORE, in consideration of the foregoing premises, City and County enter into this Memorandum of Understanding and agree:

1. The foregoing recitals are adopted and reiterated herein.
2. The purpose of this MOU is to establish the terms and conditions under which the stream debris removal will occur from the tornado damaged areas including but not limited to the Bear Creek Pike Corridor.
3. This MOU is effective upon the day and date last signed and executed by the duly authorized representatives of the parties to this MOU and the governing bodies of the City and County and shall remain in full force and effect for not longer than one year. This MOU may be terminated, without cause, by either party upon thirty (30) days written notice, which notice shall be delivered by hand or mail to the respective governmental offices.
4. County shall be responsible for the cost and expenses relating to the Emergency Watershed Protection Program including obtaining the land rights for repairs, securing the necessary permits, furnishing the initial local match, following procurement policies and procedures for obtaining contractors to perform covered goods and services. Additionally, the County will be responsible for following the terms and conditions of the Emergency Watershed Protection Program.

5. City shall be responsible for reimbursement of City's match for any covered stream removal debris work performed within the city limits. City will reimburse Couty within thirty days of receipt of request of City's match.

6. The complete understanding between the parties is set out in this MOU, and this MOU supersedes and voids all prior and contemporaneous understandings, proposals, letters, agreements, or conditions expressed or implied, oral, or written, except as herein contained. Any amendment, modification, waiver, or discharge of any requirement of this MOU will not be effective unless in writing signed by the parties hereto or by their authorized representatives

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding the day and date first above written.

Approved as to Legal Form:

C. Tim Tisher, City Attorney

CITY OF COLUMBIA, TENNESSEE

BY: _____
Charles "Chaz" M. Molder, Mayor

MAURY COUNTY, TENNESSEE

BY: _____
Sheila K. Butt, Mayor

Emergency Watershed Protection (EWP) Program

OVERVIEW

The **EWP Program** offers technical and financial assistance to help local communities relieve imminent threats to life and property caused by floods, fires, windstorms and other natural disasters that impair a watershed. EWP does not require a disaster declaration by federal or state government officials for program assistance to begin. The NRCS State Conservationist can declare a local watershed emergency and initiate EWP program assistance in cooperation with an eligible sponsor (see the Eligibility section below). NRCS will not provide funding for activities undertaken by a sponsor prior to the signing of a cooperative agreement between NRCS and the sponsor.

NRCS offers financial and technical assistance for various activities under the EWP Program, including:

- Remove debris from stream channels, road culverts and bridges;
- reshape and protect eroded streambanks;
- correct damaged or destroyed drainage facilities;
- establish vegetative cover on critically eroding lands;
- repair levees and structures;
- repair certain conservation practices, and
- purchase of EWP Buyouts.

Sponsor Responsibilities

- obtaining land rights for repairs;
- securing the necessary permits;
- furnishing the local cost share (Sponsors must come up with 25 percent of the construction costs for recovery measures in the form of cash or in-kind services);
- accomplishing the installation of work. (Work can be done through federal or local contracts); and
- conducting operation and maintenance on completed projects.

Sponsor Contribution

Sponsors must share in the cost of construction.

NRCS can typically cover up to 75 percent of construction costs while a project sponsor pays at least 25 percent of the cost. For limited resource areas, the cost share is 90/10.

The sponsor's part of the cost-share can be met using—

- cash
- goods or services (e.g., equipment, materials, construction management)
- a combination of cash, goods, and services

The NRCS State Conservationist determines if and what goods and services can be used to meet the sponsor's portion. Equipment, materials, and construction quality control are some examples of goods and services, also called "in-kind services," that may qualify.

Sponsors cannot use funds received from a Federal grant as their matching share for EWP recovery measures.

A general outline of the EWP process and sponsor involvement is shown in the table below:

EWP PROGRAM PROCESS		SPONSOR ACTIONS
1	A sponsor may submit a request to NRCS for EWP assistance	Contact the local NRCS District Conservationist or State EWP Program Manager to discuss submitting a request
2	NRCS determines whether EWP is applicable and prepares an initial cost estimation and damage survey report (DSR)	Contribute DSR team members
3	Funding (if available) is allocated for implementation of the emergency measures identified in an approved DSR	Prepare forms needed to receive federal assistance
4	Enter into a Project Agreement	In cooperation with NRCS, define the responsibilities and activities to be carried out
5	Design and Construct Recovery Measures	If sponsor is responsible for design and/or construction, complete these activities as assigned in the Project Agreement
6	Request Cost Reimbursement	Follow process in the Project Agreement
7	Perform Operation and Maintenance	If NRCS determines a need for O&M, the sponsor will provide necessary O&M

Evaluate Sites and Complete DSRs

When NRCS receives a sponsor's letter asking for assistance, the State Conservationist assigns staff to a Damage Survey Report (DSR) team that reviews and evaluates the damages referenced in the letter. Because sponsors must provide cost share and resources to the recovery effort, they can also help to choose and prioritize possible locations where recovery measures will be installed as part of the EWP Program response. For this reason, NRCS may ask that someone who can represent the sponsor go with the DSR Team on the site visits.

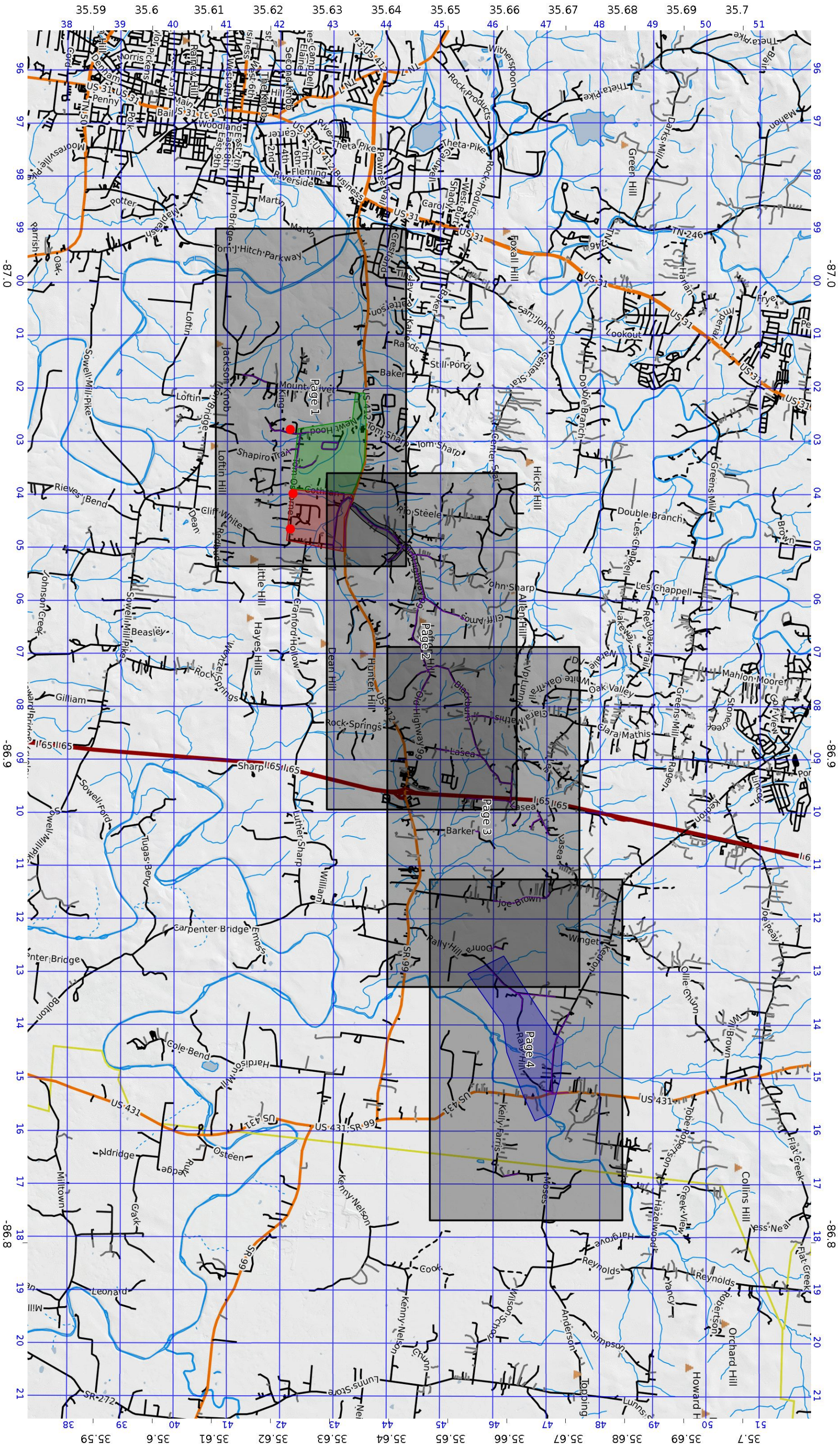
Damage Survey Report

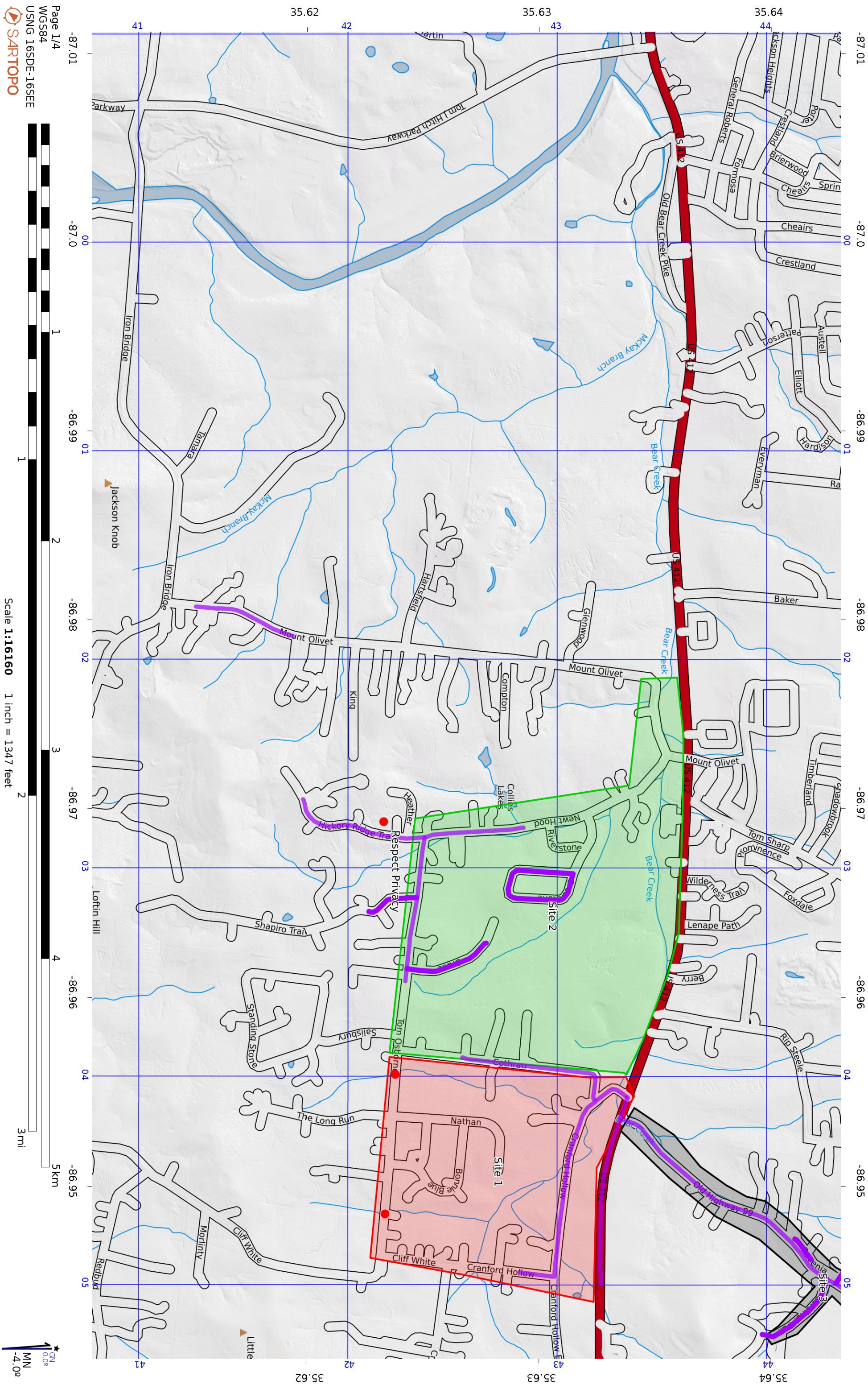
NRCS staff evaluates the sites record what they find during a site visit on a DSR. The DSR contains information about—

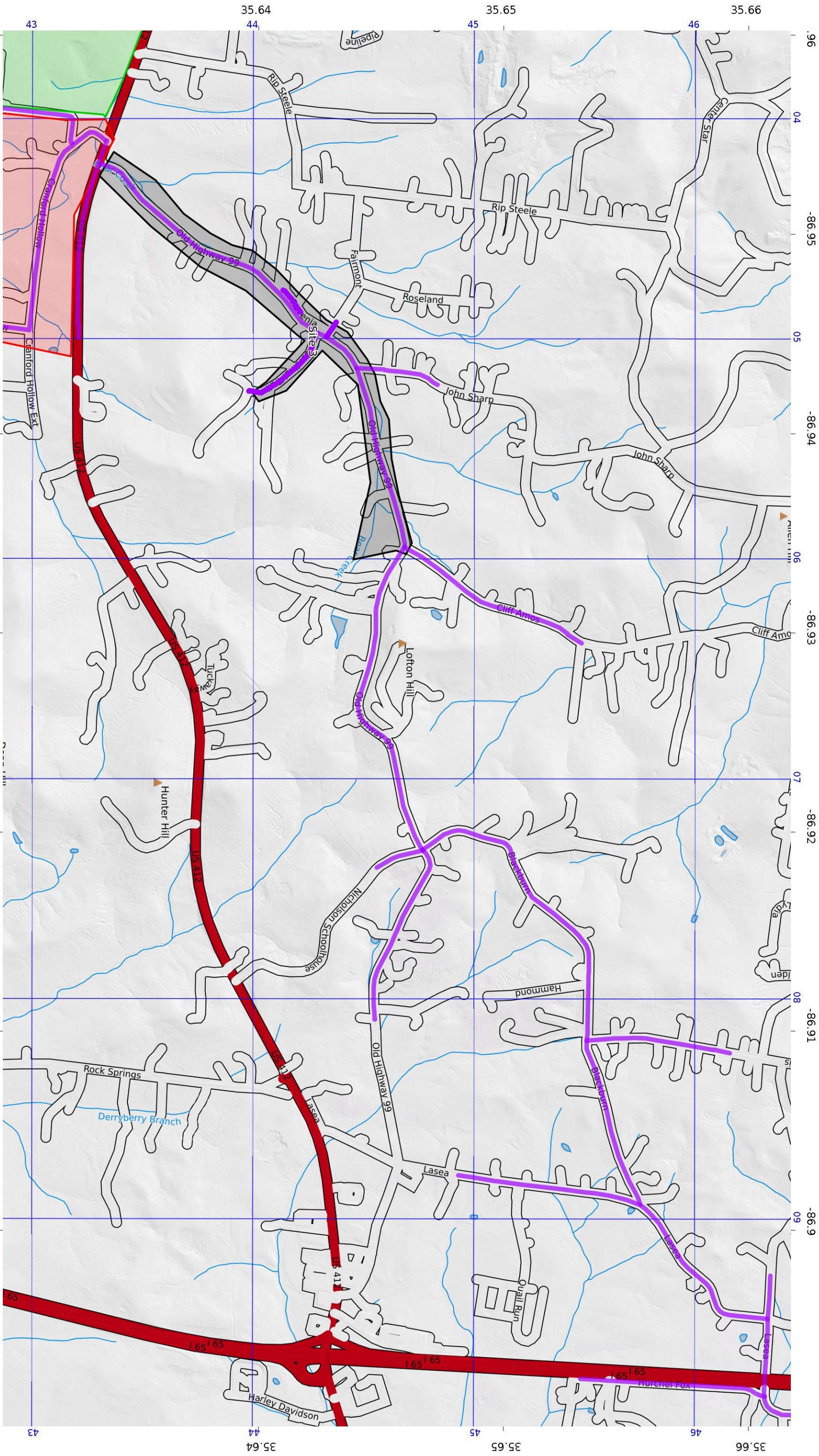
- the sponsor
- damaged sites and their eligibility for program assistance
- proposed recovery measures
- the cost of restoration versus its benefit
- environmental and social impacts

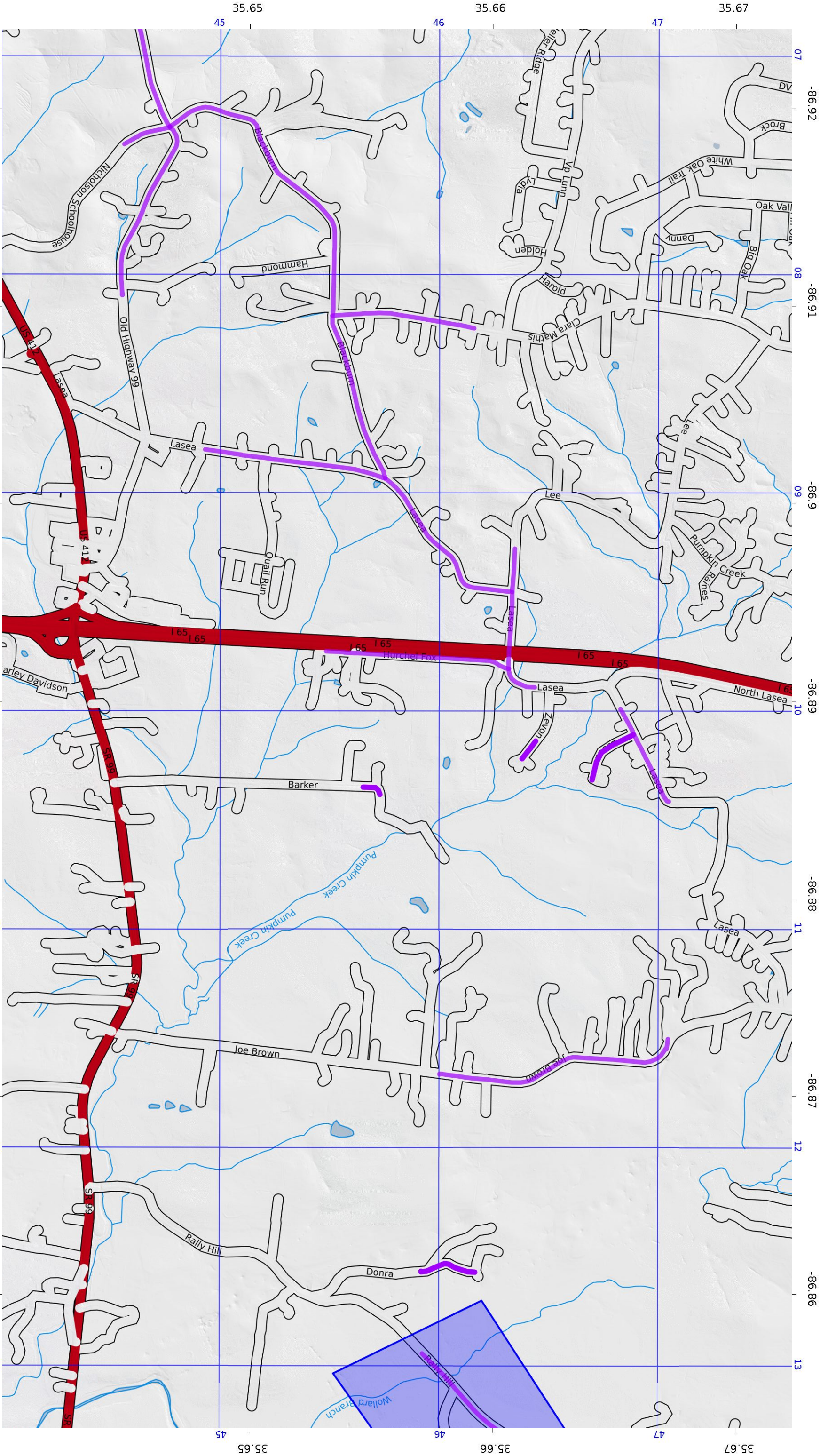
Enter into a Project Agreement

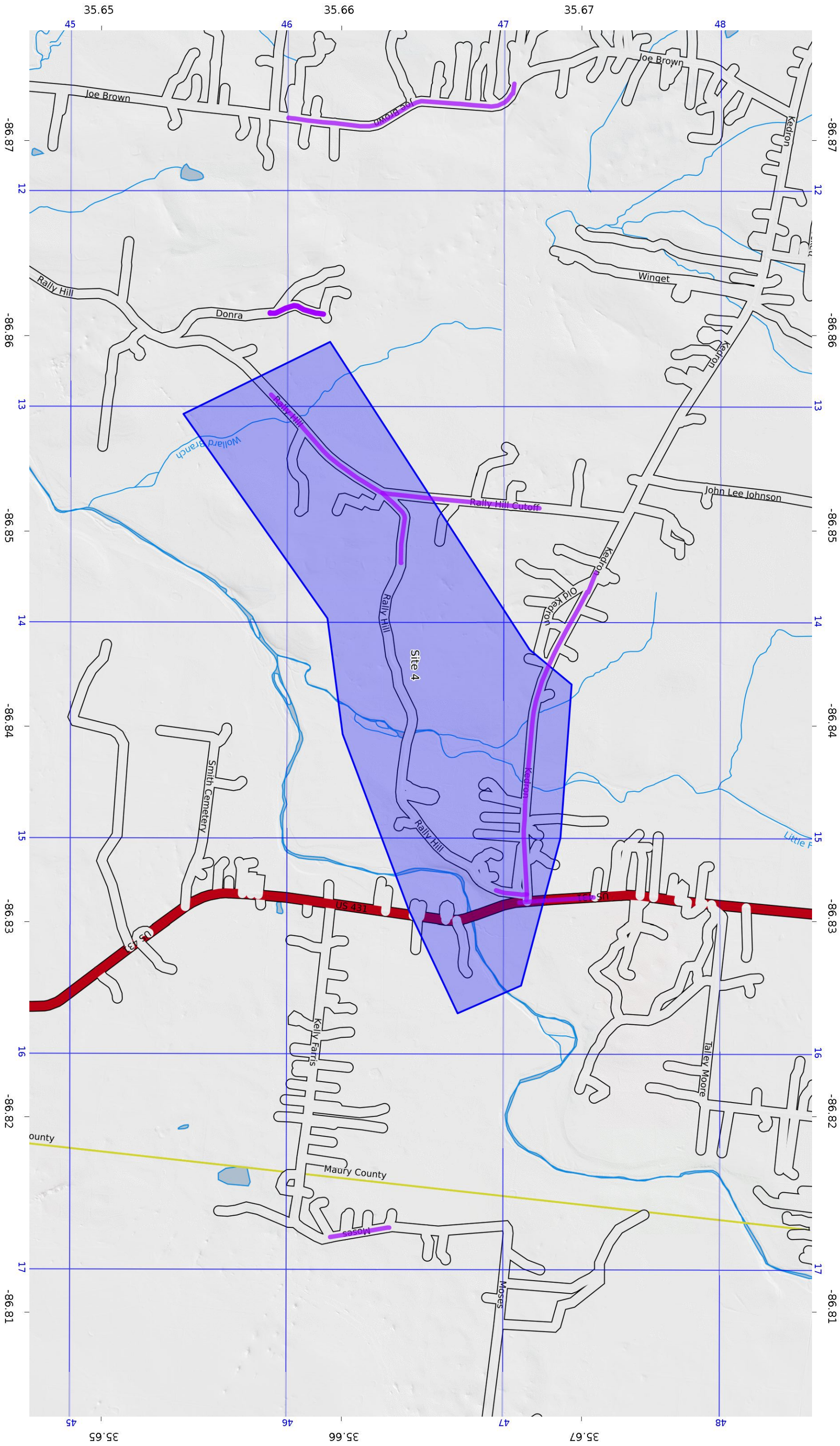
Before EWP Program work can begin, the sponsor and NRCS must enter into a project agreement. NRCS cannot reimburse a sponsor for costs on work started before the project agreement gets signed by both parties. The agreement sets up the responsibilities and cost share of both NRCS and a sponsor, and who will complete the design, contract administration, and construction inspection of the emergency's measures.













CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Ginger Adams, Senior Administrative Assistant, gadams@columbiatn.com, (931) 560-1723

AGENDA ITEM TITLE: RESOLUTION NO. 24-32 - A RESOLUTION ACCEPTING A DONATION OF A \$100 GIFT CARD TO BE UTILIZED BY COLUMBIA 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.

**A RESOLUTION ACCEPTING A DONATION OF A \$100 GIFT CARD TO BE
UTILIZED BY COLUMBIA FIRE & RESCUE**

WHEREAS, an undisclosed citizen desires to express her appreciation for the operations of Columbia Fire & Rescue with a gift card donation of \$100.00 (One Hundred Dollars); and

WHEREAS, Columbia Fire & Rescue desires to accept the donation of \$100.00 (One Hundred Dollars); and

WHEREAS, said \$100.00 gift card donation is to be used to provide lunch; and

WHEREAS, no matching funds are required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that such city does hereby endorse the efforts of Columbia Fire & Rescue by accepting this donation.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 24-34 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING DRUMWRIGHT PHASE 3

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, Dedication Letter.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING DRUMWRIGHT PHASE 3**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1,498 linear feet of 8" gravity main serving Drumwright Phase 3; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Drumwright Phase 3.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 13th day of June, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY

LENNAR HOMES OF TENNESSEE, LLC

April 17, 2024

Columbia City Council
City of Columbia Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Re: Drumwright Phase 3 Wastewater System
LOC #55110604

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia Tennessee at the May 9th, 2024 council meeting for acceptance of the wastewater system improvements installed to service Drumwright Phase 3 consisting of 1498 lineal feet.

You have been provided with as-built drawings of the project, all inspections and testing have been completed, we have provided an affidavit of no liens and a one (1) year maintenance surety in the amount of \$ 36,326.50, set to expire one (1) year from the date of Council acceptance.

Acceptance by the Columbia City Council for the wastewater system improvements and surety would be deeply appreciated.

If you have any questions please contact myself at cell (317) 590-6988 (email - Ken.zumstein@lennar.com).

Respectfully Yours,



Kenneth E. Zumstein
Land Development Manager

File/kez
enclosures

381 Mallory Lane Suite 200
Nashville, TN 37067



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lindsay W. Barrier, Sr. Administrative Assistant, lbarrier@columbiatn.com, 931.560.1527

AGENDA ITEM TITLE: 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

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 24-35; Final Acceptance Requests and Final Plats for Homestead at Carter's Station Subdivision, Section 2, Phase 1A, 1B, 2A, 2 and Section 2, Phase 3 and Section 5, Phase 1.

**A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE
IMPROVEMENTS IN 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**

WHEREAS, The City of Columbia, has been requested to accept the streets and drainage improvements in 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; and

WHEREAS, the City of Columbia has inspected said streets and drainage improvements and has determined that said streets and drainage improvements in Homestead at Carter's Station Subdivision, Section 2, Phase 1A, 1B, 2A, 2B and Section 2, Phase 3 and Section 5, Phase 1 meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said streets and drainage improvements located in Homestead at Carter's Station Subdivision, Section 2, Phase 1A, 1B, 2A, 2B and Section 2, Phase 3 and Section 5, Phase 1.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 13th day of June, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY



CARTER'S STATION
REDISCOVERED

February 27, 2024

Mr. Glenn Harper
City Engineer
City of Columbia
700 North Garden St
Columbia, TN 38401

Re: Homestead at Carter's Station, Section 2, Phase 1a, request for final acceptance

Glenn:

This letter is a request to process final acceptance of the public improvements and release of the letter of credit in the amount of \$14,100 for Homestead at Carter's Station, Section 2, Phase 1A.

Please advise.

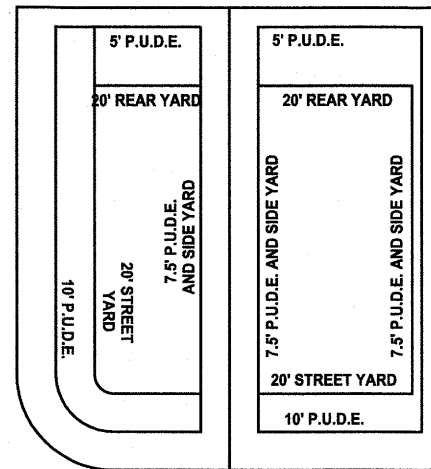
Sincerely,

Scott Davis
Land Development Manager

cc: G. Nelson Crowe, II
Tyler L. Ring
Scott Bagwell

Surveyor's Notes

- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
- This property currently identified as a portion of Tax Map No. 41 Parcel Number 15.00.
- Deed reference: Record Book R2368, page 448, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 6.58 acres.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0180E dated April 16, 2007.
- New right-of-way dedication: 1.33 acres.
- Unless otherwise noted, all lot corners are marked with iron rods.

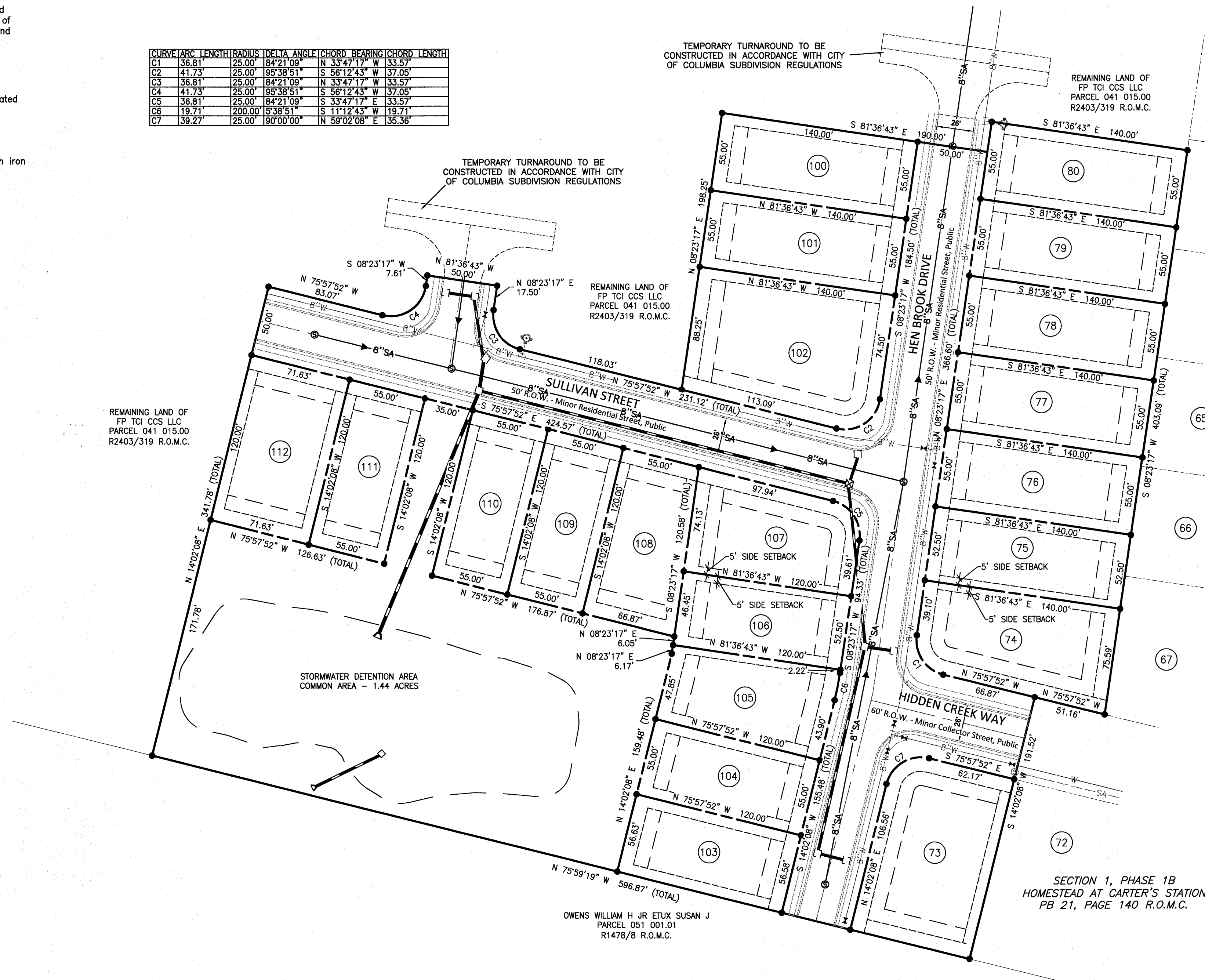


TYPICAL LOT CONFIGURATION FOR LOTS 73-112
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT OR AS NOTED

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.81	25.00	84°21'09"	N 33°47'17" W	33.57
C2	41.73	25.00	95°38'51"	S 56°12'43" W	37.05
C3	36.81	25.00	84°21'09"	N 33°47'17" W	33.57
C4	41.73	25.00	95°38'51"	S 56°12'43" W	37.05
C5	36.81	25.00	84°21'09"	N 33°47'17" E	33.57
C6	19.71	200.00	5°38'51"	S 11°12'43" E	19.71
C7	39.27	25.00	90°00'00"	N 59°02'08" E	35.36

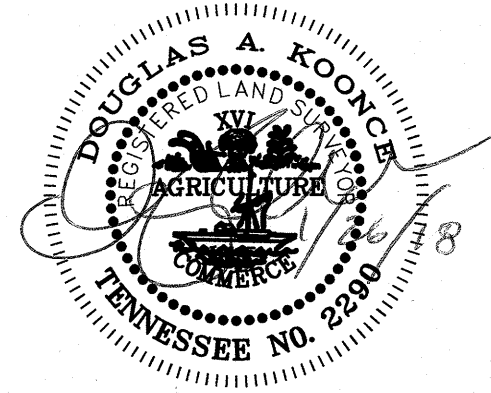
LOT NUMBER	SQUARE FEET	ACRES
73	11332	0.26
74	9507	0.22
75	7350	0.17
76	7700	0.18
77	7700	0.18
78	7700	0.18
79	7700	0.18
80	7700	0.18
100	7700	0.18
101	7700	0.18
102	13156	0.30
103	6793	0.16
104	6600	0.15
105	7190	0.17
106	6300	0.14
107	8078	0.19
108	7312	0.17
109	6600	0.15
110	6600	0.15
111	6600	0.15
112	8598	0.20

REMAINING LAND OF
FP TCI CCS LLC
PARCEL 041 015.00
R2403/319 R.O.M.C.



OWENS WILLIAM H JR ETUX SUSAN J
PARCEL 051 001.01
R1478/6 R.O.M.C.

02/01/2018 - 01:54 PM
18001598
1 PGS-AL-PLAT
JANE BATCH: 196209
PLAT BOOK: P21
PAGE: 343
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS



Owner:
FP TCI CCS, LLC,
135 Hampton Pl.
Nashville, TN 37215

Purpose of this plat:
The purpose of this plat is to
create 21 single family lots.

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2403, page 319, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date 2/1 2018
Co-Markker
Title (FP TCI CCS, LLC)

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon, that this is a Class "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date 1/26 2018
Registered Land Surveyor
Number 2290

Stormwater apurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book R2449, pages 991-1003 in the Register's Office of Maury County, Tennessee.

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Section 2, Phase 1A Homestead at Carter's Station" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date 1/30 2018
Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Section 2, Phase 1A Homestead at Carter's Station Subdivision have been installed in accordance with City specifications, or a performance bond in the amount of \$121,000 for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date 2/1 2018
City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variations if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Secretary, Planning Commission
Columbia, Tennessee
Date 2/1/18

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date 1/30 2018
Maury County E-911

Certificate of Approval for Sewer System

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

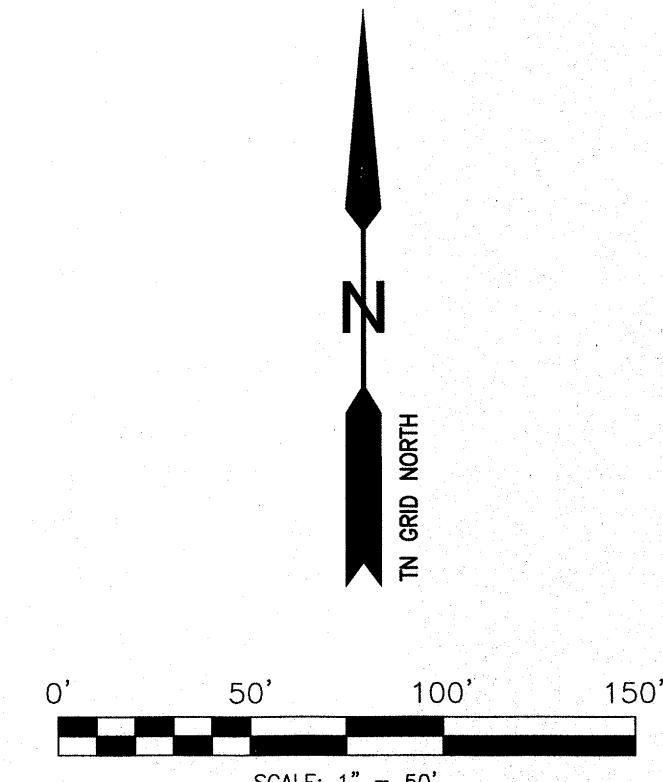
Date 1/31 2018
Superintendent, Columbia Wastewater System

Certificate of Compliance

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

Date 2/1/2018
City Engineer
Columbia, Tennessee

Final Plat - Section 2, Phase 1A
Homestead at Carter's Station
City of Columbia - Third Civil District - Maury County, Tennessee
A portion of Tax Map 41, Parcel 15.00
Containing 6.58 acres
Zoned RS-10 PUD



MARTIN ENGINEERING & SURVEYING, LLC
5226 Columbia Highway, Suite C-3
Spring Hill, TN 37174
615.540.8530
doug@martinengrg.com

Date 01-26-18
Scale 1"=50'
Drawn by DAK
Job number 1665
Revised
Sheet 1 of 1



CARTER'S STATION
REDISCOVERED

February 27, 2024

Mr. Glenn Harper
City Engineer
City of Columbia
700 North Garden St
Columbia, TN 38401

Re: Homestead at Carter's Station, Section 2, Phase 1b, request for final acceptance

Glenn:

This letter is a request to process final acceptance of the public improvements and release of the letter of credit in the amount of \$6,500 for Homestead at Carter's Station, Section 2, Phase 1B.

Please advise.

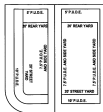
Sincerely,

Scott Davis
Land Development Manager

cc: G. Nelson Crowe, II
Tyler L. Ring
Scott Bagwell

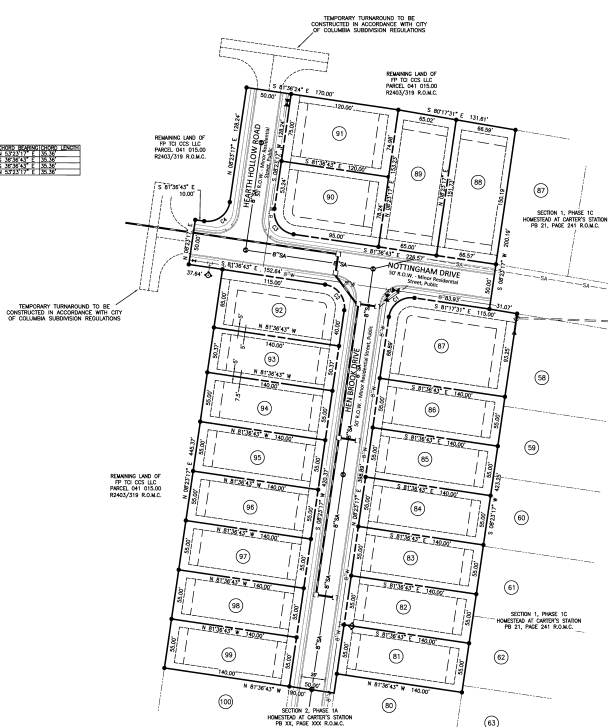
1. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.

LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
81	7700	0.16
82	7700	0.16
83	7700	0.16
84	7700	0.16
85	7700	0.16
86	7700	0.16
87	10000	0.30
88	10020	0.23
89	9910	0.23
90	9255	0.21
91	9000	0.21
92	8845	0.21
93	7990	0.16
94	7700	0.16
95	7700	0.16
96	7700	0.16
97	7700	0.16
98	7700	0.16



TYPICAL LOT CONFIGURATION
FOR LOTS 81-99 OR AS NOTED
P.U.D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT

TIME	AGE	LENGTH	SEX	WEIGHT	ANAL	CLIMATE	REAR	NO	CODE	LENGTH
C1	39.27	25.00	99700.00	IN	5.723.17	2	35.38			
C2	39.27	25.00	99700.00	2	36.38.43	2	35.38			
C3	39.27	25.00	99700.00	2	36.38.43	2	35.38			
C4	39.27	25.00	99700.00	IN	5.723.17	2	35.38			



Purpose of this plot:

The purpose of this plot is to create 19 single family lots.

I (we) hereby certify that I (we) (we are) the owner(s) of the property shown and described herein as evidenced in Book Number 5240, page 219, Henry County Register's Office, and that I (we) hereby adopt 1981 plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

5/15 2018
Date
C. MANGER
Title (FP TO CCS, LLC)

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein; that this is a Class "T" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated; and that the ratio of precision is greater than or equal to 1:10,000.

5/14, 2018  2290

I hereby certify that the water system(s) outlined or indicated on the fine subdivision plat entitled "Section 2, Phase 1B Homestead at Carter's Station" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee acid installation.

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Section 2, Phase 10 Homestead at Carter's Station Subdivision have been installed in accordance with City specifications, or a performance bond in the amount of \$65,000 for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

3/17 2018
City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

I hereby certify that the subdivision plot shown herein has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

[Signature] Secretary, Planning Commission
Columbia, Tennessee

May 10/11 Date

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by the City Engineering Department and by E-911 Meary County.

5/15/2018 [Signature] Meary County E-911

Certificate of Approval for Sewer System

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

5/15, 2018

Date

Superintendent, Columbia Wastewater System

Certificate of Compliance

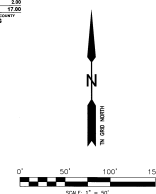
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.


City Engineer
Columbia, Tennessee

5/17/18
Date

06/18/2018 - 01:05 PM

18007085
1 PGS. AL-PLAT
NANCY BATCH: 200160
PLAT BOOK: P21
PAGE: 404
REC FEE 15.0
CP FEE 2.0
TOTAL 17.0
STATE OF KANSAS, WARDEN COUNTY
JOHN FLEMING



Final Plat - Section 2, Phase 1B
Homestead at Carter's Station
 City of Columbia - Third Civil District - Maury County, Tennessee
 A portion of Tax Map 41, Parcel 15.00
 Containing 4.75 acres
 Zoned RS-10 PUD

**MARTIN ENGINEERING &
SURVEYING, LLC**
5226 Columbia Highway, Suite C-3
Spring Hill, TN 37174
615.540.8530
doug@martinenrg.com

April 30, 2018

Drawn by
DAK

Job number

1665

Page 316 of 599



CARTER'S STATION
REDISCOVERED

February 27, 2024

Mr. Glenn Harper
City Engineer
City of Columbia
700 North Garden St
Columbia, TN 38401

Re: Homestead at Carter's Station, Section 2, Phase 2a, request for final acceptance

Glenn:

This letter is a request to process final acceptance of the public improvements and release of the letter of credit in the amount of \$8,700 for Homestead at Carter's Station, Section 2, Phase 2A.

Please advise.

Sincerely,

Scott Davis
Land Development Manager

cc: G. Nelson Crowe, II
Tyler L. Ring
Scott Bagwell

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 24 SINGLE FAMILY LOTS.

SURVEYOR'S NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
2. SUBJECT PROPERTY IS A PORTION OF PARCEL 15.00 AS SHOWN ON MAURY COUNTY TAX MAP 41.
3. DEED REFERENCE: RECORD BOOK R236B, PAGE 44B, REGISTER'S OFFICE OF MAURY COUNTY, TN.
4. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-368-1987.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. TOTAL AREA OF THE PROPERTY SURVEYED IS 5.58 ACRES±.
8. THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), ON FEMA/FIRM MAP No. 47119C0180E, (EFFECTIVE APRIL 16, 2007), AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE.
9. NEW RIGHT-OF-WAY DEDICATION: 1.02 ACRES±.
10. ZONED: RS-10 PUD.
11. UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE MARKED WITH SET IRON RODS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book R236B, Page 44B, Maury County Register's Office, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction limits, and that of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Owner (if to RCS-LLC) Title Date
C. M. H. H. H. 3/19/19

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Homestead at Carter's Station - Section 2, Phase 2A" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

Superintendent, Columbia Water System Date
3/20/2019

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I hereby certify that the streets, drainage, and utilities at "Homestead at Carter's Station Subdivision - Section 2, Phase 2A" have been installed in accordance with City specifications, or a performance bond in the amount of \$2,000,000 for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

City Engineer, Columbia, Tennessee Date
3/21/19

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Secretary, Planning Commission Date
3/21/19
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

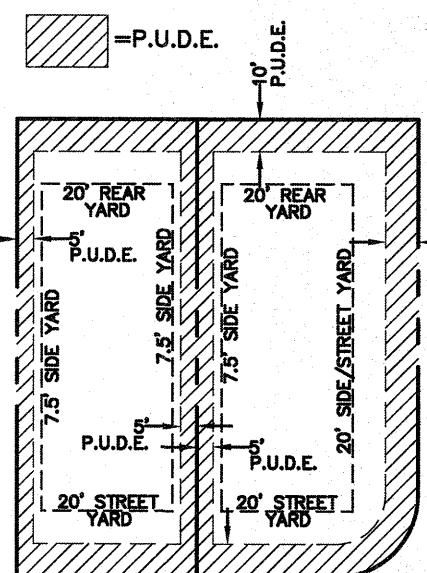
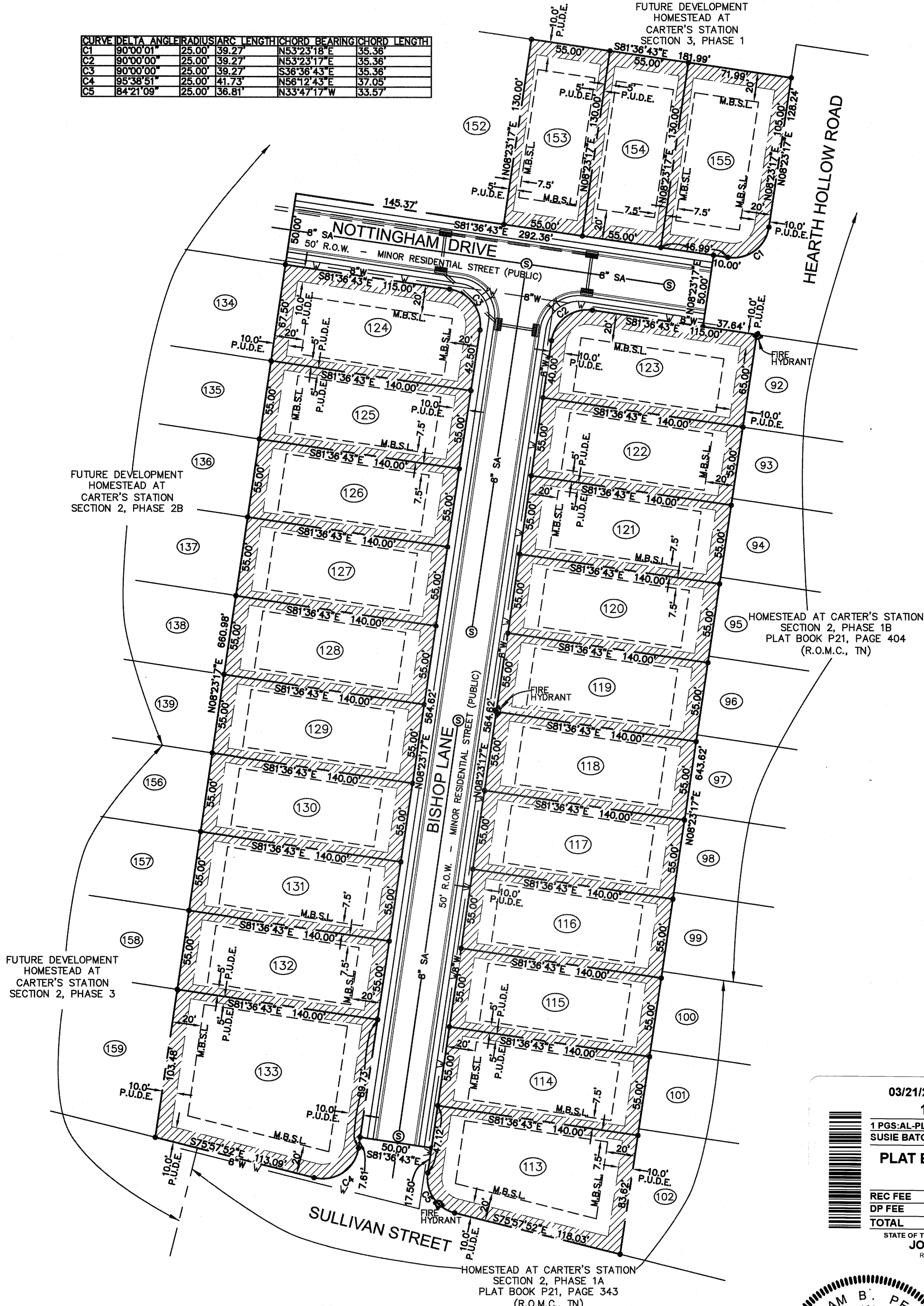
Maury County E-911 Date
3-20-19

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

Superintendent, Columbia Wastewater System Date
3/20/19

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	80.0001	25.00	39.27	39.27	N33°23'18"E	39.26
C2	80.0000	25.00	39.27	39.27	N33°23'18"E	39.26
C3	80.0000	25.00	39.27	39.27	N33°23'18"E	39.26
C4	80.0000	25.00	39.27	39.27	N33°23'18"E	39.26
C5	84°21'59"	25.00	36.81	36.81	N33°47'17"W	33.57



TYPICAL LOT CONFIGURATION FOR LOTS 113-124 & 153-155 OR AS NOTED ON PLAT. P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT

LOT NUMBER	SQUARE FEET	ACRES
113	10,020	0.23
114	7,150	0.16
115	7,150	0.16
116	7,150	0.16
117	7,150	0.16
118	7,150	0.16
119	7,150	0.16
120	7,150	0.16
121	7,150	0.16
122	7,150	0.16
123	8,966	0.21
124	9,316	0.21
125	7,700	0.18
126	7,700	0.18
127	7,700	0.18
128	7,700	0.18
129	7,700	0.18
130	7,700	0.18
131	7,700	0.18
132	7,700	0.18
133	15,289	0.35
134	7,150	0.16
135	7,150	0.16
154	7,150	0.16
155	9,225	0.21

03/21/2019 - 02:51 PM
19003848

1 PGS:AL-PLAT
SUSIE BATCH: 211244
PLAT BOOK: P21
PAGE: 556
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS



CERTIFICATE OF COMPLIANCE

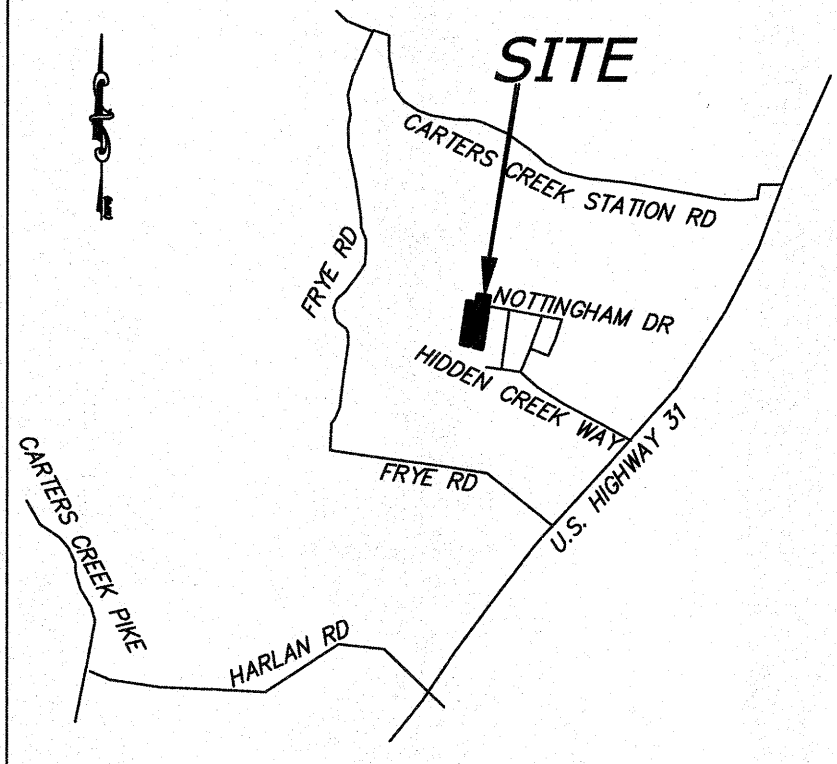
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer, Columbia, Tennessee Date
3/21/19

CERTIFICATE OF ACCURACY

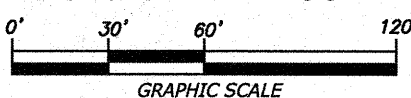
I hereby certify that to the best of my knowledge and belief, that this is a true and accurate survey of the property shown hereon; that this is a Category 1 map as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is not less than 1:10,000.

Registered Land Surveyor Date
3/11/19
Tenn. License No. 2163
William B. Perkins



VICINITY MAP
NOT TO SCALE

Scale: 1" = 60'



H & H LAND SURVEYING, INC.

612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2018-0800

**Final Plat
Homestead at Carter's Station
Section 2, Phase 2A**

3rd CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 41, P/O PARCEL 15.00

SCALE: 1"= 60' DATE: JANUARY 17, 2019
AREA: 5.58 ACRES± REVISED: MARCH 1, 2019



CARTER'S STATION
REDISCOVERED

February 27, 2024

Mr. Glenn Harper
City Engineer
City of Columbia
700 North Garden St
Columbia, TN 38401

Re: Homestead at Carter's Station, Section 2, Phase 2b, request for final acceptance

Glenn:

This letter is a request to process final acceptance of the public improvements and release of the letter of credit in the amount of \$11,100 for Homestead at Carter's Station, Section 2, Phase 2B.

Please advise.

Sincerely,

Scott Davis
Land Development Manager

cc: G. Nelson Crowe, II
Tyler L. Ring
Scott Bagwell

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 19 SINGLE FAMILY LOTS.

SURVEYOR'S NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
2. SUBJECT PROPERTY IS A PORTION OF PARCEL 15.00 AS SHOWN ON MAURY COUNTY TAX MAP 41.
3. DEED REFERENCE: RECORD BOOK R2368, PAGE 448, REGISTER'S OFFICE OF MAURY COUNTY, TN.
4. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), ON FEMA/FIRM MAP No. 47119C0180E, (EFFECTIVE APRIL 16, 2007), AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE.
8. TOTAL AREA OF THE PROPERTY SURVEYED IS 4.571 ACRES±.
9. NEW RIGHT-OF-WAY DEDICATION: 0.605 ACRES±.
10. ZONED: RS-10 PUD
11. UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE MARKED WITH SET IRON RODS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book R2368, Page 448, Maury County Register's Office, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Owner (FP TCI CCS, LLC) Title Date 9/16/19

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Homestead at Carter's Station - Section 2, Phase 2B" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

Superintendent, Columbia Water System Date 9/17/19

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I hereby certify that the streets, drainage, and utilities at "Homestead at Carter's Station - Section 2, Phase 2B" have been installed in accordance with City specifications, or a performance bond in the amount of \$11,222 for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

City Engineer, Columbia, Tennessee Date 9/19/19

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Secretary, Planning Commission Date 9/18/19
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Crystal Gideon Date 9-16-19
Maury County E-911

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

Superintendent, Columbia Wastewater System Date 9/16/19

CERTIFICATE OF COMPLIANCE

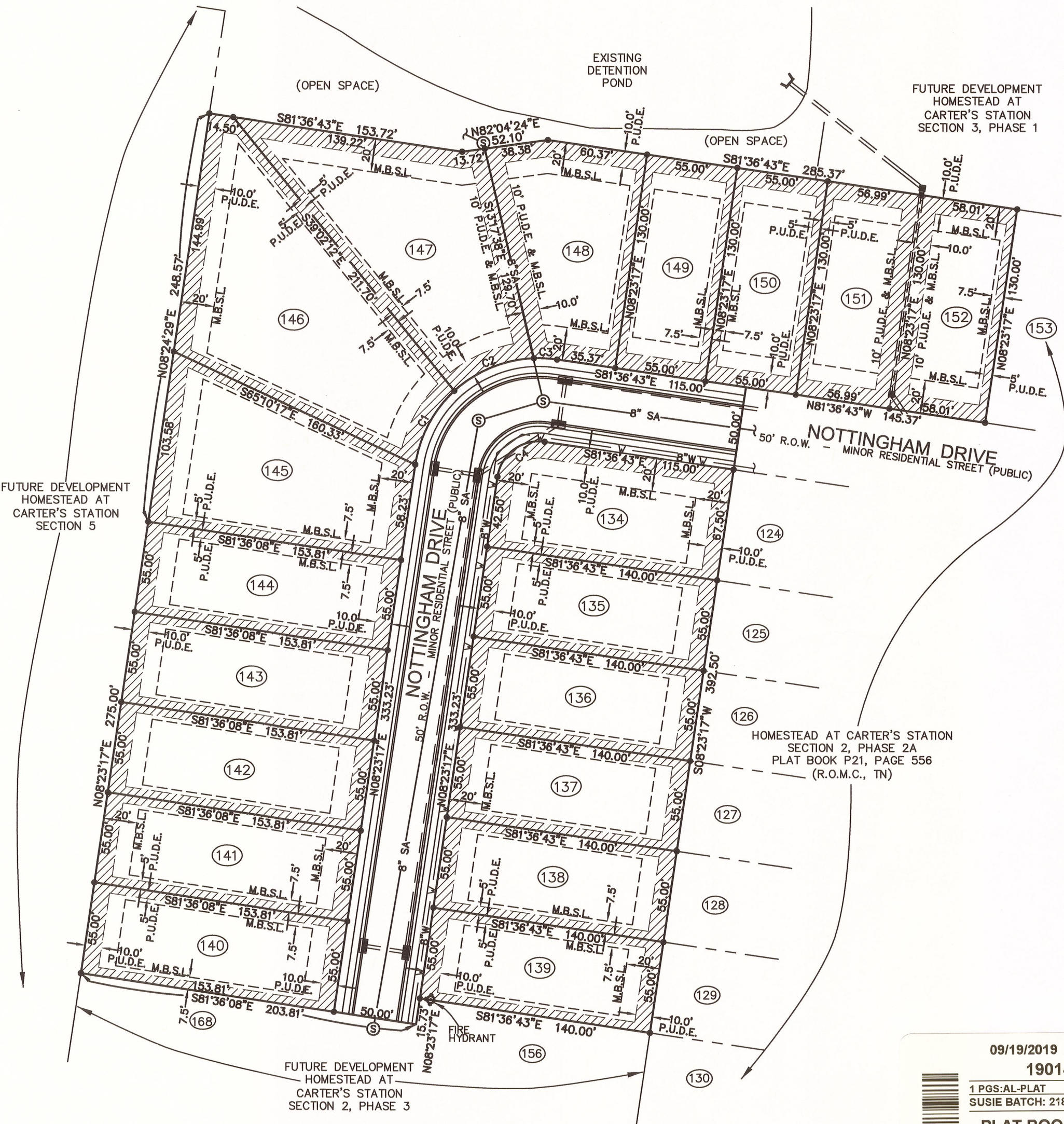
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer, Columbia, Tennessee Date 9/17/19

CERTIFICATE OF ACCURACY

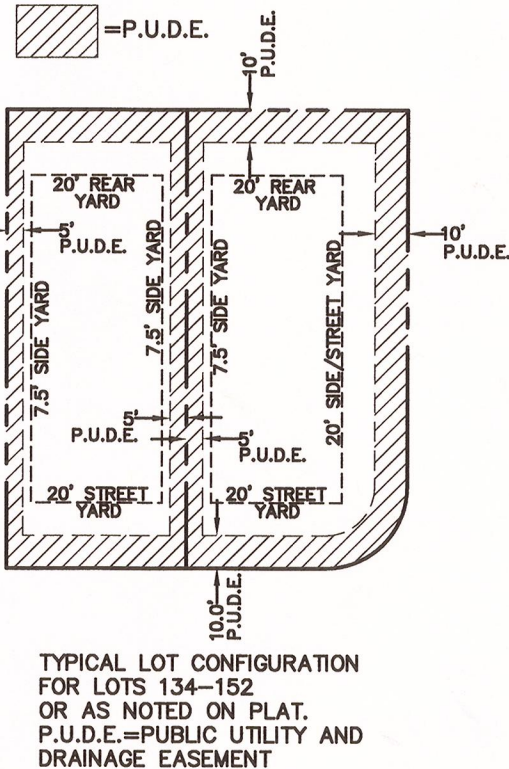
I hereby certify that to the best of my knowledge and belief, that this is a true and accurate survey of the property shown hereon; that this is a Category 1 Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.

Registered Land Surveyor Date 9-12-19
Tenn. License No. 2163
William B. Perkins

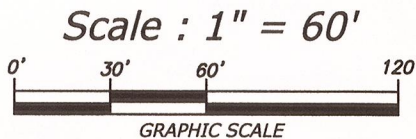


CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	135°58'33"	75.00	50.98	50.00	N27°51'34"E
C2	40°21'56"	75.00	52.84	61.75	N67°50'48"E
C3	10°41'31"	75.00	14.00	13.98	S86°57'28"E
C4	90°00'00"	25.00	38.27	35.36	N53°23'17"E



LOT NUMBER	SQUARE FEET	ACRES
134	9,316	0.21
135	7,700	0.18
136	7,700	0.18
137	7,700	0.18
138	7,700	0.18
139	7,700	0.18
140	8,459	0.19
141	8,459	0.19
142	8,459	0.19
143	8,459	0.19
144	8,459	0.19
145	12,442	0.29
146	17,253	0.40
147	14,098	0.32
148	9,618	0.22
149	7,150	0.16
150	7,150	0.16
151	7,409	0.17
152	7,540	0.17



H & H LAND SURVEYING, INC.

612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2019-0387

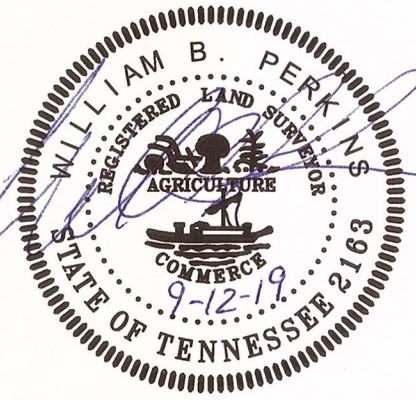
Final Plat
Homestead at Carter's Station
Section 2, Phase 2B

3rd CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 41, P/O PARCEL 15.00

SCALE: 1"= 60'
AREA: 4.57 ACRES± DATE: AUGUST 5, 2019





CARTER'S STATION
REDISCOVERED

February 27, 2024

Mr. Glenn Harper
City Engineer
City of Columbia
700 North Garden St
Columbia, TN 38401

Re: Homestead at Carter's Station, Section 2 Phase 3 and Section 5 Phase 1, request for final acceptance

Glenn:

This letter is a request to process final acceptance of the public improvements and release of the letter of credit in the amount of \$19,000 for Homestead at Carter's Station, Section 2 Phase 3 and Section 5 Phase 1.

Please advise.

Sincerely,

Scott Davis
Land Development Manager

cc: G. Nelson Crowe, II
Tyler L. Ring
Scott Bagwell

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 38 SINGLE FAMILY LOTS.

SURVEYOR'S NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
2. SUBJECT PROPERTY IS A PORTION OF PARCEL 15.00 AS SHOWN ON MAURY COUNTY TAX MAP 41.
3. DEED REFERENCE: RECORD BOOK R2368, PAGE 448, REGISTER'S OFFICE OF MAURY COUNTY, TN.
4. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), ON FEMA/FIRM MAP No. 47119C0180E, (EFFECTIVE APRIL 16, 2007), AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE.
8. TOTAL AREA OF THE PROPERTY SURVEYED IS 9.990 ACRES±.
9. NEW RIGHT-OF-WAY DEDICATION: 2.053 ACRES±.
10. ZONED: RS-10 PUD (SECTION 2) & R-6 PUD (SECTION 5)
11. UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE MARKED WITH SET IRON RODS.

CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

[Signature] 12/18/19
City Engineer, Columbia, Tennessee Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book R2368, Page 448, Maury County Register's Office, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

[Signature] 12/17/19
Owner (FP TO CCS, LLC) Title Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Homestead at Carter's Station - Section 2, Phase 3 & Section 5, Phase 1" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

[Signature] 12/17/2019
Superintendent, Columbia Water System Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I hereby certify that the streets, drainage, and utilities at "Homestead at Carter's Station - Section 2, Phase 3 & Section 5, Phase 1" have been installed in accordance with City specifications, or a performance bond in the amount of \$100,000 for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

[Signature] 12/18/19
City Engineer, Columbia, Tennessee Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

[Signature] 12/18/19
Secretary, Planning Commission Date
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

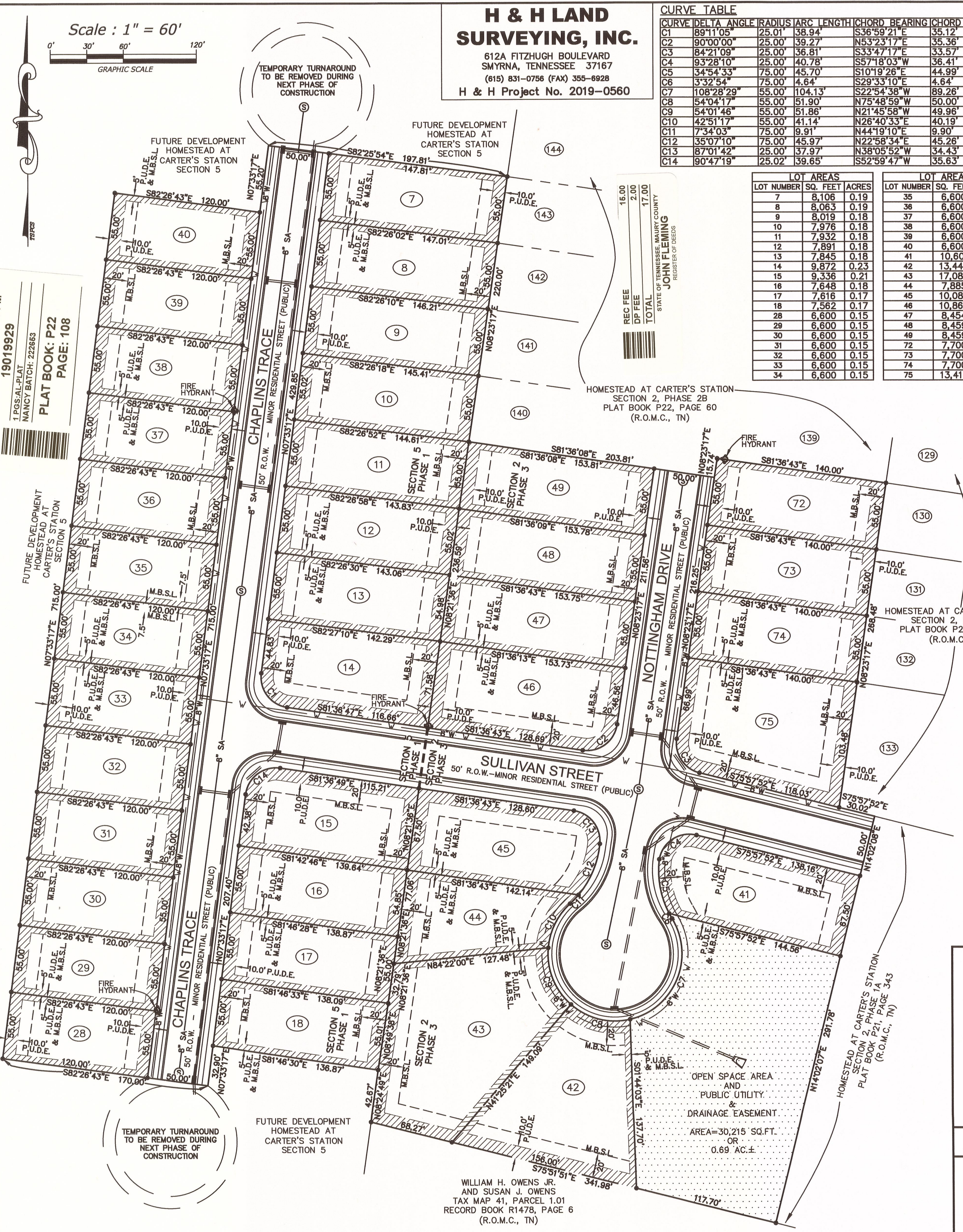
Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

[Signature] 12-17-19
Maury County E-911 Date

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

[Signature] 12/17/19
Superintendent, Columbia Wastewater System Date



H & H LAND SURVEYING, INC.

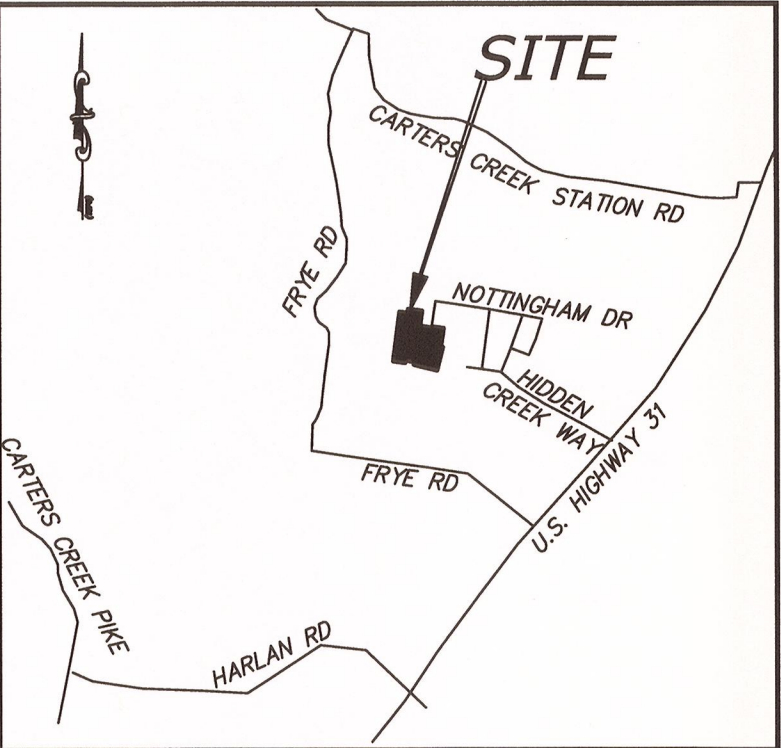
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0758 (FAX) 355-6928
H & H Project No. 2019-0560

CURVE TABLE

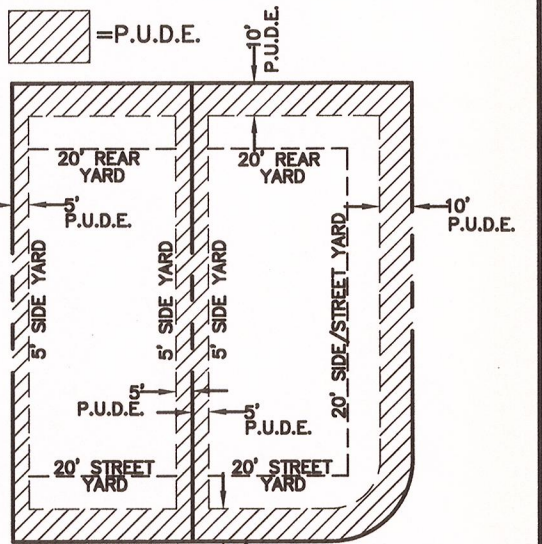
CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	89°11'05"	25.01'	38.94'	S36°59'21"E	35.12'		
C2	90°00'00"	25.00'	39.27'	N53°23'17"E	35.36'		
C3	84°21'09"	25.00'	36.81'	S33°47'17"E	33.57'		
C4	93°28'10"	25.00'	40.78'	S57°18'03"W	36.41'		
C5	34°54'33"	75.00'	45.70'	S10°19'26"E	44.99'		
C6	3°32'54"	75.00'	4.64'	S29°33'10"E	4.64'		
C7	108°28'29"	55.00'	104.13'	S22°54'38"W	89.26'		
C8	54°04'17"	55.00'	51.90'	N75°48'59"W	50.00'		
C9	54°01'46"	55.00'	51.86'	N21°45'58"W	49.96'		
C10	42°51'17"	55.00'	41.14'	N26°40'33"E	40.19'		
C11	7°34'03"	75.00'	9.91'	N44°19'10"E	9.90'		
C12	35°07'10"	75.00'	45.97'	N22°58'34"E	45.26'		
C13	87°01'42"	25.00'	37.97'	N38°05'52"W	34.43'		
C14	90°47'19"	25.02'	39.65'	S52°59'47"W	35.63'		

LOT AREAS		
LOT NUMBER	SQ. FEET	ACRES
7	8,106	0.19
8	8,063	0.19
9	8,019	0.18
10	7,976	0.18
11	7,932	0.18
12	7,891	0.18
13	7,845	0.18
14	9,872	0.23
15	9,336	0.21
16	7,648	0.18
17	7,616	0.17
18	7,562	0.17
28	6,600	0.15
29	6,600	0.15
30	6,600	0.15
31	6,600	0.15
32	6,600	0.15
33	6,600	0.15
34	6,600	0.15

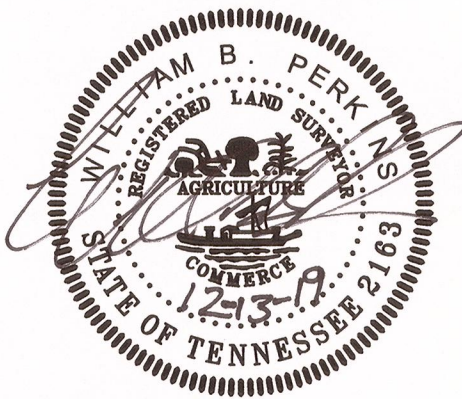
LOT AREAS		
LOT NUMBER	SQ. FEET	ACRES
35	6,600	0.15
36	6,600	0.15
37	6,600	0.15
38	6,600	0.15
39	6,600	0.15
40	6,600	0.15
41	10,601	0.24
42	13,443	0.31
43	17,088	0.39
44	7,885	0.18
45	10,088	0.23
46	10,867	0.25
47	8,454	0.19
48	8,459	0.19
49	8,459	0.19
72	7,700	0.18
73	7,700	0.18
74	7,700	0.18
75	13,412	0.31



VICINITY MAP NOT TO SCALE



TYPICAL LOT CONFIGURATION FOR LOTS 7-18, 28-49, & 72-75 OR AS NOTED ON PLAT.
P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT.



CERTIFICATE OF ACCURACY

I hereby certify that to the best of my knowledge and belief, that this is a true and accurate survey of the property shown hereon; that this is a Category "1" Data Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.

[Signature] 12-13-19
Registered Land Surveyor Date
Tenn. License No. 2163
William B. Perkins

Final Plat
Homestead at Carter's Station
Section 2, Phase 3
&
Section 5, Phase 1
3rd CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 41, P/O PARCEL 15.00

SCALE: 1"= 60'
AREA: 9.99 ACRES±

DATE: NOVEMBER 14, 2019
REVISED: DECEMBER 2, 2019



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Regina Connelly, City Recorder's Office, rconnelly@columbiatn.com, 931-560-1520

AGENDA ITEM TITLE: RESOLUTION NO. 24-36 – TAX CORRECTIONS

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.

CERTIFICATION:

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

RESOLUTION

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is assessed which should not be assessed; and

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is incorrectly assessed; and

WHEREAS, the City of Columbia, Tennessee, desires to correct these errors to properly reflect the corrections on the books of the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the following corrections are hereby approved:

(SEE SCHEDULE "A" ATTACHED HERETO)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF

COLUMBIA, TENNESSEE, this the _____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

TAX CORRECTIONS – EXHIBIT A
RESOLUTION NO. 24-36

1. DELETE 2023 PERSONAL PROPERTY TAX IN THE NAME OF ELECTRICAL BANANA VINTAGE. MAP 100E E 019.00 P 026, 307 W 11TH ST. PROPERTY VALUE \$4,000.00, ASSESSED VALUE \$1,200.00, AND TAXES \$10.00. DUE TO BUSINESS CLOSED PER MAURY COUNTY TAX ASSESSOR.
2. DELETE 2023 PERSONAL PROPERTY TAX IN THE NAME OF OMG ITS CLEAN 4 U LLC. MAP 067A I 040.00 P 001, 2816 BUZZ ST. PROPERTY VALUE \$8,000.00, ASSESSED VALUE \$2,400.00, AND TAXES \$20.00. DUE TO BUSINESS CLOSED PER MAURY COUNTY TAX ASSESSOR.
3. CHANGE 2023 PERSONAL PROPERTY TAX IN THE NAME OF FRESENIUS MEDICAL CARE - COLUMBIA. MAP 100B B 001.01 P S/I 500, 861 W JAMES M CAMPBELL BLVD. PROPERTY VALUE FROM \$522,063.00 TO \$267,517.00, ASSESSED VALUE FROM \$156,619.00 TO \$80,255.00 AND TAXES FROM \$1,292.00. TO \$662.00. DUE TO BILL REDUCTION ON 2022 TAX YEAR PER AUDITOR ERROR PER MAURY COUNTY TAX ASSESSOR.
4. CHANGE 2023 PERSONAL PROPERTY TAX IN THE NAME OF FRESENIUS MEDICAL CARE - COLUMBIA. MAP 100B B 001.01 P S/I 501, 861 W JAMES M CAMPBELL BLVD. PROPERTY VALUE FROM \$319,123.00 TO \$248,416.00, ASSESSED VALUE FROM \$95,737.00 TO \$74,525.00 AND TAXES FROM \$790.00. TO \$615.00. DUE TO BILL REDUCTION ON 2023 TAX YEAR PER AUDITOR ERROR PER MAURY COUNTY TAX ASSESSOR.
5. PICK UP ROLLBACK TAXES IN THE NAME OF JORAN JOHNSTON & JOSEPH JOHNSTON. MAP 088 008.02 S/I 001, 1966 HICKS LN. SUPPLEMENT ROLLBACK TAXES FOR 2021, 2022 AND 2023 ON 50.33 ACRES IN THE AMOUNT OF \$1,958.00 ON THE 2023 TAX ROLL DUE TO DID NOT REAPPLY FOR GREENBELT PER MAURY COUNTY TAX ASSESSOR.

6. PICK UP ROLLBACK TAXES IN THE NAME OF WELLING CORPORATION C/O MULETOWN HOMES LLC. MAP 075 011.17 S/I 001, BAKER RD. SUPPLEMENT ROLLBACK TAXES FOR 2021, 2022 AND 2023 ON 57.44 ACRES IN THE AMOUNT OF \$1,958.00 ON THE 2023 TAX ROLL DUE TO NEW OWNER IN 2023 DID NOT REAPPLY FOR GREENBELT PER MAURY COUNTY TAX ASSESSOR.

7. REFUND PARTIAL 2023 PROPERTY TAX IN THE NAME OF ELEY LARRY F. MAP 090H E 014.00, 237 RIVER RD. PROPERTY VALUE FROM \$396,100.00 TO \$367,000.00, ASSESSED VALUE FROM \$99,025.00 TO \$91,750.00, AND TAXES FROM \$817.00 TO \$757.00. REFUND OF \$60.00 DUE TO APPRAISAL ADJUSTMENT PER MAURY COUNTY TAX ASSESSOR.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.com 931-560-1580

AGENDA ITEM TITLE:

RESOLUTION NO. 24-37 - A RESOLUTION ADOPTING "COLUMBIA 2024-2029" AS THE ANNUAL STRATEGIC PLAN FOR THE CITY OF COLUMBIA

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.

**A RESOLUTION ADOPTING “COLUMBIA 2024-2029” AS THE ANNUAL
STRATEGIC PLAN FOR THE CITY OF COLUMBIA**

WHEREAS, the City of Columbia is committed to identifying the ways in which the organization can best achieve its potential; and

WHEREAS, the City Council of the City of Columbia recognizes that a formal strategic plan helps identify a city’s mission, vision, strengths, weaknesses, opportunities and threats; and

WHEREAS, the City Council of the City of Columbia endorses the agreed upon vision, goals and objectives within the Columbia Strategic Plan 2024-2029 that will guide the City’s future; and

WHEREAS, the Columbia Strategic Plan 2024-2029 was developed by Judy King of Quality Management Services, LLC with assistance from the City Council, the City Manager, City departments, and citizens of the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City Council hereby adopts the Columbia Updated Strategic Plan 2024-2029.

BE IT FURTHER RESOLVED BY THE CITY OF COLUMBIA, TENNESSEE that the City Council recognizes the significant investment of time and effort in the strategic planning sessions and therefore resolves:

(1) to refer frequently to the goals and objectives deified in the plan, a.k.a, the 2024 Strategic Plan, and making a true effort to implement and achieve them; and

(2) to make a good-faith effort to make decisions and pass policies that are compatible with the City’s mission and vision statements.

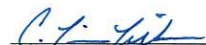
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 13th day of June, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.com 931.560.1580

AGENDA ITEM TITLE: 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.

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.

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

BE IT RESOLVED by the City Council of the City of Columbia, Tennessee (the "Municipality") that for the purpose of providing funds for: (i) the construction and equipping of a new wastewater treatment plant and other wastewater system improvements; (ii) acquisition of all property real and personal appurtenant to any of the foregoing; (iii) payment of all legal, fiscal, administrative, planning, architectural and engineering costs incident thereto; (iv) reimbursement to the Municipality for funds previously expended for any of the foregoing, if applicable; and (v) payment of costs incident to the bonds authorized herein; there shall be issued bonds of said Municipality in an aggregate principal amount of not to exceed \$80,000,000, which shall bear interest at a rate or rates not to exceed the maximum rate permitted by applicable law, and which shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the corporate limits of the Municipality, and additionally payable from wastewater system revenues.

BE IT FURTHER RESOLVED by the City Council of the City of Columbia, Tennessee that the City Recorder is hereby directed to cause the foregoing initial resolution to be published in full in a newspaper having a general circulation in the Municipality, for one issue of said paper followed by the statutory notice, to-wit:

NOTICE

The foregoing resolution has been adopted. Unless within twenty (20) days from the date of publication hereof a petition signed by at least ten percent (10%) of the registered voters of the Municipality shall have been filed with the City Recorder protesting the issuance of the bonds, such bonds will be issued as proposed.

Thad Jablonski, City Recorder

Thereupon, the Mayor declared said resolution to have been duly and regularly adopted and said resolution was signed and approved by the Mayor and the City Recorder in open meeting.

Mayor

ATTEST:

City Recorder

LEGAL FORM APPROVED BY:



Tim Tisher, Esq., City Attorney

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

I, Thad Jablonski, hereby certify that I am the duly qualified and acting City Recorder of the City of Columbia, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a regular meeting of the governing body of said Municipality held on June 13, 2024; that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to not to exceed \$80,000,000 general obligation public improvement bonds of said Municipality.

WITNESS my official signature and seal of said Municipality on this the ____ day of _____, 2024.

City Recorder

(SEAL)

37995624.1



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.com 931.560.1580

AGENDA ITEM TITLE: 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.

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

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

WHEREAS, 9-21-101, et seq., inclusive, Tennessee Code Annotated, as amended, authorizes the City of Columbia, Tennessee (the "Municipality"), by resolution of the City Council, to issue and sell bonds to finance public works projects; and

WHEREAS, the City Council of the Municipality hereby determines that it is necessary and advisable to issue general obligation bonds, in one or more series, for the purpose of financing in whole or in part, (i) the construction and equipping of a new wastewater treatment plant and other wastewater system improvements; (ii) acquisition of all property real and personal appurtenant to any of the foregoing; (iii) payment of all legal, fiscal, administrative, planning, architectural and engineering costs incident thereto; (iv) reimbursement to the Municipality for funds previously expended for any of the foregoing, if applicable; and (v) payment of costs incident to the bonds authorized herein; and

WHEREAS, the City Council of the Municipality did adopt on the date hereof an initial resolution (the "Initial Resolution") authorizing the issuance of not to exceed \$80,000,000 of general obligation bonds for the purposes described above; and

WHEREAS, the Initial Resolution, together with the notice required by Section 9-21-206, Tennessee Code Annotated, as amended, will be published as required by law; and

WHEREAS, it is the intention of the City Council of the Municipality to adopt this resolution for the purpose of authorizing the issuance, sale and payment of not to exceed \$80,000,000 in aggregate principal amount of general obligation public improvement bonds for the above-described purposes and providing for the levy of a tax for the payment of debt service thereon.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Columbia, Tennessee, as follows:

Section 1. Authority. The bonds authorized by this resolution are issued pursuant to 9-21-101, et seq., Tennessee Code Annotated, as amended, and other applicable provisions of law.

Section 2. Definitions. In addition to the terms defined in the preamble above, the following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

(a) "Bonds" means the General Obligation Public Improvement Bonds of the Municipality authorized herein.

(b) "Book-Entry Form" or "Book-Entry System" means a form or system, as applicable, under which physical bond certificates in fully registered form are issued to a Depository, or to its nominee as Registered Owner, with the certificate of bonds being held by and "immobilized" in the custody of such Depository, and under which records maintained by persons, other than the Municipality or the Registration

Agent, constitute the written record that identifies, and records the transfer of, the beneficial "book-entry" interests in those bonds.

(c) "Code" means the Internal Revenue Code of 1986, as amended, and all regulations promulgated thereunder.

(d) "Depository" means any securities depository that is a clearing agency under federal laws operating and maintaining, with its participants or otherwise, a Book-Entry System, including, but not limited to, DTC.

(e) "DTC" means the Depository Trust Company, a limited purpose company organized under the laws of the State of New York, and its successors and assigns.

(f) "DTC Participant(s)" means securities brokers and dealers, banks, trust companies and clearing corporations that have access to the DTC System.

(g) "Mayor" shall mean the Mayor of the Municipality.

(h) "Municipal Advisor" for the Bonds means Raymond James & Associates, Inc., Nashville, Tennessee.

(i) "Governing Body" means the City Council.

(j) "Projects" means the (i) the construction and equipping of a new wastewater treatment plant and other wastewater system improvements; (ii) acquisition of all property real and personal appurtenant to any of the foregoing; (iii) payment of all legal, fiscal, administrative, planning, architectural and engineering costs incident thereto.

(k) "Registration Agent" means U.S. Bank Trust Company, National Association, or any successor designated by the Governing Body.

(l) "System" means the Municipality's wastewater system.

Section 3. Findings of the Governing Body; Compliance with Debt Management Policy.

(a) In conformance with the directive of the State Funding Board of the State of Tennessee, the Municipality has heretofore adopted its Debt Management Policy. The Governing Body hereby finds that the issuance and sale of the Bonds, as proposed herein, is consistent with the Municipality's Debt Management Policy.

(b) The estimated interest expense and costs of issuance of the Bonds have been made available to the Governing Body and are attached hereto as Exhibit A.

Section 4. Authorization and Terms of the Bonds.

(a) For the purpose of providing funds to finance, in whole or in part, the cost of the Projects and costs incident thereto; reimbursement to the appropriate fund of the Municipality for prior expenditures for the foregoing costs, if applicable; and payment of costs incident to the issuance and sale of the Bonds, there is hereby authorized to be issued bonds, in one or more series, of the Municipality in an aggregate principal amount of not to exceed \$80,000,000. The Bonds shall be issued in one or more series, in fully

registered, book-entry form (except as otherwise set forth herein), without coupons, and subject to the adjustments permitted hereunder, shall be known as "General Obligation Public Improvement Bonds", shall be dated their date of issuance, and shall have such series designation or such other dated date as shall be determined by the Mayor pursuant to the terms hereof. The Bonds shall bear interest at a rate or rates not to exceed the maximum rate permitted by applicable Tennessee law at the time of issuance of the Bonds, or any series thereof, payable (subject to the adjustments permitted hereunder) semi-annually on June 1 and December 1 in each year, commencing December 1, 2024. The Bonds shall be issued initially in \$5,000 denominations or integral multiples thereof, as shall be requested by the original purchaser thereof. Subject to the adjustments permitted pursuant to the terms hereof, the Bonds shall mature serially or be subject to mandatory redemption and shall be payable on December 1 of each year, subject to prior optional redemption as hereinafter provided, in the years 2026 through 2053, inclusive.

(b) Subject to the adjustments permitted under Section 8 hereof, the Bonds shall be subject to redemption prior to maturity at the option of the Municipality on December 1, 2032 and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date. If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be selected by the Governing Body in its discretion. If less than all of the Bonds within a single maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

(c) Pursuant to the terms hereof, the Mayor is authorized to sell the Bonds, or any maturities thereof, as term bonds ("Term Bonds") with mandatory redemption requirements corresponding to the maturities set forth herein or as determined by the Mayor. In the event any or all the Bonds are sold as Term Bonds, the Municipality shall redeem Term Bonds on redemption dates corresponding to the maturity dates set forth herein, in aggregate principal amounts equal to the maturity amounts established pursuant to the terms hereof for each redemption date, as such maturity amounts may be adjusted pursuant to the terms hereof, at a price of par plus accrued interest thereon to the date of redemption. The Term Bonds to be redeemed within a single maturity shall be selected as follows:

If less than all of the Bonds within a single maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such mandatory redemption date, the Municipality may (i) deliver to the Registration Agent for cancellation

Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the Municipality on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The Municipality shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

Notice of any call for redemption shall be given by the Registration Agent on behalf of the Municipality not less than (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the Municipality nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant or Beneficial Owner will not affect the validity of such redemption. The Registration Agent shall mail said notices as and when directed by the Municipality pursuant to written instructions from an authorized representative of the Municipality (other than for a mandatory sinking fund redemption, notices of which shall be given on the dates provided herein) given at least forty-five (45) days prior to the redemption date (unless a shorter notice period shall be satisfactory to the Registration Agent). From and after the redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth herein. In the case of a Conditional Redemption, the failure of the Municipality to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the Depository, if applicable, or the affected Bondholders that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

(d) The Governing Body hereby authorizes the Registration Agent to maintain Bond registration records with respect to the Bonds, to authenticate and deliver the Bonds as provided herein, either at original issuance or upon transfer, to effect transfers of the Bonds, to give all notices of redemption as required herein, to make all payments of principal and interest with respect to the Bonds as provided herein, to cancel and destroy Bonds which have been paid at maturity or upon earlier redemption or submitted for exchange or transfer, to furnish the Municipality at least annually a certificate of destruction with respect to Bonds cancelled and destroyed, and to furnish the Municipality at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds. The Mayor is hereby authorized to execute and the City Recorder is hereby authorized to attest such written agreement between the Municipality and the Registration Agent as they shall deem necessary and proper

with respect to the obligations, duties and rights of the Registration Agent. The payment of all reasonable fees and expenses of the Registration Agent for the discharge of its duties and obligations hereunder or under any such agreement is hereby authorized and directed.

(e) The Bonds shall be payable, both principal and interest, in lawful money of the United States of America at the main office of the Registration Agent. The Registration Agent shall make all interest payments with respect to the Bonds by check or draft on each interest payment date directly to the registered owners as shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by depositing said payment in the United States mail, postage prepaid, addressed to such owners at their addresses shown on said Bond registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the obligations of the Municipality in respect of such Bonds to the extent of the payments so made. Payment of principal of and premium, if any, on the Bonds shall be made upon presentation and surrender of such Bonds to the Registration Agent as the same shall become due and payable. All rates of interest specified herein shall be computed on the basis of a three hundred sixty (360) day year composed of twelve (12) months of thirty (30) days each. In the event the Bonds are no longer registered in the name of DTC, or a successor Depository, if requested by the Owner of at least \$1,000,000 in aggregate principal amount of the Bonds, payment of interest on such Bonds shall be paid by wire transfer to a bank within the continental United States or deposited to a designated account if such account is maintained with the Registration Agent and written notice of any such election and designated account is given to the Registration Agent prior to the record date.

(f) Any interest on any Bond that is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the Municipality to the persons in whose names the Bonds are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the Municipality shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment, and at the same time the Municipality shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which date shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered Owners. The Registration Agent shall promptly notify the Municipality of such Special Record Date and, in the name and at the expense of the Municipality, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class postage prepaid, to each registered owner at the address thereof as it appears in the Bond registration records maintained by the Registration Agent as of the date of such notice. Nothing contained in this Section or in the Bonds shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the Municipality to punctually pay or duly provide for the payment of principal of, premium, if any, and interest on the Bonds when due.

(g) The Bonds are transferable only by presentation to the Registration Agent by the registered owner, or his legal representative duly authorized in writing, of the registered Bond(s) to be transferred with the form of assignment on the reverse side thereof completed in full and signed with the name of the registered owner as it appears upon the face of the Bond(s) accompanied by appropriate documentation

necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Bond(s) in such form and with such documentation, if any, the Registration Agent shall issue a new Bond or the Bond to the assignee(s) in \$5,000 denominations, or integral multiples thereof, as requested by the registered owner requesting transfer. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the publication of notice calling such Bond for redemption has been made, nor to transfer or exchange any Bond during the period following the receipt of instructions from the Municipality to call such Bond for redemption; provided, the Registration Agent, at its option, may make transfers after any of said dates. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the registered owner requesting transfer. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Municipality nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue. The Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in any authorized denomination or denominations.

(h) The Bonds shall be executed in such manner as may be prescribed by applicable law, in the name, and on behalf, of the Municipality with the signature of the Mayor and the attestation of the City Recorder.

(i) Except as otherwise provided in this resolution, the Bonds shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds. References in this Section to a Bond or the Bonds shall be construed to mean the Bond or the Bonds that are held under the Book-Entry System. One Bond for each maturity shall be issued to DTC and immobilized in its custody or a custodian of DTC. The Bond Registrar is a custodian and agent for DTC, and the Bond will be immobilized in its custody. A Book-Entry System shall be employed, evidencing ownership of the Bonds in authorized denominations, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants pursuant to rules and procedures established by DTC.

Each DTC Participant shall be credited in the records of DTC with the amount of such DTC Participant's interest in the Bonds. Beneficial ownership interests in the Bonds may be purchased by or through DTC Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive the Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the DTC Participant from which such Beneficial Owner purchased its Bonds. Transfers of ownership interests in the Bonds shall be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE REGISTERED OWNER OF THE BONDS, THE REGISTRATION AGENT SHALL TREAT CEDE & CO. AS THE ONLY HOLDER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE REGISTRATION AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THIS RESOLUTION.

Payments of principal, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid by the Registration Agent directly to DTC or its nominee, Cede & Co., as provided in the Letter of Representation relating to the Bonds from the Municipality and the Registration Agent to DTC (the "Letter of Representation"). DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners. The Municipality and the Registration Agent shall not be responsible or liable for

payment by DTC or DTC Participants for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

In the event that (1) DTC determines not to continue to act as securities depository for the Bonds, or (2) the Municipality determines that the continuation of the Book-Entry System of evidence and transfer of ownership of the Bonds would adversely affect their interests or the interests of the Beneficial Owners of the Bonds, then the Municipality shall discontinue the Book-Entry System with DTC or, upon request of such original purchaser, deliver the Bonds to the original purchaser in the form of fully-registered Bonds, as the case may be. If the Municipality fails to identify another qualified securities depository to replace DTC, the Municipality shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. If the purchaser(s) certifies that it intends to hold the Bonds for its own account, then the Municipality may issue certificated Bonds without the utilization of DTC and the Book-Entry System.

THE MUNICIPALITY AND THE REGISTRATION AGENT SHALL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO ANY PARTICIPANT OR ANY BENEFICIAL OWNER WITH RESPECT TO (i) THE BONDS; (ii) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (iii) THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS; (iv) THE DELIVERY OR TIMELINESS OF DELIVERY BY DTC OR ANY DTC PARTICIPANT OF ANY NOTICE DUE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED UNDER THE TERMS OF THIS RESOLUTION TO BE GIVEN TO BENEFICIAL OWNERS; (v) THE SELECTION OF BENEFICIAL OWNERS TO RECEIVE PAYMENTS IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE BONDS; OR (vi) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC OR ITS NOMINEE, CEDE & CO., AS OWNER.

(j) The Registration Agent is hereby authorized to take such action as may be necessary from time to time to qualify and maintain the Bonds for deposit with DTC, including but not limited to, wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC (or any of its designees identified to the Registration Agent) by overnight delivery, courier service, telegram, telecopy or other similar means of communication. No such arrangements with DTC may adversely affect the interest of any of the owners of the Bonds; provided, however, that the Registration Agent shall not be liable with respect to any such arrangements it may make pursuant to this Section.

(k) The Registration Agent is hereby authorized to authenticate and deliver the Bonds to the original purchaser, upon receipt by the Municipality of the proceeds of the sale thereof and to authenticate and deliver Bonds in exchange for Bonds of the same principal amount delivered for transfer upon receipt of the Bond(s) to be transferred in proper form with proper documentation as hereinabove described. The Bonds shall not be valid for any purpose unless authenticated by the Registration Agent by the manual signature of an officer thereof on the certificate set forth herein on the Bond form.

(l) In case any Bond shall become mutilated, or be lost, stolen, or destroyed, the Municipality, in its discretion, shall issue, and the Registration Agent, upon written direction from the Municipality, shall authenticate and deliver, a new Bond of like tenor, amount, maturity and date, in exchange and substitution for, and upon the cancellation of, the mutilated Bond, or in lieu of and in substitution for such lost, stolen or destroyed Bond, or if any such Bond shall have matured or shall be able to mature, instead of issuing a substituted Bond the Municipality may pay or authorize payment of such Bond without surrender thereof. In every case, the applicant shall furnish evidence satisfactory to the Municipality and the Registration

Agent of the destruction, theft or loss of such Bond, and indemnify satisfactory to the Municipality and the Registration Agent; and the Municipality may charge the applicant for the issue of such new Bond an amount sufficient to reimburse the Municipality for the expense incurred by it in the issue thereof.

Section 5. Source of Payment. The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the Municipality. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the Municipality are hereby irrevocably pledged. The Bonds are additionally payable from, but not secured by a pledge of, the revenues of the System.

Section 6. Form of Bonds. The Bonds shall be in substantially the following form, the omissions to be appropriate completed when the Bonds are prepared and delivered:

(Form of Bond)

REGISTERED
Number _____

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF TENNESSEE
COUNTY OF MAURY
CITY OF COLUMBIA, TENNESSEE
GENERAL OBLIGATION PUBLIC IMPROVEMENT BOND, SERIES 2024

Interest Rate: Maturity Date: Date of Bond: CUSIP No.:

Registered Owner:

Principal Amount:

FOR VALUE RECEIVED, the City of Columbia, Tennessee (the "Municipality") hereby promises to pay to the registered owner hereof, hereinabove named, or registered assigns, in the manner hereinafter provided, the principal amount hereinabove set forth on the maturity date hereinabove set forth (or upon earlier redemption as set forth herein), and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on said principal amount at the annual rate interest hereinabove set forth from the date hereof until said maturity date or redemption date, said interest being payable on December 1, 2024, and semi-annually thereafter on the first day of June and December in each year until this Bond matures or is redeemed. The principal hereof and interest hereon are payable in lawful money of the United States of America by check or draft at the corporate trust office of U.S. Bank National Association, Nashville, Tennessee, as registration and agent and paying agent (the "Registration Agent"). The Registration Agent shall make all interest payments with respect to this Bond on each interest payment date directly to the registered owner hereof shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by check or draft mailed to such owner at such owner's address shown on said Bond registration records, without, except for final payment, the presentation or surrender of this Bond, and all such payments shall discharge the obligations of the Municipality to the extent of the payments so made. Any such interest not so punctually paid or duly provided for on any interest payment date shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such defaulted interest shall be payable to the person in whose name this Bond is registered at the close of business on the date (the "Special Record Date") for payment of such defaulted interest to be fixed by the Registration Agent, notice of which shall be given to the owners of the Bonds of the issue of which this

Bond is one not less than ten (10) days prior to such Special Record Date. Payment of principal of this Bond shall be made when due upon presentation and surrender of this Bond to the Registration Agent.

Except as otherwise provided herein or in the Resolution, as hereinafter defined, this Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds of the series of which this Bond is one. One Bond for each maturity of the Bonds shall be issued to DTC and immobilized in its custody. A book-entry system shall be employed, evidencing ownership of the Bonds in \$5,000 denominations, or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants, as defined in the Resolution, pursuant to rules and procedures established by DTC. So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the Municipality and the Registration Agent shall treat Cede & Co. as the only owner of the Bonds for all purposes under the Resolution, including receipt of all principal and maturity amounts of, premium, if any, and interest on the Bonds, receipt of notices, voting and requesting or taking or not taking, or consenting to, certain actions hereunder. Payments of principal, maturity amounts, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid directly to DTC or its nominee, Cede & Co. DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners, as defined in the Resolution. Neither the Municipality nor the Registration Agent shall be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants. In the event that (1) DTC determines not to continue to act as securities depository for the Bonds or (2) the Municipality determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect its interests or the interests of the Beneficial Owners of the Bonds, the Municipality may discontinue the book-entry system with DTC. If the Municipality fails to identify another qualified securities depository to replace DTC, the Municipality shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. Neither the Municipality nor the Registration Agent shall have any responsibility or obligations to DTC Participant or any Beneficial Owner with respect to (i) the Bonds; (ii) the accuracy or any records maintained by DTC or any DTC Participant; (iii) the payment by DTC or any DTC Participant of any amount due to any Beneficial Owner in respect of the principal or maturity amounts of and interest on the Bonds; (iv) the delivery or timeliness of delivery by DTC or any DTC Participant of any notice due to any Beneficial Owner that is required or permitted under the terms of the Resolution to be given to Beneficial Owners; (v) the selection of Beneficial Owners to receive payments in the event of any partial redemption of the Bonds; or (vi) any consent given or other action taken by DTC, or its nominee, Cede & Co., as owner.

Bonds of the issue of which this Bond is one shall be subject to redemption prior to maturity at the option of the Municipality on December 1, 2032 and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date. If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be designated by the City Council of the Municipality, in its discretion. If less than all the principal amount of the Bonds of a maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the amount of the interest of each DTC Participant in the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration

Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

Subject to the credit hereinafter provided, the Municipality shall redeem Bonds maturing _____ on the redemption dates set forth below opposite the maturity dates, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. DTC, as securities depository for the series of Bonds of which this Bond is one, or such Person as shall then be serving as the securities depository for the Bonds, shall determine the interest of each Participant in the Bonds to be redeemed using its procedures generally in use at that time. If DTC or another securities depository is no longer serving as securities depository for the Bonds, the Bonds to be redeemed within a maturity shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall select. The dates of redemption and principal amount of Bonds to be redeemed on said dates are as follows:

<u>Final Maturity</u>	<u>Redemption Date</u>	<u>Principal Amount of Bonds Redeemed</u>
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***Final Maturity**

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such redemption date, the Municipality may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the Municipality on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The Municipality shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

Notice of any call for redemption shall be given by the Registration Agent not less than (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for the redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As

long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the Municipality nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant will not affect the validity of such redemption. From and after any redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth in the Resolution, as hereafter defined. In the case of a Conditional Redemption, the failure of the Municipality to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the Depository or the affected Bondholders that the redemption did not occur and that the Bond called for redemption and not so paid remain outstanding.

This Bond is transferable by the registered owner hereof in person or by such owner's attorney duly authorized in writing at the principal corporate trust office of the Registration Agent set forth on the front side hereof, but only in the manner, subject to limitations and upon payment of the charges provided in the Resolution, as hereafter defined, and upon surrender and cancellation of this Bond. Upon such transfer, a new Bond or Bonds of authorized denominations of the same maturity and interest rate for the same aggregate principal amount will be issued to the transferee in exchange therefor. The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Municipality nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bond shall be overdue. Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in authorized denomination or denominations, upon the terms set forth in the Resolution. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular Record Date or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the notice calling such Bond for redemption has been made, nor during a period following the receipt of instructions from the Municipality to call such Bond for redemption.

This Bond is one of a total authorized issue aggregating \$_____ and issued by the Municipality for the purpose of financing the (i) the construction and equipping of a new wastewater treatment plant and other wastewater system improvements; (ii) acquisition of all property real and personal appurtenant to any of the foregoing; (iii) payment of all legal, fiscal, administrative, planning, architectural and engineering costs incident thereto; (iv) reimbursement to the Municipality for funds previously expended for any of the foregoing, if applicable; and (v) payment of costs incident to the bonds authorized herein, as more fully set forth in the Resolution; including Sections 9-21-101, *et seq.*, Tennessee Code Annotated, and pursuant to a resolution adopted by the City Council of the Municipality on June 13, 2024 (the "Resolution").

The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the Municipality. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the Municipality are hereby irrevocably pledged. The Bonds are additionally payable from, but not secured by a pledge of, the revenues of the Municipality's wastewater system.

This Bond and the income therefrom are exempt from all present state, county and municipal taxes in Tennessee except (a) inheritance, transfer and estate taxes, (b) Tennessee excise taxes on interest on the Bond during the period the Bond is held or beneficially owned by any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee, and (c) Tennessee franchise taxes by reason of the inclusion of the book value of the Bond in Tennessee franchise tax base of

any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee.

It is hereby certified, recited, and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Bond exist, happen and be performed precedent to and in the issuance of this Bond exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the Municipality, does not exceed any limitation prescribed by the constitution and statutes of the State of Tennessee.

IN WITNESS WHEREOF, the Municipality has caused this Bond to be signed by its Mayor and attested by its City Recorder under the corporate seal of the Municipality, all as of the date hereinabove set forth.

CITY OF COLUMBIA, TENNESSEE

By: _____
Mayor

(SEAL)

ATTESTED:

City Recorder

Transferable and payable at the
principal corporate trust office of: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
Nashville, Tennessee

Date of Registration: _____

This Bond is one of the issue of Bonds issued pursuant to the Resolution hereinabove described.

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION
Registration Agent

By: _____
Authorized Officer

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____, whose address is _____ (Please insert Federal Identification or Social Security Number of Assignee _____), the within Bond of City of Columbia, Tennessee, and does hereby irrevocably constitute and appoint _____, attorney, to transfer the said Bond on the records kept for registration thereof with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed
by a member firm of a Medallion Program
acceptable to the Registration Agent

Section 7. Levy of Tax. The Municipality, through its Governing Body, shall annually levy and collect a tax upon all taxable property within the Municipality, in addition to all other taxes authorized by law, sufficient to pay principal of, premium, if any, and interest on the Bonds when due, and for that purpose there is hereby levied a direct annual tax in such amount as may be found necessary each year to pay principal and interest coming due on the Bonds in said year. Principal and interest falling due at any time when there are insufficient funds from this tax levy on hand shall be paid from the current funds of the Municipality and reimbursement therefor shall be made out of the taxes hereby provided to the levied when the same shall have been collected. The tax herein provided may be reduced to the extent of any direct appropriations from other funds, taxes and revenues of the Municipality to the payment of debt service on the Bonds, including without limitation available revenues of the System.

Section 8. Sale of Bonds.

(a) The Bonds shall be offered for competitive public sale in one or more series, at a price of not less than 99% of par, plus accrued interest, as a whole or in part from time to time as shall be determined by the Mayor, in consultation with the Municipal Advisor. The Mayor is authorized to award the Bonds, or any series thereof, in each case to the bidder whose bid results in the lowest true interest cost to the Municipality, provided the rate or rates on the Bonds does not exceed the maximum rate prescribed by Section 4 hereof. The award of the Bonds by the Mayor to the lowest bidder shall be binding on the Municipality, and no further action of the Governing Body with respect thereto shall be required.

(b) If the Bonds are sold in more than one series, the Mayor is authorized to cause to be sold in each series an aggregate principal amount of Bonds less than that shown in Section 4 hereof for each series, so long as the total aggregate principal amount of all series issued does not exceed the total aggregate of Bonds authorized to be issued herein.

(c) The Mayor is further authorized with respect to each series of Bonds to:

(1) change the dated date of the Bonds, or any series thereof, to a date other than the date of issuance of the Bonds;

(2) change the designation of the Bonds, or any series thereof, to a designation other than "General Obligation Public Improvement Bonds" and to specify the series designation of the Bonds, or any series thereof;

(3) change the first interest payment date on the Bonds, or any series thereof, to a date other than December 1, 2024, provided that such date is not later than twelve months from the dated date of such series of Bonds;

(4) adjust the principal and interest payment dates and the maturity amounts of the Bonds, or any series thereof, provided that (A) the total principal amount of all series of the Bonds does not exceed the total amount of Bonds authorized herein; and (B) the final maturity date of each series shall not exceed the final maturity described in Section 4 hereof.

(5) adjust or remove the Municipality's optional redemption provisions of the Bonds, provided that the premium amount to be paid on Bonds or any series thereof does not exceed two percent (2%) of the principal amount thereof;

(6) sell the Bonds, or any series thereof, or any maturities thereof as Term Bonds with mandatory redemption requirements corresponding to the maturities set forth herein or as otherwise determined by the Mayor, as he shall deem most advantageous to the Municipality; and

(7) cause all or a portion of the Bonds to be insured by a bond insurance policy issued by a nationally recognized bond insurance company if such insurance is requested and paid for by the winning bidder of the Bonds, or any series thereof.

The form of the Bond set forth in Section 6 hereof shall be conformed to reflect any changes made pursuant to this Section 8 hereof.

(d) The Mayor is authorized to sell the Bonds, or any series thereof, simultaneously with any other bonds or notes authorized by resolution or resolutions of the Governing Body. The Mayor is further authorized to sell the Bonds, or any series thereof, as a single issue of bonds with any other bonds with substantially similar terms authorized by resolution or resolutions of the Governing Body, in one or more series as the Mayor shall deem to be advantageous to the Municipality and in doing so, the Mayor is authorized to change the designation of the Bonds to a designation other than "General Obligation Public Improvement Bonds"; provided, however, that the total aggregate principal amount of combined bonds to be sold does not exceed the total aggregate principal amount of Bonds authorized by this resolution or bonds authorized by any other resolution or resolutions adopted by the Governing Body.

(e) The Mayor and City Recorder are authorized to cause the Bonds, in book-entry form (except as otherwise permitted herein), to be authenticated and delivered by the Registration Agent to the successful bidder and to execute, publish, and deliver all certificates and documents, including an official statement and closing certificates, as they shall deem necessary in connection with the sale and delivery of the Bonds. The Mayor is hereby authorized to enter into a contract with the Municipal Advisor, for Municipal Advisory services in connection with the sale of the Bonds and to enter into a contract with Bass, Berry & Sims PLC to serve as bond counsel in connection with the Bonds, and all actions heretofore taken by the officers of the Municipality in that regard are hereby ratified and approved.

(f) No Bonds shall be issued until publication of the Initial Resolution in a newspaper of general circulation in the Municipality and the passage of twenty (20) days from the date of publication thereof, and in no event shall the Bonds be issued if a legally sufficient petition, as defined by Section 9-21-207, Tennessee Code Annotated, is filed within such twenty-day period.

(g) The Mayor and other officers of the Municipality are hereby authorized to take all such steps as may be necessary to engage the services of the Municipal Advisor and Bass, Berry & Sims PLC, as bond counsel, in connection with the sale and issuance of the Bonds, including without limitation executing a delivering a municipal advisor agreement and a bond counsel engagement letter in the forms attached hereto as Exhibits B and C, respectively.

Section 9. Disposition of Bond Proceeds. The proceeds of the sale of the Bonds shall be deposited with a special fund of the Municipality known as the Construction Fund (the "Construction Fund"), or such other designation as shall be determined by the Mayor, to be kept separate and apart from all other funds of the Municipality. The Municipality shall disburse funds in the Construction Fund to pay costs of issuance of the Bonds, including necessary legal, accounting and fiscal expenses, printing, engraving, advertising and similar expenses, administrative and clerical costs, Registration Agent fees, bond insurance premiums, if any, and other necessary miscellaneous expenses incurred in connection with the issuance and sale of the Bonds. Notwithstanding the foregoing, costs of issuance of the Bonds may be withheld from the good faith deposit or purchase price of the Bonds and paid to the Municipal Advisor to be used to pay costs of issuance of the Bonds. The remaining funds in the Construction Fund shall be disbursed solely to pay the costs of the Projects and to reimburse the Municipality for any funds previously expended for costs of the Projects. Money in the Construction Fund shall be secured in the manner prescribed by applicable statutes relative to the securing of public or trust funds, if any, or, in the absence of such a statute, by a pledge of readily marketable securities having at all times a market value of not less than the amount in said Construction Fund. Money in the Construction Fund shall be invested in such investments as shall be permitted by applicable law to the extent permitted by applicable law.

Section 10. Official Statement. The officers of the Municipality, or any of them, are hereby authorized and directed to provide for the preparation and distribution of a Preliminary Official Statement describing the Bonds. After bids have been received and the Bonds have been awarded, the officers of the Municipality, or any of them, shall make such completions, omissions, insertions and changes in the Preliminary Official Statement not inconsistent with this resolution as are necessary or desirable to complete it as a final Official Statement for purposes of Rule 15c2-12(e)(3) of the Securities and Exchange Commission. The officers of the Municipality, or any of them, shall arrange for the delivery to the successful bidder on the Bonds of a reasonable number of copies of the Official Statement within seven (7) business days after the Bonds have been awarded for delivery, by the successful bidder on the Bonds, to each potential investor requesting a copy of the Official Statement and to each person to whom such bidder and members of his bidding group initially sell the Bonds.

The officers of the Municipality, or any of them, are authorized, on behalf of the Municipality, to deem the Preliminary Official Statement and the Official Statement in final form, each to be final as of its date within the meaning of Rule 15c2-12(b)(1), except for the omission in the Preliminary Official Statement of certain pricing and other information allowed to be omitted pursuant to such Rule 15c2-12(b)(1). The distribution of the Preliminary Official Statement and the Official Statement in final form shall be conclusive evidence that each has been deemed in final form as of its date by the Municipality except for the omission in the Preliminary Official Statement of such pricing and other information.

Notwithstanding the foregoing, no Official Statement is required to be prepared if the Bonds, or any series thereof, are purchased by a purchaser that certifies that such purchaser intends to hold the Bonds, or any series thereof, for its own account and has no present intention to reoffer the Bonds, or any series thereof.

Section 11. Discharge and Satisfaction of Bonds. If the Municipality shall pay and discharge the indebtedness evidenced by any series of the Bonds in any one or more of the following ways, to wit:

(a) By paying or causing to be paid, by deposit of sufficient funds as and when required with the Registration Agent, the principal of and interest on such Bonds as and when the same become due and payable;

(b) By depositing or causing to be deposited with any trust company or financial institution whose deposits are insured by the Federal Deposit Insurance Corporation or similar federal agency and which has trust powers (an "Agent"; which agent may be the Registration Agent) in trust or escrow, on or before the date of maturity or redemption, sufficient money or Defeasance Obligations, as hereafter defined, the principal of and interest on which, when due and payable, will provide sufficient moneys to pay or redeem such Bonds and to pay interest thereon when due until the maturity or redemption date (provided, if such Bonds are to be redeemed prior to maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for the giving of such notice);

(c) By delivering such Bonds to the Registration Agent for cancellation by it;

and if the Municipality shall also pay or cause to be paid all other sums payable hereunder by the Municipality with respect to such Bonds, or make adequate provision therefor, and by resolution of the Governing Body instruct any such Agent to pay amounts when and as required to the Registration Agent for the payment of principal of and interest on such Bonds when due, then and in that case the indebtedness evidenced by such Bonds shall be discharged and satisfied and all covenants, agreements and obligations of the Municipality to the holders of such Bonds shall be fully discharged and satisfied and shall thereupon cease, terminate and become void.

If the Municipality shall pay and discharge the indebtedness evidenced by any of the Bonds in the manner provided in either clause (a) or clause (b) above, then the registered owners thereof shall thereafter be entitled only to payment out of the money or Defeasance Obligations deposited as aforesaid.

Except as otherwise provided in this Section, neither Defeasance Obligations nor moneys deposited with the Registration Agent pursuant to this Section nor principal or interest payments on any such Defeasance Obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal and interest on said Bonds; provided that any cash received from such principal or interest payments on such Defeasance Obligations deposited with the Registration Agent, (A) to the extent such cash will not be required at any time for such purpose, shall be paid over to the Municipality as received by the Registration Agent and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Defeasance Obligations maturing at times and in amounts sufficient to pay when due the principal and interest to become due on said Bonds on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over to the Municipality, as received by the Registration Agent. For the purposes of this Section, Defeasance Obligations shall direct obligations of, or obligations, the principal of and interest on which are guaranteed by, the United States of America, which bonds or other obligations shall not be subject to redemption prior to their maturity other than at the option of the registered owner thereof.

Section 12. Federal Tax Matters Related to the Bonds.

(a) The Bonds will be issued as federally tax-exempt bonds. The Municipality hereby covenants that it will not use, or permit the use of, any proceeds of the Bonds in a manner that would cause the Bonds to be subjected to treatment under Section 148 of the Code, and applicable regulations thereunder, as an "arbitrage bond". To that end, the Municipality shall comply with applicable regulations adopted under said Section 148. The Municipality further covenants with the registered owners from time to time of the Bonds that it will, throughout the term of the Bonds and through the date that the final rebate, if any, must be made to the United States in accordance with Section 148 of the Code, comply with the provisions of Sections 103 and 141 through 150 of the Code and all regulations proposed and promulgated thereunder that must be satisfied in order that interest on the Bonds shall be and continue to be excluded from gross income for federal income tax purposes under Section 103 of the Code.

(b) It is reasonably expected that the Municipality will reimburse itself for certain expenditures made by it in connection with the Projects by issuing the Bonds. This resolution shall be placed in the minutes of the Governing Body and shall be made available for inspection by the general public at the office of the Governing Body. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

(c) The appropriate officers of the Municipality are authorized and directed, on behalf of the Municipality, to execute and deliver all such certificates and documents that may be required of the Municipality in order to comply with the provisions of this Section related to the issuance of the Bonds.

Section 13. Continuing Disclosure. The Municipality hereby covenants and agrees that it will provide annual financial information and event notices if and as required by Rule 15c2-12 of the Securities Exchange Commission for the Bonds. The Mayor is authorized to execute at the closing of the sale of the Bonds an agreement for the benefit of and enforceable by the owners of the Bonds specifying the details of the financial information and event notices to be provided and its obligations relating thereto. Failure of the Municipality to comply with the undertaking herein described and to be detailed in said closing agreement shall not be a default hereunder, but any such failure shall entitle the owner or owners of any of the Bonds to take such actions and to initiate such proceedings as shall be necessary and appropriate to cause the Municipality to comply with their undertaking as set forth herein and in said agreement, including the remedies of mandamus and specific performance.

Section 14. Reasonably Expected Economic Life. The "reasonably expected economic life" of the Projects within the meaning of Sections 9-21-101, *et seq.*, Tennessee Code Annotated, is greater than the term of the Bonds authorized herein.

Section 15. Resolution a Contract. The provisions of this resolution shall constitute a contract between the Municipality and the registered owners of the Bonds, and after the issuance of the Bonds, no change, variation or alteration of any kind in the provisions of this resolution shall be made in any manner until such time as the Bonds and interest due thereon shall have been paid in full.

Section 16. Separability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 17. Repeal of Conflicting Resolutions and Effective Date. All other resolutions and orders, or parts thereof in conflict with the provisions of this resolution, are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

Duly adopted and approved on this 13th day of June, 2024.

Mayor

Attested:

City Recorder

Approved as to Legal Form:

C. Tim Tisher

C. Tim Tisher, City Attorney

STATE OF TENNESSEE)

COUNTY OF MAURY)

I, Thad Jablonski, certify that I am the duly qualified and acting City Recorder of City of Columbia, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a meeting of the governing body of the Municipality held on June 13, 2024; that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to the Municipality's General Obligation Public Improvement Bonds.

WITNESS my official signature and seal of said Municipality on this ____ day of _____, 2024.

City Recorder

(SEAL)

EXHIBIT A

Estimated Debt Service and Costs of Issuance

Estimated Debt Service*

<u>Period Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>
06/30/2025			2,748,300.16	2,748,300.16
06/30/2026			3,546,193.76	3,546,193.76
06/30/2027	1,295,000	5.000%	3,513,818.76	4,808,818.76
06/30/2028	1,360,000	5.000%	3,447,443.76	4,807,443.76
06/30/2029	1,430,000	5.000%	3,377,693.76	4,807,693.76
06/30/2030	1,505,000	5.000%	3,304,318.76	4,809,318.76
06/30/2031	1,580,000	5.000%	3,227,193.76	4,807,193.76
06/30/2032	1,660,000	5.000%	3,146,193.76	4,806,193.76
06/30/2033	1,745,000	5.000%	3,061,068.76	4,806,068.76
06/30/2034	1,835,000	5.000%	2,971,568.76	4,806,568.76
06/30/2035	1,930,000	5.000%	2,877,443.76	4,807,443.76
06/30/2036	2,030,000	5.000%	2,778,443.76	4,808,443.76
06/30/2037	2,135,000	5.000%	2,674,318.76	4,809,318.76
06/30/2038	2,245,000	5.000%	2,564,818.76	4,809,818.76
06/30/2039	2,360,000	5.000%	2,449,693.76	4,809,693.76
06/30/2040	2,480,000	5.000%	2,328,693.76	4,808,693.76
06/30/2041	2,605,000	5.000%	2,201,568.76	4,806,568.76
06/30/2042	2,725,000	4.000%	2,081,943.76	4,806,943.76
06/30/2043	2,835,000	4.000%	1,970,743.76	4,805,743.76
06/30/2044	2,955,000	4.125%	1,853,096.88	4,808,096.88
06/30/2045	3,080,000	4.125%	1,728,625.00	4,808,625.00
06/30/2046	3,225,000	5.000%	1,584,475.00	4,809,475.00
06/30/2047	3,390,000	5.000%	1,419,100.00	4,809,100.00
06/30/2048	3,565,000	5.000%	1,245,225.00	4,810,225.00
06/30/2049	3,745,000	5.000%	1,062,475.00	4,807,475.00
06/30/2050	3,930,000	4.500%	880,425.00	4,810,425.00
06/30/2051	4,110,000	4.500%	699,525.00	4,809,525.00
06/30/2052	4,295,000	4.500%	510,412.50	4,805,412.50
06/30/2053	4,495,000	4.500%	312,637.50	4,807,637.50
06/30/2054	4,700,000	4.500%	105,750.00	4,805,750.00
	75,245,000		65,673,209.72	140,918,209.72

Estimated Costs of Issuance*

<u>Service</u>	<u>Provider</u>	<u>Estimated Cost</u>
Municipal Advisor	Raymond James & Associates, Inc.	\$68,500
Bond Counsel	Bass, Berry & Sims PLC	\$50,000
Credit Rating	S&P Global Ratings, Inc.	\$66,000
Registration & Paying Agent	US Bank National Association	\$700
POS Posting and Distribution	HIS IPREO	\$1,500
CUSIP Numbers	S&P Cusip Services	\$1,000

* Underwriter's discount excluded; will be determined by competitive bid and capped at 1% of par

EXHIBIT B

Municipal Advisor Agreement

CITY OF COLUMBIA

PROJECT AMENDMENT II

Section 1. Consistent with the Municipal Advisor Agreement (the “Master Agreement”) incorporated herein by reference, the Issuer’s formally adopted Debt Management Policy as supplemented or revised and in the interest of full disclosure and transparency, the following disclosures supplement those included in the Master Agreement and are made and hereby acknowledged as fully disclosed and waived where applicable.

Section 2. It is hereby acknowledged that a copy of the services, service providers and estimated costs related to the sale, issuance and delivery of the Debt Obligations contemplated by this “Project Amendment - II” has been provided to the Issuer at the earliest possible date once individual projects, timetables and similar determinations are made. Fees payable to the Municipal Advisor shall be determined based on Article III of the Master Agreement.

The services, service providers and estimated costs related to the sale and issuance of Debt Obligations to provide funds to finance the Issuer’s proposed (i) General Obligation Public Improvement Bonds, Series 2024 to provide funds for the design, construction, and completion of a new sewer treatment plant, and (ii) to pay costs related to the sale and issuance of the Debt Obligations (collectively, the “Project”) are estimated as follows:

<u>Service</u>	<u>Provider</u>	<u>Estimated Cost</u>
Municipal Advisor:	Raymond James & Associates, Inc.	\$68,500
Bond Counsel:	Bass, Berry & Sims PLC	\$50,000
Credit Rating:	S&P Global Ratings, Inc.	\$66,000
Registration & Paying Agent	US Bank National Association	\$700
POS Posting and Distribution	HIS IPREO	\$1,500
CUSIP Numbers	S&P Cusip Services	\$1,000

Section 3. Underwriter’s compensation relating to the purchase of the of the Issuer’s Debt Obligations is determined through the formal pricing process on the sale date. This compensation is embedded in the Debt Obligation pricing and is not a separately stated cost of issuance.

Section 4. A State Form CT-0253 depicting the actual costs of issuance of all actual transaction costs will be prepared and executed at the closing and delivery of the Debt Obligations, presented to the Governing Body of the Issuer at its next scheduled meeting following the delivery of the Debt Obligations and filed with the Tennessee Comptroller of the Treasury’s Director of State and Local Finance in a timely fashion as required by prevailing State law.

Section 5. To the extent other related Raymond James personnel assist with and provide investment services to the Issuer, it is acknowledged that separate compensation will be paid for

any such services and that up to one-half of any such fees paid to Raymond James may be shared internally with representatives of the Municipal Advisor acting as a solicitor and that any such fees charged will be the same regardless of whether a solicitor was used or not.

Section 6. If Raymond James serves as Dissemination Agent for the Issuer, then a separate annual fee for performance of such services may be paid.

Section 7. Raymond James may act as registered investment adviser to the City in its capacity as bidding agent in conducting a competitive bid procurement for the purchase of open market securities to be held in the Escrow Fund. As a result, Raymond James may receive compensation for bidding agent services which may be shared with other divisions of the firm including Public Finance contingent on the sale and delivery of the Bonds. Whether such fees are shared or not, the standard fees will be the same.

Section 8. From time to time, Bass Berry & Sims PLC has represented Raymond James on matters unrelated to the Issuer and may continue to do so in the future.

Section 9. We have reviewed Exhibit A "Disclosure for Municipal Advisor Agreement" which is part of the Master Agreement. We are not aware of any updates that are needed nor are there any additional disclosures that should be added.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE DULY CAUSED THIS PROJECT AMENDMENT to be signed and sealed by their respective authorized officers this 13th day of June 2024.

CITY OF COLUMBIA, TENNESSEE

LEGAL FORM APPROVED

Name: Chaz Molder
Title: Mayor

Name: C. Tim Tisher
Title: City Attorney

ATTEST:

Name: Thad Jablonski
Title: City Recorder

RAYMOND JAMES & ASSOCIATES, INC.

By: _____
Name: Elizabeth Zuelke
Title: Vice President

EXHIBIT C

Bond Counsel Engagement Letter

Thad Jablonski
Assistant City Manager and CFO
City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: Not to Exceed \$80,000,000 of Federally Taxable General Obligation Public Improvement Bonds of the City of Columbia, Tennessee

Thad:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to the City of Columbia, Tennessee (the "Issuer"), in connection with the issuance of the above-referenced bonds (the "Bonds"). We understand that the Bonds will be issued as a single series of federally tax-exempt bonds and are being issued for the purpose of funding wastewater system improvements for the Issuer. We further understand that the Bonds will be sold via competitive sale with Raymond James serving as municipal advisor to the Issuer.

As bond counsel, we expect to perform the following duties:

- (1) Subject to the completion of proceedings to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for state tax purposes;
- (2) Prepare and review documents necessary or appropriate to the authorization, issuance and delivery of the Bonds, coordinate the authorization and execution of documents, and review and, where appropriate, draft enabling legislation;
- (3) Assist the Issuer in seeking from other governmental authorities such approvals, permissions and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance and delivery of the Bonds;
- (4) Draft those sections of the official statement to be disseminated in connection with the sale of the Bonds, describing the Bond Opinion, the terms of and security for the Bonds, and the treatment of the Bonds and interest thereon under state and federal tax law;
- (5) Prepare and review the notice of sale pertaining to the competitive sale of the Bonds;
- (6) Draft the continuing disclosure undertaking of the Issuer.
- (7) Review legal issues relating to the structure of the Bond issue; and
- (8) Assist the Issuer in presenting information to bond rating agencies and providers of credit enhancement relating to legal issues affecting the issuance of the Bonds.

The Bond Opinion will be addressed to the Issuer and the underwriter of the Bonds and will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing").

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security.

Our duties in this engagement are limited to those expressly set forth above.

Upon execution of this engagement letter, the Issuer will be our client and an attorney-client relationship will exist between us. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all other parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as bond counsel are limited to those contracted for in this letter; your execution of this engagement letter will constitute an acknowledgment of those limitations.

Please note that, in our representation of the Issuer, we will not act as a "municipal advisor", as such term is defined in the Securities Exchange Act of 1934.

Our representation of the Issuer and the attorney-client relationship created by this engagement letter will be concluded upon issuance of the Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate Internal Revenue Service Form 8038, prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that, during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in the issuance of the Bonds. We do not believe such representation will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. Execution of this letter will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

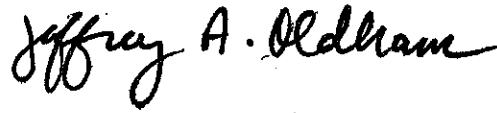
Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this engagement letter; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, we estimate that our fee will be \$50,000. We understand that our fee will be paid at the Closing.

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product pertaining to the transaction, will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other materials retained by us after the termination of this engagement.

If the foregoing terms of this engagement are acceptable to you please so indicate by returning the enclosed copy of this letter signed by an appropriate officer, retaining the original for your files.

We look forward to working with you.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey A. Oldham". The signature is written in a cursive style with a large, stylized 'J' and 'O'.

Jeffrey A. Oldham

Accepted and Approved:

By: _____

Name: _____

Title: _____

Date: _____

37995690.1



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.com 931-560-1580

AGENDA ITEM TITLE:

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

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, Supporting Documentation, FY 2024 Budgeted Expenditure Summary.

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

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That Ordinance No. 4464 as amended, the same being the
Appropriation Ordinance for the City of Columbia for the Fiscal Year July 1, 2023 through
June 30, 2024, be amended. That the total budget appropriation for the fiscal year be
increased from \$204,393,044 to \$207,221,529, an increase of \$2,828,485.

Section 2: That the budget appropriations shall be revised as follows:
City Council total of \$445,837 be amended to \$458,837, an increase of \$13,000.

Legal total of \$278,560 be amended to \$284,060, an increase of \$5,500.

MIS total of \$1,128,791 be amended to \$1,141,791, an increase of \$13,000.

Finance & City Recorder total of \$1,139,913 be amended to \$1,175,913, an increase of
\$36,000.

HR total of \$283,953 be amended to \$307,953, an increase of \$24,000.

General City Admin total of \$16,799,852 be amended to \$18,089,304, an increase of
\$1,289,452.

Police total of \$12,662,368 be amended to \$12,768,376, an increase of \$106,008.

Fire total of \$9,981,900 be amended to \$11,137,295, an increase of \$1,155,395.

Streets total of \$5,901,410 be amended to \$5,959,210, an increase of \$57,800.

Parks total of \$4,037,260 be amended to \$4,311,760, an increase of \$274,500.

Sanitation total of \$4,889,032 be amended to \$5,380,692, an increase of \$491,660.

Wastewater total of \$122,913,423 be amended to \$122,948,223, an increase of \$34,800.

ALL OTHER APPROPRIATIONS REMAIN THE SAME.

Section 3: This ordinance is enacted pursuant to and in compliance and conformity with Article 9, Section 9 of the Charter of the City of Columbia, with Notice of Public Hearing published on the 21st day of April, 2024, and it shall be executed and construed consistent with said charter and laws of the State of Tennessee.

Section 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, THIS THE ____ DAY OF JUNE, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____

Summary of Appropriation Amendment #4
2nd Consideration - June 13th, 2024

Police

Budget 2024 JAG Grant	\$	32,308.00
	Total Police	\$ 32,308.00

Fire

Budget funds for air packs	\$	698,678.00
	Total Fire	\$ 698,678.00

	TOTAL GENERAL FUND	\$ 730,986.00
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Total Increase - All Funds (First Consideration)	\$	730,986.00
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General City Admin

Budget Workers Comp in General Fund	\$	80,000.00
Budget Maintenance repairs increase		35,000.00
Budget increase in PEP insurance		100,000.00
Budget tourism vehicle		30,000.00
Budget visitor center utilities		15,000.00
Budget visitor center merch		30,000.00
Budget MainStreet professional services		5,000.00
Budget Brownfields Grant		113,618.00
Budget funds for CDBG Sidewalks Grant (Construction bid approved 4/9/24)		176,564.00
GM on MainStreet		50,000.00
Budget year-end pension contribution		645,270.00
Budget funds for personnel costs		9,000.00
	Total General City Admin	\$ 1,289,452.00

City Council

Budget funds for personnel costs	\$	13,000.00
	Total City Council	\$ 13,000.00

Legal

Budget funds for personnel costs	\$	5,500.00
	Total Legal	\$ 5,500.00

MIS

Budget funds for personnel costs	\$	13,000.00
	Total MIS	\$ 13,000.00

Finance & City Recorder's Office

Budget funds for personnel costs	\$	36,000.00
	Total Finance & City Recorder's Office	\$ 36,000.00

HR

Budget funds for continuing education	\$	8,000.00
Budget funds for personnel costs		16,000.00
	Total HR	\$ 24,000.00

Police

Budget 2024 THSO Grant	\$	20,000.00
Budget fuel	\$	5,700.00
Budget funds for personnel costs		48,000.00
	Total Police	\$ 73,700.00

Fire

Budget fuel	\$	23,600.00
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Budget maintenance/repair auto - admin	5,000.00
Budget machinery/equip - admin	22,617.00
Budget maintenance/repair auto - suppression	45,000.00
Budget maintenance/repair other - suppression	10,000.00
Budget maintenance/repair supplies auto - suppression	25,000.00
Budget telephone - investigation	2,000.00
Budget funds received for Training Academy	2,950.00
Budget controllable assets - emergency management	53,550.00
Budget funds for personnel costs	267,000.00
Total Fire	\$ 456,717.00

Public Works-Streets

Budget funds for personnel costs	\$ 25,000.00
Budget fuel	32,800.00
Total Public Works-Streets	\$ 57,800.00

Parks

Budget utilities - parks maintenance	\$ 45,000.00
Budget maintenance repair-other - parks maintenance	12,000.00
Budget other services - parks maintenance	5,000.00
Budget maintenance repair supplies-other - parks maintenance	15,000.00
Budget utilities - Ridley	20,000.00
Budget maintenance repair-other - Ridley	38,500.00
Budget chemicals/cleaning supplies - Ridley	27,000.00
Budget auto supplies - Ridley	15,000.00
Budget concrete - Ridley	8,000.00
Budget fuel	8,000.00
Budget funds for personnel costs	\$ 81,000.00
Total Parks	\$ 274,500.00

TOTAL GENERAL FUND \$ 2,243,669.00

Sanitation

Budget utilities - Sanitation General	\$ 4,000.00
Budget other charges - Sanitation General	20,000.00
Budget landfill charges - Sanitation General	300,000.00
Budget other services - Brush/Trash	32,300.00
Budget operation supplies - Brush/Trash	10,000.00
Budget fuel - Brush/Trash	5,000.00
Budget maintenance supplies auto - Brush/Trash	5,000.00
Budget trash cans	16,000.00
Budget maintenance supplies auto - residential	20,000.00
Budget recycle cans	23,000.00
Budget fuel - recycling	5,000.00
Budget year-end pension contribution	27,360.00
Budget funds for personnel costs	\$ 24,000.00
Total Sanitation	\$ 491,660.00

Wastewater

Budget funds for personnel costs	\$ 34,800.00
Total Wastewater	\$ 34,800.00

Total Increase - All Funds (Second Consideration) \$ 2,770,129.00

Total Increase - All Funds (First and Second Consideration) \$ 3,501,115.00

CITY OF COLUMBIA
FY 2024 APPROPRIATION AMENDMENT #4
Second Consideration 6/13/24

1) Budget 2024 JAG Grant

Cost estimate provided by Army Core of Engineers

Increase Revenues

110-33197	\$	32,308.00	2016 JAG Grant
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Increase Expenditures

110-42144-290	\$	32,308.00	Police Dept-2016 Byrne/JAG - Other Services & Charges
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2) Budget funds for air packs

Council approved 4/11/24

Increase Revenues

110-37110	\$	698,678.00	Prior Year Revenue
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Increase Expenditures

110-42220-941	\$	698,678.00	Fire - Suppression-Equipment and Machinery
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Items added for Second Consideration on 6/13/24

3) Budget funds for personnel costs (General Fund)

Increase Revenues

110-37110	\$	513,500.00	Prior Year Revenue
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Increase Expenditures

110-41100-142	\$	9,000.00	City Council - FICA
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110-41100-145	\$	4,000.00	City Council - FICA
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	\$	13,000.00	City Council Subtotal
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110-41200-110	\$	5,000.00	Legal - Salaries and wages
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110-41200-141	\$	500.00	Legal - FICA
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	\$	5,500.00	Legal Subtotal
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110-41300-110	\$	12,000.00	MIS - Salaries and wages
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110-41300-141	\$	1,000.00	MIS - FICA
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	\$	13,000.00	MIS Subtotal
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110-41500-110	\$	10,000.00	Finance - Salaries and wages
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110-41500-141	\$	2,000.00	Finance - FICA
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110-41510-110	\$	20,000.00	Recorder's Office - Salaries and wages
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110-41510-141	\$	4,000.00	Recorder's Office - FICA
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	\$	36,000.00	Finance & Recorder's Office Subtotal
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110-41650-110	\$	15,000.00	HR - Salaries and wages
110-41650-141	\$	<u>1,000.00</u>	HR - FICA
	\$	16,000.00	HR Subtotal
110-41954-110	\$	7,000.00	Visitor Center - Salaries and wages
110-41954-141	\$	<u>2,000.00</u>	Visitor Center - FICA
	\$	9,000.00	Visitor Center Subtotal
110-42121-143	\$	<u>48,000.00</u>	Police-Detectives - Retirement
	\$	48,000.00	Police Subtotal
110-42210-110	\$	20,000.00	Fire Admin - Salaries and wages
110-42210-141	\$	3,000.00	Fire Admin - FICA
110-42220-110	\$	200,000.00	Fire Suppression - Salaries and wages
110-42220-141	\$	20,000.00	Fire Suppression - FICA
110-42230-110	\$	10,000.00	Fire Investigation - Salaries and wages
110-42230-141	\$	2,000.00	Fire Investigation - FICA
110-42240-110	\$	10,000.00	Fire Training - Salaries and wages
110-42240-141	\$	<u>2,000.00</u>	Fire Training - FICA
	\$	267,000.00	Fire Subtotal
110-43160-110	\$	20,000.00	Public Works-Traffic Control - Salaries and wages
110-43160-141	\$	<u>5,000.00</u>	Public Works-Traffic Control - FICA
	\$	25,000.00	Public Works-Streets Subtotal
110-44410-110	\$	20,000.00	Parks Admin - Salaries and wages
110-44410-141	\$	5,000.00	Parks Admin - FICA
110-44415-110	\$	20,000.00	Parks Maint. Services - Salaries and wages
110-44415-141	\$	5,000.00	Parks Maint. Services - FICA
110-44415-143	\$	3,500.00	Parks Maint. Services - Retirement
110-44435-110	\$	12,000.00	Parks Rec. Programming - Salaries and wages
110-44435-141	\$	3,000.00	Parks Rec. Programming - FICA
110-44450-110	\$	10,000.00	Parks Ridley Park - Salaries and wages
110-44450-141	\$	<u>2,500.00</u>	Parks Ridley Park - FICA
	\$	81,000.00	Parks Subtotal
	\$	513,500.00	General Fund Total

4) Budget funds for personnel costs (Sanitation Fund)

Increase Revenues

127-37110	\$	24,000.00	Prior Year Revenue
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Increase Expenditures

127-43220-143	\$	5,000.00	Sanitation Commercial - Salaries and wages
127-43230-110	\$	15,000.00	Sanitation Commercial - Salaries and wages
127-43230-141	\$	<u>4,000.00</u>	Sanitation Commercial - FICA
Total	\$	24,000.00	Sanitation Total

5) Budget funds for personnel costs (Wastewater Fund)**Increase Revenues**

412-37110	\$	34,800.00	Retained Earnings
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Increase Expenditures

412-52214-110	\$	8,600.00	Industrial Pretreatment - Salaries and wages
412-52214-141	\$	2,200.00	Industrial Pretreatment - FICA
412-52230-110	\$	20,000.00	Sewer Construction - Salaries and wages
412-52230-141	\$	<u>4,000.00</u>	Sewer Construction - FICA
Total	\$	34,800.00	Wastewater (Sewer) System Total

6) Budget increased funds for fuel line items**Increase Revenues**

110-37110	\$	70,100.00	Prior Year Revenue
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Increase Expenditures

110-42110-331	\$	5,400.00	Police-Admin - Fuel
110-42150-331	\$	<u>300.00</u>	Police-Support Services - Fuel
Police total	\$	5,700.00	
110-42210-331	\$	2,500.00	Fire Dept-Administrative - Fuel
110-42220-331	\$	17,000.00	Fire Dept-Suppression - Fuel
110-42230-331	\$	1,100.00	Fire Dept-Investigation - Fuel
110-42240-331	\$	1,000.00	Fire Dept-Training - Fuel
110-42260-331	\$	<u>2,000.00</u>	Fire-Emergency Mgmt - Fuel
Fire total	\$	23,600.00	
110-43120-331	\$	700.00	Street-Maintenance - Fuel
110-43126-331	\$	<u>32,100.00</u>	Street-Vehicle Maintenance - Fuel
Streets total	\$	32,800.00	
110-44415-331	\$	<u>8,000.00</u>	Recreation - Maintenance Shop - Fuel
Total (110)	\$	70,100.00	Total General Fund Fuel Line Items

7) Budget THSO Grant

Increase Revenues

110-33239	\$	20,000.00	Highway Safety Grant
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Increase Expenditures

110-42147-112	\$	10,000.00	Highway Safety Grant - Overtime
110-42147-321	\$	10,000.00	Highway Safety Grant - Controllable Assets
Total	\$	20,000.00	Highway Safety Grant - Total

8) Budget increased operating funds

Budget additional funds for increased operating costs in the General and Sanitation Funds

Increase Revenues

110-37110	\$	621,667.00	Prior Year Revenue
110-33228	\$	113,618.00	EPA Brownfields Grant
110-33231	\$	176,564.00	2022 CDBG Grant Project
110-33242	\$	50,000.00	GM MainStreet Grant
110-34226	\$	2,950.00	Fire Training Fees
110-36543	\$	30,000.00	Tourism-Sale of Merchandise
Total	\$	994,799.00	

Increase Expenditures

110-41900-146	\$	80,000.00	General City Admin-Miscellaneous - Workers Comp
110-41900-269	\$	35,000.00	General City Admin-Miscellaneous - Maintenance repairs
110-41900-510	\$	100,000.00	General City Admin-Miscellaneous - Insurance
110-41950-941	\$	30,000.00	General City Admin-Tourism - Vehicle
110-41954-240	\$	15,000.00	General City Admin-VC - Utilities
110-41954-328	\$	30,000.00	General City Admin-VC - Merchandise
110-41960-250	\$	5,000.00	General City Admin-MainStreet - Prof Serv
110-41920-250	\$	113,618.00	General City Admin-Brownfields Grant - Prof Serv
110-41925-800	\$	176,564.00	General City Admin-CDBG Grant
110-41930-930	\$	50,000.00	General City Admin-CDBG Grant
110-41650-280	\$	8,000.00	HR - Travel and Continuing Edu
110-42210-261	\$	5,000.00	Fire Dept-Administrative - Maint/Repair Auto
110-42210-941	\$	22,617.00	Fire Dept-Administrative - Machinery/Equip
110-42220-261	\$	45,000.00	Fire Dept-Supp. - Maint/Repair Auto
110-42220-269	\$	10,000.00	Fire Dept-Supp. - Maint/Repair Other
110-42220-332	\$	25,000.00	Fire Dept-Supp. - Maint Supplies Auto
110-42230-245	\$	2,000.00	Fire Dept-Inv. - Phones
110-42240-800	\$	2,950.00	Fire Dept-Training - Reserves
110-42260-321	\$	53,550.00	Fire Dept-EMA - Controllable Assets
110-44415-240	\$	45,000.00	Parks-Maintenance - Utilities
110-44415-269	\$	12,000.00	Parks-Maintenance - Other repairs
110-44415-290	\$	5,000.00	Parks-Maintenance - Other
110-44415-340	\$	15,000.00	Parks-Maintenance - Repairs Supplies Other

110-44450-240	\$	20,000.00	Parks-Ridley - Utilities
110-44450-269	\$	38,500.00	Parks-Ridley - Other repairs
110-44450-322	\$	27,000.00	Parks-Ridley - Chem and Cleanings Supplies
110-44450-332	\$	15,000.00	Parks-Ridley - Auto Supplies
110-44450-410	\$	8,000.00	Parks-Ridley - Concrete
Total	\$	994,799.00	

Increase Revenues

127-37110	\$	440,300.00	Prior Year Revenue
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Increase Expenditures

127-43210-240	\$	4,000.00	Sanitation - General - Utilities
127-43210-290	\$	20,000.00	Sanitation - General - Other Services & Charges
127-43210-320	\$	300,000.00	Sanitation - General - Operation Supplies
127-43230-290	\$	32,300.00	Sanitation - Commercial - Other Services & Charges
127-43230-320	\$	10,000.00	Sanitation - Commercial - Operation Supplies
127-43230-331	\$	5,000.00	Sanitation - Commercial - Fuel
127-43230-332	\$	5,000.00	Sanitation - Commercial - Maint\Repair Supplies Auto
127-43235-320	\$	16,000.00	Sanitation - Residential - Operation Supplies
127-43230-332	\$	20,000.00	Sanitation - Commercial - Maint\Repair Supplies Auto
127-43240-320	\$	23,000.00	Sanitation - Recycling - Operation Supplies
127-43240-331	\$	5,000.00	Sanitation - Recycling - Fuel
Total	\$	440,300.00	

9) Budget reserves for year-end retirement funding

Increase Revenues

110-37110	\$	645,270.00	Prior Year Revenue
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Increase Expenditures

110-41900-800	\$	645,270.00	General City Admin - Misc. - Reserves
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10) Budget reserves for year-end retirement funding

Increase Revenues

127-37110	\$	27,360.00	Prior Year Revenue
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Increase Expenditures

127-43210-800	\$	27,360.00	Sanitation - Admin - Reserves
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FY 2024 Budget Summary - AA#4

6/13/2024						
		SERVICES &		CAPITAL	DEBT	AA#4
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2024
City Council	\$102,937	\$355,900	\$0	\$0	\$0	\$458,837
Legal Services	\$66,960	\$217,100	\$0	\$0	\$0	\$284,060
Management Info Systems	\$362,433	\$283,629	\$0	\$495,729	\$0	\$1,141,791
City Manager	\$472,107	\$301,888	\$0	\$0	\$0	\$773,995
Finance & City Recorder	\$1,115,515	\$60,398	\$0	\$0	\$0	\$1,175,913
Human Resources	\$269,588	\$38,365	\$0	\$0	\$0	\$307,953
General City Admin	\$2,929,816	\$8,081,379	\$4,887,279	\$2,190,830	\$0	\$18,089,304
Police	\$9,917,324	\$2,013,758	\$0	\$837,294	\$0	\$12,768,376
Fire	\$8,534,603	\$1,056,837	\$0	\$1,545,855	\$0	\$11,137,295
Streets & Maintenance	\$3,153,560	\$717,755	\$0	\$2,087,895	\$0	\$5,959,210
Development Services	\$1,963,944	\$439,520	\$0	\$30,000	\$0	\$2,433,464
Parks & Recreation	\$2,330,673	\$855,539	\$0	\$1,125,548	\$0	\$4,311,760
Total General Fund	\$31,219,459	\$14,422,068	\$4,887,279	\$8,313,151	\$0	\$58,841,958
State Street Aid Fund	\$0	\$1,826,823	\$75,000	\$269,362	\$0	\$2,171,185
N&V Chief's Fund	\$0	\$90,000	\$0	\$0	\$0	\$90,000
Street & Transportation Fund	\$0	\$75,100	\$0	\$0	\$0	\$75,100
Drug Fund	\$0	\$61,053	\$40,000	\$70,000	\$0	\$171,053
Solid Waste (Sanitation) Fund	\$1,859,127	\$2,685,478	\$75,993	\$760,094	\$0	\$5,380,692
Debt Service Fund	\$0	\$0	\$0	\$0	\$1,614,410	\$1,614,410
Capital Projects Fund	\$0	\$0	\$0	\$16,601,538	\$0	\$16,601,538
Wastewater (Sewer) Fund	\$3,812,859	\$5,303,476	\$0	\$109,924,954	\$3,906,934	\$122,948,223
Grand Total	\$36,891,446	\$24,463,999	\$5,078,272	\$135,939,099	\$5,521,344	\$207,894,159



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kim Dale, Asst. City Recorder, kdale@columbiatn.com, 931-560-1579

AGENDA ITEM TITLE:

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

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.

**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**

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That there is hereby levied on all taxable property, real, personal and mixed, the sum of \$0.8251 on each \$100.00 of such taxable property for the year 2024 for the following purposes:

General Corporation Purposes \$0.8251

Section 2: That this Ordinance is enacted pursuant to Article 9, Section 9.07 (2) of the Charter of the City of Columbia, consistent and in conformity with which it shall be administered, executed and construed.

Section 3: That such taxes shall become delinquent on the fifteenth (15th) day of December, 2024, and immediately upon the delinquency of such taxes, shall bear interest at the rate of one-half percent (1/2%) from December 16, 2024 through December 31, 2024 and thereafter at the rate of six percent (6%) per annum, and in addition, a penalty of one-half of one percent shall apply for each month thereafter, beginning with the first day of February, 2025.

Section 4: This Ordinance is passed after a public hearing held on the 13th day of June 2024, with notice of said hearing being given in the Daily Herald of Columbia, Tennessee.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the _____ day of _____,
2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI – CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER – CITY ATTORNEY

APPROVED ON FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed 1st Consideration _____

Passed 2nd Consideration _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.com 931-560-1580

AGENDA ITEM TITLE:

2ND CONSIDERATION OF ORDINANCE NO. 4503 – APPROPRIATION ORDINANCE FOR FISCAL YEAR JULY 1, 2024 THROUGH JUNE 30, 2025 - FINANCE – SPG, FINANCIALLY RESPONSIBLE CITY PROVIDING EXCELLENT SERVICES

RECOMMENDATION: Approve Ordinance No. 4503 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 (AS AMENDED)

**AN APPROPRIATION ORDINANCE FOR THE CITY OF COLUMBIA, TENNESSEE AS
AMENDED FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025**

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the governing body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the governing body will consider final passage of the budget.

**NOW THEREFORE BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE, AS
FOLLOWS:**

SECTION 1. That amounts hereinafter set out constitute the estimated revenues and the budgeted expenditures for the City of Columbia, Tennessee, and the said sums specified herein are hereby appropriated for the purpose of meeting the expenses of the various departments and programs of the City of Columbia for the fiscal year beginning July 1, 2024 and ending June 30, 2025, to wit:

	GENERAL FUND		
	FY 2022-2023	FY 2023-2024	FY 2024-2025
	ACTUAL	ESTIMATED	BUDGET
Beginning Fund Balance			\$ 51,956,290
<u>Revenues and Other Sources:</u>			
Taxes	\$ 38,344,429	\$ 39,305,144	\$ 34,901,586
Licenses and Permits	2,168,562	2,284,000	1,113,700
Fines and Fees	212,715	167,350	232,100
Charges for Services	286,577	247,577	239,000
Intergovernmental	5,868,063	5,670,720	5,452,400
Interest	1,256,725	1,250,000	160,000
Other	712,353	406,748	5,183,223
Total Revenues and Sources	\$ 48,849,424	\$ 49,331,539	\$ 47,282,009
Total Funds Available			\$ 99,238,299

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

GENERAL FUND

	FY 2022-2023 ACTUAL	FY 2023-2024 ESTIMATED	FY 2024-2025 BUDGET
<u>Expenditures and Other Uses:</u>			
City Council	\$ 390,466	\$ 444,744	\$ 475,024
Legal Services	218,760	277,568	280,963
City Manager's Office	536,907	584,953	842,673
Management Information Systems	1,303,488	1,048,467	787,119
Finance & City Recorder's Office	954,747	1,118,303	1,200,287
Human Resources	249,065	283,158	336,044
General City Admin	6,803,817	4,900,500	6,462,881
Police Department	10,775,619	11,071,815	11,382,393
Fire Department	8,640,292	9,930,108	9,392,452
Public Works-Streets	3,709,566	5,352,994	4,220,844
Development Services	1,642,136	2,381,701	2,459,470
Parks and Recreation	3,015,537	3,623,886	3,195,768
Transfer to Capital Projects Fund	2,835,335	4,548,955	4,926,110
Transfer to Debt Service Fund	1,521,418	1,527,367	1,319,981
Total Expenditures and Other Uses	\$ 42,597,155	\$ 47,094,518	\$ 47,282,009
 Estimated Ending Fund Balance			\$ 51,956,290

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

STATE STREET AID FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>ESTIMATED</u>	<u>FY 2024-2025</u> <u>BUDGET</u>
Beginning Fund Balance			\$ 1,775,834
<u>Revenues:</u>			
State Fuel Taxes	\$ 1,448,287	\$ 1,428,000	\$ 1,320,000
Other	1,335	-	718,823
Interest Earnings	<u>72,642</u>	<u>100,000</u>	<u>8,000</u>
Total Revenues	\$ 1,522,264	\$ 1,528,000	\$ 2,046,823
Total Funds Available			\$ 3,822,657
<u>Expenditures:</u>			
Street Maintenance	\$ 933,996	\$ 1,826,823	\$ 2,046,823
Transfer to Capital Projects Fund	75,000	75,000	-
Capital Outlay	<u>55,294</u>	<u>269,362</u>	<u>-</u>
Total Expenditures	\$ 1,064,290	\$ 2,171,185	\$ 2,046,823
Estimated Ending Fund Balance			\$ 1,775,834

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

NARCOTICS & VICE FUND

	<u>FY 2022-2023 ACTUAL</u>	<u>FY 2023-2024 ESTIMATED</u>	<u>FY 2024-2025 BUDGET</u>
Beginning Fund Balance			\$ 53,136
<u>Revenues and Other Sources:</u>			
Settlements	\$ 142,591	\$ 50,000	\$ 100,000
Transfer from Drug Fund	-	40,000	40,000
Miscellaneous Revenue	983		
Interest Earnings	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Revenues	\$ 143,574	\$ 90,000	\$ 140,000
Total Funds Available			\$ 193,136
<u>Expenditures:</u>			
Drug Enforcement	<u>\$ 121,308</u>	<u>\$ 90,000</u>	<u>\$ 140,000</u>
Total Expenditures	\$ 121,308	\$ 90,000	\$ 140,000
Estimated Ending Fund Balance			\$ 53,136

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

STREETS & TRANSPORTATION FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>ESTIMATED</u>	<u>FY 2024-2025</u> <u>BUDGET</u>
Beginning Fund Balance			\$ 46,645
<u>Revenues:</u>			
State Fuel Taxes	\$ 76,376	\$ 76,376	\$ 75,000
Miscellaneous Revenue	-	-	4,900
Interest Earnings	<u>184</u>	<u>100</u>	<u>100</u>
Total Revenues	\$ 76,560	\$ 76,476	\$ 80,000
Total Funds Available			\$ 126,645
Street lighting-utilities	<u>\$ 65,100</u>	<u>\$ 75,100</u>	<u>\$ 80,000</u>
Total Expenditures and Other Uses	\$ 65,100	\$ 75,100	\$ 80,000
Estimated Ending Fund Balance			\$ 46,645

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

DRUG FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>ESTIMATED</u>	<u>FY 2024-2025</u> <u>BUDGET</u>
Beginning Fund Balance			\$ 382,276
<u>Revenues:</u>			
Drug Related Fines/Other	\$ 194,121	\$ 16,000	\$ 169,453
Interest Earnings	<u>10,768</u>	<u>11,000</u>	<u>1,600</u>
Total Revenues	\$ 204,889	\$ 27,000	\$ 171,053
Total Funds Available			\$ 553,329
<u>Expenditures and Other Uses:</u>			
Drug Enforcement	\$ 29,005	\$ 31,103	\$ 81,053
Transfer to N&V Fund	-	-	40,000
Capital Outlay	<u>-</u>	<u>-</u>	<u>50,000</u>
Total Expenditures and Other Uses	\$ 29,005	\$ 31,103	\$ 171,053
Estimated Ending Fund Balance			\$ 382,276

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

SOLID WASTE SANITATION REVENUE FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>ESTIMATED</u>	<u>FY 2024-2025</u> <u>BUDGET</u>
Beginning Fund Balance			\$ 1,633,404
<u>Revenues and Other Sources:</u>			
Charges for Services	\$ 3,873,346	\$ 4,440,825	\$ 4,335,200
Other	37,276	4,036	10,000
Transfer from General Fund	-	-	-
Interest Earnings	32,876	44,000	12,113
Total Revenues	<u>\$ 3,943,498</u>	<u>\$ 4,488,861</u>	<u>\$ 4,357,313</u>
Total Funds Available			\$ 5,990,717
<u>Expenditures and Other Uses:</u>			
Sanitation operations	\$ 3,623,656	\$ 3,980,027	\$ 4,281,250
Capital outlay	-	738,186	-
Transfer to Debt Service Fund	125,486	75,993	76,063
Total Expenditures and Other Uses	<u>\$ 3,749,142</u>	<u>\$ 4,794,205</u>	<u>\$ 4,357,313</u>
Estimated Ending Fund Balance			\$ 1,633,404

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

DEBT SERVICE FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>ESTIMATED</u>	<u>FY 2024-2025</u> <u>BUDGET</u>
Beginning Fund Balance			\$340,273
Revenues:			
Transfer from General Fund	\$ 1,521,418	\$ 1,527,367	\$ 1,319,981
Transfer from Sanitation Fund	125,486	75,993	76,063
Proceeds from Sale of Bonds	-	-	-
Other	-	-	-
Interest Earnings	<u>40,458</u>	<u>70,000</u>	<u>21,050</u>
Total Revenues and Other Sources	\$ 1,687,362	\$ 1,673,360	\$ 1,417,094
Total Funds Available			\$ 1,757,367
Debt Service Expenditures	<u>\$ 1,645,430</u>	<u>\$ 1,604,410</u>	<u>\$ 1,417,094</u>
Estimated Ending Fund Balance			\$ 340,273

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

CAPITAL PROJECTS FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>BUDGET*</u>	<u>FY 2024-2025</u> <u>BUDGET*</u>
<u>Revenues And Other Sources:</u>			
Federal, State and Private Sources	\$ 273,796	\$ -	\$ -
Transfer from General Fund	2,835,335	3,175,790	4,926,110
Transfer from Other Funds	75,000	-	-
Debt Proceeds	-	-	-
Other Funding Sources	-	-	823,029
Interest Earnings	235,519	350,000	10,000
Total Revenues and Other Sources	\$ 3,419,650	\$ 3,525,790	\$ 5,759,139
<u>Expenditures:</u>			
MIS	\$ -	\$ -	\$ 369,700
City Manager's Office	1,739,718	656,115	-
General Govt	57,597	731,912	1,233,029
Tourism	-	-	224,500
Police	-	-	706,000
Fire	96,443	161,373	937,910
Streets	314,150	-	2,108,000
Development Services	-	-	30,000
Parks	-	-	150,000
Sanitation	-	-	-
Other	21,237	7,802	-
Total Project Appropriations and Other Uses	\$ 2,229,143	\$ 1,557,202	\$ 5,759,139

* Project appropriations shown are amounts estimated to remain for outstanding or committed projects or project phases. Balances remaining at the end of any fiscal year may carry over to subsequent years.

Note: FY 2022-2023 and FY 2023-2024 columns are shown for informational purposes only.

GRANTS FUND

	<u>FY 2022-2023</u> <u>ACTUAL</u>	<u>FY 2023-2024</u> <u>BUDGET*</u>	<u>FY 2024-2025</u> <u>BUDGET*</u>
<u>Revenues And Other Sources:</u>			\$0
<u>Revenues:</u>			
Transfer From General Fund	\$ -	\$ -	\$ -
Transfer From Capital Projects Fund	-	-	333,029
Grant proceeds	-	-	-
Miscellaneous Revenues	-	-	-
Interest Earnings	-	-	-
Total Revenues and Other Sources	\$ -	\$ -	\$ 333,029
Total Funds Available			\$ 333,029
Grant Expenditures	\$ -	\$ -	\$ 333,029
Estimated Ending Fund Balance			\$ -

SECTION 2. That the following amounts in the Wastewater Fund are projected operating revenues and expenses for the fiscal year beginning July 1, 2024 and ending June 30, 2025 and are provided for informational purposes.

Operating Revenues	\$ 14,229,992
Operating Expenses	\$ 14,229,992

SECTION 3. That total actual expenditures for the funds shown in Sections 1 and 2 herein shall not exceed total appropriations for said funds, except as may be provided by ordinance to amend the budget.

SECTION 4. Said amounts so allocated and appropriated to be on the basis of the analysis of disbursements as shown in the budget, which will be considered by the City Council. All warrants for expenditure of funds hereinafter appropriated shall be drawn by the Chief Financial Officer and signed by the Mayor, City Manager and Chief Financial Officer.

SECTION 5. That a detailed line item financial plan to support the budget as set forth herein shall be provided to the City Council and to the various departments of the City, which financial plan shall be used as guidance and generally followed in incurring expenditures and obligations on behalf of the City.

SECTION 6. That upon second and final passage, this ordinance shall be effective as of July 1, 2024, which is the beginning of the Fiscal Year, the public welfare requiring it, and that all ordinances or part of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

SECTION 7. This ordinance is enacted pursuant to and in compliance and conformity with Article 9 of the Charter of the City of Columbia and has been published on the 5th day of May 2024 and it shall be executed and construed consistent with the Charter and the laws of the State of Tennessee. A public hearing has been noticed and held on the 13th of June, 2024.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, THIS
THE 13th DAY OF JUNE, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Wanda McClain, HR Director, wmcclain@columbiatn.com 931-560-1570

AGENDA ITEM TITLE:

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

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, Exhibit A.

**AN ORDINANCE TO APPROVE THE CLASSIFICATION AND COMPENSATION
PLAN FOR THE EMPLOYEES OF THE CITY OF COLUMBIA FOR THE 2024-2025
FISCAL YEAR**

WHEREAS, pursuant to Article 4, and Article 9, of the City Charter, the City of Columbia shall, among other things, establish, alter, or abolish city departments, offices, or agencies and set all salaries in all departments by Ordinance; and

WHEREAS, the city is adjusting the established salary ranges by a 5 percent increase to provide full and part-time regular employees with a 5 percent pay increase; and

WHEREAS, the city is adding the position of Staff Accountant to the Finance/City Recorder's Office, Grade I; and

WHEREAS, the city is adding the position of System Administrator to MIS, Grade K; and

WHEREAS, the city is adding the position of GIS Analyst to Development Services, Grade K; and

WHEREAS, the city is adding the position of Engineer I to Wastewater, Grade J; and

WHEREAS, the city is adding the position of Engineer II, to Wastewater, Grade L; and

WHEREAS, the city is converting a City Manager's Office part-time Administrative Assistant, Grade E, to a full-time Administrative Assistant, Grade E; and

WHEREAS, the city is converting a Development Services' Assistant City Planner, Grade K, to a Principal Planner, Grade K; and

WHEREAS, the city is converting a Fire & Rescue's Deputy Chief Emergency Management, Grade M, to an Assistant Fire Chief Emergency Management, Grade M; and

WHEREAS, the city is converting the position of Parks and Recreation Administrative Assistant, Grade E, to Marketing and Communications Manager, Grade J; and

WHEREAS, the city is converting the position of Human Resource Benefit Specialist, Grade H, to Benefits Administrator, Finance/City Recorder's Office, Grade J.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: The classification and compensation plan for the employees of the City of Columbia for the fiscal year of 2024-2025 which is attached hereto as Exhibit A and incorporated herein by reference is approved.

Section 2: This ordinance shall take effect on July 1, 2024 and any pay adjustments will be implemented in the pay period in which July 1 occurs.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA,
TENNESSEE, THIS THE _____ OF _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed 1st Consideration _____

Passed 2nd Consideration _____

City of Columbia
Classification and Compensation Plan FY 2024-2025

Exhibit A

Part time regular employees will receive increase at the same rate and time as regular full time employees and are authorized to work a maximum of 1456 hours per year, (28 hours per week)

Section 1: All full and part time regular employees will be paid from the following:

Department	Job Title	Annual Hours	Pay Grade	Beginning		Maximum	
				Hourly	Annualized	Hourly	Annualized
CITY MANAGER	Assistant City Manager**	2,080	O	56.73	117,998	76.75	159,640
CITY MANAGER	Tourism and Marketing Director**	2,080	M	45.22	94,058	61.18	127,254
CITY MANAGER	PIO/Communications Coordinator**	2,080	H	25.66	53,373	34.72	72,218
CITY MANAGER	Executive Secretary	2,080	H	25.66	53,373	34.72	72,218
CITY MANAGER	Marketing Coordinator	2,080	G	22.91	47,653	30.99	64,459
CITY MANAGER	Administrative Assistant	2,080	E	18.26	37,981	24.70	51,376
DEVELOPMENT SERV	Director of Development Services**	2,080	N	50.65	105,352	68.53	142,542
DEVELOPMENT SERV	City Engineer**	2,080	N	50.65	105,352	68.53	142,542
DEVELOPMENT SERV	Assistant City Engineer**	2,080	M	45.22	94,058	61.18	127,254
DEVELOPMENT SERV	City Planner**	2,080	M	45.22	94,058	61.18	127,254
DEVELOPMENT SERV	Chief Building Official**	2,080	L	40.38	83,990	54.63	113,630
DEVELOPMENT SERV	Engineer II **	2,080	L	40.38	83,990	54.63	113,630
DEVELOPMENT SERV	Principal Planner **	2,080	K	36.05	74,984	48.77	101,442
DEVELOPMENT SERV	GIS Analyst	2,080	K	36.05	74,984	48.77	101,442
DEVELOPMENT SERV	Engineer I	2,080	J	32.18	66,934	43.54	90,563
DEVELOPMENT SERV	Building & Codes Asst Chief	2,080	I	28.74	59,779	38.88	80,870
DEVELOPMENT SERV	Planner II **	2,080	I	28.74	59,779	38.88	80,870
DEVELOPMENT SERV	Building Inspector II	2,080	H	25.66	53,373	34.72	72,218
DEVELOPMENT SERV	Planner I	2,080	H	25.66	53,373	34.72	72,218
DEVELOPMENT SERV	Engineering Inspector	2,080	H	25.66	53,373	34.72	72,218
DEVELOPMENT SERV	Engineering Associate	2,080	G	22.91	47,653	30.99	64,459
DEVELOPMENT SERV	Building Inspector I	2,080	G	22.91	47,653	30.99	64,459
DEVELOPMENT SERV	Engineering Technician	2,080	G	22.91	47,653	30.99	64,459
DEVELOPMENT SERV	Code Enforcement Officer	2,080	G	22.91	47,653	30.99	64,459
DEVELOPMENT SERV	Administrative Assistant	2,080	E	18.26	37,981	24.70	51,376
DEVELOPMENT SERV	Planning Technician	2,080	E	18.26	37,981	24.70	51,376
DEVELOPMENT SERV	Permit Technician	2,080	E	18.26	37,981	24.70	51,376
DEVELOPMENT SERV	Building Maintenance and Custodian	2,080	D	16.30	33,904	22.06	45,885
DEVELOPMENT SERV	Custodial Worker	1,456	C	14.56	21,199	19.70	28,683
FINANCE / CITY RECORDER	Finance Director / Asst. City Manager / City Recorder**	2,080	P	63.54	132,163	85.96	178,797
FINANCE / CITY RECORDER	Finance Director**	2,080	N	50.65	105,352	68.53	142,542
FINANCE / CITY RECORDER	Assistant Finance Director**	2,080	L	40.38	83,990	54.63	113,630
FINANCE / CITY RECORDER	City Recorder**	2,080	L	40.38	83,990	54.63	113,630
FINANCE / CITY RECORDER	Assistant City Recorder**	2,080	K	36.05	74,984	48.77	101,442
FINANCE / CITY RECORDER	Benefits Administrator	2,080	J	32.18	66,934	43.54	90,563
FINANCE / CITY RECORDER	Purchasing Agent**	2,080	I	28.74	59,779	38.88	80,870
FINANCE / CITY RECORDER	Staff Accountant	2,080	I	28.74	59,779	38.88	80,870
FINANCE / CITY RECORDER	Senior Accounting Technician	2,080	G	22.91	47,653	30.99	64,459
FINANCE / CITY RECORDER	Accounting Specialist	2,080	G	22.91	47,653	30.99	64,459
FINANCE / CITY RECORDER	Court and Internal Records Administrator	2,080	F	20.46	42,557	27.68	57,574
FINANCE / CITY RECORDER	Accounting Technician	2,080	E	18.26	37,981	24.70	51,376
FIRE AND RESCUE	Fire Chief**	2,080	O	56.73	117,998	76.75	159,640
FIRE AND RESCUE	Deputy Fire Chief **	2,080	N	50.65	105,352	68.53	142,542
FIRE AND RESCUE	Assistant Fire Chief - Emergency Management**	2,080	M	45.22	94,058	61.18	127,254
FIRE AND RESCUE	Assistant Fire Chief - Admin**	2,080	M	45.22	94,058	61.18	127,254
FIRE AND RESCUE	Assistant Fire Chief - Suppression**	2,080	M	45.22	94,058	61.18	127,254
FIRE AND RESCUE	Chief Training Fire Officer **	2,080	K	36.05	74,984	48.77	101,442
FIRE AND RESCUE	Fire Marshal	2,080	K	36.05	74,984	48.77	101,442
FIRE AND RESCUE	Shift Commander	2,764	K	27.13	74,984	36.70	101,442
FIRE AND RESCUE	Fire Captain	2,080	J	32.18	66,934	43.54	90,563
FIRE AND RESCUE	Fire Captain - OEM	2,764	J	24.22	66,934	32.77	90,563
FIRE AND RESCUE	Assistant Fire Marshal	2,080	J	32.18	66,934	43.54	90,563
FIRE AND RESCUE	Fire Lieutenant	2,764	I	21.63	59,779	29.26	80,870

CITY OF COLUMBIA
JOB TABLE BY
DEPARTMENT

Department	Job Title	Annual Hours	Pay Grade	Beginning		Maximum	
				Hourly	Annualized	Hourly	Annualized
FIRE AND RESCUE	Medical Officer	1,456	I	28.74	41,845	38.88	56,609
FIRE AND RESCUE	Fire Inspector	2,080	H	25.66	53,373	34.72	72,218
FIRE AND RESCUE	Community Risk Reduction Officer	2,080	H	25.66	53,373	34.72	72,218
FIRE AND RESCUE	Fire Engineer	2,764	H	19.31	53,373	26.13	72,218
FIRE AND RESCUE	Firefighter	2,764	G	17.24	47,653	23.32	64,459
FIRE AND RESCUE	Building Maintenance	2,080	F	20.46	42,557	27.68	57,574
FIRE AND RESCUE	Fire Cadet	1,456	F	15.40	22,422	20.83	30,328
FIRE AND RESCUE	Administrative Assistant	2,080	E	18.26	37,981	24.70	51,376
MIS	MIS Director**	2,080	N	50.65	105,352	68.53	142,542
MIS	System Administrator**	2,080	K	36.05	74,984	48.77	101,442
MIS	Network Administrator**	2,080	H	25.66	53,373	34.72	72,218
MIS	PC Specialist	2,080	G	22.91	47,653	30.99	64,459
PARKS AND RECREATION	Director of Parks and Recreation**	2,080	N	50.65	105,352	68.53	142,542
PARKS AND RECREATION	Assistant Director Parks and Rec**	2,080	K	36.05	74,984	48.77	101,442
PARKS AND RECREATION	Marketing and Communications Manager	2,080	J	32.18	66,934	43.54	90,563
PARKS AND RECREATION	P & R Maintenance Supervisor	2,080	J	32.18	66,934	43.54	90,563
PARKS AND RECREATION	Operation - Athletics Manager	2,080	I	28.74	59,779	38.88	80,870
PARKS AND RECREATION	Recreation Manager	2,080	I	28.74	59,779	38.88	80,870
PARKS AND RECREATION	Crew Leader - Parks and Recreation	2,080	H	25.66	53,373	34.72	72,218
PARKS AND RECREATION	Turf Manager	2,080	G	22.91	47,653	30.99	64,459
PARKS AND RECREATION	Recreation Coordinator	2,080	F	20.46	42,557	27.68	57,574
PARKS AND RECREATION	Equipment Operator	2,080	E	18.26	37,981	24.70	51,376
PARKS AND RECREATION	Building and Grounds Maintenance II	2,080	E	18.26	37,981	24.70	51,376
PARKS AND RECREATION	Recreation Programmer	2,080	E	18.26	37,981	24.70	51,376
PARKS AND RECREATION	Administrative Assistant	2,080	E	18.26	37,981	24.70	51,376
PARKS AND RECREATION	Building and Grounds Maintenance I	2,080	D	16.30	33,904	22.06	45,885
PARKS AND RECREATION	Recreation Aide	1,456	B	13.00	18,928	17.58	25,596
HUMAN RESOURCES	Director of Human Resources**	2,080	M	45.22	94,058	61.18	127,254
HUMAN RESOURCES	HR Specialist - Administrative	2,080	G	22.91	47,653	30.99	64,459
POLICE DEPARTMENT	Police Chief**	2,080	O	56.73	117,998	76.75	159,640
POLICE DEPARTMENT	Assistant Police Chief**	2,080	N	50.65	105,352	68.53	142,542
POLICE DEPARTMENT	Police Captain**	2,080	M	45.22	94,058	61.18	127,254
POLICE DEPARTMENT	Police Lieutenant	2,236	K	36.05	80,608	48.77	109,050
POLICE DEPARTMENT	Police Sergeant	2,236	J	32.18	71,954	43.54	97,355
POLICE DEPARTMENT	Police Corporal	2,236	I	28.74	64,263	38.88	86,936
POLICE DEPARTMENT	Crime Analyst	2,080	H	25.66	53,373	34.72	72,218
POLICE DEPARTMENT	Police Officer	2,236	G	22.91	51,227	30.99	69,294
POLICE DEPARTMENT	Records Supervisor	2,080	G	22.91	47,653	30.99	64,459
POLICE DEPARTMENT	Evidence Technician	2,080	F	20.46	42,557	27.68	57,574
POLICE DEPARTMENT	Fleet/Equipment Coordinator	2,080	F	20.46	42,557	27.68	57,574
POLICE DEPARTMENT	Administrative Assistant	2,080	E	18.26	37,981	24.70	51,376
POLICE DEPARTMENT	Police Records Clerk	2,080	E	18.26	37,981	24.70	51,376
POLICE DEPARTMENT	Animal Control Officer	2,080	E	18.26	37,981	24.70	51,376
POLICE DEPARTMENT	Building Maintenance Custodian	2,080	D	16.30	33,904	22.06	45,885
POLICE DEPARTMENT	PT Litter Officer	1,040	D	16.30	16,952	22.06	22,942
POLICE DEPARTMENT	Parking Control Officer	1,456	C	14.56	21,199	19.70	28,683

CITY OF COLUMBIA
JOB TABLE BY
DEPARTMENT

Department	Job Title	Annual Hours	Pay Grade	Beginning		Maximum	
				Hourly	Annualized	Hourly	Annualized
SANITATION	Sanitation Supervisor	2,080	I	28.74	59,779	38.88	80,870
SANITATION	Sanitation Specialist	2,080	H	25.66	53,373	34.72	72,218
SANITATION	Crew Leader Sanitation	2,080	H	25.66	53,373	34.72	72,218
SANITATION	Sanitation Operator II	2,080	F	20.46	42,557	27.68	57,574
SANITATION	Sanitation Operator I	2,080	E	18.26	37,981	24.70	51,376
STREET DEPARTMENT	Director of Public Works**	2,080	N	50.65	105,352	68.53	142,542
STREET DEPARTMENT	Assistant Director of Public Works**	2,080	L	40.38	83,990	54.63	113,630
STREET DEPARTMENT	Traffic Maintenance Supervisor	2,080	J	32.18	66,934	43.54	90,563
STREET DEPARTMENT	Fleet Supervisor	2,080	I	28.74	59,779	38.88	80,870
STREET DEPARTMENT	Street Maintenance Supervisor	2,080	I	28.74	59,779	38.88	80,870
STREET DEPARTMENT	Traffic Maintenance Technician II	2,080	H	25.66	53,373	34.72	72,218
STREET DEPARTMENT	Crew Leader	2,080	H	25.66	53,373	34.72	72,218
STREET DEPARTMENT	Equipment Mechanic	2,080	G	22.91	47,653	30.99	64,459
STREET DEPARTMENT	Traffic Maintenance Technician I	2,080	G	22.91	47,653	30.99	64,459
STREET DEPARTMENT	Sign Technician II	2,080	G	22.91	47,653	30.99	64,459
STREET DEPARTMENT	Concrete Worker	2,080	F	20.46	42,557	27.68	57,574
STREET DEPARTMENT	Sign Technician I	2,080	F	20.46	42,557	27.68	57,574
STREET DEPARTMENT	Equipment Operator II	2,080	F	20.46	42,557	27.68	57,574
STREET DEPARTMENT	Equipment Operator I	2,080	E	18.26	37,981	24.70	51,376
STREET DEPARTMENT	Fleet Equipment Coordinator	2,080	E	18.26	37,981	24.70	51,376
STREET DEPARTMENT	Administrative Assistant	2,080	E	18.26	37,981	24.70	51,376
STREET DEPARTMENT	Public Works Maintenance Worker	1,456	D	16.30	23,733	22.06	32,119
STREET DEPARTMENT	Part-Time Custodian	1,456	C	14.56	21,199	19.70	28,683
Tourism & Main Street Marketing	Main Street Manager **	2,080	I	28.74	59,779	38.88	80,870
Tourism & Main Street Marketing	Visitor Services Assistant	1,040	D	16.30	16,952	22.06	22,942
WASTEWATER	Director of Wastewater**	2,080	N	50.65	105,352	68.53	142,542
WASTEWATER	Assistant Wastewater Director**	2,080	L	40.38	83,990	54.63	113,630
WASTEWATER	Engineer II**	2,080	L	40.38	83,990	54.63	113,630
WASTEWATER	Wastewater Plant Superintendent**	2,080	L	40.38	83,990	54.63	113,630
WASTEWATER	Wastewater Collection Superintendent**	2,080	L	40.38	83,990	54.63	113,630
WASTEWATER	Wastewater CMOM/GIS Coordinator**	2,080	K	36.05	74,984	48.77	101,442
WASTEWATER	Laboratory and Pretreatment Manager**	2,080	K	36.05	74,984	48.77	101,442
WASTEWATER	WW Civil Engineer**	2,080	J	32.18	66,934	43.54	90,563
WASTEWATER	Engineer I	2,080	J	32.18	66,934	43.54	90,563
WASTEWATER	Chief Operator	2,080	I	28.74	59,779	38.88	80,870
WASTEWATER	Foreman - Sewer Rehabilitation	2,080	I	28.74	59,779	38.88	80,870
WASTEWATER	Laboratory Manager	2,080	I	28.74	59,779	38.88	80,870
WASTEWATER	Pump Station Maintenance Supervisor	2,080	I	28.74	59,779	38.88	80,870
WASTEWATER	Pretreatment Coordinator	2,080	I	28.74	59,779	38.88	80,870
WASTEWATER	WW Plant Operator III	2,080	H	25.66	53,373	34.72	72,218
WASTEWATER	Inspector Utility Locator	2,080	G	22.91	47,653	30.99	64,459
WASTEWATER	WW Collection Technician	2,080	G	22.91	47,653	30.99	64,459
WASTEWATER	Engineering Technician	2,080	G	22.91	47,653	30.99	64,459
WASTEWATER	Lab Specialist	2,080	G	22.91	47,653	30.99	64,459
WASTEWATER	Wastewater Maintenance Worker	2,080	G	22.91	47,653	30.99	64,459
WASTEWATER	WW Plant Operator II	2,080	G	22.91	47,653	30.99	64,459
WASTEWATER	Safety Coordinator	2,080	F	20.46	42,557	27.68	57,574
WASTEWATER	Equipment Operator II	2,080	F	20.46	42,557	27.68	57,574
WASTEWATER	WW Plant Operator I	2,080	F	20.46	42,557	27.68	57,574
WASTEWATER	Administrative Assistant	2,080	E	18.26	37,981	24.70	51,376
WASTEWATER	Equipment Operator I	2,080	E	18.26	37,981	24.70	51,376
WASTEWATER	Operation Worker	2,080	E	18.26	37,981	24.70	51,376
WASTEWATER	Part-Time Administrative Assistant	1,456	D	16.30	23,733	22.06	32,119
WASTEWATER	Part Time Grounds Maintenance	1,456	D	16.30	23,733	22.06	32,119
Note - Promotional	Senior Administrative Assistant	2,080	F	20.46	42,557	27.68	57,574
Grade F - Position available to promote administrative assistants with significantly increased duties and job responsibilities.							
Exempt Employees**							

Department	Job Title	Annual Hours	Pay Grade	Beginning		Maximum	
				Hourly	Annualized	Hourly	Annualized

Section 2: Temporary Positions - Authorize part time positions working less than 1456 hours per year (28 hours per week) and full time temporary positions working less than 1456 hours per year and lasting less than five months to be paid as follows:

Position	Minimum	Maximum
Lifeguard	\$13.00	\$18.34
Head Lifeguard	\$14.55	\$20.55
Utility Worker	\$11.67	\$14.90
Facility Attendant	\$11.67	\$14.90
Pool Manager	\$18.26	\$25.78
School Crossing Guards	\$50.00 per day(s) worked	

Section 3: Appointments - Appointments made by the Mayor or City Council shall be paid a bi-weekly stipend as follows:

City Judge	\$961.54 bi-weekly if sitting as judge; \$120.19 per week when absent.
City Judge Pro Tem	\$721.16 Bi-weekly if sitting as judge.
Prosecuting Attorney	\$755.54 Biweekly

Section 4: Elected Officials - Elected Officials shall be paid bi-weekly as follows:

Mayor	\$346.16
Vice Mayor	\$276.96
Council Member	\$230.77

City of Columbia

GRADE	BEGINNING		MAXIMUM	
	2080 HOURS	2764 HOURS	2080 HOURS	2764 HOURS
A	11.60		15.70	
B	13.00		17.58	
C	14.56		19.70	
D	16.30		22.06	
E	18.26	13.74	24.70	18.59
F	20.46	15.40	27.68	20.83
G	22.91	17.24	30.99	23.32
H	25.66	19.31	34.72	26.13
I	28.74	21.63	38.88	29.26
J	32.18	24.22	43.54	32.77
K	36.05	27.13	48.77	36.70
L	40.38	30.39	54.63	41.11
M	45.22		61.18	
N	50.65		68.53	
O	56.73		76.75	
P	63.54		85.96	

GRADE	BEGINNING	MAXIMUM
A	24,128	32,656
B	27,040	36,566
C	30,285	40,976
D	33,904	45,885
E	37,981	51,376
F	42,557	57,574
G	47,653	64,459
H	53,373	72,218
I	59,779	80,870
J	66,934	90,563
K	74,984	101,442
L	83,990	113,630
M	94,058	127,254
N	105,352	142,542
O	117,998	159,640
P	132,163	178,797



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE:

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

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 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: Ordinance No. 4505; Exhibit A; Exhibit B; Staff Report; Concept Plan; Ordinance Staff Report.

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).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Section 2: Said property to be rezoned, being Tax Map 100E Group G Parcel 29, located at 1209 Galloway Street, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 10th day of April, 2024, and after a public hearing held on the 9th day of May, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is consistent with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 13th day of June, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

BK/PG: R2640/323-324

20009711

This Instrument Prepared By:

Frank K. Dale, Esq.
Lawwell, Dale, Graham & Hutto
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

2 PGS:AL-WARRANTY DEED	
JANE BATCH: 230174	06/12/2020 - 01:22 PM
VALUE	50000.00
MORTGAGE TAX	0.00
TRANSFER TAX	185.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	198.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **CARLOS VALERO**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **RICHARD E. WOODSON, A MARRIED MAN**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Located in the Ninth (9th) Civil District of Maury County, Tennessee and being Lot 1 (containing 0.52 acres) on the Minor Plat of Ronald and Rita Maggi as shown by map of record in Plat Book P20 at page 162 in the Maury County, Tennessee Register of Deeds Office.

Being the same property conveyed to Carlos Valero by Deed dated August 17, 2018, recorded October 22, 2018, in Book R2523, Page 1373, in the Official Records of Maury County, Tennessee.

FIRST PARTY certifies that this property is not currently used by FIRST PARTY or a spouse or dependent of FIRST PARTY as a principal place of residence.

This property is shown on the tax records of Maury County, Tennessee as Map 100E, Group G, Parcel 029.00.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, which are prorated and will be paid by SECOND PARTY; all matters shown on plat of record in Plat Book P20, Page 162, Register's Office of Maury County, Tennessee; all matters shown on plat of record in Plat Book P16, Page 8, Register's Office of Maury County, Tennessee; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this 11th day of June, 2020.


Carlos Valero

STATE OF TENNESSEE
COUNTY OF MAURY

On this 11th day of June, 2020, before me personally appeared **CARLOS VALERO**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2020.

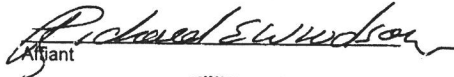

Notary Signature

My commission expires: 7/10/2021



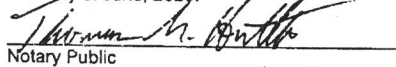
STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$50,000.00**.


Affiant

Sworn and subscribed to before me,

11th day of June, 2020.


Notary Public

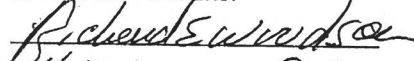
My commission expires: 7/10/2021



PERSON OR AGENCY
RESPONSIBLE FOR TAXES:

Same

NAME AND ADDRESS
OF PROPERTY OWNERS:


1612 Jeremy Dr
Columbia TN-38401

GENERAL NOTES

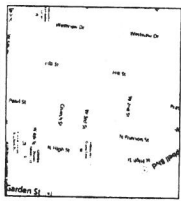
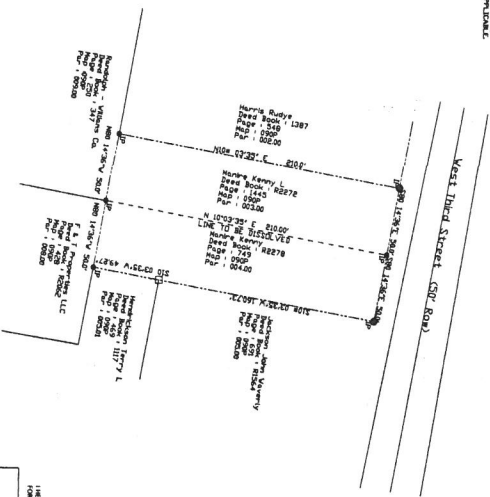
1. THIS SURVEY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD AND ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD.
2. THIS SURVEY HAS BEEN MADE FROM THE BEST AVAILABLE INFORMATION AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD.



LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- IRON PIN SET



09/04/2014 12:04 PM
14009380
PLAT BOOK : P20
PAGE : 182
JOHN FERNIE
Surveyor of Tennessee, Survey Company
Tennessee No. 14009380

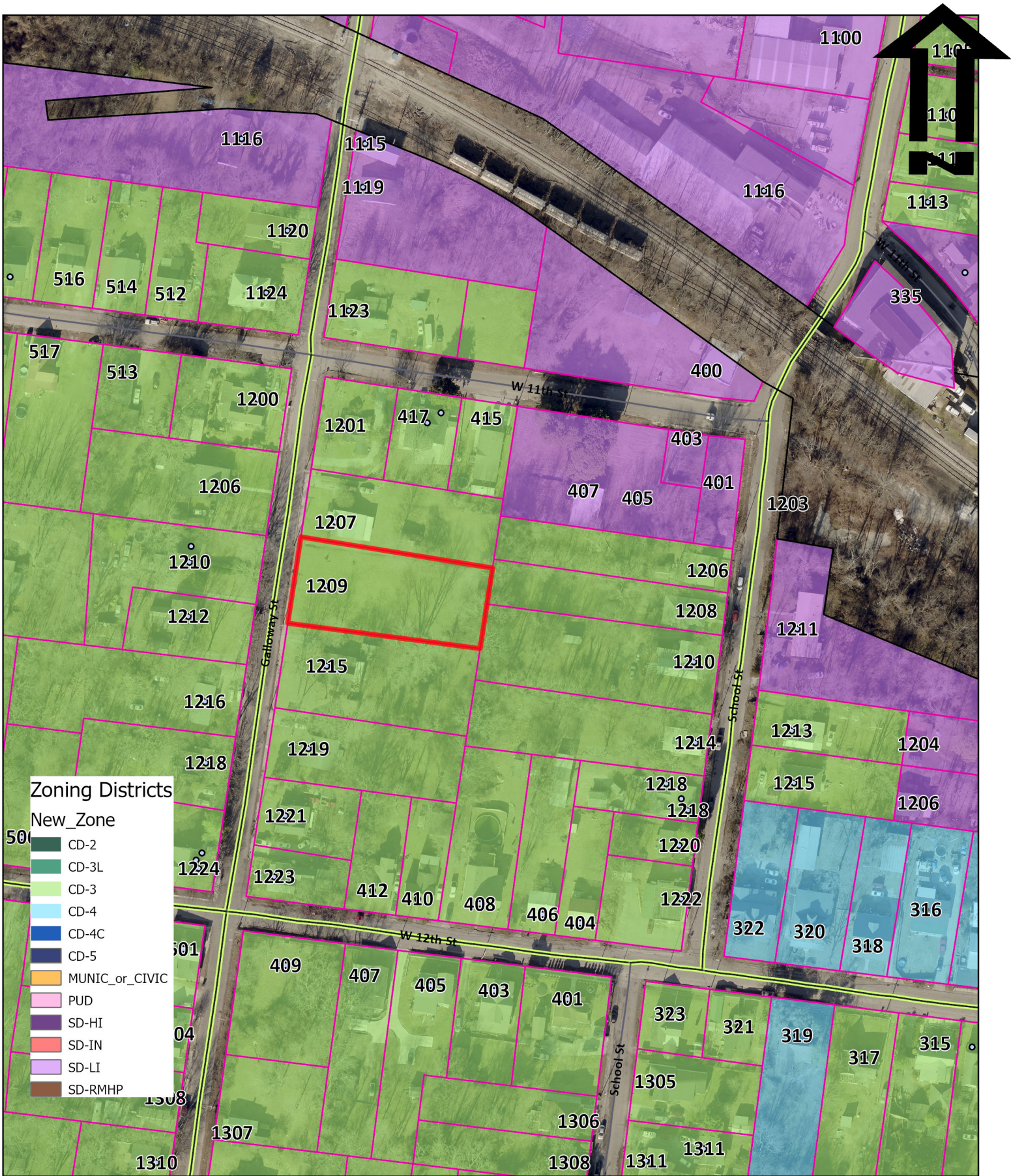


JOHN FERNIE
Professional Land Surveyor
Registered in TN & AL

600 West College St, Suite 106
Birmingham, TN 37130
Phone: 615-400-0000
Fax: 615-400-0000
Email: john@johnferniesurvey.com



BOUNDARY SURVEY
Combination of Control Map 090P
Parcels 005.00 & 004.00
West Third Street, Columbia
Adopted by the Board of Commissioners
on 09/04/2014
PREPARED BY: John Fernie
DATE: 09/04/2014
SCALE: 1" = 50'
SHEET: 1 OF 1
DRAWN BY: JF
PROJECT: 14009380



Ordinance No. 4505 - Exh B
1209 Galloway Street

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401

CITY OF COLUMBIA



1209 Galloway Rezoning

Project #:	24-0096	Location:	100E G 29.0
Applicant:	Richard Woodson	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family

PROJECT SUMMARY

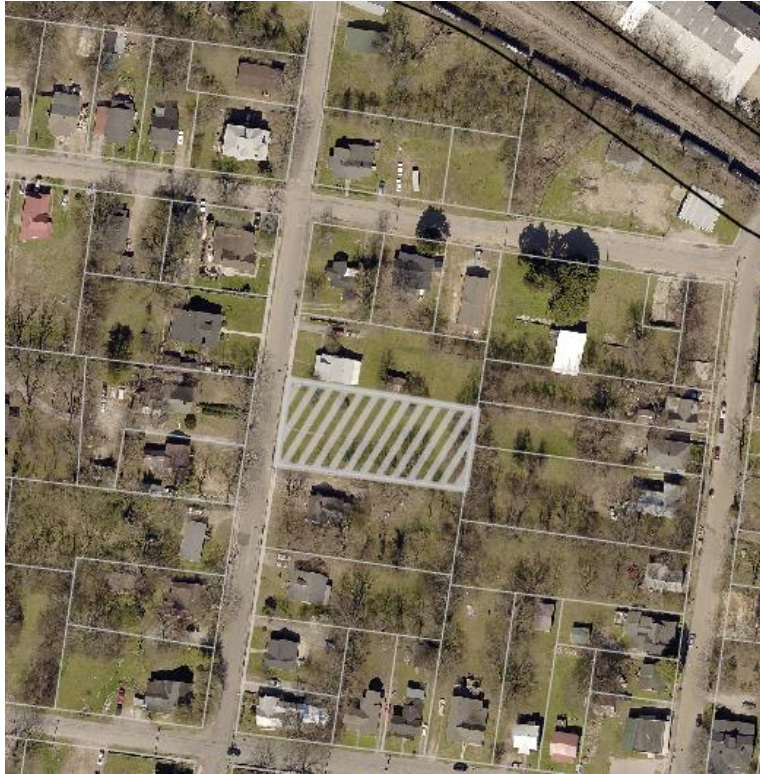
The applicant requests rezoning of a 0.52-acres lot on Galloway from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District). The current CD-3 zoning permits detached houses and some duplexes at four density units per acre. The requested CD-4 zoning permits a mix of uses and structure types, including townhomes, at twelve density units per acre.

- The requested zoning is consistent with the City Center Urban Village (CCUV) future land use classification in Connect Columbia.
- The applicant has provided a concept plan depicting division of the property into two lots.
- Subsequent development and division of the property will require additional reviews.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.



SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	Residential	Vacant	+/- 0.52



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	CD-3	Single Family
North	City Center Urban Village	CD-3	Single Family
South	City Center Urban Village	CD-3	Single Family
East	City Center Urban Village	CD-3	Single Family
West	City Center Urban Village	CD-3	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of the subject site is City Center Urban Village (CCUV). The CCUV future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms through the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center - Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

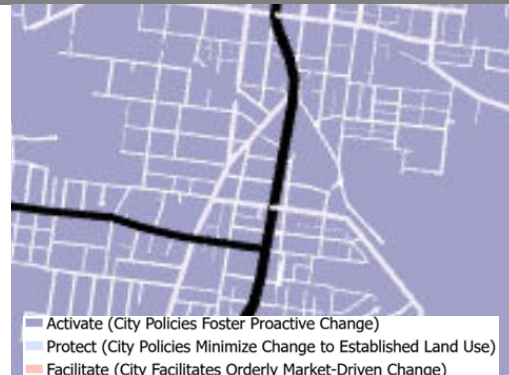
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density units per acre): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. "Sketch Development Plan"). The purpose of the concept plan is to demonstrate that it is possible to develop the site in conformity with the standards of the requested character district. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Lots, Building Sites & Bulk Standards

- **The concept demonstrates that it is possible to subdivide the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-D.**
 - The plan depicts the division of the property into two conforming 50-foot wide lots.
- **The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.**
 - If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.
 - Lots – Planning & Zoning will ensure that lots conform to the dimensional standards of the Ordinance at the time of subdivision.
 - Buildings – Staff will evaluate any proposed structures for zoning compliance as part of the building permit review.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its March 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [are not contravened];*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its March 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at § **8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Due to the small scale of the request, the applicant could not obtain a standard water availability letter. Planning directed the applicant to obtain written confirmation from the Office of Fire Marshal and CPWS's consultant that sufficient water is available to serve the property for domestic use and fire protection. The applicant provided this information at resubmittal.
- Planning directed the applicant to obtain a Will-Serve Letter from the Columbia Wastewater Department. The applicant provided this information at resubmittal.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-4 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is City Center Urban Village (CCUV). The requested CD-4 (General Urban) character district implements the future land use. The Area of Change Policy for the property is *activate*, indicating that the city encourages beneficial changes to the land use pattern in the area.

The CD-4 design standards are more prescriptive than the current CD-3 standards. The Zoning Ordinance contains highly prescriptive design standards which provide an improved built environment over time. Single family homes in exclusively residential zoning districts are exempt from most of these standards. However, design standards apply to all structure types in mixed-use zones, beginning with CD-4. The subject property is in an area with a mix of zoning designations, including CD-3 and Light Industrial. Standards vary between these districts. The owner and any subsequent purchaser should be on notice that new structures on the property will be subject to CD-4 design standards.

Any division of the property must conform to the standards of the Ordinance and Subdivision Regulations. Rezoning amends the regulatory map and determines which section of the Ordinance applies to the site. Zoning map amendments do not approve any specific plan of development. The applicant provided a concept plan for the rezoning which indicates the parcel is of sufficient size to create more than one conforming CD-4 lot. Subdivision of the property will require a plat prepared by a registered land surveyor. If the applicant succeeds in rezoning the

property, additional applications prepared with the aid of qualified professionals will be necessary to accomplish the goal of subdividing the property.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE:

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

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 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: Ordinance No. 4506; Exhibit A; Exhibit B; Staff Report; Concept Plan; Ordinance Staff Report.

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).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Section 2: Said property to be rezoned, being Tax Map 99A Group G Parcel 32, located at 815 Woodside Street, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 10th day of April, 2024, and after a public hearing held on the 9th day of May, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is consistent with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 13th day of June, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

Mail
AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. CITI-35316

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 099A-G-032.00-000

BK/PG:R2348/948-951

15015219

4 PGS : AL - WARRANTY DEED	
JAME BATCH: 167063	
12/01/2015 - 03:17 PM	
VALUE	15000.00
MORTGAGE TAX	0.00
TRANSFER TAX	55.50
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	78.50

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 28th day of September, 2015, by and between CITIFINANCIAL SERVICING, LLC, a mailing address of 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368 hereinafter referred to as Grantor(s) and **RICHARD E. WOODSON AND ANITA V. WOODSON, HUSBAND AND WIFE**, a mailing address of 1612 JEREMY DRIVE, COLUMBIA, TN 38401, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of FIFTEEN THOUSAND AND 00/100 (\$15,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in MAURY County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 15005858, recorded on 05/21/2015 in MAURY County, TENNESSEE.

Book * R2348 pg 1339

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 099A-G-032.00-000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 21st day of August, 2015.

CITIFINANCIAL SERVICING, LLC

By Olympus Asset Management as Attorney in Fact

BY: Kendra Stratten
PRINT NAME: Kendra Stratten
TITLE: Closing Analyst

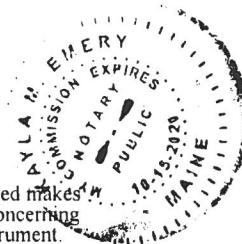
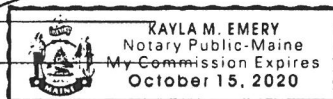
STATE OF Maine
COUNTY OF Cumberland



Before me, Kayla Emery, a Notary Public, of the state and county mentioned, personally appeared Kendra Stratten, Closing Analyst with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Olympus Asset Management as Attorney in Fact for CITIFINANCIAL SERVICING, LLC, the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Scarborough, ME, this 21st day of August, 2015.

Kayla Emery
Notary Public
My Commission expires: _____



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Richard E. Woodson
RICHARD E. WOODSON

STATE OF Tennessee
COUNTY OF Maury

Sworn to before me this 28 day of September, 2015.

Sharon Roberson
Notary Public
My Commission Expires: 06-18-2019



Name and address for person(s) responsible for taxes:

RICHARD E. WOODSON AND ANITA V. WOODSON
1612 JEREMY DRIVE
COLUMBIA, TN 38401

Name and address of property owner:

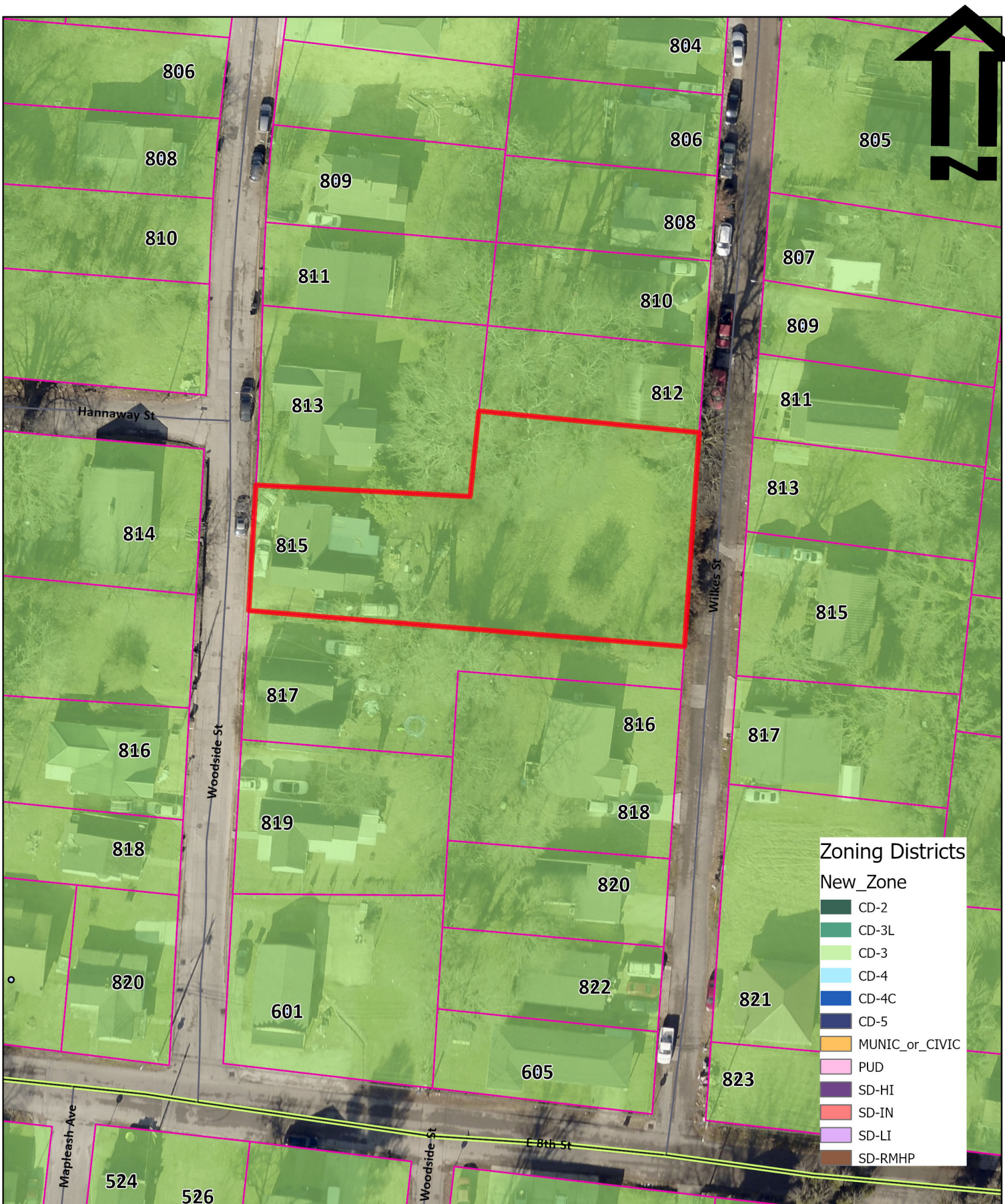
RICHARD E. WOODSON AND ANITA V. WOODSON
1612 JEREMY DRIVE
COLUMBIA, TN 38401

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF MAURY,
STATE OF TENNESSEE; HOUSE AND LOT SITUATED IN THE 9TH CIVIL DISTRICT OF
MAURY COUNTY, TENNESSEE, THE 3RD WARD OF THE CITY OF COLUMBIA BOUNDED ON
THE NORTH BY MCMEEN AND ALINE STREET, ON THE EAST BY WILKES STREET; IN THE
SOUTH BY D.E. GREEN, AND ON THE EAST BY BEASLEY AND WOODSIDE STREET.

TAX ID NUMBER: 099A-G-032.00-000

PROPERTY COMMONLY KNOWN AS: 815 WOODSIDE STREET, COLUMBIA, TN 38401

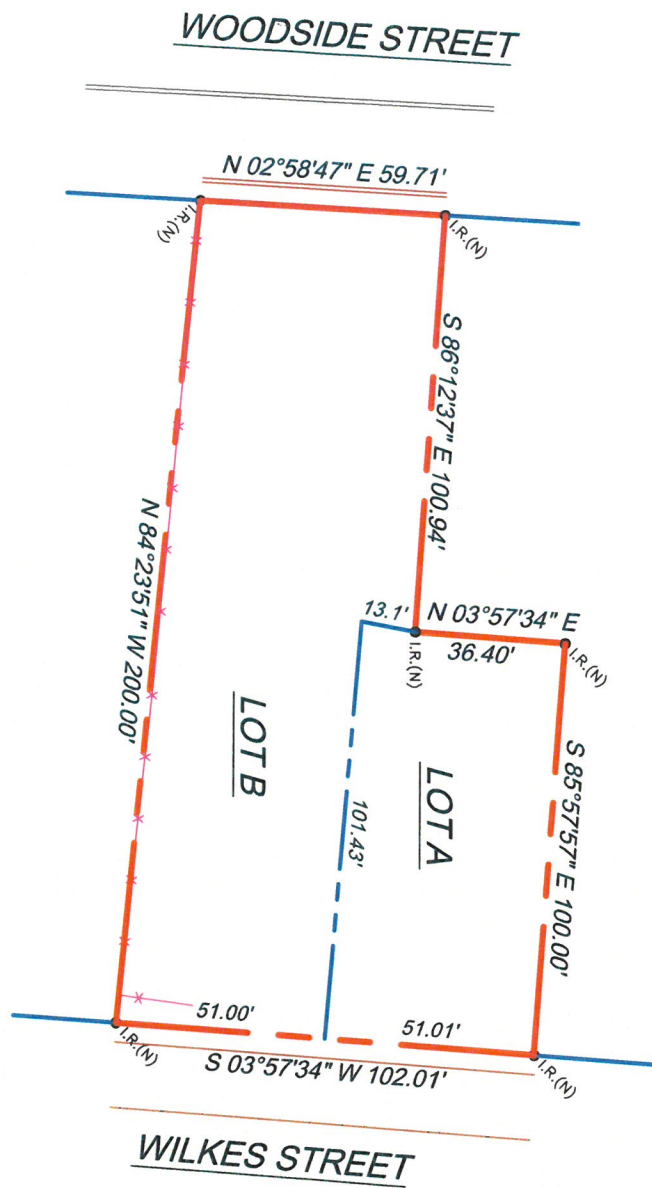


Ord.No. 4506-Exh.B
815 Woodside Street

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401

CITY OF COLUMBIA





RICHARD WOODSON
 815 Woodside Street
 Columbia, TN
 2/19/24
 1"=30'
 21-007

815 Woodside Rezoning

Project #:	24-0095	Location:	Map 99A G 32
Applicant:	Richard Woodson	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family

PROJECT SUMMARY

The applicant requests rezoning of a 0.39-acres lot on Woodside Street from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District). The current CD-3 zoning permits detached houses and some duplexes at four density units per acre. The requested CD-4 zoning permits a mix of uses and structure types, including townhomes, at twelve density units per acre.

- The requested zoning is consistent with the City Center Urban Village (CCUV) future land use classification in Connect Columbia.
- The applicant has provided a concept plan depicting division of the property into two lots.
- Subsequent development and division of the property will require additional reviews.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.



SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	Residential	House	+/- 0.39



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	CD-3	Single Family
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East	City Center Urban Village	CD-3	Single Family
West	City Center Urban Village	CD-3	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

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 General Urban CD-4
 Urban Center CD-5
 General Urban-Corridor CD-4C (only along Arterial roadways)
 Urban Center - Corridor CD-5C (only along Arterial roadways)*
 Mixed Use PUD PUD-MU
 Civic CV

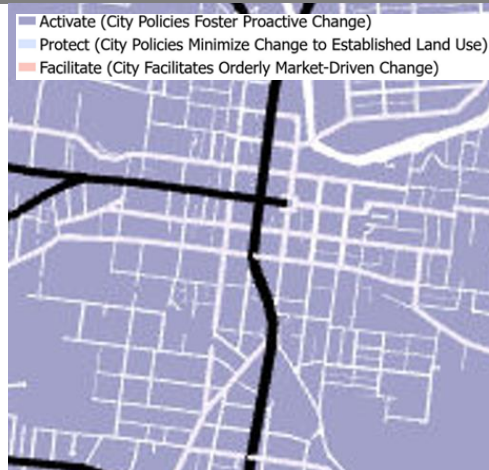
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
 Density (density units per acre): ≥ 12 du/ac
 Building Height: 1-5 stories
 Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”). The purpose of the concept plan is to demonstrate that it is possible to develop the site in conformity with the standards of the requested character district. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Lots, Building Sites & Bulk Standards

- **The concept demonstrates that it is possible to subdivide the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-D.**
 - The plan depicts the division of the property, which spans the block between Wilkes Street and Woodside Street into two lots.
 - The existing home, enfronting Woodside Street, is depicted on Lot B.
 - The remainder of the property is depicted on Lot A.
 - One of the lots shown in the concept does not conform to the standards of the Zoning Ordinance. Specifically, Lot B would create a “through lot” which is prohibited by § 4.3.3.D of the Zoning Ordinance (p. 190).
 - There are at least two possible alternatives which would create conforming CD-4 lots.
 - Presuming the property measurements shown in the concept are correct, there is sufficient frontage to create two lots enfronting Wilkes Street. This would produce three total lots, each with a front, a back, and two sides.
 - Alternatively, the existing lot could be divided with a line parallel to the streets, creating a total of two lots each with a front, a back, and two sides. In this scenario, the lot enfronting Wilkes Street would be ± 102.01-feet wide while the lot enfronting Woodside Street would be ± 59.71-feet wide.
 - Regardless of which option the property owner chooses, the concept plan does indicate that it is possible to divide the property into conforming CD-4 lots.

- **The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.**
 - If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.
 - Lots – Planning & Zoning will ensure that lots conform to the dimensional standards of the Ordinance at the time of subdivision.
 - Buildings – Staff will evaluate any proposed structures for zoning compliance as part of the building permit review.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its March 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its March 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at § **8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Due to the small scale of the request, the applicant could not obtain a standard water availability letter. Planning directed the applicant to obtain written confirmation from the Office of Fire Marshal and CPWS's consultant that sufficient water is available to serve the property for domestic use and fire protection. The applicant provided this information at resubmittal.
- Planning directed the applicant to obtain a Will-Serve Letter from the Columbia Wastewater Department. The applicant provided this information at resubmittal.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-4 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is City Center Urban Village (CCUV). The requested CD-4 (General Urban) character district implements the future land use. The Area of Change Policy for the property is *activate*, indicating that the city encourages beneficial changes to the land use pattern in the area.

The CD-4 design standards are more prescriptive than the current CD-3 standards. The Zoning Ordinance contains highly prescriptive design standards which provide an improved built environment over time. Single family homes in exclusively residential zoning districts are exempt from most of these standards. However, design standards apply to all structure types in mixed-use zones, beginning with CD-4. As the first property on the block to rezone into consistency with the future land use map, the property owner, or any subsequent purchaser, should be on notice that new structures on the property will be subject to more onerous standards.

Any division of the property must conform to the standards of the Ordinance and Subdivision Regulations. Rezoning amends the regulatory map and determines which section of the Ordinance applies to the site. Zoning map amendments do not approve any specific plan of development. The applicant provided a concept plan for the rezoning which indicates the parcel is of sufficient size to create more than one conforming CD-4 lot. Subdivision of the property will require a plat prepared by a registered land surveyor. If the applicant succeeds in rezoning the property, additional applications prepared with the aid of qualified professionals will be necessary to accomplish the goal of subdividing the property.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE:

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

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 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: Ordinance No. 4507; Exhibit A; Exhibit B; Staff Report; Concept Plan; Ordinance Staff Report.

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).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from PUD-R (Planned Unit Development - Residential District) to CD-3L (Neighborhood Large Lot Character District) and CD-2 (Rural Character District).

Section 2: Said property to be rezoned, being Tax Map 75 Parcel 11.17, located off Baker Road, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from PUD-R (Planned Unit Development - Residential District) to CD-3L (Neighborhood Large Lot Character District) and CD-2 (Rural Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 10th day of April, 2024, and after a public hearing held on the 9th day of May, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is consistent with the Comprehensive plan and any applicable local area plans;
- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 13th day of June, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

CD-3L PROJECT AREA LEGAL DESCRIPTION

BEGINNING at the southeast corner of Map 75 Parcel 11.17 at the Iron Pin Original (O):

THENCE FROM THE POINT OF BEGINNING OF THE CD-3L PROJECT AREA RUNNING NORTH 17 DEGREES 57 MINUTES 23 SECONDS EAST – 111.26 FEET;

THENCE NORTH 68 DEGREES 58 MINUTES 42 SECONDS WEST – 137.58 FEET;

THENCE NORTH 21 DEGREES 01 MINUTES 18 SECONDS EAST – 89.70 FEET;

THENCE NORTH 68 DEGREES 58 MINUTES 42 SECONDS WEST – 139.52 FEET;

THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 230.0 FEET; FROM WHICH BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 10 DEGREES 35 MINUTES 37 SECONDS EAST – 52.81 FEET; THENCE NORTH 4 DEGREES 00 MINUTES 03 SECONDS EAST – 151.03 FEET; THENCE NORTH 0 DEGREES 51 MINUTES 37 SECONDS EAST – 25.20 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.0 FEET; FROM WHICH BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 36 DEGREES 29 MINUTES 31 SECONDS EAST – 31.31 FEET;

THENCE NORTH 75 DEGREES 15 MINUTES 50 SECONDS EAST – 85.93 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 155.0 FEET; FROM WHICH THE BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 64 DEGREES 12 MINUTES 19 SECONDS EAST – 59.46 FEET; THENCE NORTH 53 DEGREES 08 MINUTES 47 SECONDS EAST – 297.44 FEET;

THENCE NORTH 36 DEGREES 51 MINUTES 13 SECONDS WEST – 481.40 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 155.0 FEET; FROM WHICH BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 52 DEGREES 19 MINUTES 24 SECONDS WEST – 82.69 FEET; THENCE NORTH 67 DEGREES 47 MINUTES 36 SECONDS WEST – 130.98 FEET;

THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 230.76 FEET; FROM WHICH THE BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 40 DEGREES 23 MINUTES 22 SECONDS EAST – 133.57 FEET; THENCE NORTH 57 DEGREES 16 MINUTES 08 SECONDS EAST – 27.60 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND

HAVING A RADIUS OF 25.0 FEET; FROM WHICH THE BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 12 DEGREES 16 MINUTES 10 SECONDS EAST – 35.35 FEET;

THENCE NORTH 32 DEGREES 43 MINUTES 52 SECONDS WEST – 43.03 FEET;

THENCE NORTH 57 DEGREES 16 MINUTES 08 SECONDS EAST – 65.00 FEET;

THENCE NORTH 31 DEGREES 25 MINUTES 42 SECONDS WEST – 64.68 FEET; THENCE NORTH 24 DEGREES 06 MINUTES 28 SECONDS WEST – 163.86 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 153.47 FEET; FROM WHICH THE BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 24 DEGREES 06 MINUTES 40 SECONDS WEST – 11.99 FEET;

THENCE SOUTH 47 DEGREES 52 MINUTES 03 SECONDS WEST – 176.87 FEET;

THENCE NORTH 45 DEGREES 13 MINUTES 51 SECONDS WEST – 198.65 FEET;

THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 230.0 FEET; FROM WHICH THE BEGINNING OF CURVE THE RADIUS POINT BEARS SOUTH 33 DEGREES 59 MINUTES 27 SECONDS WEST – 76.66 FEET; THENCE SOUTH 24 DEGREES 23 MINUTES 49 SECONDS WEST – 108.93 FEET;

THENCE NORTH 65 DEGREES 36 MINUTES 11 SECONDS WEST – 139.00 FEET;

THENCE SOUTH 24 DEGREES 23 MINUTES 49 SECONDS WEST – 154.67 FEET;

THENCE SOUTH 6 DEGREES 21 MINUTES 09 SECONDS WEST – 47.68 FEET; THENCE SOUTH 6 DEGREES 21 MINUTES 09 SECONDS WEST – 431.63 FEET; THENCE SOUTH 6 DEGREES 03 MINUTES 29 SECONDS WEST – 326.63 FEET; THENCE SOUTH 64 DEGREES 48 MINUTES 22 SECONDS WEST – 191.31 FEET; THENCE SOUTH 32 DEGREES 04 MINUTES 00 SECONDS WEST – 164.99 FEET;

THENCE SOUTH 86 DEGREES 35 MINUTES 42 SECONDS EAST – 242.69 FEET;

THENCE SOUTH 4 DEGREES 31 MINUTES 45 SECONDS WEST – 108.02 FEET;

THENCE SOUTH 68 DEGREES 58 MINUTES 53 SECONDS EAST – 376.68 FEET; THENCE SOUTH 68 DEGREES 58 MINUTES 53 SECONDS EAST – 218.40 FEET;

THENCE NORTH 21 DEGREEES 01 MINUTES 07 SECONDS EAST – 13.43 FEET;

THENCE SOUTH 68 DEGREES 59 MINUTES 54 SECONDS EAST – 55.23 FEET; THENCE SOUTH 68 DEGREES 58 MINUTES 41 SECONDS EAST – 282.53 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 1,148,044.3 SQFT (26.4 AC).

CD-2 PROJECT AREA LEGAL DESCRIPTION

BEGINNING at the southeast corner of Map 75 Parcel 11.17 at the Iron Pin Original (O);

THENCE RUNNING NORTH 17 DEGREES 57 MINUTES 23 SECONDS EAST – 111.26 FEET TO THE POINT OF BEGINNING OF THE CD-2 PROJECT AREA;

THENCE NORTH 68 DEGREES 58 MINUTES 42 SECONDS WEST – 137.58 FEET;

THENCE NORTH 21 DEGREES 01 MINUTES 18 SECONDS EAST – 89.70 FEET;

THENCE NORTH 68 DEGREES 58 MINUTES 42 SECONDS WEST – 139.52 FEET;

THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 230.0 FEET; FROM WHICH BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 10 DEGREES 35 MINUTES 37 SECONDS EAST – 52.81 FEET; THENCE NORTH 4 DEGREES 00 MINUTES 03 SECONDS EAST – 151.03 FEET; THENCE NORTH 0 DEGREES 51 MINUTES 37 SECONDS EAST – 25.20 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.0 FEET; FROM WHICH BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 36 DEGREES 29 MINUTES 31 SECONDS EAST – 31.31 FEET;

THENCE NORTH 75 DEGREES 15 MINUTES 50 SECONDS EAST – 85.93 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 155.0 FEET; FROM WHICH THE BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 64 DEGREES 12 MINUTES 19 SECONDS EAST – 59.46 FEET; THENCE NORTH 53 DEGREES 08 MINUTES 47 SECONDS EAST – 297.44 FEET;

THENCE NORTH 36 DEGREES 51 MINUTES 13 SECONDS WEST – 481.40 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 155.0 FEET; FROM WHICH BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 52 DEGREES 19 MINUTES 24 SECONDS WEST – 82.69 FEET; THENCE NORTH 67 DEGREES 47 MINUTES 36 SECONDS WEST – 130.98 FEET;

THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 230.76 FEET; FROM WHICH THE BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 40 DEGREES 23 MINUTES 22 SECONDS EAST – 133.57 FEET; THENCE NORTH 57 DEGREES 16 MINUTES 08 SECONDS EAST – 27.60 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND

HAVING A RADIUS OF 25.0 FEET; FROM WHICH THE BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 12 DEGREES 16 MINUTES 10 SECONDS EAST – 35.35 FEET;

THENCE NORTH 32 DEGREES 43 MINUTES 52 SECONDS WEST – 43.03 FEET;

THENCE NORTH 57 DEGREES 16 MINUTES 08 SECONDS EAST – 65.00 FEET;

THENCE NORTH 31 DEGREES 25 MINUTES 42 SECONDS WEST – 64.68 FEET; THENCE NORTH 24 DEGREES 06 MINUTES 28 SECONDS WEST – 163.86 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 153.47 FEET; FROM WHICH THE BEGINNING OF CURVE THE RADIUS POINT BEARS NORTH 24 DEGREES 06 MINUTES 40 SECONDS WEST – 11.99 FEET;

THENCE SOUTH 47 DEGREES 52 MINUTES 03 SECONDS WEST – 176.87 FEET;

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THENCE NORTH 65 DEGREES 36 MINUTES 11 SECONDS WEST – 139.00 FEET;

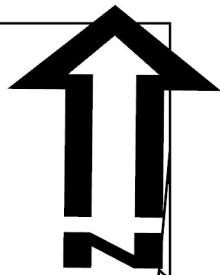
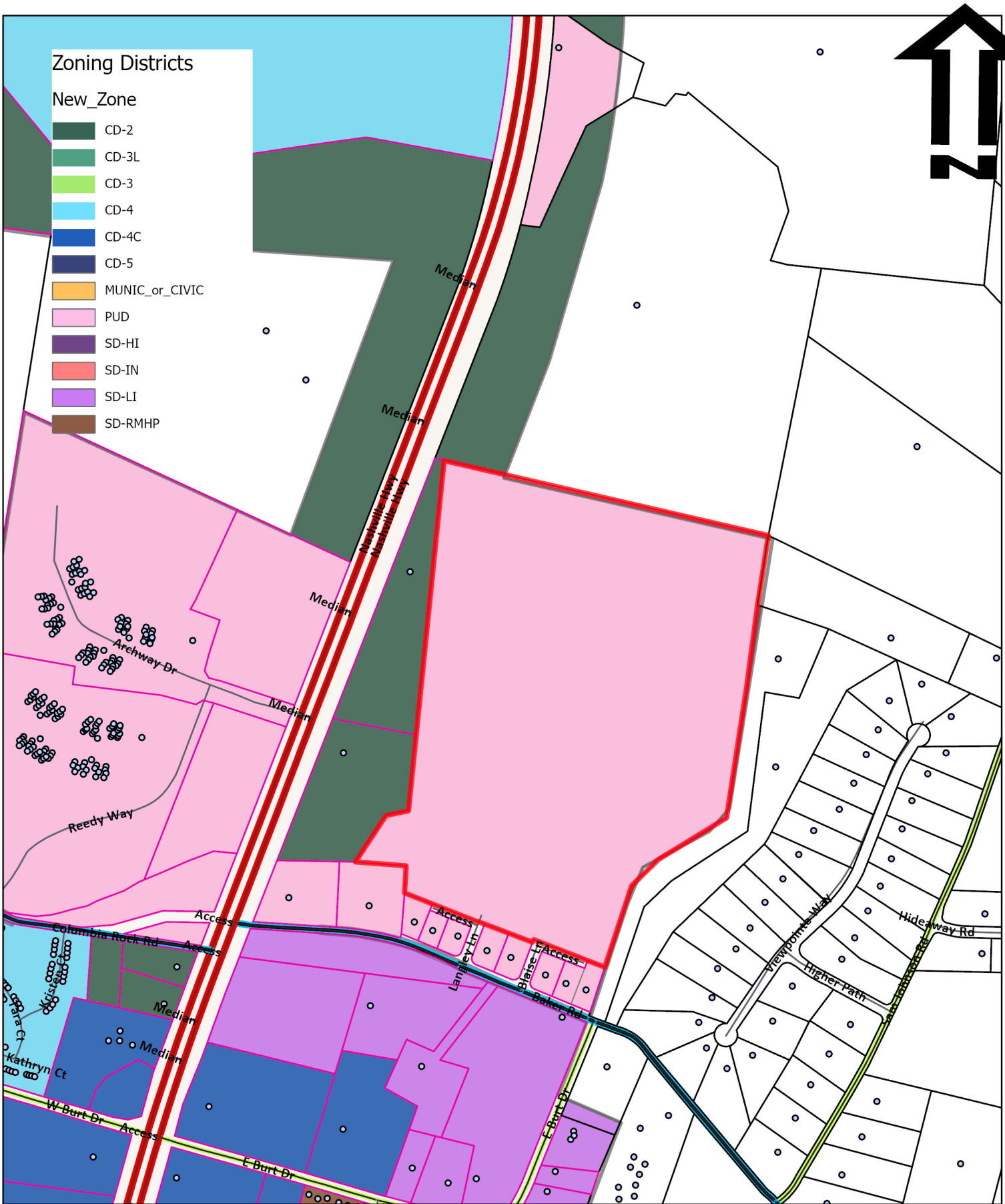
THENCE SOUTH 24 DEGREES 23 MINUTES 49 SECONDS WEST – 154.67 FEET;

THENCE NORTH 6 DEGREES 13 MINUTES 53 SECONDS EAST – 732.08 FEET;

THENCE SOUTH 77 DEGREES 08 MINUTES 34 SECONDS EAST – 846.13 FEET; THENCE SOUTH 76 DEGREES 53 MINUTES 33 SECONDS EAST – 567.82 FEET;

THENCE SOUTH 8 DEGREES 06 MINUTES 53 SECONDS WEST – 318.29 FEET; THENCE SOUTH 9 DEGREES 59 MINUTES 35 SECONDS WEST – 238.15 FEET; THENCE SOUTH 6 DEGREES 46 MINUTES 54 SECONDS WEST – 132.93 FEET; THENCE SOUTH 6 DEGREES 54 MINUTES 55 SECONDS WEST – 525.79 FEET; THENCE SOUTH 54 DEGREES 38 MINUTES 46 SECONDS WEST – 478.78 FEET; THENCE SOUTH 25 DEGREES 00 MINUTES 46 SECONDS WEST – 92.99 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 23 SECONDS WEST – 217.09 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 1,353,935.7 SQFT (31.08 AC).



Ord. No. 4507 - Exh. B
 Baker Road
 Tax Map 75 Parcel 11.17

City of Columbia
 Development Services
 700 N. Garden Street
 Columbia, TN 38401



REZONE / ANNEXATION PLAN FOR BAKER ROAD DEVELOPMENT

Property Information:

Columbia / Maury County, Tennessee
Total Acres: 57.43 ACRES +/-

Owner / Developer:
XX

Civil Engineer:
TKC ARCHITECTURE AND ENGINEERING LLC
Cole Newton
cole@tkc-ae.com
615.617.7477
www.tkc-ae.com

Surveyor:
ALLEN B. O'LEARY

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the ALLEN B. O'LEARY. TKC ARCHITECTURE AND ENGINEERING and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.

Utility Providers:

Water - Columbia Power & Water Systems (CPWS)
Wastewater - Columbia Power & Water Systems (CPWS)
Electric - Columbia Power & Water Systems (CPWS)



LOCATION MAP

Total Site Data	
	PROVIDED
TOTAL PROPERTY ACREAGE	57.43 +/- AC
ZONING	REZONE TO CD-3L (2 UNITS / AC)
LOT WIDTH	100 FT. (MIN.)
LOT AREA	BASED ON 2 UNITS PER AC
SINGLE-FAMILY	24.3 AC
TOTAL OPEN SPACE	24.5 AC
TOTAL CIVIC SPACE	2.9 AC (5.0% OF GROSS ACREAGE)
RIGHT OF WAY	8.7 AC
TOTAL LOTS	68 (1.2 UNITS / AC)

Sheet Schedule

- | | |
|---------|--|
| C - 0.0 | Cover Sheet |
| C - 1.0 | Existing Conditions |
| C - 2.0 | Preliminary Concept Plan |
| C - 2.1 | Preliminary Development Plan |
| C - 2.2 | Preliminary Tree Preservation Plan |
| C - 2.3 | Preliminary Civic Space & Pedestrian Shed Plan |

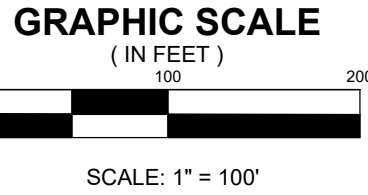
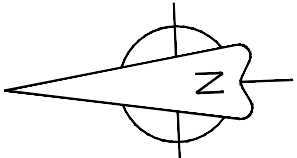
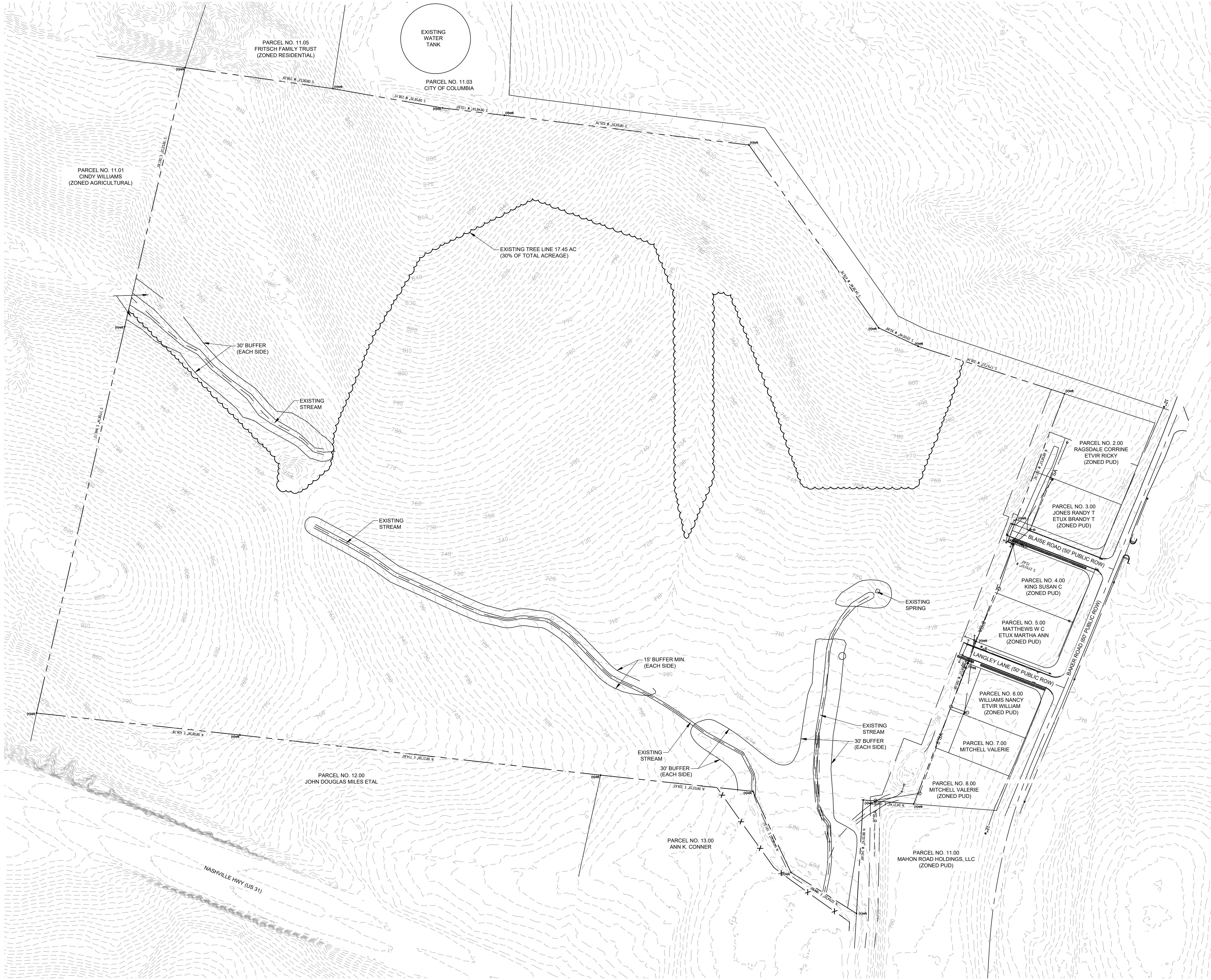
COLUMBIA / MAURY COUNTY, TN MAP 75 PARCEL 11.17

Revision		
No.	Date	Description

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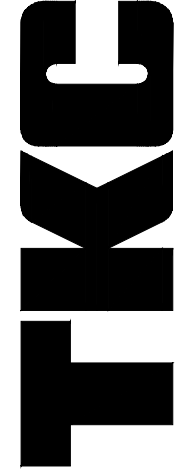
PRELIMINARY
DATE: 12/04/2023
DRAWN BY: TS
PROJECT NO.: 2353

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - - - EXISTING CONTOURS

ARCHITECTURE
INTERIORS
CIVIL SITE



CONSULTANTS:

PROJECT TITLE:
**BAKER ROAD
DEVELOPMENT**

Columbia, Maury County
Parcel 11.17, Tax Map 75

**PRELIMINARY
DRAWINGS**

Revision		
No.	Date	Description

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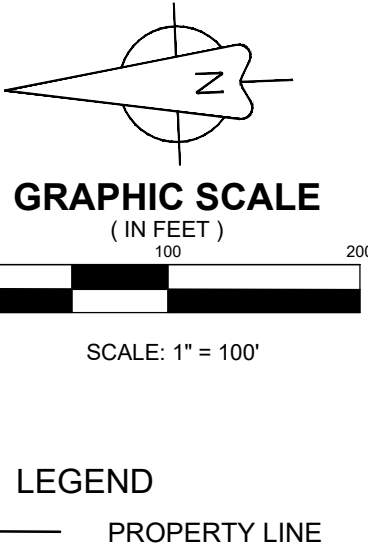
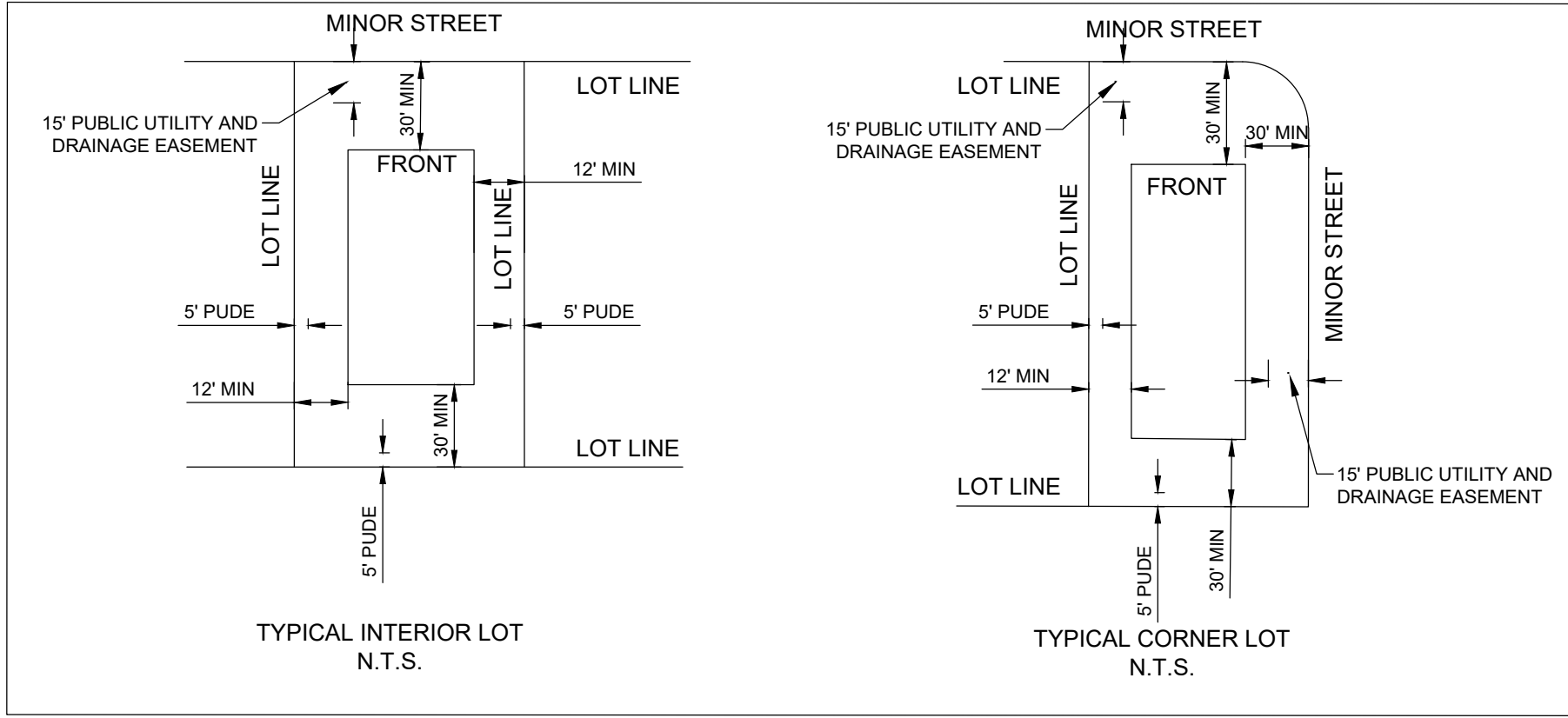
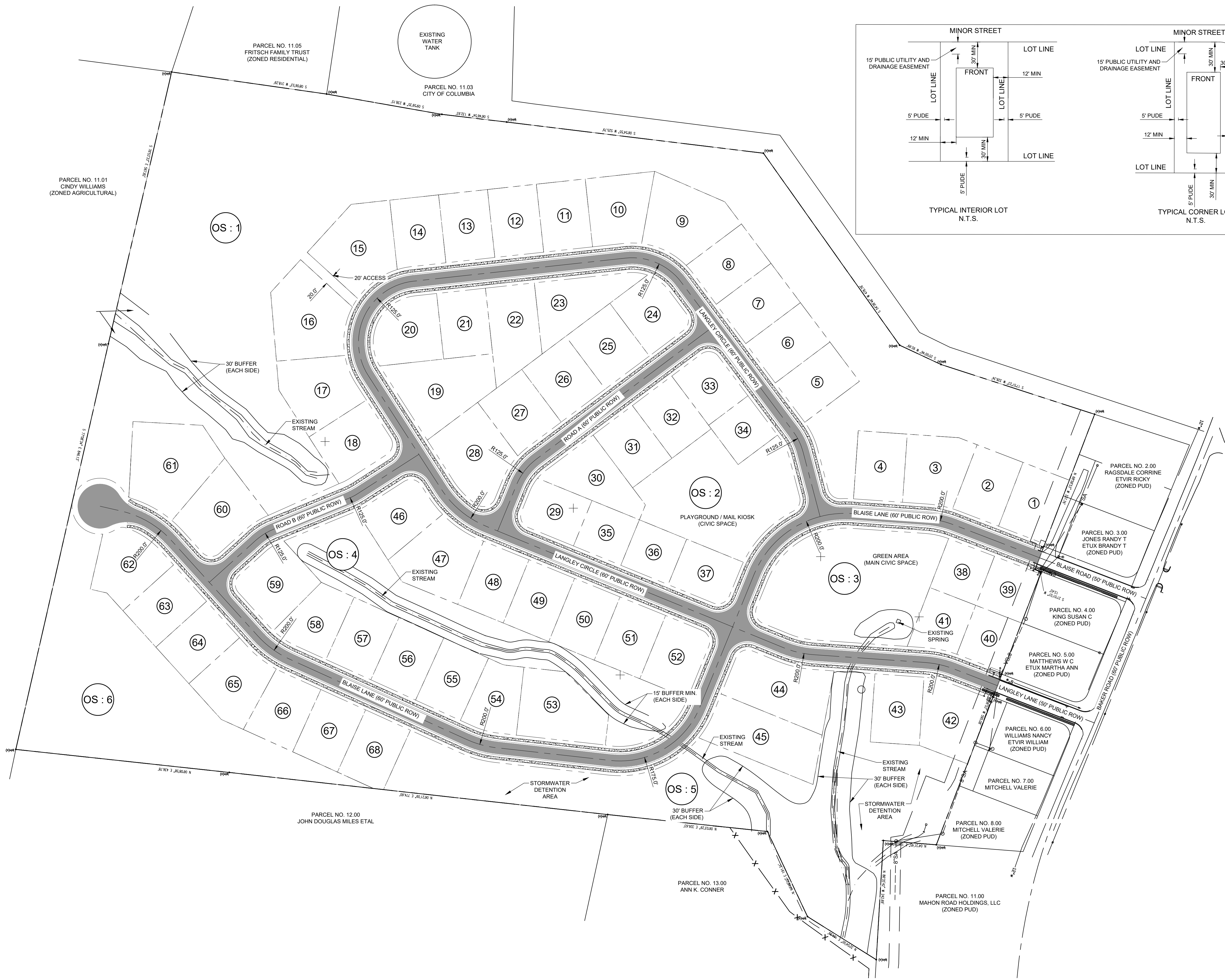
SHEET TITLE:
EXISTING CONDITIONS

PRELIMINARY
DATE: 12/04/2023
DRAWN BY: TS
PROJECT NO.: 2353

SHEET NO.:

C - 1.0

NOT FOR CONSTRUCTION



Total Site Data	
PROVIDED	
TOTAL PROPERTY ACREAGE	57.43 +/- AC
ZONING	REZONE TO CD-3L (2 UNITS / AC)
LOT WIDTH	100 FT. (MIN.)
LOT AREA	BASED ON 2 UNITS PER AC
SINGLE-FAMILY	24.3 AC
TOTAL OPEN SPACE	24.5 AC
TOTAL CIVIC SPACE	2.9 AC (5.0% OF GROSS ACREAGE)
RIGHT OF WAY	8.7 AC
TOTAL LOTS	68 (1.2 UNITS / AC)

- NOTES:
- SEE SHEET C-2.1 FOR THE TYPICAL SECTION.
 - OS-1 TO BE 10.16 ACRES OF TREE SAVE AREA WHICH IS GREATER THAN THE 8.38 ACRES REQUIRED SEE SHEET C-2.2.
 - OS-2 TO BE PLAYGROUND, GREEN AREA (CIVIC SPACE) & MAIL KIOSK
 - OS-3 TO BE GREEN AREA (MAIN CIVIC SPACE)

Parcel Area Table			
PARCEL	SQ. FT.	ACRES	
1	14010.97	0.32	
2	13902.64	0.32	
3	17326.28	0.40	
4	13900.00	0.32	
5	13900.00	0.32	
6	13900.00	0.32	
7	13900.00	0.32	
8	13910.97	0.32	
9	22308.18	0.51	
10	16941.31	0.39	
11	13900.78	0.32	
12	13900.78	0.32	
13	13900.78	0.32	
14	13935.64	0.32	
15	22337.39	0.51	
16	24110.07	0.55	
17	19258.95	0.44	
18	15916.79	0.37	
19	23896.02	0.55	
20	16637.86	0.38	
21	13400.00	0.31	
22	17532.00	0.40	
23	17735.37	0.41	
24	14597.13	0.34	
25	15008.00	0.34	
26	15008.00	0.34	
27	15028.33	0.35	
28	21267.98	0.49	
29	12241.64	0.28	
30	16521.16	0.38	
31	13400.00	0.31	
32	13400.00	0.31	
33	12365.87	0.28	
34	10000.00	0.23	
35	10400.00	0.24	
36	10400.00	0.24	
37	12268.23	0.28	
38	10670.67	0.24	
39	10692.37	0.25	
40	10669.76	0.24	

Parcel Area Table			
PARCEL	SQ. FT.	ACRES	
41	11496.04	0.26	
42	17596.85	0.40	
43	13900.00	0.32	
44	23108.48	0.53	
45	23373.47	0.54	
46	14966.11	0.34	
47	19877.70	0.46	
48	13900.00	0.32	
49	13900.00	0.32	
50	13900.00	0.32	
51	13900.00	0.32	
52	14460.87	0.33	
53	21540.87	0.49	
54	13474.56	0.31	
55	13900.20	0.32	
56	13900.00	0.32	
57	13900.00	0.32	
58	13625.70	0.31	
59	17313.69	0.40	
60	19714.33	0.45	
61	27018.37	0.62	
62	16921.94	0.39	
63	13900.00	0.32	
64	13900.00	0.32	
65	17338.77	0.40	
66	14608.53	0.34	
67	13900.00	0.32	
68	13839.92	0.32	

Parcel Area Table			
PARCEL	SQ. FT.	ACRES	
1	539190.44	12.38	
2	55165.07	1.27	
3	70885.11	1.63	
4	75541.32	1.73	
5	196439.15	4.51	
6	127846.31	2.93	

NOT FOR CONSTRUCTION

Revision		
No.	Date	Description

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PRELIMINARY CONCEPT PLAN

PRELIMINARY
DATE: 12/04/2023
DRAWN BY: TS
PROJECT NO.: 2353

SHEET NO.:
C - 2.0

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

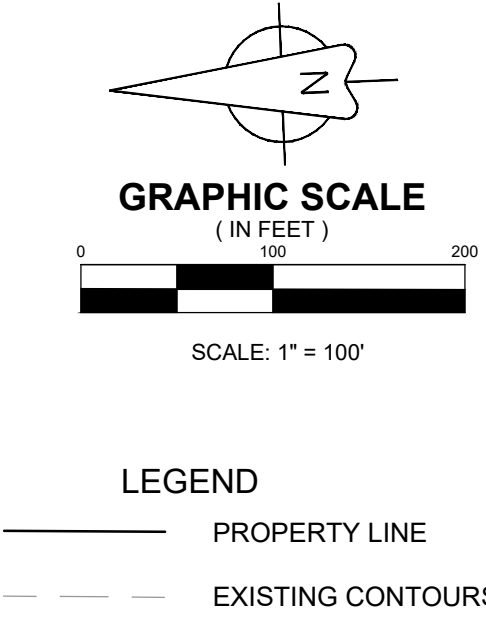
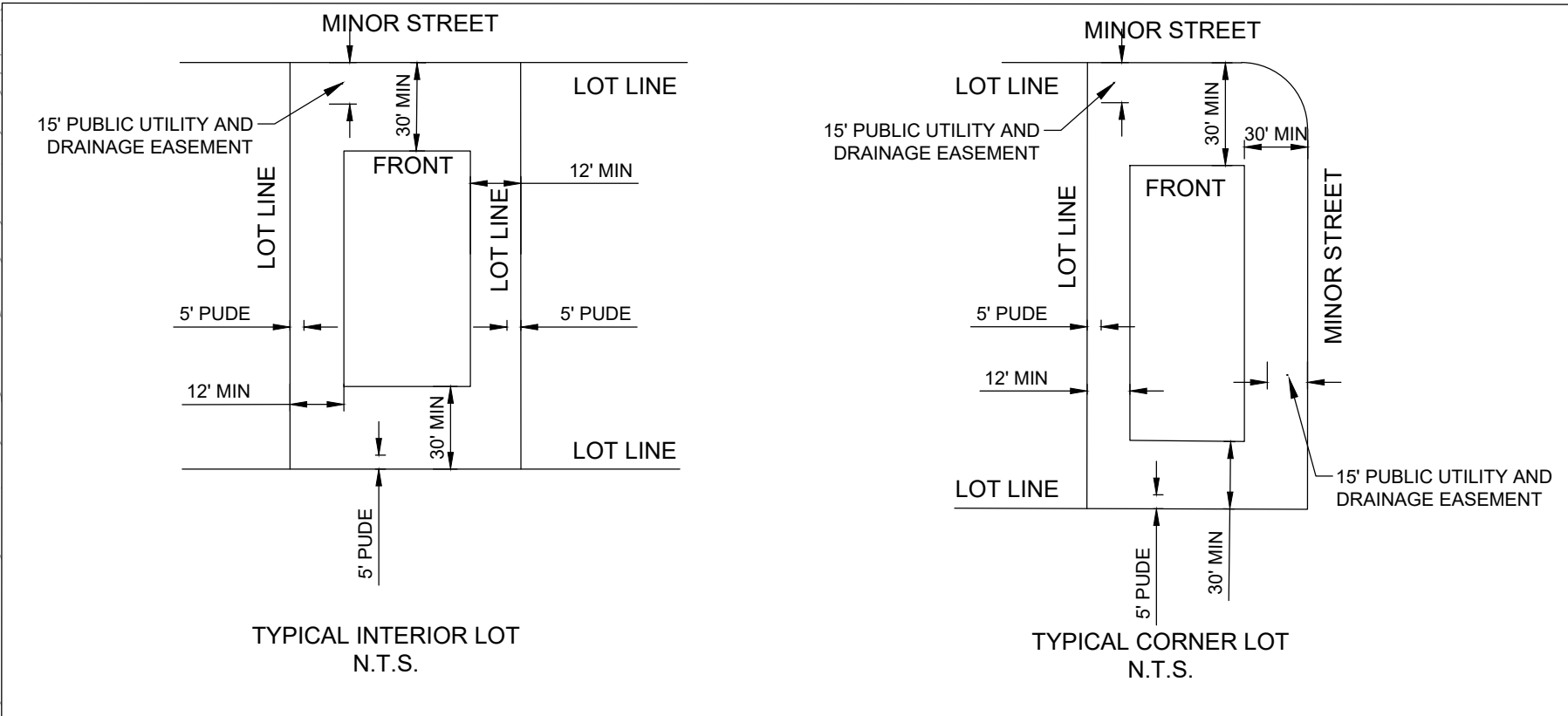
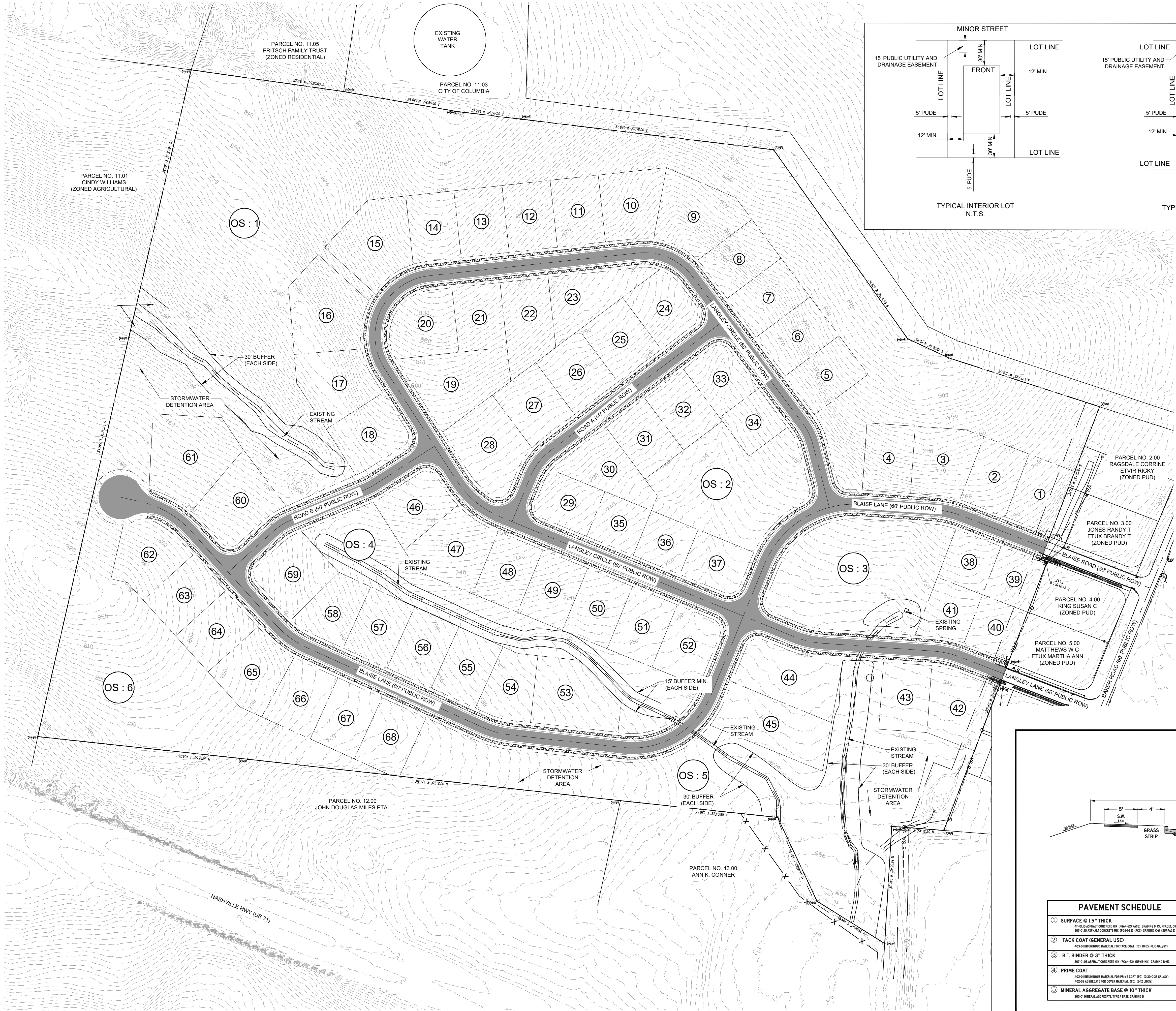
818 S. MAIN STREET, COLUMBIA, TN 38401 | 415.817.7477 | WWW.TKC-AE.COM

PROJECT TITLE:
BAKER ROAD DEVELOPMENT

CONSULTANTS:

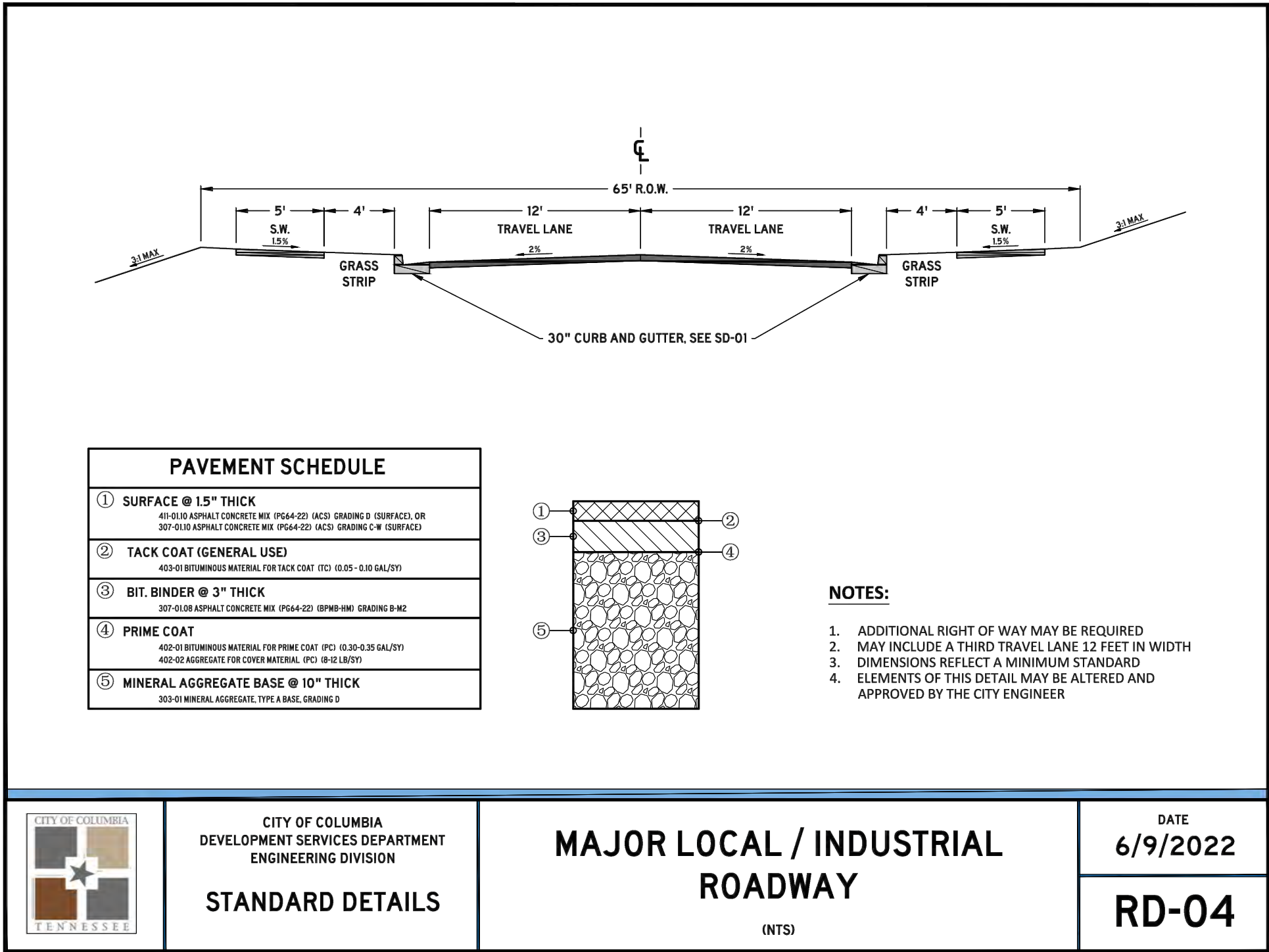
PRELIMINARY DRAWINGS

Columbia, Maury County
Parcel 11.07, Tax Map 75



Total Site Data	
PROVIDED	
TOTAL PROPERTY ACREAGE	57.43 +/- AC
ZONING	REZONE TO CD-3L (2 UNITS / AC)
LOT WIDTH	100 FT. (MIN.)
LOT AREA	BASED ON 2 UNITS PER AC
SINGLE-FAMILY	24.3 AC
TOTAL OPEN SPACE	24.5 AC
TOTAL CIVIC SPACE	2.9 AC (5.0% OF GROSS ACREAGE)
RIGHT OF WAY	8.7 AC
TOTAL LOTS	68 (1.2 UNITS / AC)

- NOTES:
- SEE SHEET C-2.1 FOR THE TYPICAL SECTION.
 - OS-1 TO BE 10.16 ACRES OF TREE SAVE AREA WHICH IS GREATER THAN THE 8.38 ACRES REQUIRED SEE SHEET C-2.2.
 - OS-2 TO BE PLAYGROUND, GREEN AREA (CIVIC SPACE) & MAIL KIOSK
 - OS-3 TO BE GREEN AREA (MAIN CIVIC SPACE)



CONSULTANTS:

PROJECT TITLE:
**BAKER ROAD
DEVELOPMENT**

Columbia, Maury County
Parcel 11.01, Tax Map 75

**PRELIMINARY
DRAWINGS**

Revision		
No.	Date	Description

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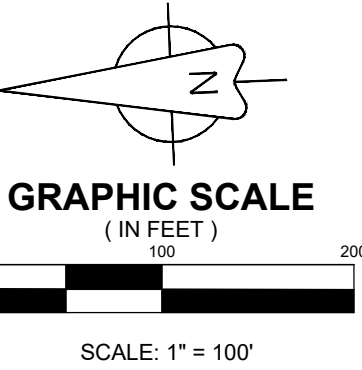
SHEET TITLE:
**PRELIMINARY
DEVELOPMENT PLAN**

PRELIMINARY
DATE: 12/04/2023
DRAWN BY: TS
PROJECT NO.: 2353

SHEET NO.:

C - 2.1

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - EXISTING CONTOURS
 - TREE SAVE AREA

Total Site Data	
PROVIDED	
TOTAL PROPERTY ACREAGE	57.43 +/- AC
ZONING	REZONE TO CD-3L (2 UNITS / AC)
LOT WIDTH	100 FT. (MIN.)
LOT AREA	BASED ON 2 UNITS PER AC
SINGLE-FAMILY	24.3 AC
TOTAL OPEN SPACE	24.5 AC
TOTAL CIVIC SPACE	2.9 AC (5.0% OF GROSS ACREAGE)
RIGHT OF WAY	8.7 AC
TOTAL LOTS	68 (1.2 UNITS / AC)

- NOTES:
- SEE SHEET C-2.1 FOR THE TYPICAL SECTION.
 - OS-1 TO BE 10.16 ACRES OF TREE SAVE AREA WHICH IS GREATER THAN THE 8.38 ACRES REQUIRED SEE SHEET C-2.2.
 - OS-2 TO BE PLAYGROUND, GREEN AREA (CIVIC SPACE) & MAIL KIOSK
 - OS-3 TO BE GREEN AREA (MAIN CIVIC SPACE)

CONSULTANTS:

PROJECT TITLE:
**BAKER ROAD
DEVELOPMENT**

Columbia, Maury County
Parcel 11177, Tax Map 75

**PRELIMINARY
DRAWINGS**

Revision		
No.	Date	Description

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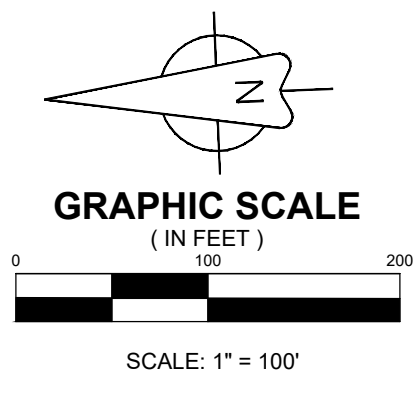
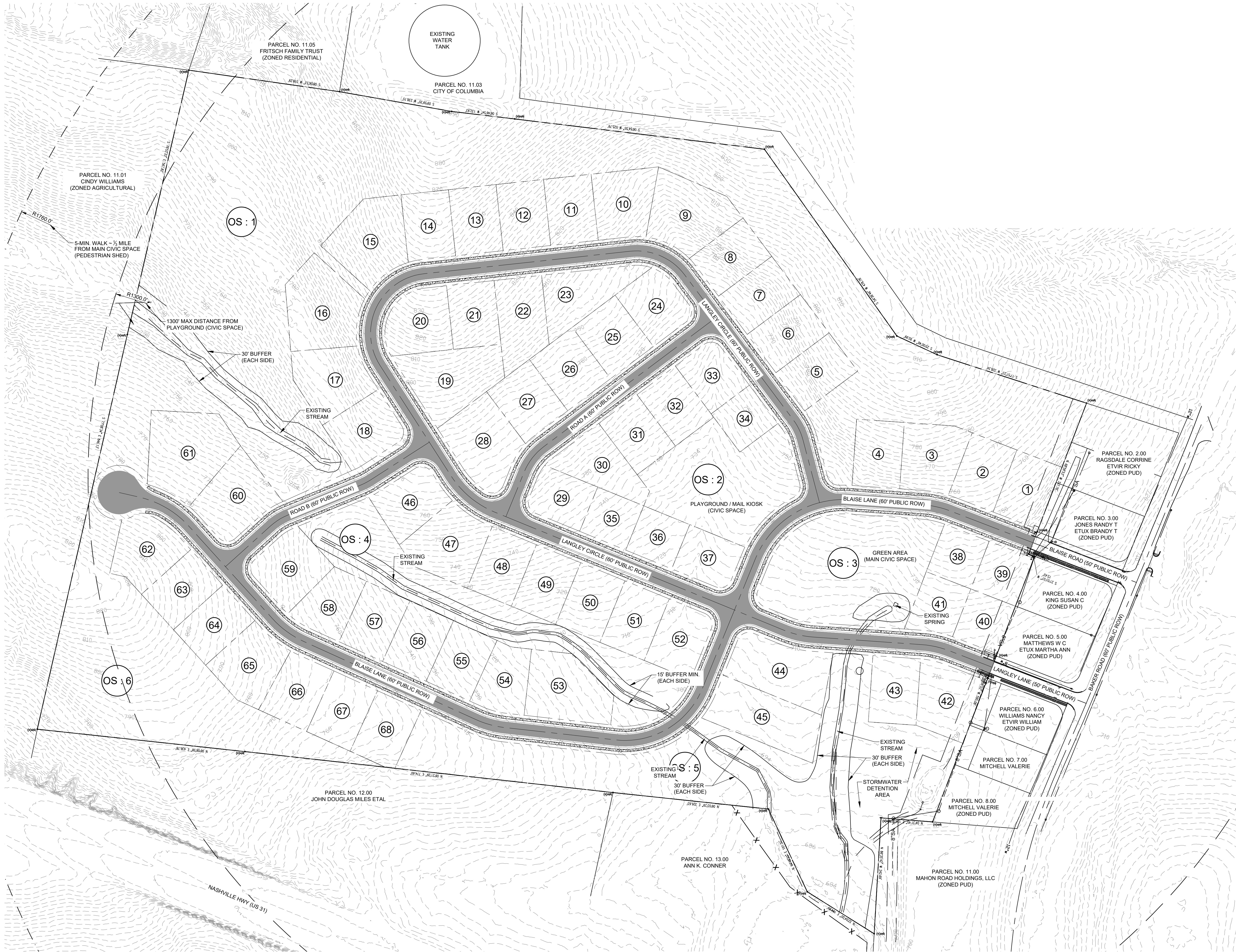
SHEET TITLE:
**PRELIMINARY TREE
PRESERVATION PLAN**

PRELIMINARY
DATE: 12/04/2023
DRAWN BY: TS
PROJECT NO.: 2353

SHEET NO.:

C - 2.2

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - EXISTING CONTOURS
 - DISTANCE FROM PLAYGROUND
 - DISTANCE FROM MAIN CIVIC SPACE

Total Site Data	
PROVIDED	
TOTAL PROPERTY ACREAGE	57.43 +/- AC
ZONING	REZONE TO CD-3L (2 UNITS / AC)
LOT WIDTH	100 FT. (MIN.)
LOT AREA	BASED ON 2 UNITS PER AC
SINGLE-FAMILY	24.3 AC
TOTAL OPEN SPACE	24.5 AC
TOTAL CIVIC SPACE	2.9 AC (5.0% OF GROSS ACREAGE)
RIGHT OF WAY	8.7 AC
TOTAL LOTS	68 (1.2 UNITS / AC)

- NOTES:
- TOTAL CIVIC SPACE REQUIRED: 2.5 ACRES (MIN. 5% OF GROSS ACREAGE)
 - TOTAL CIVIC SPACE PROVIDED: 2.9 ACRES (5.0% OF GROSS ACREAGE)
 - 1,300 FT FROM NEAREST PLAYGROUND REQUIRED
 - SEE CIRCLE OF RADIUS OF 1,300 FT TO SHOW IF ALL LOTS ARE WITHIN 1,300 FT OF PLAYGROUND
 - PEDESTRIAN SHED OF 5-MINUTE WALK FROM MAIN CIVIC SPACE APPROXIMATELY 1,700 FT
 - SEE CIRCLE OF RADIUS OF 1,700 FT TO SHOW IF ALL LOTS ARE WITHIN 1,700 FT (5-MIN. WALK) FROM MAIN CIVIC SPACE

CONSULTANTS:

**PRELIMINARY
DRAWINGS**

Revision		
No.	Date	Description

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PRELIMINARY

DATE: 12/04/2023

DRAWN BY: TS

PROJECT NO.: 2353

NOT FOR CONSTRUCTION

Baker Road Rezoning

Project #:	24-0033	Location:	Map 75 Parcel 11.17
Applicant:	TKC Architects	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family Subdivision

PROJECT SUMMARY

The applicant requests revocation of a Planned Unit Development (PUD) and rezoning of a 57.43-acre property north of Baker Road. The site is accessed via Blaise Road and Langley Lane. In 2017, the City Council approved a 144-lot Planned Unit Development Master plan for the subject property. The Planning Commission subsequently approved Preliminary Plats for the property in 2017 and 2018. These approvals have expired. The current applicant requests that the Planning Commission recommend revocation of the PUD and rezoning of the property as CD-2 (Rural Character District) and CD-3L (Neighborhood Large Lot Character District). Specifically, the applicant requests that 26.82 acres be zoned CD-3L and 30.61 acres be zoned CD-2.

- The requested zoning is consistent with the Suburban Neighborhoods (SN) and Hillside & Natural Spaces future land use classifications in Connect Columbia.
- The applicant has provided a concept plan depicting development of the property as twenty-six 100-foot wide lots and thirty-nine 125-foot wide single family lots.
- Subsequent development and division of the property will require additional reviews.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

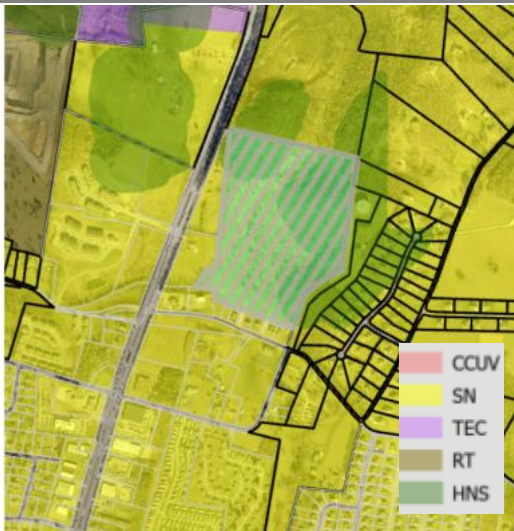


SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
RS-10 PUD	Vacant	Former Agricultural Acc. Structure	+/- 57.43



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	PUD	Vacant
North	Suburban Neighborhoods	Unincorporated	Vacant
South	Suburban Neighborhoods	PUD	Single Family
East	Suburban Neighborhoods	Unincorporated	Utility Facility
West	Suburban Neighborhoods	CD-2	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

The subject property lies within two future land use classifications. Most of the property is within the Suburban Neighborhoods (SN) classification. Portions at an elevation above 775' are designated Hillside & Natural Spaces (HNS).

Suburban Neighborhoods: The requested CD-3L zoning is consistent with Connect Columbia. The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as whole. The density and intensity of residential development increases in proximity to areas under the City Center Urban Village (CCUV) future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools. The future land use classification is usually implemented by the CD-3L and CD-3 character districts, as well as PUDs. CD-4C is also an appropriate zone where the subject property is accessed by an arterial roadway.

Character & Intent

The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

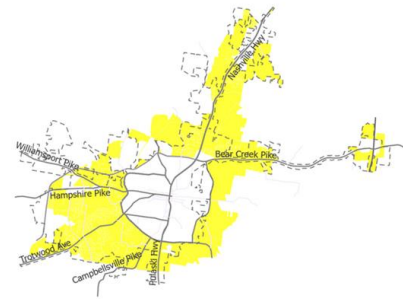
Land Use Considerations

The primary land use is low-density detached housing. Along arterial roadways, primary uses may include offices, retail, and all forms of medium-density housing. Secondary land uses include accessory dwellings, two-family homes, civic uses, institutional uses, schools, religious facilities, utility facilities, parks and open space. New industrial and warehouse uses are inappropriate.



Form & Pattern

The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land use is distinguished from RT in the organization of lots and thoroughfares to form blocks. Physically separated developments which do not extend established block formation and roadway networks are inappropriate. The density of streets and blocks increases with proximity to CCUV and community anchors. Implementing bulk and design standards loosely delimit the public and domestic realms though the application of layers and front-to-back discipline of lots. Along arterial roadways, commercial corridors of varying intensities emerge over time with a high-quality built environment typified by a mix of building types and a balance between automobile-oriented and pedestrian-oriented design. The physical intensity of development along arterial corridors varies based on the surrounding residential density and the roadway's place in the transportation network. New development should accompany concurrent extension of complete urban services. Parking is provided on-site by private land users, supplemented by on-street spaces.



Implementing Districts

Neighborhood-Large Lot CD-3L
 Neighborhood CD-3
 General Urban-Corridor CD-4C (only along Arterial roadways)
 Manufactured Home Park SD-MHP
 Residential PUD PUD-R
 Mixed Use PUD PUD-MU
 Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
 Density (density units per acre): 4 - 24 du/ac
 Building Height: 1 - 4 stories
 Open Space Elements: Civic Spaces, Parks & Greenways



Hillsides & Natural Spaces: The Hillsides & Natural Spaces (HNS) future land use classification is comprised of visually impactful and environmentally sensitive areas within Columbia's UGB. The area is characterized by parks, civic spaces, open spaces, and legacy agricultural operations. The intent of the HNS future land use classification is to protect riparian areas, hillsides with elevations greater than 775 feet, and other sensitive lands. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes should be preserved. The future land use classification is implemented by the CD-2 and Civic character districts, as well as PUDs.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

APRIL 2024
24-0033
BAKER ROAD
REZONING

Character & Intent

The HillSides & Natural Spaces (HNS) future land use classification is comprised of visually impactful and environmentally sensitive areas within Columbia's UGB. The area is characterized by parks, civic spaces, open spaces, and legacy agricultural operations. The intent of the HNS future land use classification is to protect riparian areas, hillsides with elevations greater than 775 feet, and other sensitive lands. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes should be preserved.



Land Use Considerations

Primary land uses are civic uses, conservation, and utility facilities. Secondary land uses include agricultural uses and very-low-density housing.

Form & Pattern

Development within the HNS future land use classification is limited and should emphasize the preservation of natural and scenic features. Legacy agricultural sites may be preserved but not expanded. Existing extractive operations will gradually phase out and cease. Future development is limited to park spaces, civic uses, and occasional detached single-family homes. Rolling hills, waterways, floodplains, historic rock outcroppings, and tree cover should be preserved. New development should provide benefits to the general public in the form of preservation, storm water facilities, communications infrastructure, municipal services, or increased access to natural and recreational amenities. Complete urban services may not be available. Where parking is necessary, it is provided on-site and designed to be minimally impactful.

Implementing Districts

Rural Character District CD-2
Civic CV
Residential PUD PUD-R

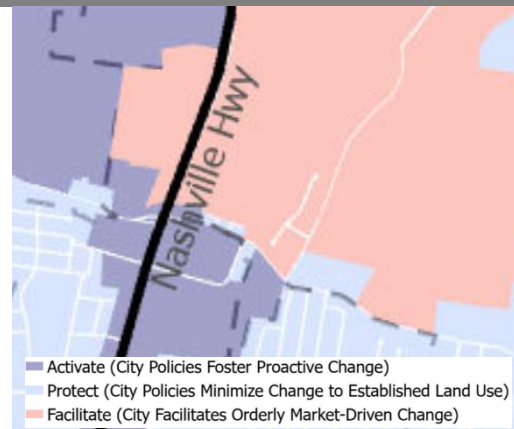
Implementing Standards

General Development Pattern: Isolated Uses
Density (density units per acre): 1 du/ac
Building Height: Residential: 3 stories
Other Uses: N/A
Open Space Elements: Parks & Greenways



AREAS OF CHANGE POLICY

Connect Columbia established the Areas of Change Policy designation for the subject site as Facilitate. The classification indicates a basically neutral position to market-driven requests to amend the official zoning map. Change in these areas is market-driven. New and infill development should maintain or improve the level of service for municipal services. City policies facilitate change through a process of public deliberation and high standards for the built environment. (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”). The purpose of the concept plan is to demonstrate that it is possible to develop the site in conformity with the standards of the requested character district. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Lots, Building Sites & Bulk Standards

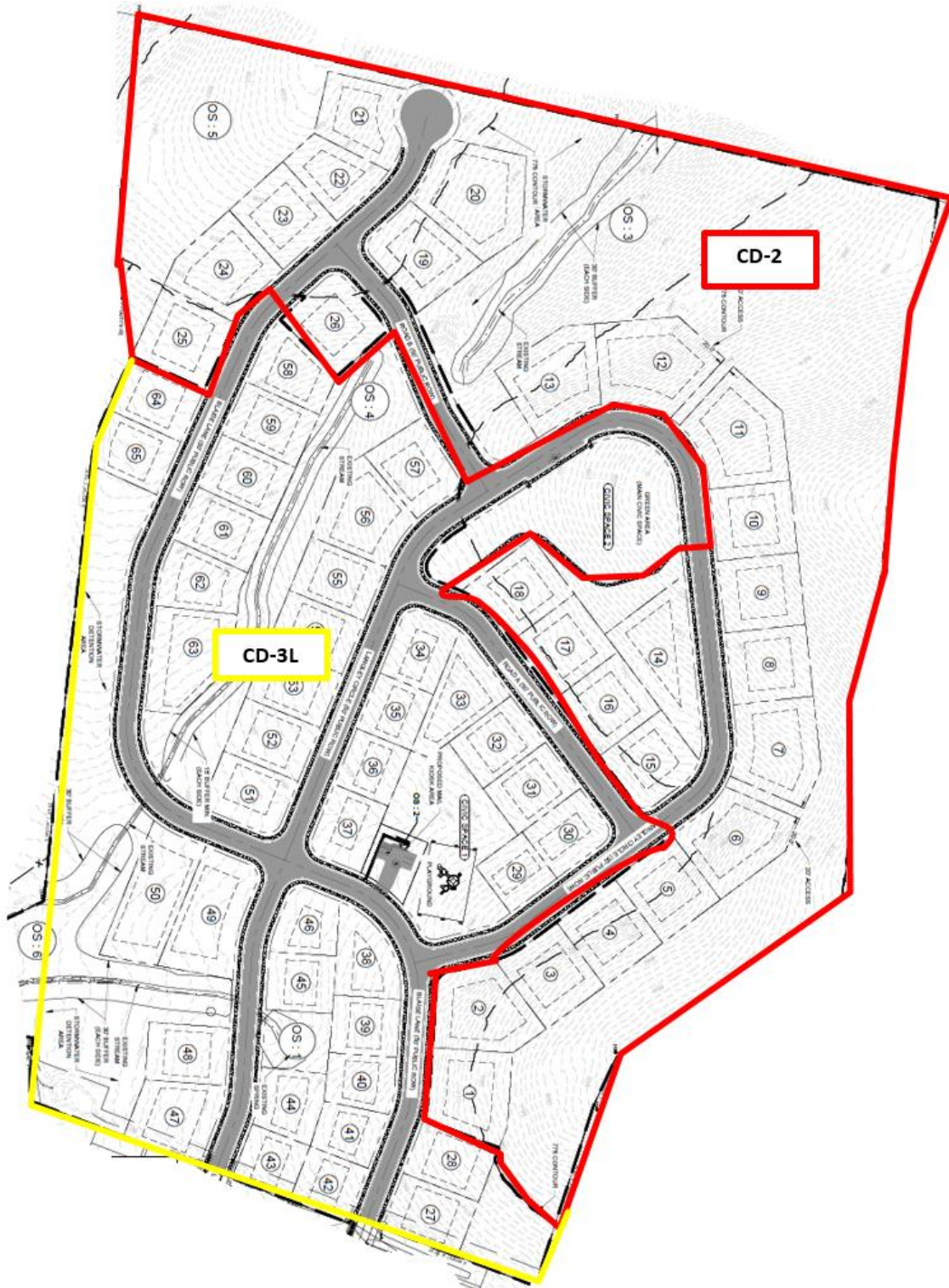
- **The concept demonstrates that it is possible to subdivide the site in conformity with the bulk and design standard of the Ordinance at Tables 4.3.1-A and B.**
 - The concept plan depicts a development with 26.82 acres utilizing CD-3L standards and 30.61 acres utilizing CD-2 standards.
 - The concept includes a total of sixty-five lots:
 - Twenty-six 100-foot wide lots conforming to CD-3L standards; and
 - Thirty-nine 125-foot wide lots conforming to CD-2 standards.

Tree Preservation

- The concept plan depicts tree preservation required by **§ 4.3.16.L** of the ordinance.
- The current tree canopy, as estimated by the applicant, covers 17.45 acres (30.4%) of the site.
- The concept depicts preservation of 10.07 acres of tree canopy.
- If the rezoning is successful, Planning staff will review any subsequent Site Development Plan for conformity with this requirement.

Civic Spaces

- The concept plan depicts civic space required by **§ 5.3** of the ordinance.
- Civic Space accounts for 5% of the total site area shown in the concept plan.
- The concept depicts an additional 21.4 acres of open space, including a space designed around an existing spring (between lots 44 and 45).



Proposed Split Zoning of Property

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its March 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [are not contravened];*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its March 2024 meetings. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at § **8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment. The applicant provided a thorough response indicating that the standards for the applicable low-density character districts in the ordinance provide the quality and predictability desired by the applicant.
- Planning also directed the applicant to revise the request and the concept to include CD-2 standards consistent with the HNS future land use designation.
- **CPWS (Water)/Inflo** and Planning directed the applicant to monitor the status of the water commitment letter.
- **Maury County Highway Department** noted that the nearby section of Baker Road will be maintained by the City of Columbia.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested split zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is divided between Suburban Neighborhoods (SN) and Hillside & Natural Spaces (HNS). The requested CD-3L (Neighborhood Large Lot Character District) and CD-2 (Rural Character District) zoning are consistent with the future land use map. Although split-zonings are generally discouraged, the use of multiple standards on high hillsides protects important viewsheds which characterize Columbia as well as environmentally sensitive sites. The Area of Change Policy for the property is *facilitate*, indicating that the city takes a neutral position to market-driven changes to the land use pattern in the area.

Any development of the property must conform to the standards of the Ordinance and Subdivision Regulations. The concept plan demonstrates that it is possible to develop the site in conformity with the Ordinance. If the applicant succeeds in rezoning the property, planning staff will review any future site development plan for conformity with the standards of the zoning ordinance.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE: 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

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 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.

ATTACHMENTS: Ordinance No. 4508; Exhibit A; Exhibit B; Exhibit C; Exhibit D; Staff Report; Ordinance Staff Report.

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.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the properties herein described 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.

Section 2: Said properties to be rezoned, being Tax Map 90I Group B Parcels 001.00 and 005.00, located at 806 and 812 Nashville Highway, are located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-4C (General Urban Corridor Character District) and CD-3 (Neighborhood Character District) to PUD-MU (Planned Unit Development – Mixed Use) is attached hereto, identified as Exhibit “B” and incorporated herein by reference. The proposed Preliminary PUD Master Plan and building elevations, which are attached hereto, are identified as Exhibit “C” and Exhibit “D”, respectively, and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 8th day of May, 2024, and after a public hearing held on the 13th day of June, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is consistent with the Comprehensive plan and any applicable local area plans;
- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

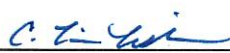
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 11th day of July, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

BOOK 303

CITY OF COLUMBIA. DEED.

STATE OF TENNESSEE. COUNTY OF MAURY.

EXECUTED BY WAVERLY H. JACKSON, ET UX.

KNOW ALL MEN BY THESE PRESENTS, that for

DATED MARCH 21, 1953. FILED MARCH 26, 1953

and in consideration of the sum of Ten

at 10:16 A. M. REGISTERED MARCH 27, 1953.

(\$10.00) Dollars, cash in hand paid, the

receipt of which is hereby acknowledged, and other good and valuable considerations, we, Waverly H. Jackson and wife, Alleen Overton Jackson, have this day bargained and sold and do by these presents transfer and convey unto the City of Columbia, a municipal corporation, operating the Columbia Water System, the following described tract or parcel of land located in the Ninth Civil District of Maury County, Tennessee, to wit:

"Beginning at a point in the right of way of U. S. Highway 31 and on the east side thereof, said point being the southwest corner of the property of W. H. Jackson and the northwest corner of the property of W. C. Walters, running thence with the east margin of the right of way of said highway north 49° 15' east 597.8 feet to a concrete highway marker; thence south 40° 45' east 15 feet to a concrete highway marker; thence north 49° 15' east 320 feet to a concrete monument; thence leaving said highway south 40° 45' east 410.7 feet; thence south 1° 45' west 291.1 feet to a monument; thence south 89° 56' west 905.3 feet; thence north 82° 34' west 58.5 feet to the point of beginning, containing 7.729 acres, more or less."

In addition to the tract above conveyed there is also conveyed for the same consideration hereinabove shown, a permanent easement and right of way for water lines and electric lines to and from the above described tract, said easement to be 12 feet in width and lying six feet on either side of a center line, said easement being more particularly described as follows:

"Beginning at a point in the eastern property line of W. H. Jackson and the western property line of H. H. Poteet, said point being north 0° .04' east 231.6 feet from the southeast corner of the property of W. H. Jackson running thence north 89° 35' west 295.55 feet.

The above described tract and the tract over which the above easement is conveyed is a part of the property conveyed to Waverly H. Jackson and wife, Alleen Overton Jackson, by deed of record in Book 239, Page 164 of the Register's Office of Maury County, Tennessee."

TO HAVE AND TO HOLD, said property unto the said City of Columbia, its successors and assigns, together with all right, title, interest, easements and appurtenances thereunto belonging forever.

We covenant with the said City of Columbia, that we are lawfully seized and possessed of the above described property, have good right to sell and convey the same and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and legal representatives, to forever warrant and defend the title to the above described property unto the said City of Columbia, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this the 21 day of March, 1953.

WAVERLY H. JACKSON
Waverly H. Jackson

ALLEEN OVERTON JACKSON
Alleen Overton Jackson

BOOK 303

STATE OF TENNESSEE. COUNTY OF MAURY.

Personally appeared before me, C. H. Denton, Notary Public in and for said County and State, the above named Waverly H. Jackson and wife, Alleen Overton Jackson, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the above instrument for the purposes therein contained.

My commission expires Jan. 17, 1954. U. S. REVENUE STAMPS
for \$ X X CT
Attached to this instrument

Witness my hand and seal at office in Columbia, Tennessee, this 21 day of Mch. 1953.

I hereby certify that I registered the above instrument the 27 day of Mar. 1953
This E. E. Cross

C. H. DENTON

NOTARY PUBLIC.



CITY OF COLUMBIA. EASEMENT. #####

EXECUTED BY ED MATTHEWS ET UX.

DATED MARCH 17, 1953. FILED MARCH 26, 1953

at 10:17 A. M. REGISTERED MARCH 27, 1953.

a municipal corporation operating the Columbia Water System by and through its Board of

Public Utilities, hereinafter known as Party of the Second Part, witnesseth:

Parties of the First Part for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, do hereby sell, grant and convey unto the Party of the Second Part, its successors and assigns forever, a perpetual right of way and easement to be used for the construction, operation and maintenance of the water line and necessary appliances thereto for the transmission of water upon, over and across the following tract of land owned by the Parties of the First Part, described as follows:

"Located in the Ninth Civil District of Maury County, Tennessee, bounded on the north by Criddle; on the south by Crowe; on the east by Tennessee State Highway No. 6 and on the west by Duck River.

The easement and/or right of way hereby granted shall extend 6 feet on either side of a center line, said line to have the following courses and distances, beginning at a point in the northern boundary line of the above described tract and in the southern boundary line of the property of Criddle, said point being approximately

350 feet west from the intersection with the right of way of State Highway No. 6 and the northern boundary line of the above described tract.

EXHIBIT A

Beginning at a stake in East Margin of New Nash Hi-Way, Croslers N/W Corner, Jackson's N/E corner; thence South 40 deg. And 40 min, East 60.25 feet; thence South 85 deg 19 min, East 314.3 feet to an iron pin; Crosler's S/E corner; then South 0 deg 04 min West 714.3 feet to set iron pin; Jackson's S/E corner; thence South 89 deg 56 min West 303.25 feet to an iron pin, City Water Plant's S/E Corner; thence North 1 deg. 45 min East 391.1 feet to a concrete marker; thence North in the South Margin of New Nashville Highway, City Water Plants N/E corner; thence with South margin of New Nashville Highway, North 49 deg. 15 min East 275.25 feet to the beginning. Subject to easements heretofore granted to City of Columbia, across above directly behind Water Plant, one for 12 feet (recorded in ROMC Book 341, Page 164, it is the latest and purpose of grantors to convey to the Legion Post NO 9 all of the lands owned by them lying East and South East of New Nashville Highway, all is City of Columbia, Maury County Tennessee, according to survey prepared for Herbert Griffin Post No 19, The American Legion by John J. Harris dated June 26, 1959.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE ABOVE DESCRIPTION:

EXCLUSION ONE

Property located in the Second (2nd) Civil District of Maury County, Tennessee, to-wit: Bounded on the N. by Crozier; E. by remaining portion of American Legion property; S. by The American Legion 50 ft. road or right-of-way; W. by U.S. Highway 31; and more particularly described as follows: 810 NEW NASHVILLE HIGHWAY; BEGINNING at a stake in the E. margin of U.S. 31 Highway, said point being N. 49 degrees 15 minutes E, 162.5 ft. from the NW corner of The American Legion's original property, also Columbia Water System's corner; thence with the E. margin of U.S. 31 Highway N. 49 degrees 15 minutes E, 112.75 ft. to an iron pin; thence leaving Highway and With Crozier's S. 40 degrees 45 minutes E., 60.25 ft. to an iron pin, thence with same S. 85 degrees 19 minutes E. , 196.15 ft. to a stake; thence with American Legion's remaining property S. 49 degrees 15 minutes W., 250.40 ft. to a stake in margin of 50 ft. road or right-of-way; thence with road or right-of-way N. 40 degrees 45 minutes W., 200.0 feet to a point of beginning. Together with all right, title and interest of Grantor in an easement over an area 50 ft. in width and 200 ft. in length along the S. boundary of the property herein conveyed.

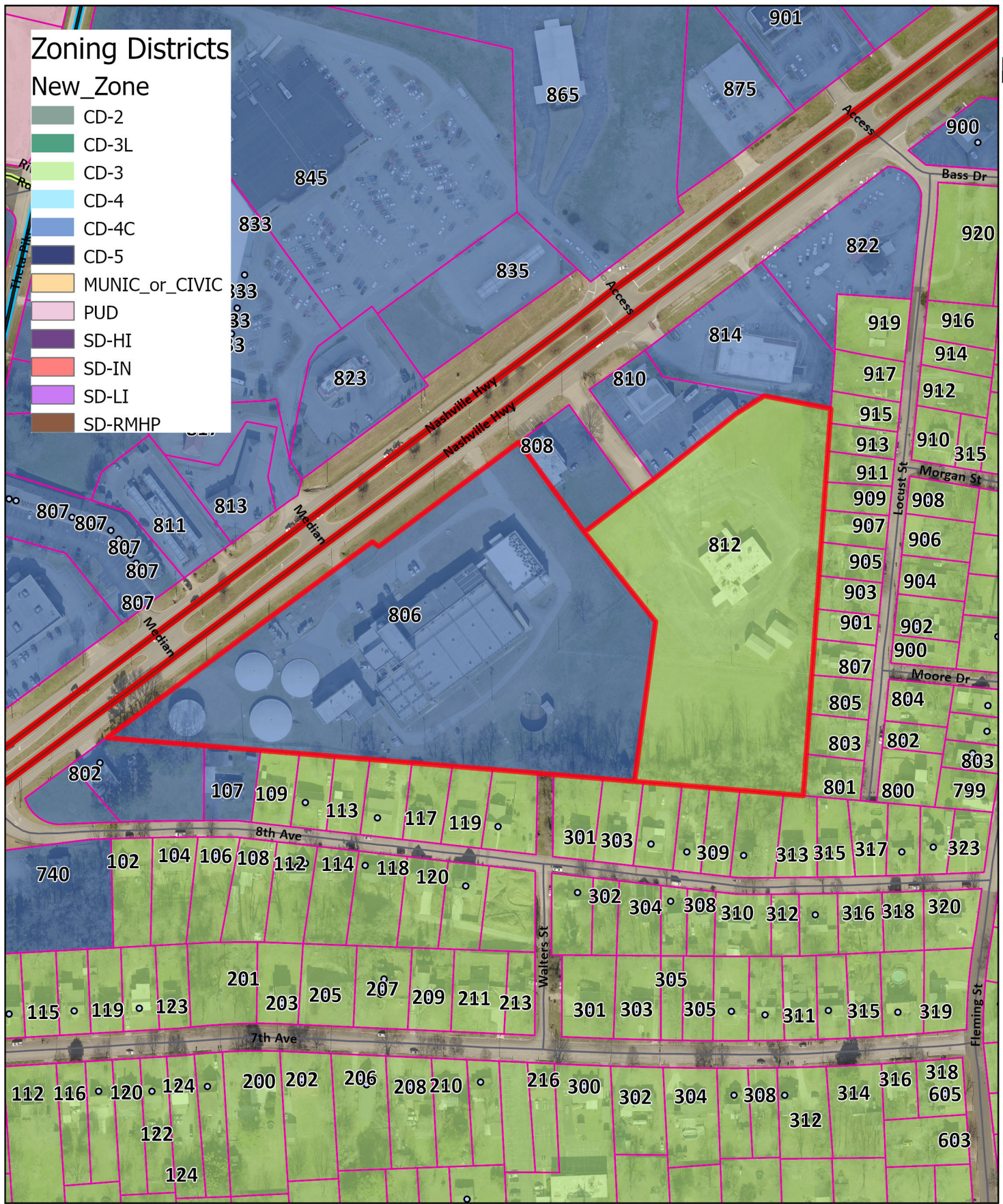
EXCLUSION TWO

The following described tract of land located in the Ninth (9th) Civil District of Maury County, Tennessee, more fully described as follows, to-wit:

Beginning at a concrete marker in the east margin of the right-of-way of U.S. Highway 31, the same being a common corner of Columbia Water System and the property purchased from Waverly H. Jackson, et ux by deed of record in Book 357, page 439, and the same being the northwest corner of the tract herein conveyed and running thence with the east margin of said highway north 49 deg. 15' east 112 1/2 feet to a stake; thence south 40 deg. 45' east 200 feet to a stake; thence south 49 deg. 15' west 112 1/2 feet to a point in the east margin of the Columbia Water System Property; thence with the Columbia Water System property north 40 deg. 45 ft

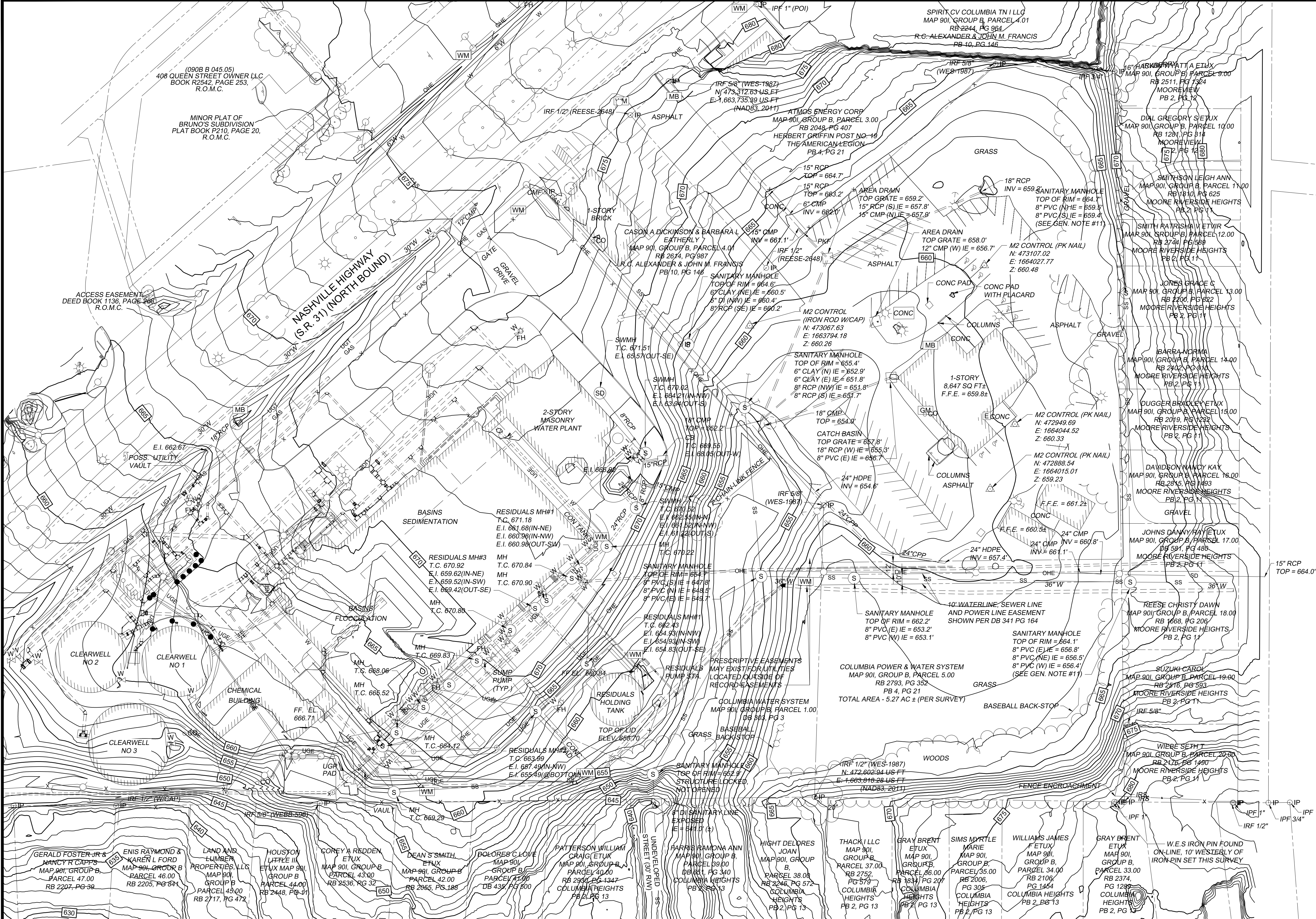
west 200 feet to the point of beginning, being a part of the property conveyed by deed of record in Book 357, page 439, Register's Office for Maury County, Tennessee.

There is also granted an easement over an area of 50 feet in width and 200 feet in length along the east boundary of the property herein conveyed. It is the intention of the grantors to eventually construct a private street along this 50 foot strip and when said street is completed, the grantee will have the privilege of using this street and will have access to same at any and all points adjacent to the tract herein conveyed. Until such time as such a street is constructed, the grantee will be permitted to use as a driveway so much of the 50 foot strip as will be necessary for such purposes. The Grantors agree that no structure shall be placed on this 50 foot strip adjoining the tract herein conveyed.



Ordinance No. 4508 - Exh B
 CPWS
 806, 812 Nashville Highway

City of Columbia
 Development Services
 700 N. Garden Street
 Columbia, Tennessee 38401
www.columbiatn.com
 (931) 560-1560



- ### SURVEY GENERAL NOTES:
- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
 - ELEVATIONS ARE BASED UPON A PREVIOUS SURVEY (DATED 6-18-21) BY BARGE DESIGN SOLUTIONS, WHICH IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88, GEOIDS). CONTOURS ARE SHOWN HEREON AT 1-FOOT INTERVALS. WHEN REVIEWING COLUMBIA WTP DRAWINGS FROM 2014 AND EARLIER, BE AWARE THAT A DIFFERENT DATUM WAS USED IN DETERMINING THOSE ELEVATIONS. THE DATUM CONVERSION IS AS FOLLOWS:
CURRENT PLAN DATUM + 0.31' = 2014 DATUM.
 - THE FIELD SURVEY WAS COMPLETED ON AUGUST 22, 2023 BY M2 GROUP.
 - THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
 - ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
 - ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
 - PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
 - UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 170 OF 440, MAP NUMBER 47119C0170E, REVISED APRIL 16, 2007.
 - NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
 - SANITARY SEWER DEPTHS THAT REFERENCE THIS NOTE HAVE BEEN TAKEN FROM A PREVIOUS SURVEY (DATED 6-18-21) BY BARGE DESIGN SOLUTIONS.

PROJECT ENGINEER: S. ALPERT			
DESIGNED BY: M. ORR			
DRAWN BY: A. ATCHLEY			
CHECKED BY: R. TOMKO			
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE			
REV	ISSUED FOR	DATE	BY

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

CIVIL
EXISTING CONDITIONS
SITE SURVEY

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	C100



<u>STRUCTURE TABLE</u>	
050	RAW WATER METER VAULT
055	FINISHED WATER METER VAULT
075	DRAIN PUMP STATION
100	EX PRETREATMENT FACILITY
125	NEW PRETREATMENT FACILITY
150	MEMBRANE FEED PUMP STATION
200	MEMBRANE GAC FACILITY
225	MEMBRANE PUMP STATION
250	UV FACILITY
300	EX FILTERS
350	EX UV & GAC FACILITY
400	CLEARWELLS
500	EX HIGH SERVICE PUMP STATION
550	NEW HIGH SERVICE PUMP STATION
600	EX RESIDUALS PUMP STATION
625	BACKWASH RECYCLE TANK
650	BACKWASH RECYCLE PUMP STATION
675	RESIDUALS ELECTRICAL BUILDING
700	EX CHEMICAL BUILDING
750	NEW CHEMICAL BUILDING
775	PRETREATMENT CHEMICAL BUILDING
800	STORAGE BUILDING
850	GENERATORS

PLAN

SCALE: 1" = 50'

				PROJECT ENGINEER:	S. ALPERT
				DESIGNED BY:	M. ORR
				DRAWN BY:	A. ATCHLEY
				CHECKED BY:	R. TOMKO
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 
REV	ISSUED FOR	DATE	BY		

60% DESIGN SUBMITTAL
DO NOT USE FOR
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Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

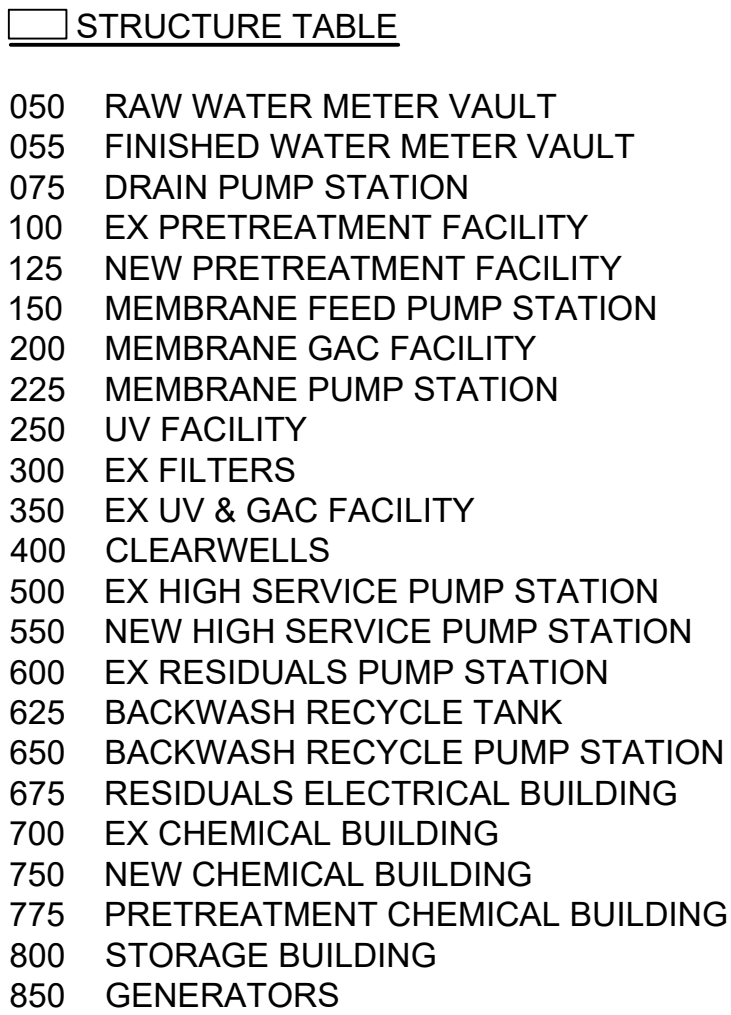
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

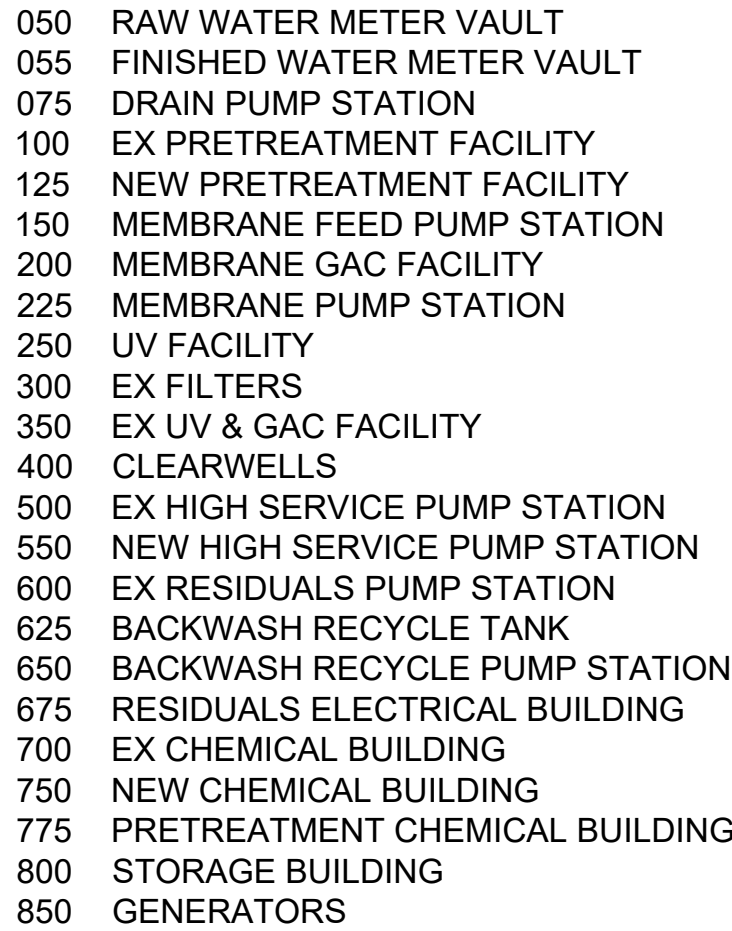
SITE LAYOUT AND PAVING PLAN - OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	

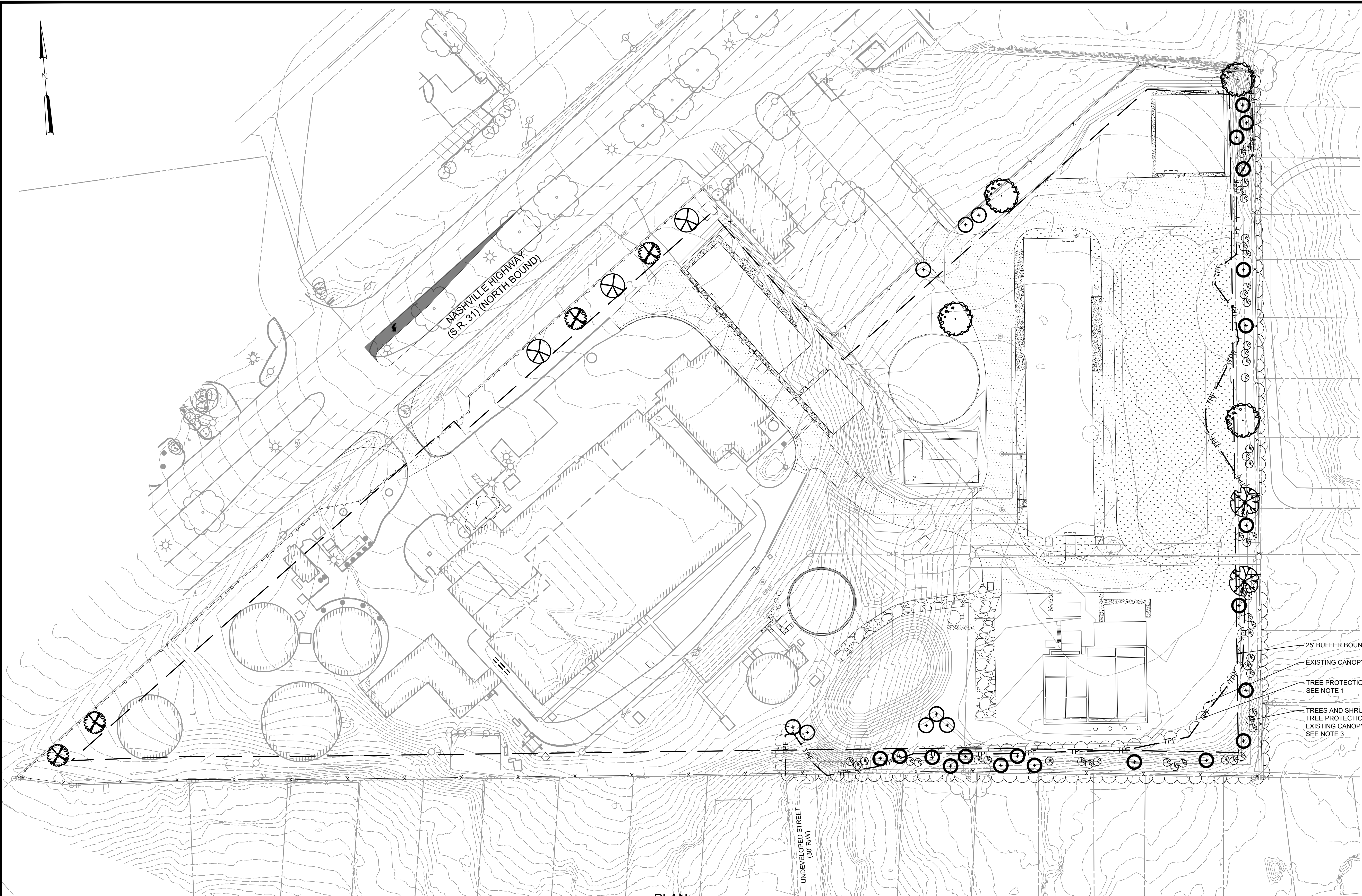
C200
Page 465 of 599



DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	



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PLOT DATE: 4/15/2024 5:27 PM BY: ASTEIN



PLAN
SCALE: 1" = 50'

NOTES:

1. CONTRACTOR SHALL BE NOTIFIED THAT HIGH VALUE NATIVE SHRUBS AND TREES OF 6" DBH AND OVER SHALL BE RETAINED AND PROTECTED. THE CONTRACTOR SHALL REMOVE INVASIVE, NUISANCE, AND TREES IN POOR CONDITION AT THE DIRECTION OF THE ENGINEER. NO TREES SHALL BE REMOVED PRIOR TO PRE-APPROVAL BY THE ENGINEER.
2. FINAL PLACEMENT OF TREES AND SHRUBS SHALL BE FIELD DIRECTED BY THE ENGINEER.
3. INSTALLATION OF PROPOSED TREES AND SHRUBS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES TO REMAIN SHALL BE PERFORMED BY HAND TOOLS ONLY.
4. SEE PLANTING NOTES AND PLANT SCHEDULE ON DWG L101.
5. SEE LANDSCAPE DETAILS ON DWG L101 AND DWG L102.

LEGEND:

CANOPY TREE

-  *Juniperus virginiana*
-  *Liquidambar styraciflua*
-  *Quercus alba*

UNDERSTORY TREE

-  *Cercis canadensis*
-  *Cornus florida*
-  *Ostrya virginiana*

SHRUB

-  *Ilex glabra*

- 25' BUFFER BOUNDARY, TYP
- EXISTING CANOPY TO REMAIN, TYP
- TREE PROTECTION FENCE, TYP
SEE NOTE 1
- TREES AND SHRUBS PLACED BEHIND
TREE PROTECTION FENCE SHALL INFILL
EXISTING CANOPY,
SEE NOTE 3

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	E. MOSKALENKO
DRAWN BY:	A. STEIN
CHECKED BY:	R. TOMKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	01/21

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

LANDSCAPE
PLANTING PLAN- OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L100

PLANTING SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Size	Container	Spacing	Comments
TREES							
4	CC	<i>Cercis canadensis</i>	Eastern redbud	2.5 - 3.0" cal	B&B	as shown	Single leader
8	CF	<i>Cornus florida</i>	flowering dogwood	10/12'	B&B	as shown	Single leader
20	JV	<i>Juniperus virginiana</i>	Eastern red cedar	10/12'	B&B	as shown	Single leader, branched to ground
4	LS	<i>Liquidambar styraciflua</i>	American sweetgum	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
3	OV	<i>Ostrya virginiana</i>	American hop hombeam	2.5 - 3.0" cal	B&B	as shown	Single leader
2	QR	<i>Quercus alba</i>	white oak	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
SHRUBS							
48	IG	<i>Ilex glabra</i>	inkberry	#7	Cont.	as shown	Multi-stem

TREE PROTECTION NOTES:

- ZONE AND PERIMETER OF TREE SAVE AREAS SHALL BE FENCED IN ACCORDANCE WITH THIS SUBSECTION BEFORE ANY DEVELOPMENT OR CONSTRUCTION ACTIVITY BEGINS. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT (DBH), SO THAT, AT A MINIMUM, EACH TREE'S CRITICAL ROOT ZONE IS PROTECTED, BUT NO CASE SHALL THE TREE FENCE BE LESS THAN TEN FEET FROM THE TRUNK. THE ZONING ADMINISTRATION SHALL CONSIDER EXISTING SITE CONDITIONS IN DETERMINING THE EXACT LOCATION OF ANY TREE PROTECTION FENCING.
- ALL FENCING REQUIRED BY THIS SUBMISSION SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN (10) FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.
- SIGNS THAT ARE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA SHALL BE INSTALLED ON THE TREE PROTECTION FENCE AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO (2) FEET BY TWO (2) FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR."
- ALL TREE PROTECTION MEASURES SHALL BE INSPECTED BY AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO START OF ANY DEVELOPMENT OR CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THE ORDINANCE.
- THE TREE PROTECTION FENCING SHALL BE CLEARLY SHOWN ON THE DEVELOPMENT PLAN, MASTER PUD DEVELOPMENT PLAN, AND THE SITE PLAN. NO CONSTRUCTION GRADING, EQUIPMENT OR MATERIAL STORAGE, OR ANY OTHER ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA EXCEPT IN ACCORDANCE WITH THE STANDARDS IN SECTION 4.3.16.L6.B.
- FENCING SHALL BE MAINTAINED UNTIL THE DEVELOPMENT OR CONSTRUCTION ACTIVITIES ARE COMPLETE.
- ENCROACHMENTS WITHIN THE CRITICAL ROOT ZONES OF TREES PROTECTED IN ACCORDANCE WITH THIS SUBSECTION SHALL OCCUR ONLY IN RARE INSTANCES WHERE NO ALTERNATIVES EXIST, SUCH AS MAY BE REQUIRED FOR THE INSTALLATION OF STREETS, INTERNAL DRIVES, SIDEWALKS, OR UTILITIES.
- IF UNAUTHORIZED ENCROACHMENTS OCCUR, LEADING TO TREES BEING DAMAGED DURING CONSTRUCTION ACTIVITIES, THE TREES SHALL BE REPLACED AT A ONE (1) CALIPER INCH TO ONE (1) CALIPER INCH RATION.

PLANTING NOTES:

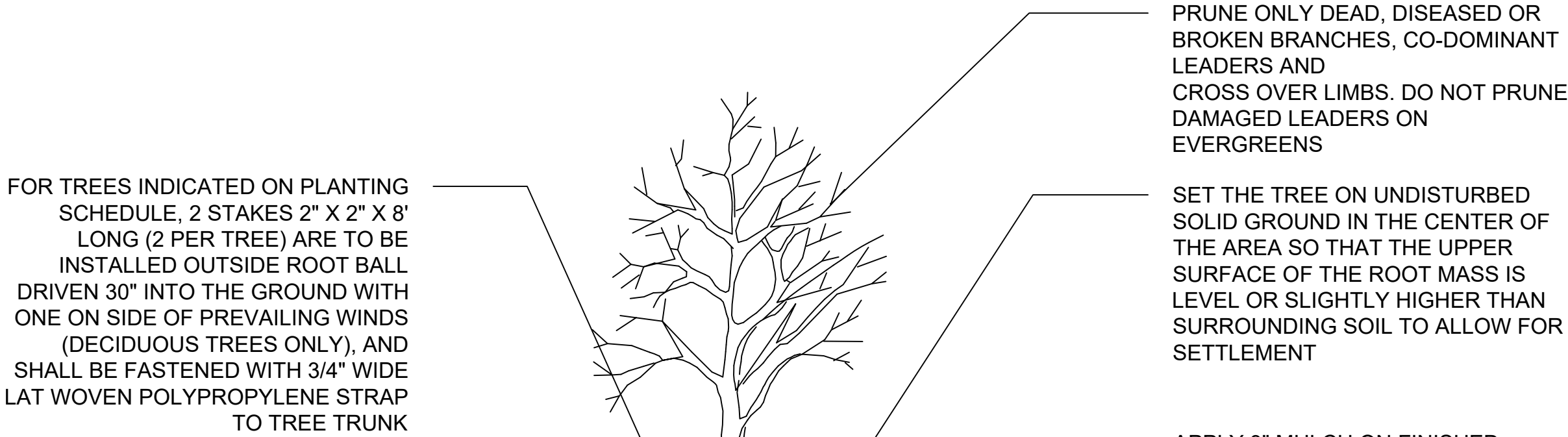
- ALL PLANT MATERIAL SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
- ALL PLANT MATERIALS MUST MEET THE MINIMUM SIZES, CLASS AND OTHER REQUIREMENTS OUTLINED IN AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-LATEST EDITION) PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
- PLANTS MUST HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS.
- PLANTS SHALL BE MULCHED TO A MINIMUM OF THREE (3) INCHES DEEP. MULCH MUST NOT BE WITHIN (6) INCHES OF TREE TRUNKS.
- ALL PLANTS SHALL BE CERTIFIED AND INSPECTED FREE OF ALL FUNGUS, GRUBS AND INSECTS THAT MAY HAVE A DELETERIOUS EFFECT ON THE SURROUNDING FAUNA AND FLORA.
- PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT AND RECEIVE APPROVAL FROM ENGINEER FOR LOCATIONS OF ALL PLANTINGS.
- NO SUBSTITUTIONS OF SPECIFIED PLANTS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDED WITH LAWN SEED MIX UNLESS OTHERWISE SPECIFIED.

SEEDING NOTES:

- SIXTY (60) DAYS PRIOR TO SEEDING, EACH SEED MIX SPECIES GERMINATION AND PURITY TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- ALL SEEDING OPERATIONS MUST BE SCHEDULED AND APPROVED AT LEAST FIVE (5) DAYS IN ADVANCE TO ENSURE THE ENGINEER IS PRESENT TO OBSERVE THE WORK.
- ALL SEED SHALL BE INTERAGENCY CERTIFIED UNDER THE AUSPICES OF A STATE SEED IMPROVEMENT COOPERATIVE AND SHALL BEAR THEIR SEALS OF CERTIFICATION ON EACH 50 POUND BAG. PERMANENT SEED SHALL BE 75% PURE LIVE SEED MINIMUM.
- SEED BROUGHT TO THE PROJECT SITE SHALL BE IN UNOPENED BAGS SHOWING THE NET WEIGHT, COMPOSITION OF MIX, SUPPLIERS NAME AND GUARANTEE OF ANALYSIS. SEED SHALL BE STORED IN ORIGINAL UNOPENED PACKAGES, KEPT DRY, AND NOT OPENED UNTIL NEEDED FOR USE. DAMAGED OR FAULTY PACKAGES SHALL NOT BE USED AND WILL BE REJECTED. SEED SHALL HAVE BEEN HARVESTED FOR PLANTING IN THE CURRENT GROWING SEASON, AND SHALL HAVE BEEN PACKED WITHIN THE LAST 9 MONTHS.
- SEED MIXTURE SHALL BE AS SPECIFIED IN THE CONTRACT DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- SEED MATERIALS WILL BE INSPECTED BY THE ENGINEER UPON ARRIVAL AT THE JOB SITE AND PRIOR TO PLANTING. ANY MATERIALS NOT IN COMPLIANCE WITH SPECIFICATIONS WILL NOT BE ACCEPTED AND SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY.
- ALL SEED MATERIALS SHALL BE PROTECTED FROM DRYING OUT AND FROM WIND DAMAGE DURING DELIVERY.
- SEEDBED PREPARATION SHALL CONSIST OF SCARIFYING ALL COMPACTED AREAS AND REMOVE ALL DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS.
- DO NOT BROADCAST SEED BY MECHANICAL APPLICATION WHEN THE WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION.
- LAWN MIX SHALL BE APPLIED AT A RATE OF 220 LBS/AC PURE LIVE SEED.
- ALL SEEDING SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
- FOLLOWING THE SEEDING OPERATION, FERTILIZER SHALL BE APPLIED AS NEEDED, ACCORDING TO RECOMMENDATIONS FROM SOIL TESTING. WHEN REQUIRED, 10-10-10 FAST RELEASE FERTILIZER SHALL BE BROADCAST AT A RATE OF 400 LBS/ACRE THROUGHOUT THE SEEDED AREA BY HAND OR MECHANICALLY USING A CYCLONE BROADCASTER. SEED SHALL BE WATERED AS RECOMMENDED BY THE SEED MANUFACTURER TO ACHIEVE SPECIFIED GROWTH COVERAGE.
- SEEDED AREAS SHALL BE COVERED WITH ECS-1B SINGLE NET STRAW BIODEGRADABLE ROLLED EROSION CONTROL PRODUCT.
- SEEDED AREAS SHALL BE WATERED AT A MINIMUM OF ONCE PER WEEK UNTIL SEED HAS GERMINATED AND BECOME ESTABLISHED.
- ACCEPTABLE SEEDING WILL BE 85% COVERAGE OF THE OPEN AREA WITH THE SEEDED SPECIES. ANY AREA NOT MEETING THIS REQUIREMENT SHALL BE RESEEDED WITH THE ORIGINAL SEED MIX.

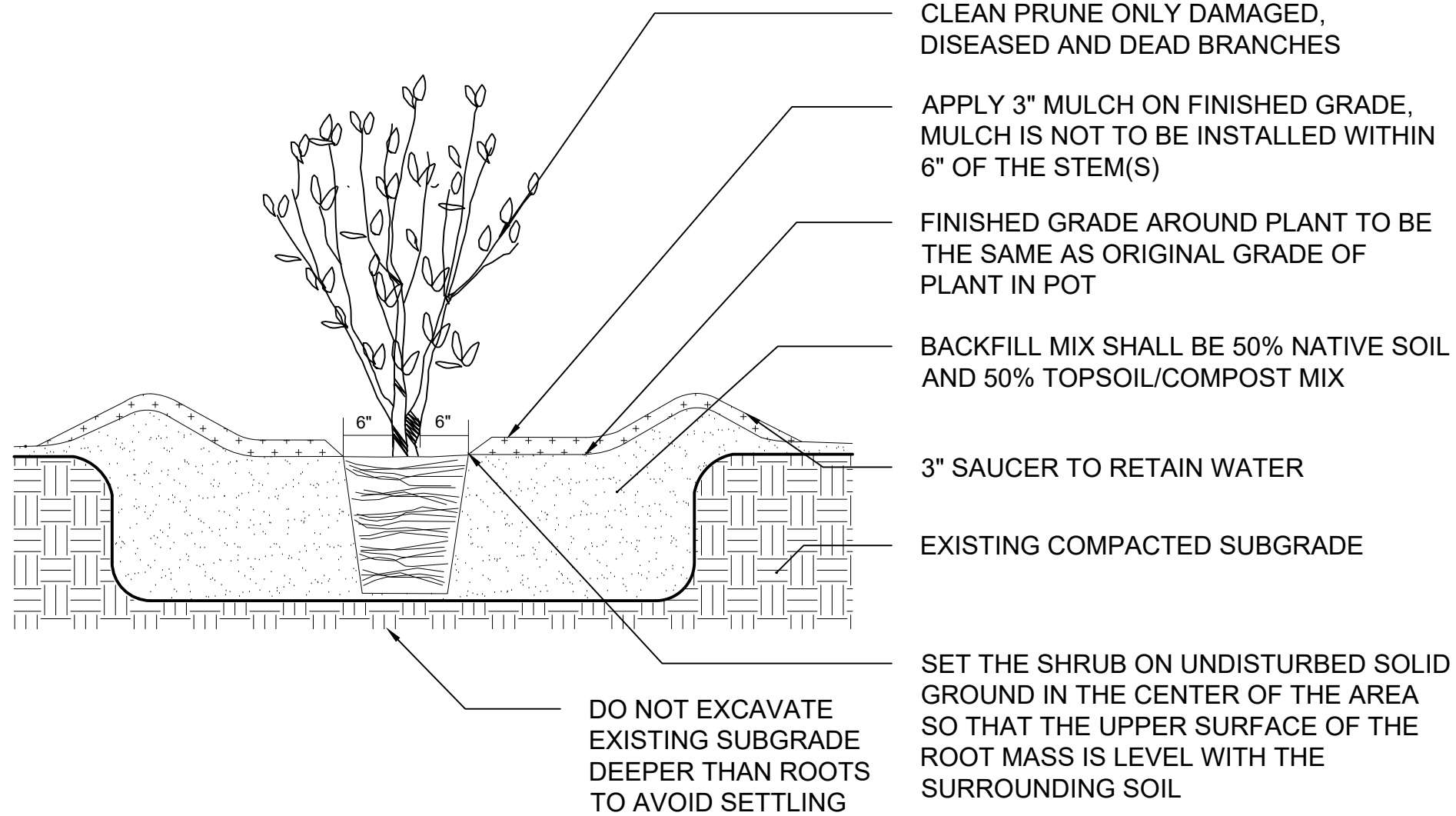
FERTILIZER NOTES

- FERTILIZER DELIVERED TO THE JOB SITE SHALL BE IN ORIGINAL, UNOPENED CONTAINERS BEARING THE MANUFACTURER'S CHEMICAL ANALYSIS AND ESSENTIAL INFORMATION. FERTILIZER CONTAINERS SHALL BE PROTECTED FROM EXPOSURE TO PRECIPITATION AND DIRECT SUNLIGHT.



1 TYP. TREE PLANTING DETAIL

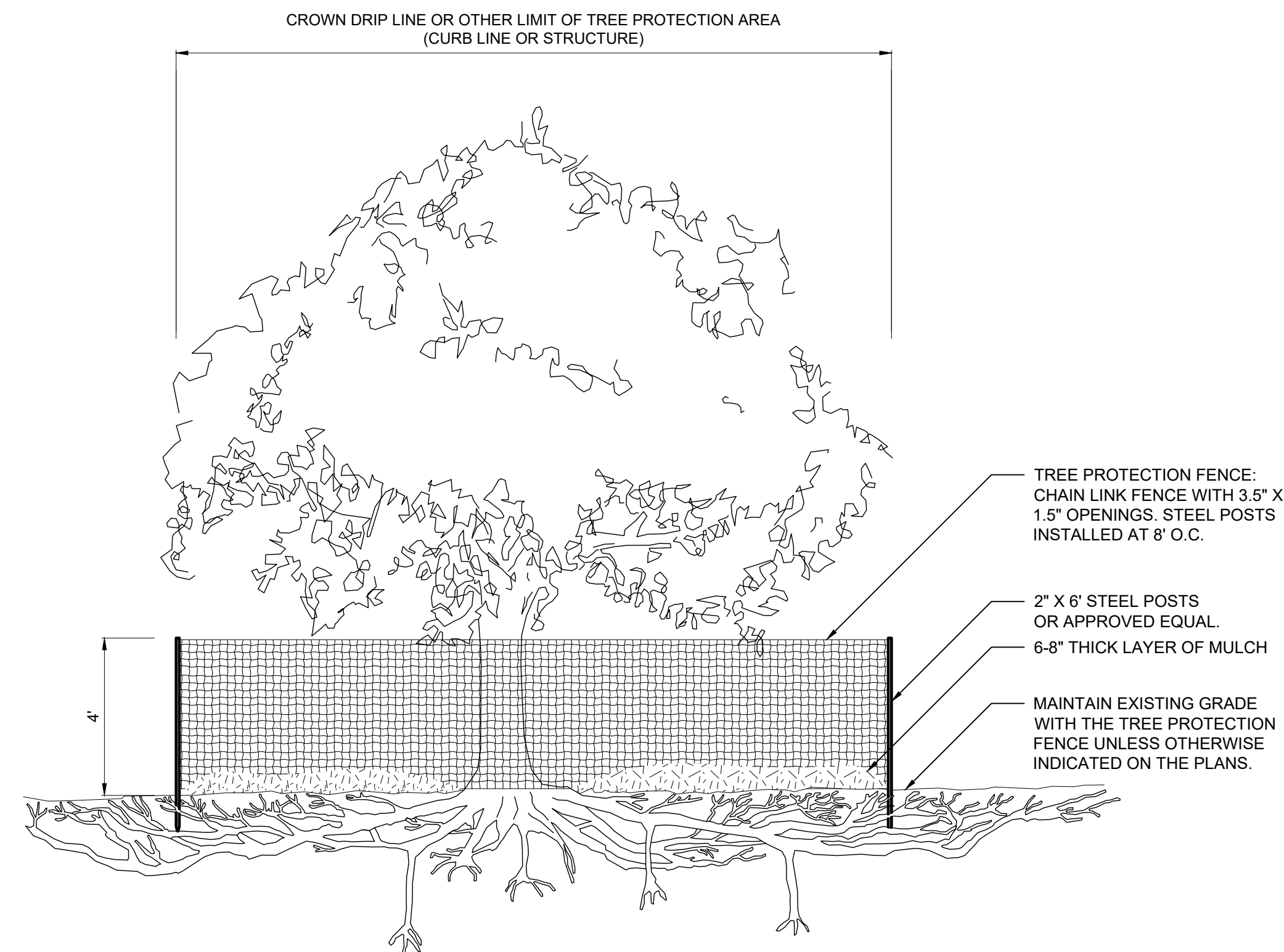
SCALE: NTS



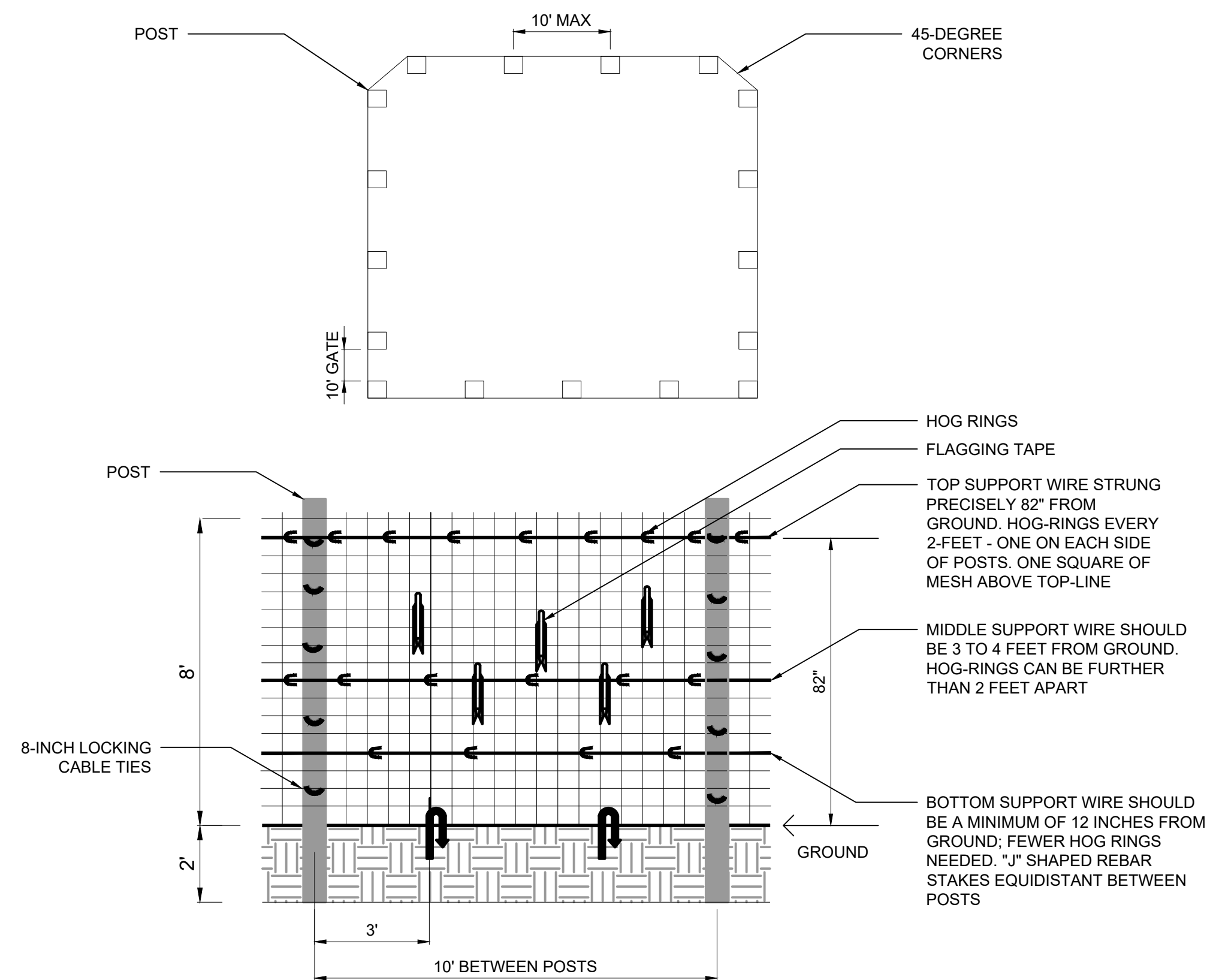
2 TYP. SHRUB PLANTING DETAIL

SCALE: NTS

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3 TYP. TREE PROTECTION DETAIL



4 TYP. DEER PROTECTION FENCE

- NOTES:
1. INSTALL 10-FOOT LONG METAL T-POSTS AT LEAST 2 FEET DEEP WITH AT LEAST 8 FEET OF POSTS AT LEAST 2 FEET DEEP WITH AT LEAST 8 FEET OF POST ABOVE GROUND. POSTS SHOULD BE SPACED NO FURTHER THAN 10 FEET APART.
 2. INSTALL 45-DEGREE ANGLE POSTS AT THE CORNERS TO INCREASE STRENGTH. SPACE POSTS FOR GATE(S) AND LEAVE SPACE BETWEEN FENCE AND PLANTINGS AS NECESSARY FOR EQUIPMENT ACCESS AND MAINTENANCE.
 3. STRING THREE SECTIONS OF NO. 14 GAUGE GALVANIZED WIRE - TOP, MIDDLE, AND BOTTOM TO SUPPORT AND REINFORCE THE WIRE MESH FENCING. START WITH THE TOP LINE AND SECURE TO POSTS WITH 8-INCH LOCKING CABLE TIES. ONCE ALL THREE LINES ARE ATTACHED, TENSION THE LINES USING GRIPPLES OR OTHER LOCKING DEVICES.
 4. ATTACH NO. 14 GAUGE GALVANIZED METAL MESH WITH 4" x 6" OPENINGS TO POSTS WITH 8-INCH LOCKING CABLE TIES AND PULL TAUT BETWEEN EACH POST.
 5. CRIMP HOG RINGS TO THE TOP LINE EVERY 2 FEET BETWEEN POSTS AND AS CLOSE AS POSSIBLE TO EACH SIDE OF THE POSTS. PLACE HOG RINGS EVERY 3 TO 4 FEET ON THE MIDDLE AND BOTTOM LINES.
 6. AFTER MESH IS SECURED TO WIRE, STAKE MESH TO THE GROUND WITH INVERTED J-SHAPED, 12-INCH LONG REBAR OR SIMILAR STAKES. USE TWO STAKES BETWEEN POSTS.
 7. ONCE FENCE CONSTRUCTION IS COMPLETE, HANG ORANGE BIODEGRADABLE FLAGGING TAPE STREAMERS AROUND ENTIRE FENCE TO ALERT DEER AND OTHER WILDLIFE TO THE OBSTRUCTION. ATTACH FLAGGING IN AN UP-AND-DOWN ZIGZAG PATTERN BOTH INSIDE AND OUTSIDE OF THE FENCE.
 8. FENCE MUST REMAIN TAUGHT AND INTACT THROUGHOUT ENTIRE DURATION OF CONTRACT AND GUARANTEE. CONTRACTOR MUST INSPECT ROUTINELY AND REPAIR AS NEEDED.

				PROJECT ENGINEER:	S. ALPERT
				DESIGNED BY:	E. MOSKALENKO
				DRAWN BY:	A. STEIN
				CHECKED BY:	R. TOMKO
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	
REV	ISSUED FOR	DATE	BY	0 1/2" 1" 	

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

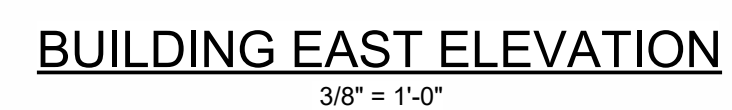
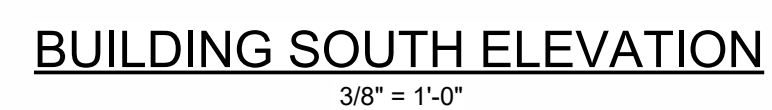
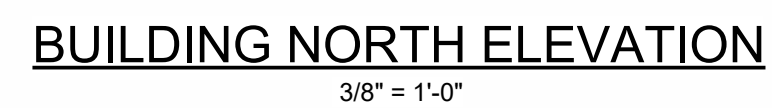


COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

LANDSCAPE
LANDSCAPE DETAILS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L102



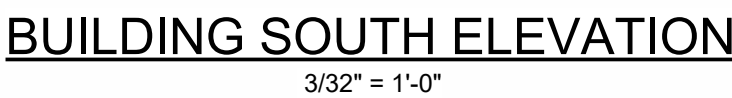
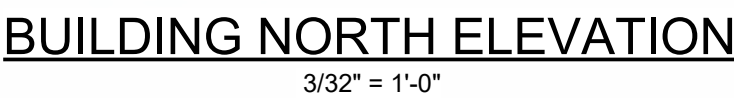
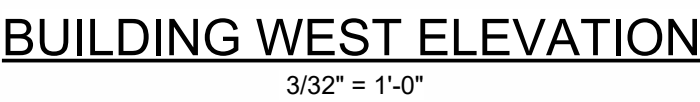
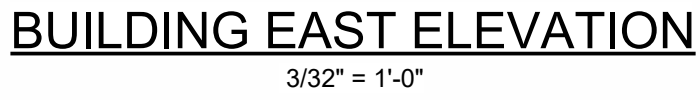
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60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	

PUD154



60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

GAC MEMBRANE BUILDING ARCHITECTURAL BUILDING ELEVATIONS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	

PUD206

1. FACE BRICK SIZE, TEXTURE AND CORRESPONDING MORTAR TO MATCH EXISTING PLANT. COLORS FOR BRICK AND MORTAR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
2. PREFINISHED ALUMINUM CANOPY AND COPING COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD RANGE.
3. EXPANSION JOINTS MAX SPACING 27'-0" O.C. REFER TO ELEVATIONS FOR LOCATIONS.


$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$
[illegible]

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

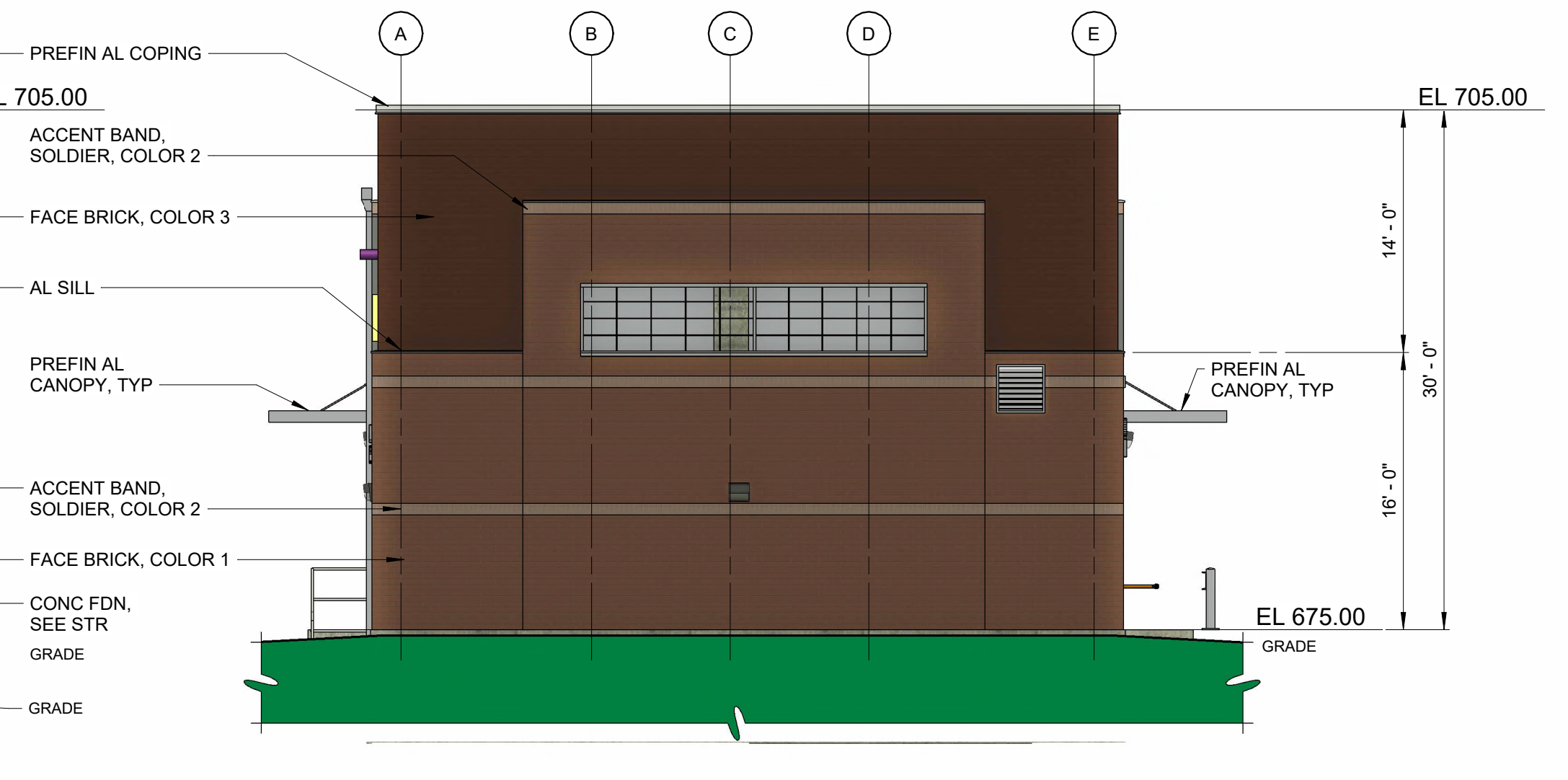
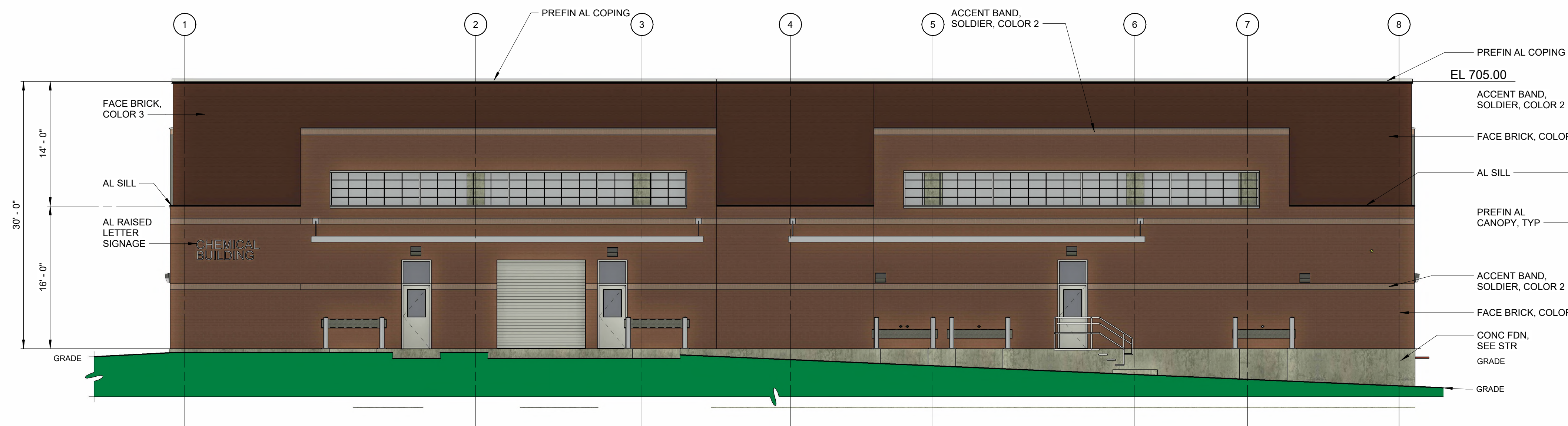
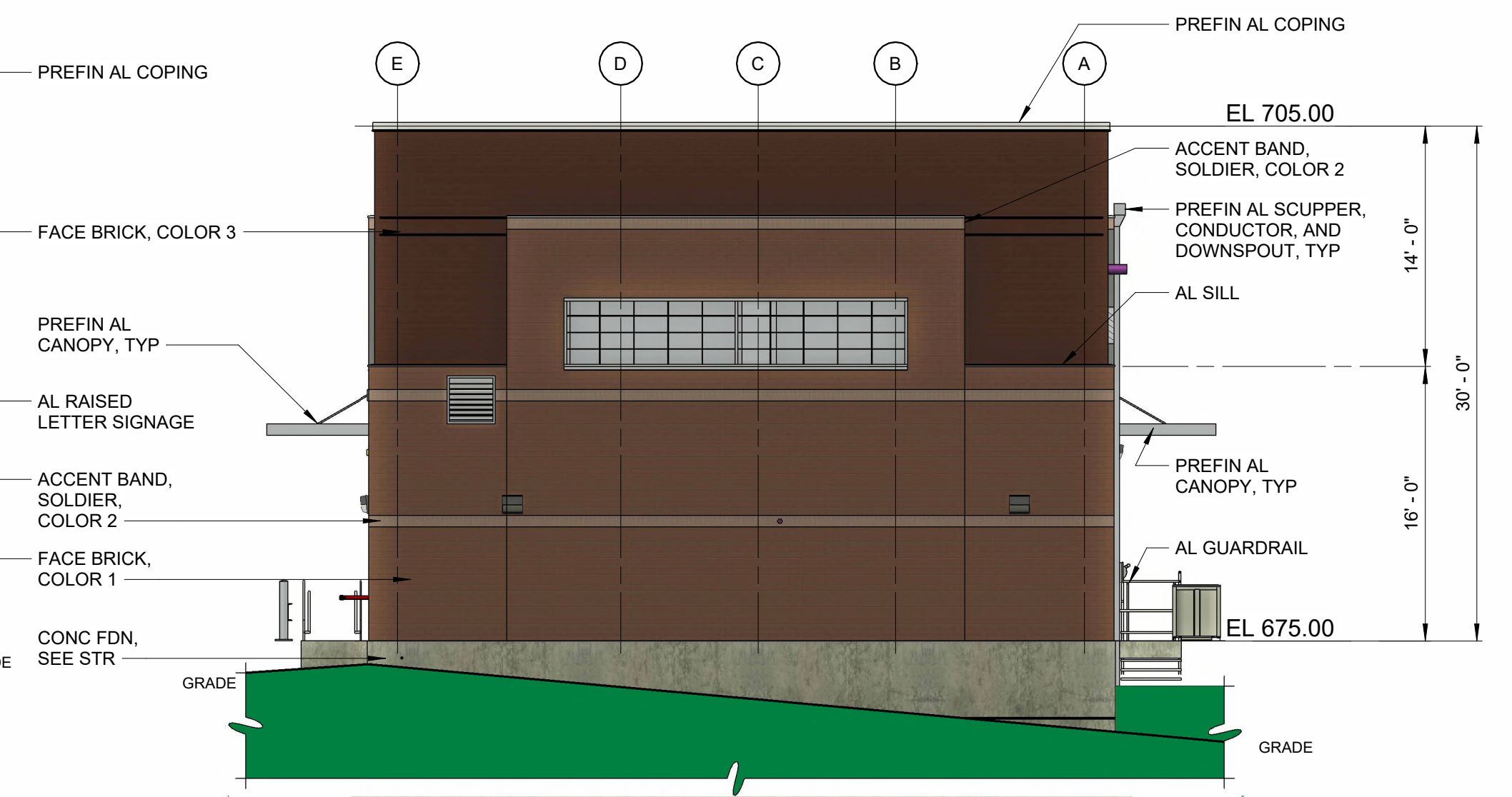
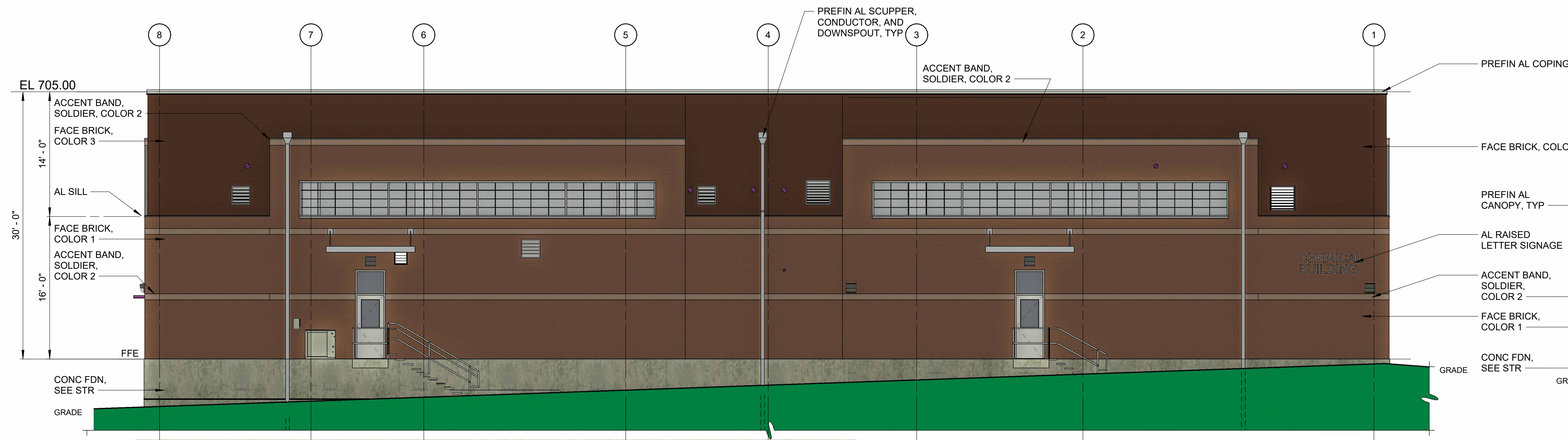
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

HIGH SERVICE PUMP STATION ARCHITECTURAL BUILDING ELEVATIONS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD553



					PROJECT ENGINEER:	S. ALPERT
					DESIGNED BY:	D. MONSON
					DRAWN BY:	L. MOLINA
					CHECKED BY:	W. RUSSELL
					IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1 
REV	ISSUED FOR	DATE	BY			

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

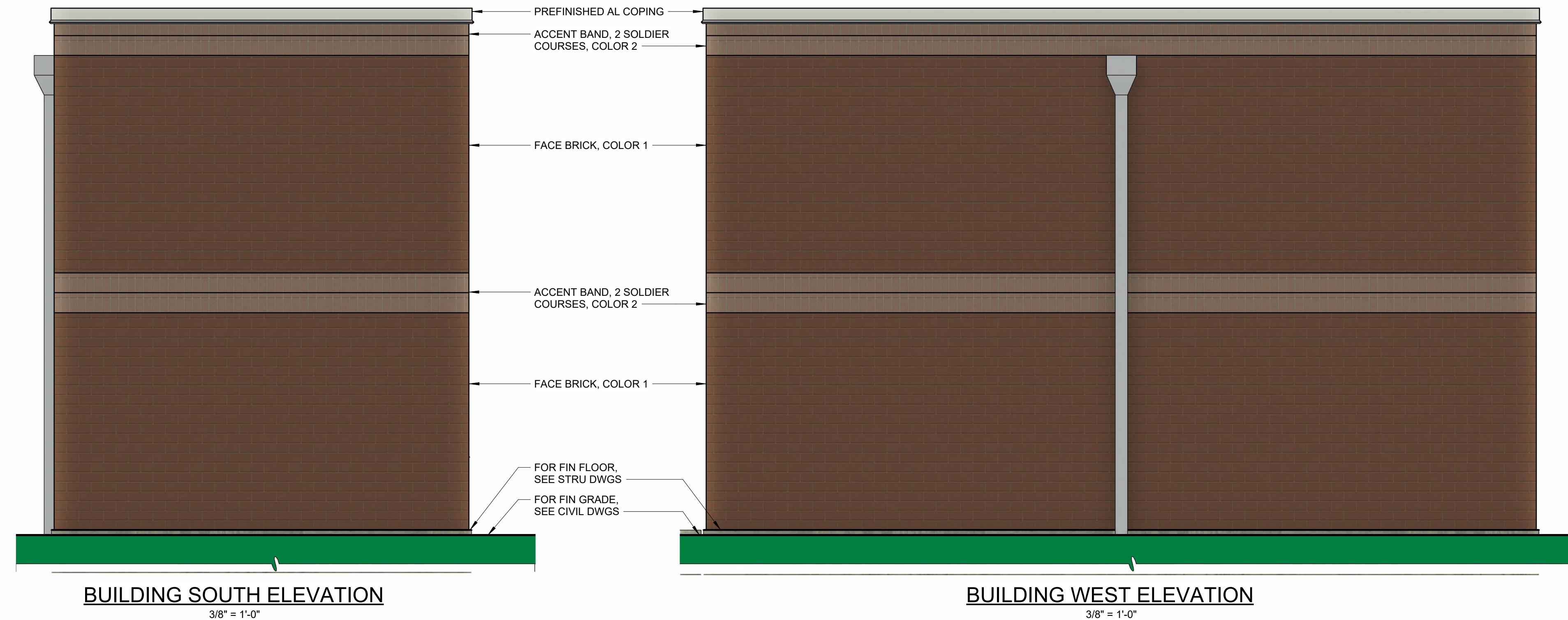
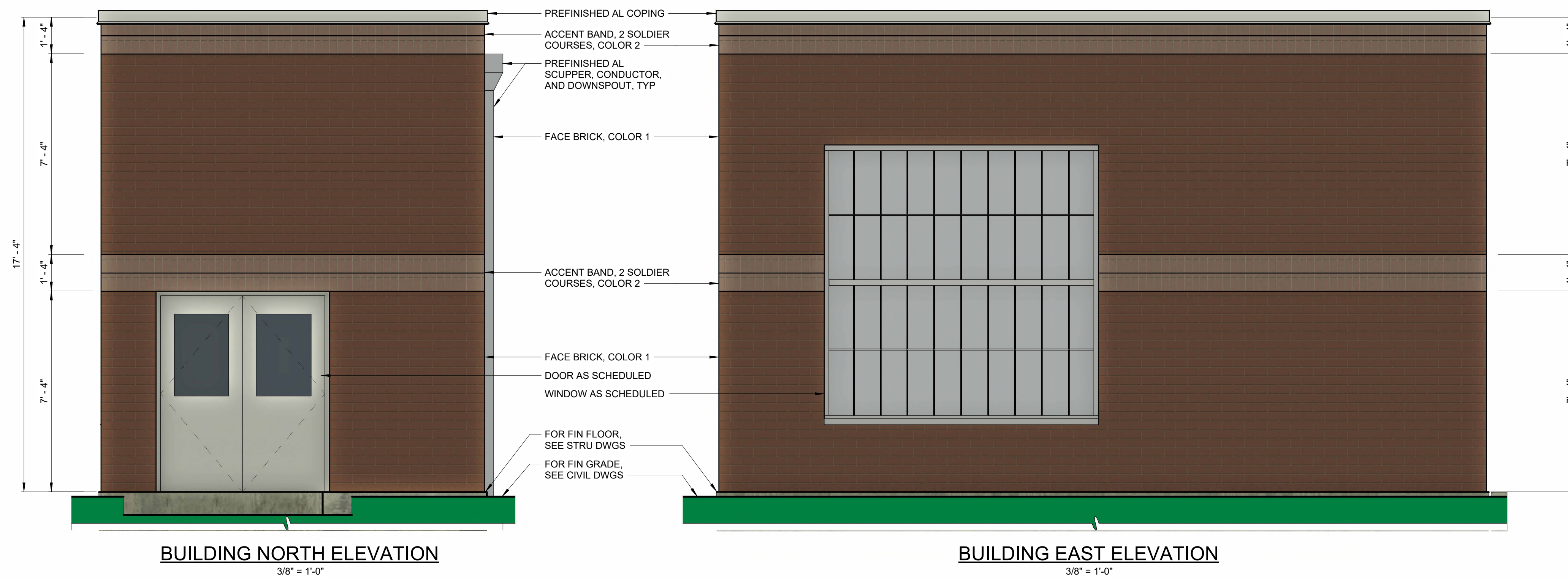
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

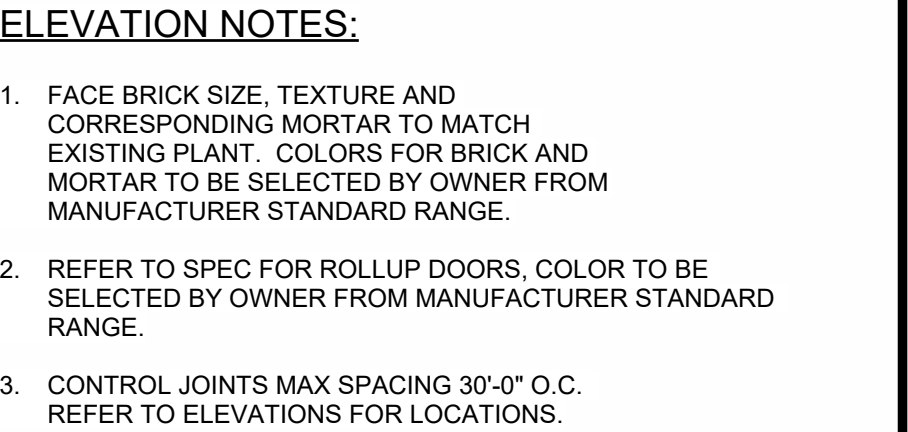
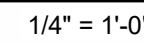
RESIDUALS PUMP STATION ARCHITECTURAL BUILDING ELEVATIONS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	

PUD752



				PROJECT ENGINEER: S. ALPERT		60% DESIGN SUBMITTAL DO NOT USE FOR CONSTRUCTION	 HAZEN AND SAWYER 545 MAINSTREAM DRIVE, SUITE 320 NASHVILLE, TENNESSEE 37228	COLUMBIA POWER & WATER SYSTEMS COLUMBIA, TENNESSEE	PRETREATMENT CHEMICAL BUILDING ARCHITECTURAL BUILDING ELEVATIONS	DATE: MARCH 2024	
				DESIGNED BY: D. MONSON						HAZEN NO.: 50124-008A	
				DRAWN BY: L. MOLINA						CONTRACT NO.: X	
				CHECKED BY: W. RUSSELL						DRAWING NUMBER:	
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE						PUD776	
REV	ISSUED FOR	DATE	BY								


$$\left(\frac{1}{4}'' \right) = 1'-0''$$

$$1/4'' = 1'-0$$

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD803









EWTP Fence Options

June 6, 2024

Option 1 - \$751,000

Along Nashville Hwy

- Wrought Iron between Brick Columns



Along Sides and Back

- Black Plastic Coated Chain Link with Barbed Wire



Option 2 - \$1,029,000

(Additional Cost - \$278,000)

Along Nashville Hwy

- Metal Pickets between Brick Columns



Along Sides and Back

- CLD Securus Lite S1 Fencing



Option 3 - \$2,415,000

(Additional Cost - \$1,664,000)

Along Nashville Hwy

- Metal Pickets between Brick Columns



Along Sides and Back

- Metal Pickets between Brick Columns



CPWS Planned Unit Development

Project #:	23-0022	Location:	Tax Map 90I B Parcels 1 & 5
Applicant:	Mike Harris, PE	Case Type(s):	RZ, Pre. PUD Master Plan
Staff Planners:	Kevin C. McCarthy, AICP Austin Brass, AICP	Proposed Use:	Utility Facility

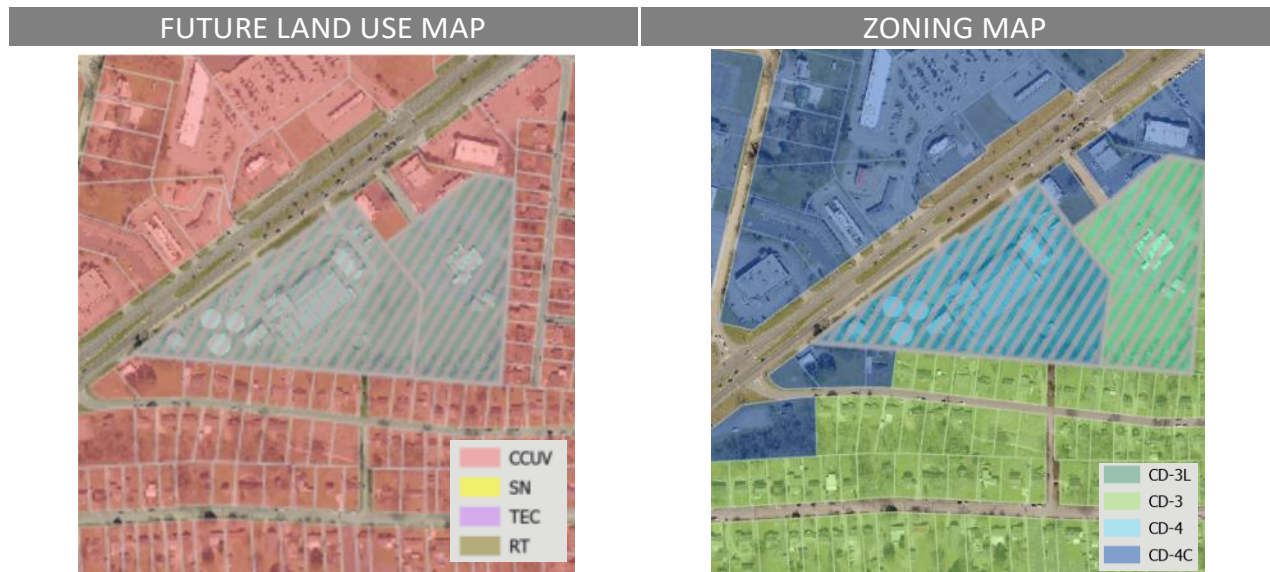
PROJECT SUMMARY

The applicant requests rezoning of a 12.65-acre site to Planned Unit Development Mixed Use (PUD-MU). The applicant further requests approval of a Preliminary PUD Master Plan to expand the existing water treatment facility. The subject site is located on Nashville Highway. The property consists of two parcels. In addition to the current water treatment facility, it includes the adjacent former site of the American Legion. The Zoning Ordinance requires the Planning Commission and City Council to determine that a Planned Unit Development is warranted prior to approving the rezoning and Preliminary PUD Master Plan. The zoning conformity section of the report addresses these criteria.

- The applicant proposes a customized set of standards which deviate from the PUD-MU standards and offers justification for each deviation.
- The Architectural Design Review Team evaluated proposed elevations and made a recommendation to the Planning Commission. The recommendation includes deviations from the PUD-MU standards.
- The Development Review Committee evaluated the proposal in March. Staff concerns are limited to the visibility of the site and mitigation of visual impact on adjacent properties.
- The applicant has engaged adjacent property owners and held a community open house on April 22nd.
- The Planning Commission is the **recommending body** for the, rezoning and PUD Master Plan.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4C/CD-3	Utility Facility	Various Structures	+/- 12.65



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	CD-4C/CD-3	Utility Facility/Civic
North	CCUV	CD-4C	Retail
South	CCUV	CD-3	Single Family
East	CCUV	CD-3	Single Family
West	CCUV	CD-4C	Retail

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of both parcels is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms through the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
 General Urban CD-4
 Urban Center CD-5
 General Urban-Corridor CD-4C (only along Arterial roadways)
 Urban Center - Corridor CD-5C (only along Arterial roadways)*
 Mixed Use PUD-MU
 Civic CV

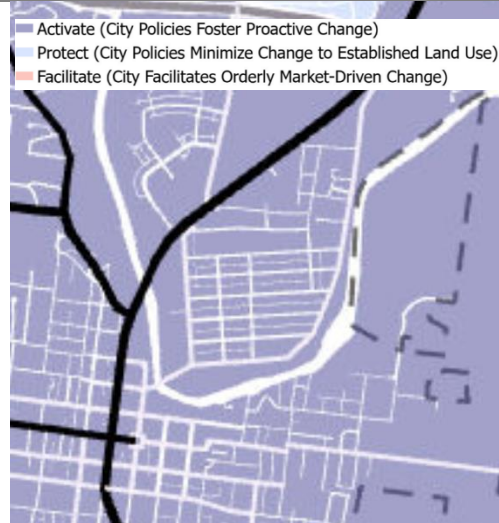
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
 Density (density units per acre): ≥ 12 du/ac
 Building Height: 1-5 stories
 Open Space Elements: Civic Spaces, Parks & Greenways



AREAS OF CHANGE POLICY

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

- **The Planning Commission may determine that the condition of the subject site and the innovative nature of the proposed development presents an exceptional situation as described in §8.5.21.B.2 of the Zoning Ordinance.**
 - The Ordinance requires that that Planning Commission and City Council make formal, written findings regarding each of the criteria listed in §8.5.21.B.2.
 - Under **§8.5.21.B.2.a**, the Planning Commission must determine that the Preliminary Master PUD Development Plan is necessary to implement Connect Columbia, the Comprehensive Plan.
 - The applicant posits that the customized standards afforded by PUD-MU will better implement the City Center Urban Village future land use classification than any available character district or special district while accommodating this unique land use.
 - The applicant reached this conclusion after discussing various options with planning staff.
 - Under **8.5.21.B.2.b**, the Planning Commission must determine that due to unique site conditions, or the necessary and intrinsic uses, size, or form of the Development, such Development cannot under any other plan, design, or circumstances conform to one of more of the character districts specified in the Ordinance.
 - The applicant provided a PUD justification explaining:
 - The land use, a water treatment facility, is inherently unique;
 - The location is unique in that it has been the site of a utility facility for seventy years; and
 - Expansion of the facility will provide an overwhelming public benefit in the form of a resilient and reliable water system.
 - The applicant further explained that the regulatory, operational, and security needs of the site do not allow conformity with any of the character districts provided in the Ordinance.
 - Under **8.5.21.B.2.c**, the Planning Commission must determine that the Master PUD Development Plan provides an innovative plan of development that is harmonious with the features of the subject property and character of adjacent property. The Commission must determine that the plan promotes quality design and environmentally sensitive development by taking advantage of special site characteristics, locations and land uses.

- Approval of the PUD will enable CPWS to expand its existing facility onto adjacent property, thereby delaying and minimizing the need to construct new facilities and disturb additional land.
- Under **8.5.21.B.2.d**, the Planning Commission must determine that there are sufficient existing infrastructure, services, and utilities available to the site prior to Development.
 - The applicant is the primary source of water for domestic consumption, fire protection, and industrial uses throughout Maury County.
 - The facility already exists. The expansion is not expected to significantly add to the burden of existing infrastructure.

Civic Spaces

- **The proposed Preliminary PUD Master Plan does not provide Civic Space.**
 - Section 5.3.1 of Zoning Ordinance requires any development parcel¹ to utilize at least 5% but no more than 20% of its gross acreage as Civic Space conforming to the standards of Table 5.3.3-A.
 - The applicant proposes to omit Civic Space as part of the customized set of development standards. Open space for public recreation is not conducive to the use of the property as a utility facility.

Building Sites, Bulk and Development Standards

- **The proposed Preliminary PUD Master Plan would establish a customized alternative set of bulk and site standards which deviate from the prescriptive PUD-MU standards in Table 4.3.1-L.**
 - The zoning ordinance requires lots and building sites to enfront thoroughfares and internal drives, with some limited exceptions.
 - The applicant has proposed several alternatives to the prescribed standards. These alternatives allow development of the site with building sites that enfront driveways.
 - The alternative standards also reduce the required landscape buffers between the subject site and the adjacent residential properties.
 - The proposed Master Plan permits chain link fence with barbed wire, which are prohibited by the default standards of the Zoning Ordinance.

¹ Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).

- The prescribed and proposed standards are summarized in the table below.

(PUD MU) District Standards			
Standard:	Required		Proposed
Number of Buildings per Lot or Building Site:	Principal Building 1 max Accessory Buildings 1 max	Principal 1 max Accessory 15 max	
Setbacks / Yards - Principal Building:	Front Setback / Yard, Principal Frontage: 0-20 ft.	Front Setback / Yard, Principal Frontage: 0-150 ft.	
	Front Setback / Yard, Secondary Frontage: 0-20 ft.	No Modification	
	Side Setback / Yard: 0 ft. min. for attached Buildings; Otherwise, 10-24 ft.	Side Setback / Yard: 0 ft. min. for attached Buildings; Otherwise, 10-125 ft.	
	Not Regulated	No Modification	
Setbacks / Yards - Accessory Buildings:	Front Setback / Yard, Principal Frontage: 40 ft. max. from rear property line	Front Setback / Yard, Principal Frontage: must submit and receive approval prior to design	
	Rear Setback / Yard: 3 ft. max	Rear Setback / Yard: must submit and receive approval prior to design	
Building Height:	Principal Building 2 Stories min. 4 Stories max. Accessory Buildings 2 Stories max.	Principal Building 4 Stories max. Accessory Buildings 4 Stories max.	
Building Site Enfrontment:	Must enfront a Thoroughfare or Internal Drive	May enfront a Driveway or other appropriate feature.	

Architecture

- **Prior to review by the Planning Commission, the Architectural Design Review Team must review and make a recommendation on the design of all buildings in a Planned Unit Development (§ 8.5.21.L, p. 457).**
 - On March 14, 2024, the City of Columbia Architectural Design Review Team conducted a thorough assessment of this proposal in accordance with the standards outlined in the Zoning Ordinance.
 - The Architectural Design Review Team approved the design request with a favorable recommendation to Planning Commission noting the unique configuration and use of proposed structures.
 - The request was for the façade approval for the expansion of new buildings and facilities for the existing CPWS water plant site, as well as the adjacent American Legion site.
 - The expansion included the construction of pump station buildings, chemical building, maintenance building, and several other buildings associated with operations of the site.
 - In addition, a decorative, black coated metal fence, as well as chain link with barbed wire, is proposed with brick and stone base columns around the base.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

MAY 2024
 24-0022
 CPWS FACILITY
 REZONING &
 PRE. PUD MASTER PLAN

CPWS - LTWSP - Expansion of Existing Water Treatment Plant

Table of Proposed Building Descriptions

Facility	Description	Occupied	Floors/Stories & Dimensions	Height (ft)
Chemical Building	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area – 53'x145'	30 ft
High Service Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level) – 46'x56'	18 ft above grade
PTF Chemical Building (Chemical Feed Building)	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area – 70'x117'	17 ft
Membrane Feed Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level) – 24'x53'	18 ft above grade
Membrane/GAC Facility	Masonry (brick-face) to match existing structures	Operator workstation/office - Not regularly occupied	1 floor – 68'x301'	38 ft
Maintenance Building	Masonry (brick-face) to match existing structures	No	1 floor – 89'x80'	21 ft
Finished Water Meter Vault	Small/precast Vault	No	N/A – 15'x14'	0 ft above grade (vault)
Residual Pump Station (Residual Electrical Building)	Small/precast Vault	No	N/A – 52'x23'	TBD (Small)
Drainage Pump Station	Small/precast Vault	No	N/A – 12' Diameter	0 ft above grade (vault)
Raw Water Meter Vault	Small/precast Vault	No	N/A – 24'x33'	0 ft above grade (vault)
Floc/Sed Basins	Water-containing concrete structure	N/A	N/A – 70'x117'	8 - 18 ft above grade
Residuals Holding Tank	Water-containing concrete structure	N/A	N/A – 66' diameter	10 ft above grade
Clearwell	Water-containing concrete structure	N/A	N/A – 65' diameter	22 ft above grade
Generators	Self-enclosed equipment	N/A	N/A – 74'x52'	< 35 ft

(PUD MU) District Design Standards		
Design Standards:	Required	Proposed
Vertical Composition:	Identifiable Base, Middle, & Cap	Buildings contain a primary façade material of brick with a defined base and cap.
Finished Floor Elevation:	Max 48 in. above finished grade at façade	Not Regulated
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. In addition, facades greater than 100' in width must be differentiated so that it appears to be comprised of two or more adjacent buildings by dividing façade into changes with shape, sill, details, size, rhythm, wall material and/or color, cornice height, change in pilasters, columns, or other façade elements.	This proposal is for multiple utility related buildings within a projected Planned Unit Development. The use of the site as a water treatment facility has historically operated on the property since the mid-1950s. The applicant is proposing to rezone the property from CD4-C/CD-3 to Planned Unit Development for future expansion and to better adhere to the unique characteristics of the use on a site-specific basis.

Façade Openings:	20 ft. or less spacing for windows/doors	20 ft. or less is provided.
Façade Glazing:	20-60 % for non-shopfront/ 70 percent total facade for shopfront frontage	Not Regulated
Window Shape:	Square or vertical proportions	Proposed windows are square and vertical in proportion.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	Windows proposed are on the upper floor levels.
Window Types:	Except in Shopfront or Gallery Frontage, Single-hung, double-hung, Casement	Not Regulated
Window Glazing Material:	Clear	Not Regulated
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rollock course below sill	Window trim is not shown with soldier course above lintel.
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5' min shopfront frontages at knee wall	N/A
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	N/A
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	N/A
Roof Type & Pitch:	Hip/ Gable/Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood, Authentic Stucco over Masonry.	Brick and Exposed Concrete
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors	No more than 3 colors are utilized.

Phasing of the Development

- **At Final PUD Master Plan, the phasing plan will require Planning Commission approval**
 - The project is currently in the design stage.
 - Major construction is planned to start in the Spring of 2025.
 - CPWS anticipates that the project will take 12-18 months to complete.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary Plat at its March 2023 meeting, as directed by § 8.3.7 of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized in the next section.

As required by § 8.5.4.D-1 of the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

The Planning Commission is the **recommending body** for all Rezoning, and Preliminary PUD Master Plans under § 8.3.3.B.1 of the Zoning Ordinance. The City Council is the Decision-Making Authority.

Sections 8.5.21.B, 8.5.21.M, 8.5.18 and 8.5.19 of the Zoning Ordinance establishes the criteria for Planning Commission review and action for a rezoning to Planned Unit Development with a Preliminary PUD Master Plan.

For rezoning, the Planning Commission must determine:

- a. *the rezoning is consistent and not in conflict with the comprehensive plan or other applicable approved local plans for the area;*
- b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5, are not contravened;*
- c. *It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the zoning map amendment or that the existing zoning of the property was the result of a mistake; and*
- f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.*

For the customized set of standards (which are reviewed as a zoning text amendment), the Planning Commission must determine:

- a. *The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. *The extent to which the proposed Zoning Ordinance Amendment represents a new*



- idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
 - d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

For the Planned Unit Development Master Plan the Planning Commission must determine that the property and the proposed development meet the uniqueness criteria at 8.5.21.B.2, that the development cannot be accomplished under any base character district, and that the proposal :

- a. conform to all applicable standards and requirements of the Ordinance,*
- b. would be compatible with other development permitted under all applicable provisions of the Ordinance;*
- c. will not significantly interfere with the use and enjoyment of other land in the vicinity;*
- d. adequately conserve woodland and the protect water courses from erosion and siltation;*
- e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and*
- f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of the Ordinance.*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its March 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** requested a more complete justification for utilizing the PUD process and specific explanation of how the proposed standards will produce a high quality development.
- Planning staff provided direction related to the requested deviations in bulk and design standards.
- Planning requested specific formatting of resubmittals and information related to phasing of the expansion project.
- **Engineering** indicated that all approvals are subject to completion of specific improvements recommended by the Traffic Impact Study (TIS).

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

Care should be taken to mitigate impacts on neighboring properties and the public. The proposed PUD-MU Preliminary Master Plan is appropriate to implement Connect Columbia and accommodate this unique land use. Most of the proposed deviations from the prescribed standards of the ordinance are reasonable. However, two requested deviations warrant special consideration by the Planning Commission: 1) the reduction of the landscape buffers where the subject site abuts residential property; and 2) the use of barbed wire fencing. CPWS has done an admirable job of engaging the public, especially current neighboring property owners. Nonetheless, the standards of the zoning ordinance are in place to protect the public welfare and mitigate incompatibilities over time. Future residents of the neighboring properties will be impacted by the standards established through the Master Plan. Additionally, this review may be the best opportunity many decades to improve screening of the facility along the Nashville Highway frontage.

SAMPE MOTIONS

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented [*subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE: 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

RECOMMENDATION: Approve Ordinance No. 4509 on first consideration.

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.

ATTACHMENTS: Ordinance No. 4509; Exhibit A; Exhibit B; Staff Report; Concept Plan.

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).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-2 (Rural Character District) to CV (Civic District).

Section 2: Said property to be rezoned, being Tax Map 99 Parcel 49, located at 1209 Galloway Street, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-2 (Rural Character District) to CV (Civic District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 8th day of May, 2024, and after a public hearing held on the 13th day of June, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is consistent with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 11th day of July, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

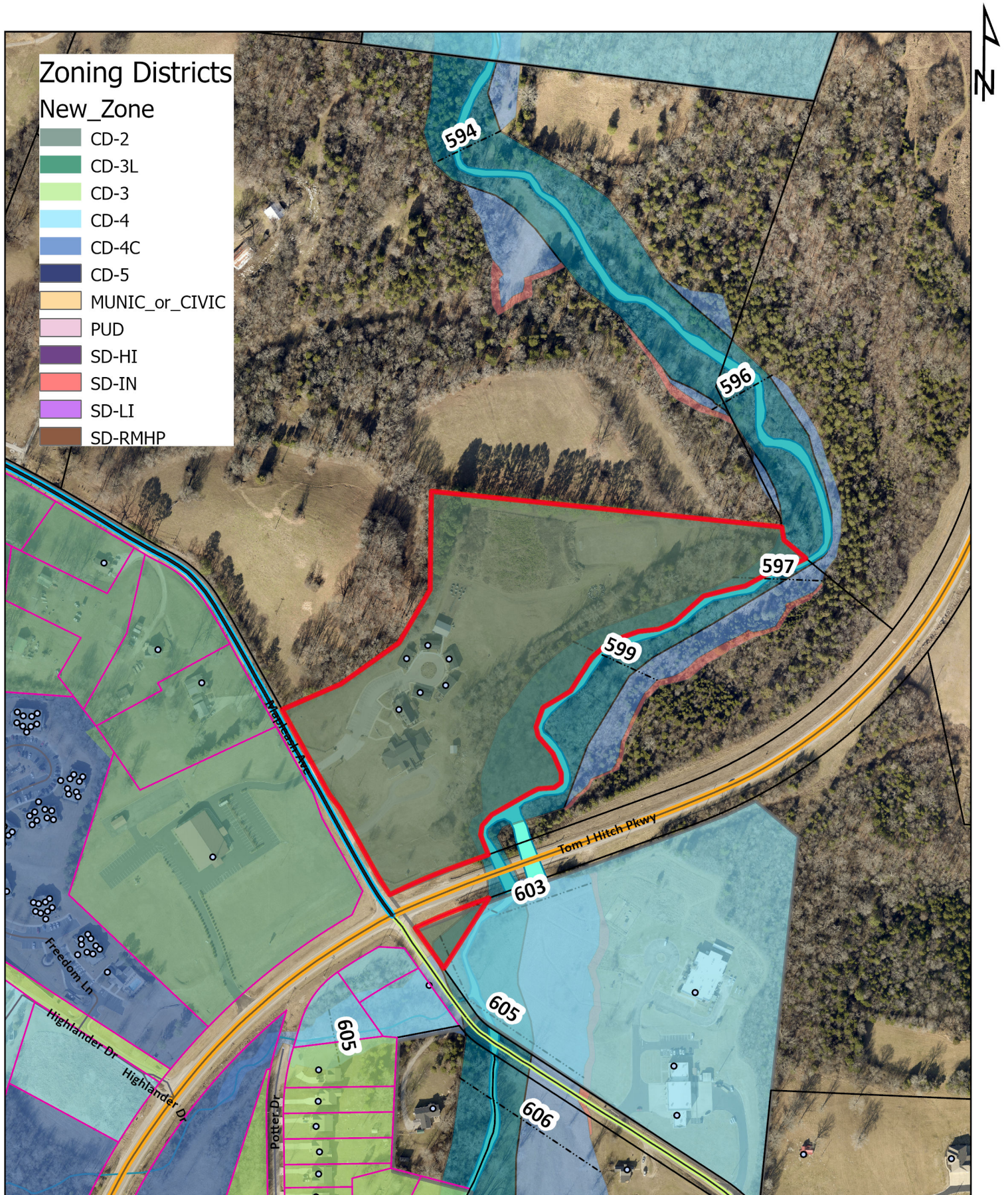
Legal Description of the Property

TRACT ONE:

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, LYING NORTHEAST OF MAPLE ASH AVENUE AND NORTHWEST OF TOM HITCH PARKWAY. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND; SAID IRON PIN BEING IN THE EAST MARGIN OF MAPLE ASH AVENUE, AND BEING THE SOUTHEAST CORNER OF ELIZABETH KENNEDY AND RIDLEY FINNEY AS RECORDED IN DEED BOOK 1226, PAGE 623, AND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROAD WITH KENNEDY NORTH 64 DEGREES 32 MINUTES 42 SECONDS EAST A DISTANCE OF 206.99' TO A POST; THENCE NORTH 55 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 237.22 FEET TO AN IRON PIN SET; THENCE NORTH 20 DEGREES 23 MINUTES 49 SECONDS EAST A DISTANCE OF 112.03 FEET TO AN IRON PIN SET; THENCE NORTH 15 DEGREES 36 MINUTES 31 SECONDS EAST A DISTANCE OF 315.34 FEET TO AN IRON PIN SET; SAID IRON PIN BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH KENNEDY SOUTH 84 DEGREES 01 MINUTES 51 SECONDS EAST A DISTANCE OF 622.96 FEET TO A POST; THENCE SOUTH 82 DEGREES 44 MINUTES 12 SECONDS EAST A DISTANCE OF 359.01 FEET TO A CONCRETE MONUMENT FOUND; SAID MONUMENT BEING THE SOUTHEAST CORNER OF KENNEDY, AND BEING THE SOUTHWEST CORNER OF MAURY COUNTY TENNESSEE AS RECORDED IN RECORD BOOK 1556, PG 662, AND BEING THE NORTHWEST CORNER OF MAURY COUNTY TENNESSEE AS RECORDED IN RECORD BOOK 1556, PAGE 735, AND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING KENNEDY WITH MAURY COUNTY TENNESSEE SOUTH 11 DEGREES 15 MINUTES 35 SECONDS WEST A DISTANCE OF 94.59 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 65 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 603.89 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 41 DEGREES 17 MINUTES 00 SECONDS WEST A DISTANCE OF 316.00 FEET TO A WOOD FENCE POST; THENCE SOUTH 42 DEGREES 25 MINUTES 00 SECONDS EAST A DISTANCE OF 133.00 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 49 DEGREES 58 MINUTES 00 SECONDS WEST A DISTANCE OF 329.00 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 37 DEGREES 48 MINUTES 19 SECONDS EAST A DISTANCE OF 55.33 FEET TO AN IRON PIN SET IN THE NORTH MARGIN OF TOM HITCH PARKWAY; SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING MAURY COUNTY TENNESSEE WITH SAID ROAD SOUTH 68 DEGREES 37 MINUTES 24 SECONDS WEST A DISTANCE OF 226.75 FEET TO AN IRON PIN SET; THENCE NORTH 87 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 84.60 FEET TO AN IRON PIN SET SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND BEING AT THE INTERSECTION OF MAPLE ASH AVENUE AND TOM HITCH PARKWAY; THENCE LEAVING TOM HITCH PARKWAY WITH MAPLE ASH AVENUE NORTH 32 DEGREES 13 MINUTES 03 SECONDS WEST A DISTANCE OF 73.18 FEET TO AN IRON PIN SET; THENCE NORTH 29 DEGREES 27 MINUTES 11 SECONDS WEST A DISTANCE OF 491.42 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 16.48 ACRES, AS SURVEYED BY KENNETH CARROLL, R.L.S., TN LICENSE NUMBER 1335, APRIL 16, 2007.

THE ABOVE TRACT IS SUBJECT TO ANY AND ALL OTHER EASEMENTS, R.O.W.'S OR RESTRICTIONS THAT MAY BE OF RECORD IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



Ordinance No. 4509 - Exh. B

Agathos
1201 Maplease Ave.

City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560

NON-RESIDENTIAL SITE PLAN SUBMITTAL

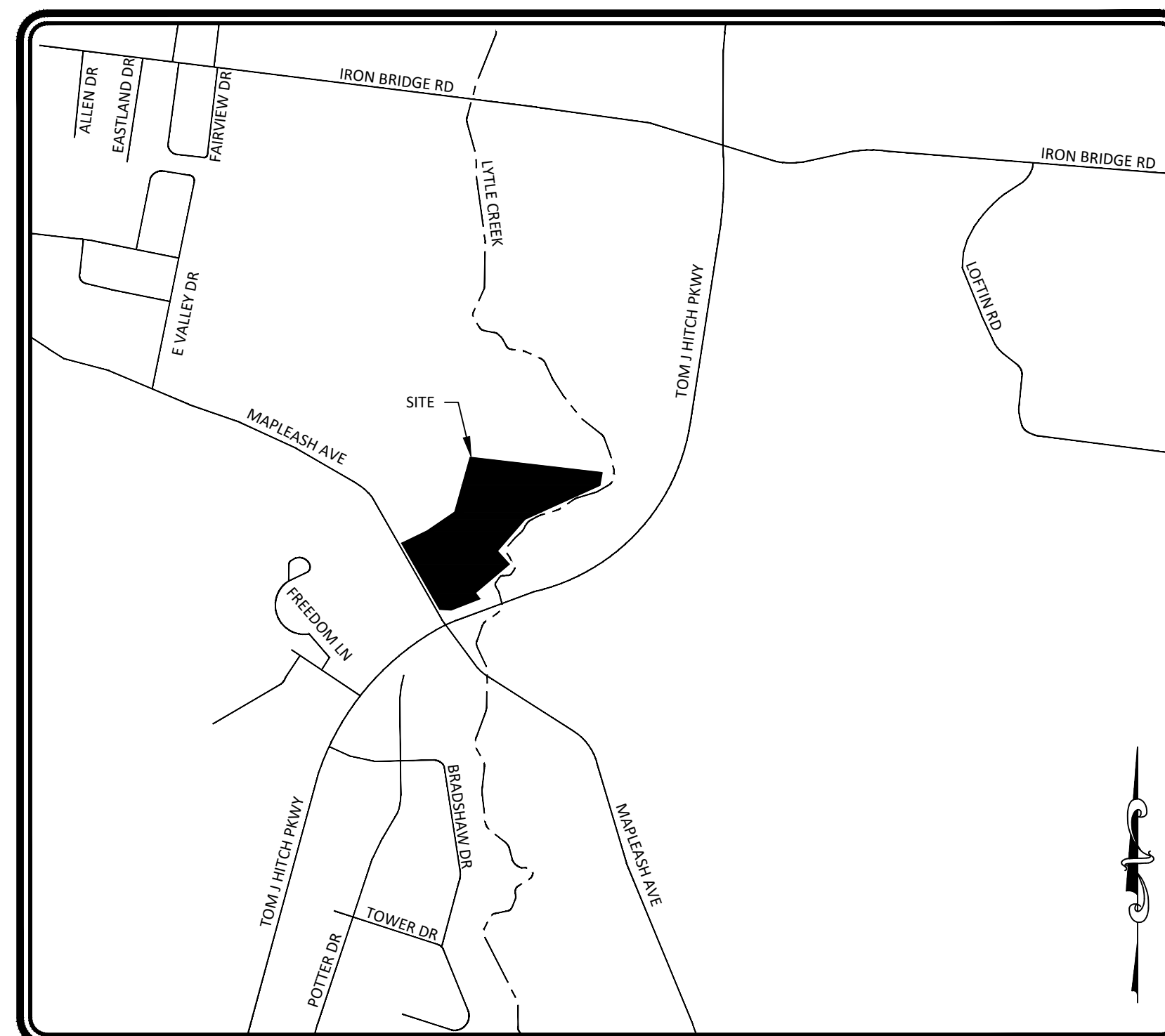
AGATHOS CLASSICAL SCHOOL

PRIVATE SCHOOL DEVELOPMENT

SITE DATA TABLE	
SITE ADDRESS:	1201 MAPLEASH AVENUE COLUMBIA, TN 38401
OWNER:	AGATHOS SCHOOL OF COLUMBIA
PARCEL ID:	099 04900 000
SITE AREA:	+/- 16.49 ACRES
EXISTING ZONING:	CD-2
EXISTING USE:	CIVIC / EDUCATION
MINIMUM SETBACKS:	
FRONT:	30'
REAR:	30'
SIDE:	20'
MAX BUILDING HEIGHT:	3 STORIES / 35'
PROPOSED BLDG HEIGHT:	2 STORIES
PARKING PROVIDED:	94 SPACES
NOTES:	
1. EXISTING SURVEY INFORMATION IS PROVIDED BY A BOUNDARY AND TOPOGRAPHIC SURVEY DERIVED FROM HARRAH & ASSOCIATES, DATED 8/26/2019. 2. PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47119C0285E, DATED 04/16/2007.	

TDEC NOTICE OF COVERAGE NOTE

THIS SITE DISTURBS MORE THAN 1 ACRE AND THEREFORE DOES REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 4.24 ACRES. TDEC PERMIT NUMBER IS TBD.



LOCATION MAP
NOT TO SCALE

CONTACTS

CONTACTS:

OWNER:
AGATHOS SCHOOL OF COLUMBIA
1201 MAPLESH AVENUE
COLUMBIA, TN 38401
313-388-0556

CIVIL ENGINEER:

CJ MURRELL
615 DESIGN GROUP
360 QUECREEK CIRCLE
SMYRNA, TN 37167
615-829-6899
cjm@615designgroup.com

LANDSCAPE ARCHITECT:
JOSE GUILIK
LOSE DESIGN
2809 FOSTER AVENUE
NASHVILLE, TN 37210
615-242-0040
jguilik@lose.design

SURVEYOR:
ROGER HARRAH
HARRAH & ASSOCIATES
504 AUTUMN SPRING COURT, SUITE B-15
FRANKLIN, TN 37067
615-778-0863
rogerh@harrahgroup.com

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN - OVERALL
C1.1	EXISTING CONDITIONS PLAN - ENLARGED
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - ENLARGED
C3.0	STORMWATER POLLUTION PREVENTION PLAN
C3.1	EROSION CONTROL PLAN - INITIAL
C3.2	EROSION CONTROL PLAN - INTERMEDIATE-FINAL
C3.3	EROSION CONTROL DETAILS
C4.0	GRADING PLAN - OVERALL
C4.1	GRADING PLAN - ENLARGED
C4.2	POND DETAILS
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN - ENLARGED
C6.0	SITE DETAILS
C6.1	STORM DETAILS
A1.0	BUILDING ELEVATIONS



615 DESIGN GROUP

360 QUEENSBERRY CIRCLE, SAVANNAH, TN 37167
 (615) 324-8899
www.615designgroup.com



AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

[illegible]

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

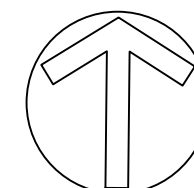
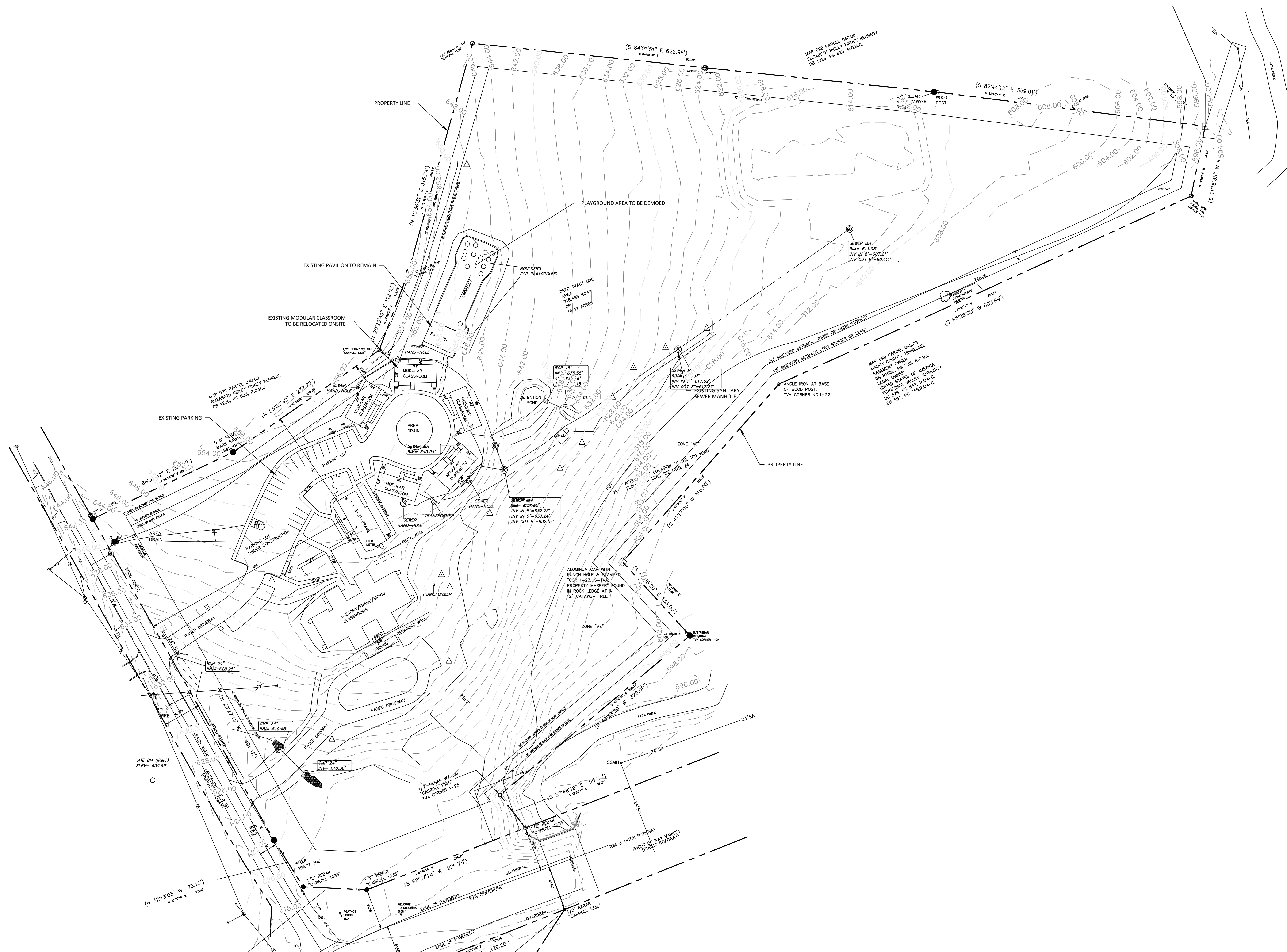
COVER SHEET

C0.0

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EXISTING CONDITIONS
PLAN - OVERALL

Page 505 of 59





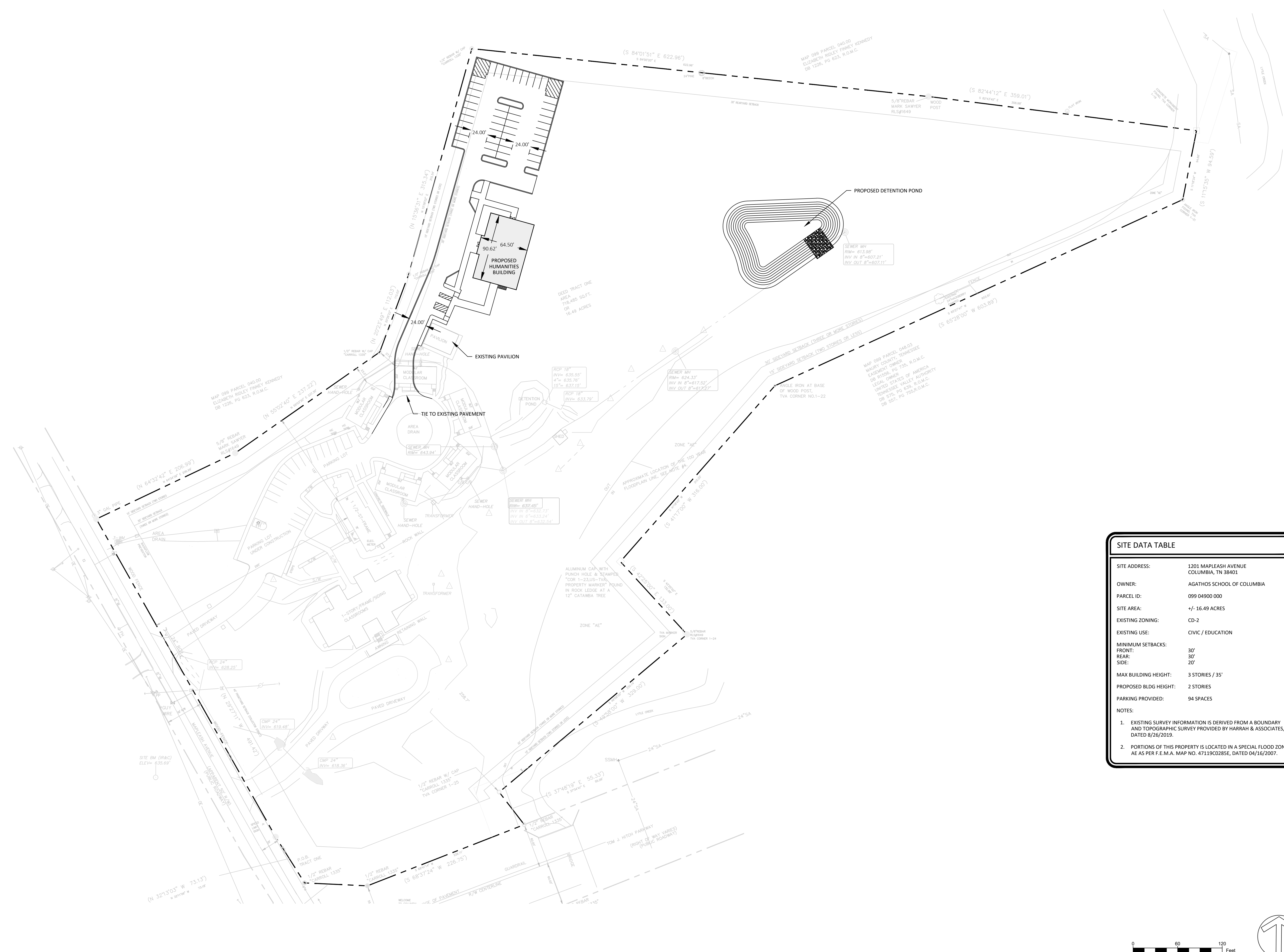
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1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

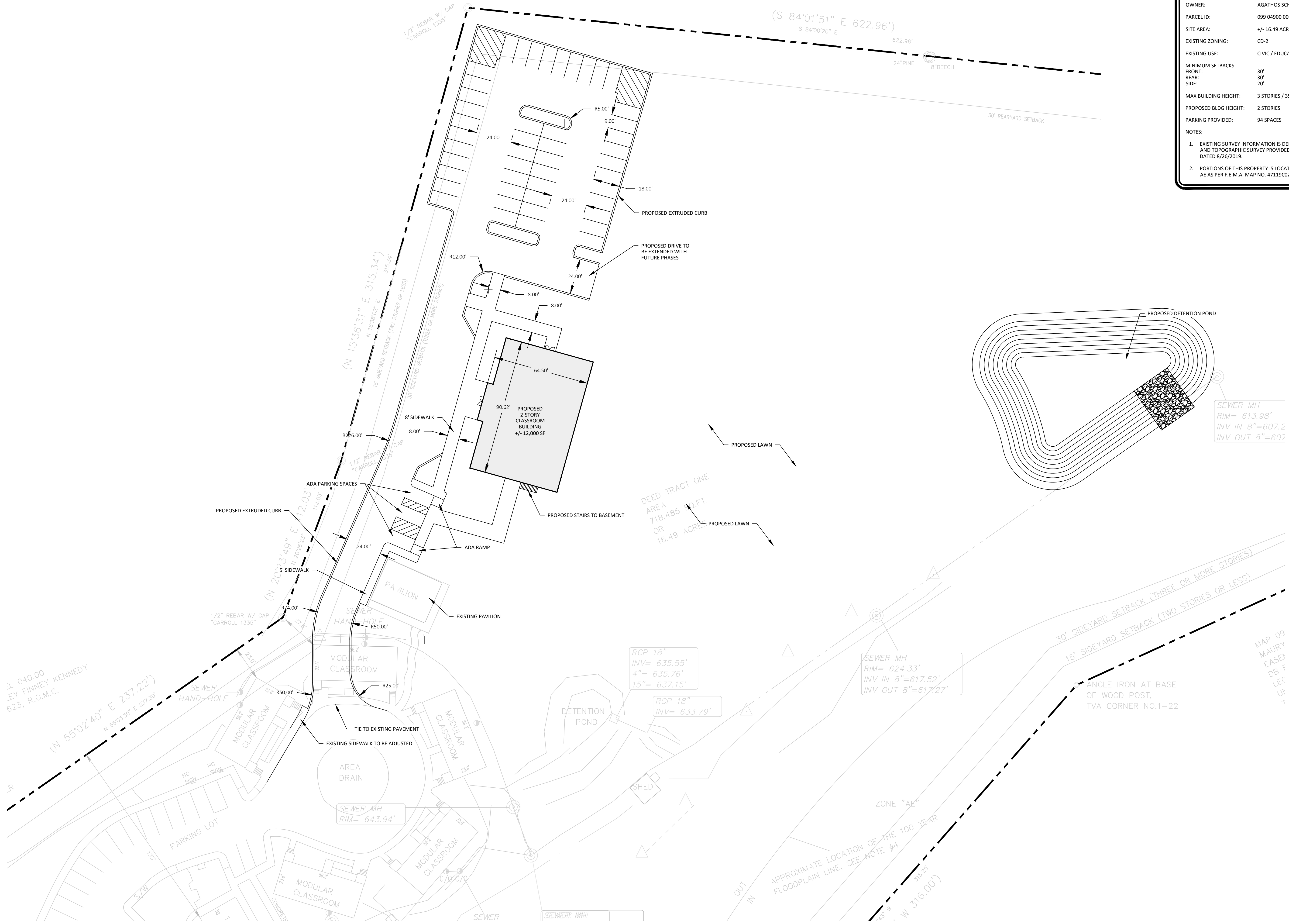
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PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

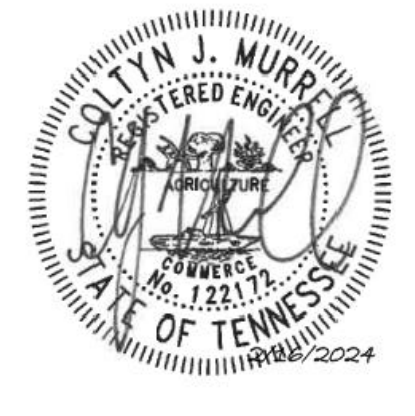
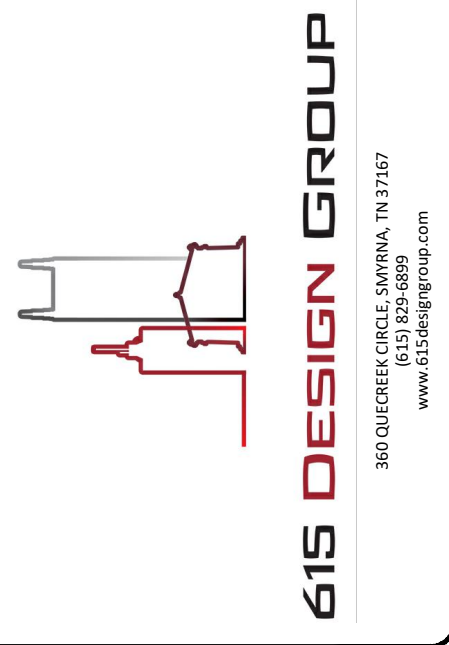
SITE PLAN - OVERALL

C2.0





SITE DATA TABLE	
SITE ADDRESS:	1201 MAPLEASH AVENUE COLUMBIA, TN 38401
OWNER:	AGATHOS SCHOOL OF COLUMBIA
PARCEL ID:	099 04900 000
SITE AREA:	+/- 16.49 ACRES
EXISTING ZONING:	CD-2
EXISTING USE:	CIVIC / EDUCATION
MINIMUM SETBACKS:	
FRONT:	30'
REAR:	30'
SIDE:	20'
MAX BUILDING HEIGHT:	3 STORIES / 35'
PROPOSED BLDG HEIGHT:	2 STORIES
PARKING PROVIDED:	94 SPACES
NOTES:	
1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HARRAH & ASSOCIATES, DATED 8/26/2019.	
2. PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47119C0285E, DATED 04/16/2007.	



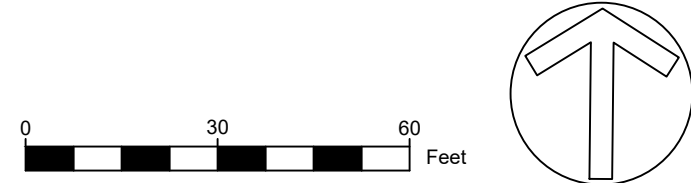
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS	
NUMBER	DESCRIPTION

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

SITE PLAN - ENLARGED

C2.1



1. SWPPP REQUIREMENTS (3.0)

- 1.1. HAS THE SWPPP BEEN PREPARED BY AN INDIVIDUAL THAT HAS THE FOLLOWING CERTIFICATIONS (3.1.1)?
YES ☒ NO ☐
(CHECK ALL THAT APPLY BELOW)
1.1.1. ☐ CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL; OR
1.1.2. ☐ TDEC LEVEL II CERTIFICATION
- 1.2. DO THE EPSC PLANS INCLUDE SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS (3.1.1)?
YES ☒ NO ☐
IF YES, HAVE THE EPSC PLANS BEEN PREPARED, STAMPED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT (3.1.1)?
YES ☒ NO ☐
- 1.3. DO THE PROJECT STORMWATER OUTFALLS DISCHARGE INTO THE FOLLOWING (5.4.1)?
YES ☐ NO ☒
(CHECK ALL THAT APPLY BELOW)
1.3.1. ☐ IMPAIRED WATERS (303D FOR SILTATION OR HABITAT ALTERATION)
1.3.2. ☐ TENNESSEE KNOWN EXCEPTIONAL WATERS
IF YES, HAVE THE EPSC MEASURES BEEN DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 5-YR, 24-HR STORM EVENT (5.4.1.A)? YES ☐ NO ☐
IF YES, HAVE THE EPSC PLANS BEEN PREPARED BY AN INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II (5.4.1.B)? YES ☐ NO ☐
IF YES, HAS THE SWPPP BEEN PREPARED BY AN INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II (5.4.1.B)?
YES ☐ NO ☐

2. SITE DESCRIPTION (3.5.1)

- 2.1. SITE MAP(S) (2.6.2):
USGS QUAD MAP IS INCLUDED AS THE FIRST PAGE OF THIS SWPPP.
LATITUDE: **36.1744**
LONGITUDE: **-86.3007**
- 2.2. DESCRIPTION OF ALL CONSTRUCTION ACTIVITY AT THE SITE (3.5.1.A):
CONSTRUCTION OF COMMERCIAL RETAIL DEVELOPMENT WITH ASSOCIATED PARKING.
- 2.3. MAJOR SOIL DISTURBING ACTIVITIES (3.5.1.B):
(CHECK ALL THAT APPLY)
2.3.1. ☒ CLEARING AND GRUBBING
2.3.2. ☐ EXCAVATION
2.3.3. ☒ CUTTING AND FILLING
2.3.4. ☐ UTILITY TRENCHING
2.3.5. ☒ FINAL GRADING AND SHAPING
- 2.4. TOTAL PROJECT AREA (3.5.1.C):
2.4.1. TOTAL PROJECT: **11.99** ACRES ±
2.4.2. MITIGATION SITE (IF APPLICABLE): **N/A**
- 2.5. TOTAL AREA TO BE DISTURBED (3.5.1.C): **5** ACRES ±
2.5.1. TOTAL PROJECT: **11.9** ACRES ±
2.5.2. MITIGATION SITE (IF APPLICABLE): **N/A**
IF GREATER THAN 50 ACRES, IS THE CONSTRUCTION PHASED TO KEEP THE TOTAL DISTURBED AREA LESS THAN 50 ACRES AT ANY ONE TIME (3.5.1.M, 3.5.3.1.K)?
YES ☐ NO ☐
- 2.6. DESCRIPTION OF EXISTING SITE TOPOGRAPHY (3.5.1.D):
REFER TO THE QUAD MAP AND EROSION CONTROL PLAN SHEETS INCLUDED.
SITE HAS GRADUAL SLOPE AND DRAINS FROM WEST TO NORTH-EAST.
- 2.7. PROPOSED CONSTRUCTION AREA (3.5.1.G): SEE THE FOLLOWING ENCLOSED PLANS.
C1.0 EXISTING CONDITIONS PLAN
C3.1 EROSION CONTROL PLAN - INITIAL
C3.2 EROSION CONTROL PLAN - INTERMEDIATE & FINAL
C3.3 EROSION CONTROL PLAN - DETAILS
- 2.8. ARE ANY DISCHARGES ASSOCIATED WITH INDUSTRIAL (NON-CONSTRUCTION STORMWATER) ACTIVITY EXPECTED (3.5.1.H)? YES ☐ NO ☒
IF YES, SPECIFY THE LOCATION OF THE ACTIVITY AND ITS PERMIT NUMBER.
- 2.9. SOIL PROPERTIES ON SITE (3.5.1.E, 4.1.1):
- | SOIL NAME | HSG | % OF SITE | ERODIBILITY (K) |
|--|----------|-------------|-----------------|
| BrB2 BRADYVILLE SILT LOAM
(2-5% SLOPES) | C | 18.4 | 0.43 |
| CaC GLADEVILLE-ROCK OUTCROP COMPLEX
(2-15% SLOPES) | D | 32.1 | 0.10 |
| LoB LOMON SILT LOAM
(2-5% SLOPES) | D | 3.3 | 0.37 |
| TyC2 TALBOTT SILT LOAM
(5-20% SLOPES) | C | 46.2 | 0.43 |
- 2.10. PROJECT RUNOFF COEFFICIENTS AND AREA PERCENTAGES (3.5.1.F):
- | EXISTING CONDITIONS: | | |
|----------------------|-----------|----------|
| AREA TYPE | AREA (AC) | C FACTOR |
| GRASS | 4.24 | 0.23 |
| GRAVEL | 0.00 | 0.60 |
| IMPERVIOUS | 0.00 | 0.95 |
| COMPOSITE C FACTOR: | | 0.23 |
- | PROPOSED CONDITIONS: | | |
|----------------------|-----------|----------|
| AREA TYPE | AREA (AC) | C FACTOR |
| GRASS | 3.24 | 0.23 |
| GRAVEL | 0.00 | 0.60 |
| IMPERVIOUS | 1.00 | 0.95 |
| COMPOSITE C FACTOR: | | 0.65 |

3. ORDER OF CONSTRUCTION ACTIVITIES (3.5.1.B, 3.5.2.A)

- 3.1. INSTALLATION OF CONSTRUCTION EXIT AND PERIMETER EROSION CONTROL MEASURES PER THE INITIAL EROSION CONTROL PLAN.
- 3.2. CLEARING AND GRUBBING OF SITE.
- 3.3. STRIPPING AND STOCKPILING OF TOPSOIL.
- 3.4. ROUGH GRADING OF THE SITE.
- 3.5. INSTALLATION OF STORM DRAINAGE INCLUDING ADDITIONAL EROSION CONTROL MEASURES SUCH AS INLET PROTECTION AND TEMPORARY SEEDING, WHERE REQUIRED.
- 3.6. INSTALLATION OF UNDERGROUND UTILITIES.
- 3.7. INSTALLATION OF EROSION CONTROL BLANKETS AND TEMPORARY SEEDING AND MULCHING AS NEEDED THROUGHOUT GRADING OPERATIONS.
- 3.8. INSTALLATION OF CURB AND GUTTER.
- 3.9. PLACEMENT OF BASE STONE AND BINDER ASPHALT COURSE FOR ROADWAYS.
- 3.10. BACKFILLING OF PAVEMENT AND CURBS.
- 3.11. CONSTRUCTION OF VERTICAL STRUCTURES.
- 3.12. PLACEMENT OF TOPSOIL, FINAL SEEDING, AND LANDSCAPING.

4. STREAM, OUTFALL, WETLAND, TMDL AND ENDANGERED SPECIES INFORMATION

- 4.1. STREAM INFORMATION
WILL CONSTRUCTION AND/OR EROSION PREVENTION AND SEDIMENT CONTROLS IMPACT ANY STREAMS?
YES ☐ NO ☒
4.1.1. RECEIVING STREAMS (3.5.1.J)
4.1.1.1. STREAM NAME: **LYTLE CREEK**
4.1.1.2. IMPAIRED FOR SILTATION OR HABITAT ALTERATION? YES ☐ NO ☐
4.1.1.3. KNOWN EXCEPTIONAL QUALITY WATERS? YES ☐ NO ☒
4.1.2. ARE BUFFER ZONES REQUIRED ON SITE (3.5.1.K, 4.1.2, 5.4.2)? YES ☐ NO ☒
IF YES, ARE THEY SHOWN ON THE PLAN SHEETS? YES ☐ NO ☐
IF YES, WHICH SIZE IS APPLICABLE?
☐ 60- FEET FOR IMPAIRED AND EXCEPTIONAL WATERS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 30- FEET)
☐ 30- FEET FOR ALL OTHER STREAMS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 15- FEET)
4.1.3. ARE THERE BUFFER ZONE EXEMPTIONS (4.1.2.1)? YES ☐ NO ☒

- 4.2. OUTFALL INFORMATION (3.5.1.D):
- | OUTFALL | DRAINAGE AREA | SEDIMENT BASIN | RECEIVING STREAM |
|-----------------|-------------------|----------------|--------------------|
| 1 - EAST | 4.24 ACRES | NO | LYTLE CREEK |
- 4.2.1. HAVE ALL OUTFALLS BEEN LABELED ON THE EPSC PLAN SHEETS (3.5.1.G, 5.4.1.F)?
YES ☐ NO ☐
- 4.2.2. HAVE ALL OUTFALLS BEEN LABELED ON THE USGS TOPOGRAPHIC MAP (2.6.2)?
YES ☒ NO ☐
- 4.2.3. SEDIMENT BASIN OR EQUIVALENT MEASURE(S):
4.2.3.1.1. A SEDIMENT BASIN OR EQUIVALENT MEASURE(S) WILL BE PROVIDED FOR ANY OUTFALL DRAINAGE AREA PER THE FOLLOWING:
4.2.3.1.2. TEN ACRES OR MORE FOR AN OUTFALL THAT DOES NOT DISCHARGE TO AN IMPAIRED STREAM OR KNOWN EXCEPTIONAL QUALITY WATER (3.5.3.3).
4.2.3.1.3. OF FIVE ACRES OR MORE FOR AN OUTFALL THAT DISCHARGES TO AN IMPAIRED STREAM OR KNOWN EXCEPTIONAL QUALITY WATER (5.4.1.F)
4.2.3.2. ARE EQUIVALENT MEASURES BEING SUBSTITUTED FOR A SEDIMENT BASIN?
YES ☐ NO ☐ N/A ☐
IF SO, DESCRIBE: **SILT FENCE OUTLETS, SEDIMENT TRAP, AND PERIMETER SILT FENCE ARE BEING UTILIZED IN SUB-WATERSHEDS WITHIN THE OUTFALL WATERSHEDS.**
4.2.3.3. WHERE POSSIBLE, HAS NON-PROJECT RUN-ON BEEN DIVERTED THROUGH THE PROJECT SO THAT THE NON-SITE RUN-ON WILL NOT FLOW OVER DISTURBED AREAS WITHIN THE PROJECT AREA, THUS SEPARATING NON-PROJECT RUN-ON FROM PROJECT RUN-OFF THEREBY REDUCING THE DRAINAGE AREA TO ANY ONE OUTFALL (3.5.3.3, 5.4.1.F)? YES ☐ NO ☐ N/A ☐

- 4.3. WETLAND INFORMATION
WILL CONSTRUCTION AND/OR EROSION AND SEDIMENT CONTROLS IMPACT ANY WETLANDS? YES ☐ NO ☒
4.3.1. IMPACTED WETLANDS:
LABEL LOCATION TEMP. IMPACTS (AC) PERMANENT IMPACTS (AC)
- 4.4. TOTAL MAXIMUM DAILY LOADS (TMDL) INFORMATION (3.5.10):
4.4.1. IS THIS PROJECT LOCATED IN A WATERSHED THAT MAINTAINS AN EPA APPROVED TMDL FOR SILTATION? YES ☐ NO ☒
- 4.5. ENDANGERED SPECIES INFORMATION (3.5.5.E):
IS THERE STATE OR FEDERALLY LISTED SPECIES LOCATED WITHIN THE PROJECT AREA? SPECIAL NOTES ARE REQUIRED TO DESCRIBE MEASURES NECESSARY TO PREVENT "TAKING" OF LEGALLY PROTECTED STATE OR FEDERALLY LISTED THREATENED OR ENDANGERED AQUATIC FAUNA AND/OR CRITICAL HABITAT.
YES ☐ NO ☒
IF YES, LIST ALL PLAN SHEETS WHERE SPECIAL NOTES HAVE BEEN ADDED.

5. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES (3.5.3)

- 5.1. EPSC MEASURES MUST BE DESIGNED, INSTALLED AND MAINTAINED TO CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE EROSION (4.1.1).
- 5.2. EPSC MEASURES MUST CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOWS AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS, STREAM CHANNELS AND STREAM BANKS (4.1.1).
- 5.3. THE EPSC MEASURES HAVE, AT A MINIMUM, BEEN DESIGNED FOR THE:
☒ 2-YEAR, 24 HOUR STORM EVENT WHEN RECEIVING WATER IS NOT LISTED ON THE 303D LIST DUE TO SILTATION OR HABITAT ALTERATION
☐ 5-YEAR, 24 HOUR STORM EVENT WHEN RECEIVING WATER IS LISTED ON THE 303D LIST DUE TO SILTATION OR HABITAT ALTERATION
- 5.4. HAVE PHASED EPSC PLANS BEEN PREPARED FOR THE PROJECT (3.5.2)?
YES ☐ NO ☐ (IF YES, CHECK THE APPLICABLE BOX BELOW).
5.4.1. ☐ PROJECT DISTURBED AREA IS LESS THAN 5 ACRES (MINIMUM OF TWO PHASES OF EPSC PLANS REQUIRED)
5.4.2. ☒ PROJECT DISTURBED AREA IS GREATER THAN 5 ACRES (MINIMUM OF THREE PHASES OF EPSC PLANS REQUIRED)
- 5.5. HAVE STEEP SLOPES (GREATER THAN 35%) BEEN MINIMALLY DISTURBED AND/OR PROTECTED BY CONVEYING RUNOFF NON-EROSIVELY AROUND OR OVER THE SLOPE (3.5.3.2, 10 "STEEP SLOPE")?
YES ☐ NO ☐ N/A ☒
- 5.6. IS ADDITIONAL PHYSICAL OR CHEMICAL TREATMENT OF STORMWATER RUNOFF NECESSARY (5.4.1.a)?
YES ☐ NO ☒
- 5.7. ALL PHYSICAL AND/OR CHEMICAL TREATMENT WILL BE RESEARCHED, APPLIED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND FULLY DESCRIBED ON THE EPSC PLANS. IF CHEMICAL TREATMENT IS NECESSARY, THE SWPPP WILL BE MODIFIED (3.5.3.1.B).
- 5.8. ARE THE LIMITS OF DISTURBANCE CLEARLY MARKED IN THE SWPPP (3.5.1.N)?
YES ☒ NO ☐
- 5.9. EPSC MEASURES WILL NOT BE INSTALLED IN STREAMS OR WETLANDS WITHOUT FIRST OBTAINING US COE SECTION 404, TDEC ARAP, AND TVA PERMITS AS APPLICABLE (3.5.3.3).
- 5.10. DISCHARGES FROM DEWATERING ACTIVITIES ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS (4.1.4). FILTER BAGS ARE TO BE USED DURING ANY DEWATERING OPERATIONS.
- 5.11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION EXIT SHALL BE USED TO REDUCE THE TRACKING OF MUD AND/OR DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES (3.5.3.1.N).
- 5.12. STABILIZATION PRACTICES
5.12.1. PRE-CONSTRUCTION VEGETATIVE GROUND COVER WILL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA WILL RECEIVE TEMPORARY SEED AND/OR MULCH OR OTHER TEMPORARY COVER IS INSTALLED (3.5.3.1.H).
5.12.2. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS POSSIBLE WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY PERMANENTLY CEASED. TEMPORARY OR PERMANENT STABILIZATION WILL BE COMPLETED WITHIN 14 DAYS AFTER ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IN THAT AREA. PERMANENT STABILIZATION WILL REPLACE TEMPORARY MEASURES AS SOON AS PRACTICABLE (3.5.3.2).
5.12.3. STEEP SLOPES ARE DEFINED AS A NATURAL OR CREATED SLOPE OF 35% GRADE OR STEEPER REGARDLESS OF HEIGHT. STEEP SLOPES SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED (3.5.3.2, 10 "STEEP SLOPE").
- 5.13. A RAIN GAUGE AND DAILY RAINFALL RECORDS SHALL BE MAINTAINED AT THE SITE, OR A REFERENCE SITE WILL BE USED TO RECORD THE DAILY AMOUNT OF PRECIPITATION (3.5.3.1.O).

6. CONSTRUCTION SUPPORT ACTIVITIES

- 6.1. MATERIAL DISPOSAL (1.2.2, 3.5.3.1.G)
WASTE MATERIAL (EARTH, ROCK, ASPHALT, CONCRETE, ETC.) NOT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL OBTAIN ANY AND ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO NPDES, AQUATIC RESOURCES ALTERATION PERMIT(S), CORPS OF ENGINEERS SECTION 404 PERMITS, AND TVA SECTION 26A PERMITS TO DISPOSE OF WASTE MATERIALS.
7. MAINTENANCE AND INSPECTION
- 7.1. INSPECTION PRACTICES (3.5.8)
7.1.1. INSPECTORS MUST HAVE SUCCESSFULLY COMPLETED THE TDEC "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL 1" COURSE (TDEC LEVEL 1), AND THEY MUST MAINTAIN THE CERTIFICATION. A COPY OF THE INSPECTOR'S CERTIFICATION SHOULD BE MAINTAINED ON SITE WITH THE SWPPP (3.5.8.1).
7.1.2. THE INSPECTOR SHALL CONDUCT PRE-CONSTRUCTION INSPECTIONS TO VERIFY AREAS NOT TO BE DISTURBED HAVE BEEN MARKED IN THE SWPPP AND IN THE FIELD BEFORE LAND DISTURBANCE ACTIVITIES BEGIN AND INITIAL MEASURE HAVE BEEN INSTALLED (3.5.1.N, 10 "INSPECTOR").
7.1.3. INSPECTIONS WILL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK AND AT LEAST 72 HOURS APART (3.5.8.2.A).
7.1.4. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (I.E. COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, THE FREQUENCY OF INSPECTIONS MAY BE REDUCED TO MONTHLY WITH WRITTEN NOTIFICATION TO TDEC (3.5.8.2.A).
7.1.5. ALL DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR MATERIAL STORAGE THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AN EACH OUTFALL SHALL BE INSPECTED (3.5.8.2.B)

- 7.1.6. THE INSPECTOR SHALL OVERSEE THE REQUIREMENTS OF OTHER CONSTRUCTION-RELATED WATER QUALITY PERMITS (I.E. TDEC ARAP, US COE AND TVA SECTION 26A PERMITS) FOR CONSTRUCTION ACTIVITIES AROUND WATERS OF THE STATE (10 "INSPECTOR").
- 7.1.7. THE SWPPP WILL BE REVISED AS NECESSARY BASED ON THE RESULTS OF THE INSPECTION. REVISION(S) WILL BE RECORDED WITHIN 7 DAYS OF THE INSPECTION. REVISION(S) WILL BE IMPLEMENTED WITHIN 14 DAYS OF THE INSPECTION (3.5.5.2.F).
- 7.1.8. INSPECTIONS WILL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX C OF THE CGP (3.5.8.2.G).
- 7.1.9. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES (3.5.8.2.H).
- 7.1.10. DOCUMENTATION OF INSPECTIONS WILL BE MAINTAINED ON SITE WITH THE SWPPP (3.5.8.2.G).

- 7.2. MAINTENANCE PRACTICES
7.2.1. ALL CONTROLS WILL BE MAINTAINED IN GOOD AND EFFECTIVE OPERATING ORDER. NECESSARY REPAIRS OR MAINTENANCE WILL BE ACCOMPLISHED BEFORE THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED (3.5.8.2.E, 3.5.7).
7.2.2. ALL CONTROLS WILL BE MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND AT A MINIMUM BE CONSISTENT WITH STANDARD DETAILS CONTAINED IN THIS SWPPP AND MANUFACTURER'S SPECIFICATIONS (3.5.3.1.B).
7.2.3. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS, SILT FENCE, SEDIMENT BASINS, AND OTHER CONTROLS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50% (3.5.3.1.E).
7.2.4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP AND REMOVED FROM STORMWATER EXPOSURE PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. AFTER USE, MATERIALS USED FOR EROSION CONTROL WILL BE REMOVED (3.5.3.1.F).

8. SITE ASSESSMENTS

- 8.1. ARE SITE ASSESSMENTS REQUIRED (3.1.2)? YES ☐ NO ☒
8.2. THE SITE ASSESSMENT SHALL BE PERFORMED IN ACCORDANCE TO THE CONDITIONS PRESCRIBED IN SECTION 3.1.2 OF THE CONSTRUCTION GENERAL PERMIT.
8.3. AN INDIVIDUAL MEETING THE QUALIFICATIONS PRESCRIBED IN SECTION 3.1.2 OF THE CONSTRUCTION GENERAL PERMIT SHALL CONDUCT THE SITE ASSESSMENT.
8.4. THE SITE ASSESSMENT MUST BE DOCUMENTED ON THE REPORT FORM IN APPENDIX C OF THE CONSTRUCTION GENERAL PERMIT AND A COPY KEPT WITH THE SWPPP.

9. STORMWATER MANAGEMENT

- 9.1. STORMWATER MANAGEMENT SHALL BE HANDLED BY TEMPORARY CONTROLS OUTLINED IN THIS SWPPP AND ANY PERMANENT CONTROLS NEEDED TO MEET TEMPORARY STORMWATER MANAGEMENT NEEDS IN THE POST CONSTRUCTION PERIOD. PERMANENT CONTROLS ARE SHOWN ON THE PLANS AND NOTED AS PERMANENT (3.5.4).
- 9.2. DESCRIBE ANY SPECIFIC POST-CONSTRUCTION MEASURES THAT WILL CONTROL VELOCITY, POLLUTANTS, AND/OR EROSION (3.5.4):
- 9.3. OTHER ITEMS NEEDING CONTROL
9.3.1. CONSTRUCTION MATERIALS (3.5.5.C) THE FOLLOWING MATERIALS OR SUBSTANCES ARE EXPECTED TO BE PRESENT ON THE SITE DURING THE CONSTRUCTION PERIOD (CHECK ALL THAT APPLY).
9.3.1.1. ☒ BUILDING MATERIALS
9.3.1.2. ☒ CONCRETE WASHOUT
9.3.1.3. ☒ CONCRETE, METAL OR PLASTIC PIPES
9.3.1.4. ☒ DIESEL AND GASOLINE
9.3.1.5. ☒ FERTILIZERS AND LIME
9.3.1.6. ☒ MACHINERY LUBRICANTS (OIL AND GREASE)
9.3.1.7. ☒ MINERAL AGGREGATES, ASPHALT
9.3.1.8. ☒ EARTH
9.3.1.9. ☒ LIQUID TRAFFIC STRIPING MATERIALS, PAINT
9.3.1.10. ☒ PESTICIDES AND/OR HERBICIDES
9.3.1.11. ☒ ROCK AND CRUSHED STONE
9.3.1.12. ☒ CURING COMPOUND
9.3.1.13. ☐ EXPLOSIVES
THESE MATERIALS WILL BE HANDLED AS NOTED IN THIS SWPPP.
9.3.2. HAZARDOUS WASTE (3.5.5.C, 7.9) ANY AND ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS.
9.3.3. SANITARY WASTE (1.5.1, 3.5.5.B) IF NECESSARY, PORTABLE SANITARY WASTE UNITS WILL BE PROVIDED ON SITE. THESE UNITS WILL BE LOCATED AWAY FROM STORM DRAIN INLETS, STREAMS AND WETLANDS.

10. NON-STORMWATER DISCHARGES (1.2.3, 3.5.9)

- 10.1. THE FOLLOWING NON-STORMWATER DISCHARGES ARE ANTICIPATED DURING THE COURSE OF THIS PROJECT (CHECK ALL THAT APPLY):
10.1.1. ☒ DEWATERING OF WORK AREAS OF COLLECTED STORMWATER AND GROUND WATER
10.1.2. ☒ WATERS USED TO WASH VEHICLES (OF DUST AND SOIL) WHERE DETERGENTS ARE NOT USED AND DETENTION AND/OR FILTERING IS PROVIDED BEFORE THE WATER LEAVES SITE
10.1.3. ☒ WATER USED TO CONTROL DUST
10.1.4. ☒ POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS FROM WHICH CHLORINE HAS BEEN REMOVED TO THE MAXIMUM EXTENT PRACTICABLE
10.1.5. ☒ ROUTINE EXTERNAL BUILDING WASHDOWN THAT DOES NOT USE DETERGENTS OR OTHER CHEMICALS
10.1.6. ☒ UNCONTAMINATED GROUNDWATER OR SPRING WATER
10.1.7. ☒ FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH POLLUTANTS
- 10.2. ALL ALLOWABLE NON-STORMWATER DISCHARGES WILL BE DIRECTED TO STABLE DISCHARGE STRUCTURES PRIOR TO LEAVING THE SITE. FILTERING OR CHEMICAL TREATMENT MAY BE NECESSARY PRIOR TO DISCHARGE.
- 10.3. WASH DOWN OR WASTE DISCHARGE OF CONCRETE TRUCKS WILL NOT BE PERMITTED ON SITE UNLESS APPROPRIATE CONTROLS ARE PROVIDED IN ACCORDANCE WITH BOTH STATE AND FEDERAL REGULATIONS (4.1.6).

11. SPILL PREVENTION, MANAGEMENT AND NOTIFICATION (3.5.5.C, 5.1)

- 11.1. SPILL PREVENTION (3.5.5.C)
11.1.1. MATERIAL MANAGEMENT
11.1.1.1. HOUSEKEEPING: MATERIALS STORED ON SITE SHALL BE KEPT NEAT AND ORDERLY. CHEMICALS SHALL BE COVERED OR PROVIDED WITH SECONDARY CONTAINMENT.
11.1.1.2. HAZARDOUS MATERIALS (IF APPLICABLE):
11.1.1.2.1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THE CONTAINER IS NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED IN A SAFE PLACE TO RELAY IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S DIRECTIONS FOR DISPOSAL WILL BE FOLLOWED.
11.1.1.2.2. MAINTENANCE AND REPAIR OF ALL EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN THE ACCIDENTAL RELEASE OF CONTAMINANTS WILL BE CONDUCTED ON AN IMPERVIOUS SURFACE AND UNDER COVER DURING WET WEATHER TO PREVENT THE RELEASE OF CONTAMINANTS ONTO THE GROUND.
11.1.1.2.3. POTENTIAL PH-MODIFYING MATERIALS SUCH AS BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHINGS AND CURING WATERS, CONCRETE PUMPING, AND MIXER WASHOUT WATERS WILL BE COLLECTED ON SITE AND MANAGED TO PREVENT CONTAMINATION OF STORMWATER RUNOFF.
11.1.1.3. PRODUCT SPECIFIC PRACTICES (IF APPLICABLE):
11.1.1.3.1. PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
11.1.1.3.2. FERTILIZERS WILL BE APPLIED ONLY IN THE AMOUNTS SPECIFIED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZERS WILL BE WORKED IN TO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. FERTILIZERS WILL BE STORED IN AN ENCLOSED AREA UNDER COVER. THE CONTENTS OF PARTIALLY USED FERTILIZER BAGS WILL BE TRANSFERRED TO SEALABLE CONTAINERS TO AVOID SPILLS.
11.1.1.3.3. PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. THE EXCESS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE STATE AND LOCAL REGULATIONS.
11.1.1.3.4. CONCRETE TRUCKS: CONTRACTOR WILL PROVIDE A DESIGNATED TRUCK WASHOUT AREA ON THE SITE. THIS AREA MUST BE SELF-CONTAINED AND NOT CONNECTED TO ANY STORMWATER OUTLET OF THE SITE. UPON COMPLETION OF CONSTRUCTION, WASHOUT AREAS WILL BE PROPERLY STABILIZED.
- 11.2. SPILL MANAGEMENT
11.2.1. IN ADDITION TO THE PREVIOUS HOUSEKEEPING AND MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP IN NECESSARY.
11.2.2. FOR ALL HAZARDOUS MATERIALS STORED ON SITE, THE MANUFACTURER'S RECOMMENDATION METHODS FOR SPILL CLEAN UP WILL BE CLEARLY POSTED. SITE PERSONNEL WILL BE MADE AWARE OF THE

- PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
- 11.2.3. APPROPRIATE STORAGE MATERIALS AND EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR IN THE MATERIALS STORAGE AREA ON SITE AND UNDER COVER. AS APPROPRIATE, EQUIPMENT AND MATERIALS MAY INCLUDE ITEMS SUCH AS BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR CLEAN UP PURPOSES.
- 11.2.4. ALL SPILLS WILL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND THE MATERIALS DISPOSED OF PROPERLY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- 11.2.5. THE CONTRACTORS SITE SUPERINTENDENT WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SITE SUPERINTENDENT HAS HAD APPROPRIATE TRAINING FOR HAZARDOUS MATERIALS HANDLING, SPILL MANAGEMENT, AND CLEANUP.
- 11.2.6. IF SPILLS REPRESENT AN IMMINENT THREAT OF ESCAPING THE SITE AND ENTERING RECEIVING WATERS, PERSONNEL WILL RESPOND IMMEDIATELY TO CONTAIN THE RELEASE AND NOTIFY THE SUPERINTENDENT AFTER THE SITUATION HAS BEEN STABILIZED.
- 11.2.7. IF OIL SHEEN IS OBSERVED ON SURFACE WATER (E.G. SETTLING PONDS, DETENTION PONDS, SWALES), ACTION WILL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR WILL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.
- 11.2.8. SPILL RESPONSE EQUIPMENT WILL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.
- 11.3. SPILL NOTIFICATION (5.1)
WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, NOTIFICATIONS WILL BE MADE AS OUTLINED IN THE CGP.

12. RECORD KEEPING

- 12.1. REQUIRED RECORDS: THE FOLLOWING RECORDS OF CONSTRUCTION ACTIVITIES WILL BE MAINTAINED AT THE SITE (3.5.3.1.m, 6.2.1)
12.1.1. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR
12.1.2. THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE.
12.1.3. THE DATES WHEN STABILIZATION MEASURES ARE INITIATED
12.1.4. RAINFALL RECORDS
12.1.5. COPY OF TWICE WEEKLY EPSC INSPECTION REPORT
12.1.6. DOCUMENTATION OF QUALITY ASSURANCE SITE ASSESSMENTS
12.1.7. COPY OF SITE EPSC INSPECTOR'S TDEC LEVEL 1 CERTIFICATION
12.2. KEEPING PLANS CURRENT (3.4): THIS SWPPP SHALL BE MODIFIED AND UPDATED WHEN ANY OF THE FOLLOWING CONDITIONS APPLY:
12.2.1. ANY CHANGE IN THE SCOPE OF THE PROJECT THAT WOULD BE EXPECTED TO HAVE A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE SWPPP. IF APPLICABLE, THE SWPPP MUST BE MODIFIED OR UPDATED WHENEVER THERE IS A CHANGE IN CHEMICAL TREATMENT METHODS, INCLUDING THE USE OF DIFFERENT TREATMENT CHEMICAL, DIFFERENT DOSAGE OR APPLICATION RATE, OR DIFFERENT AREA OF APPLICATION.
12.2.2. WHENEVER INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM CONSTRUCTION ACTIVITY SOURCES, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. WHERE LOCAL, STATE, OR FEDERAL OFFICIALS DETERMINE THE SWPPP IS INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANT SOURCES, A COPY OF ANY CORRESPONDENCE TO THAT EFFECT MUST BE RETAINED IN THE SWPPP.
12.2.3. TO IDENTIFY ANY NEW OPERATOR AS NEEDED TO REFLECT OPERATIONAL OR DESIGN CONTROL THAT WILL IMPLEMENT A MEASURE OF THE SWPPP.
12.2.4. TO INCLUDE MEASURES NECESSARY TO PREVENT A NEGATIVE IMPACT TO LEGALLY PROTECTED STATE OR FEDERALLY LISTED OR PROPOSED THREATENED OR ENDANGERED FAUNA OR FLORA.
12.2.5. WHEN THERE IS A CHANGE IN CHEMICAL TREATMENT METHODS INCLUDING: USE OF DIFFERENT TREATMENT CHEMICALS, DIFFERENT DOSAGE OR APPLICATION RATES OR A DIFFERENT AREA OF APPLICATION NOT SPECIFIED ON THE EPSC PLANS.
12.2.6. WHENEVER A TMDL IS DEVELOPED FOR THE RECEIVING WATERS FOR A POLLUTANT OF CONCERN (SILTATION AND/OR HABITAT ALTERATION).
12.3. MAKING PLANS ACCESSIBLE
12.3.1. A COPY OF THIS SWPPP (INCLUDING A COPY OF THE "DOCUMENTATION AND PERMITS" BINDER) SHALL BE RETAINED AT THE CONSTRUCTION SITE (OR OTHER LOCAL LOCATION ACCESSIBLE TO TDEC AND THE PUBLIC) FROM THE DATE CONSTRUCTION COMMENCES UNTIL FINAL STABILIZATION IS COMPLETE (6.2).
12.3.2. A COPY OF THIS SWPPP SHALL BE AVAILABLE AT A CENTRAL LOCATION ON SITE FOR THE USE OF ALL OPERATORS AND THOSE IDENTIFIED AS HAVING RESPONSIBILITIES UNDER THE PLAN WHENEVER THEY ARE ON THE CONSTRUCTION SITE (6.2).
12.3.3. FROM THE DATE CONSTRUCTION COMMENTS UNTIL FINAL STABILIZATION IS COMPLETE A NOTICE SHALL BE POSTED NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE WITH THE FOLLOWING INFORMATION (3.3.3, 6.2.1)
12.3.3.1. A COPY OF THE NOTICE OF COVERAGE (NOC) WITH THE NPDES PERMIT NUMBER FOR THE CONSTRUCTION PROJECT.
12.3.3.2. THE INDIVIDUAL NAME, COMPANY NAME, EMAIL ADDRESS, TELEPHONE NUMBER AND ADDRESS OF THE PROJECT SITE OWNER/OPERATOR OR LOCAL CONTACT.
12.3.3.3. A BRIEF DESCRIPTION OF THE PROJECT.
12.3.3.4. THE LOCATION OF THE SWPPP.
12.3.4. ALL INFORMATION DESCRIBED IN SECTION 12.3.3 MUST BE MAINTAINED IN LEGIBLE CONDITION. IF POSTING THIS INFORMATION NEAR A MAIN ENTRANCE IS INFEASIBLE DUE TO SAFETY CONCERNS, OR NOT ACCESSIBLE TO THE PUBLIC, THE NOTICE SHALL BE POSTED IN A LOCAL BUILDING (6.2.1).

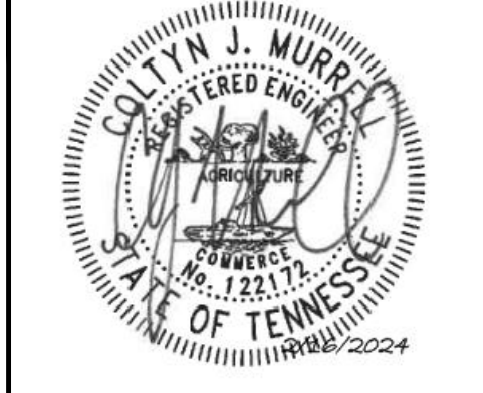
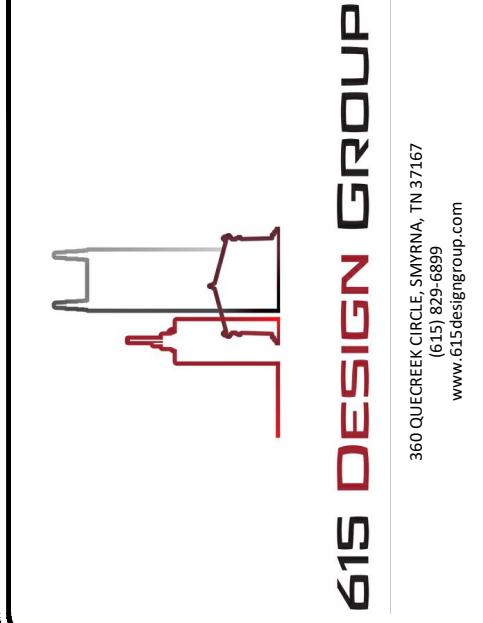
13. ENVIRONMENTAL PERMITS (9.0)

LIST ALL ENVIRONMENTAL PERMITS AND EXPIRATION DATES FOR THIS PROJECT:			
PERMIT	REQUIRED	TRACKING NUMBER	EXPIRATION DATE
TDEC CGP	YES	TNR	

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVIEWS	DESCRIPTION	DATE			
		NUMBER			

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024
STORMWATER POLLUTION PREVENTION PLAN	
C3.0	



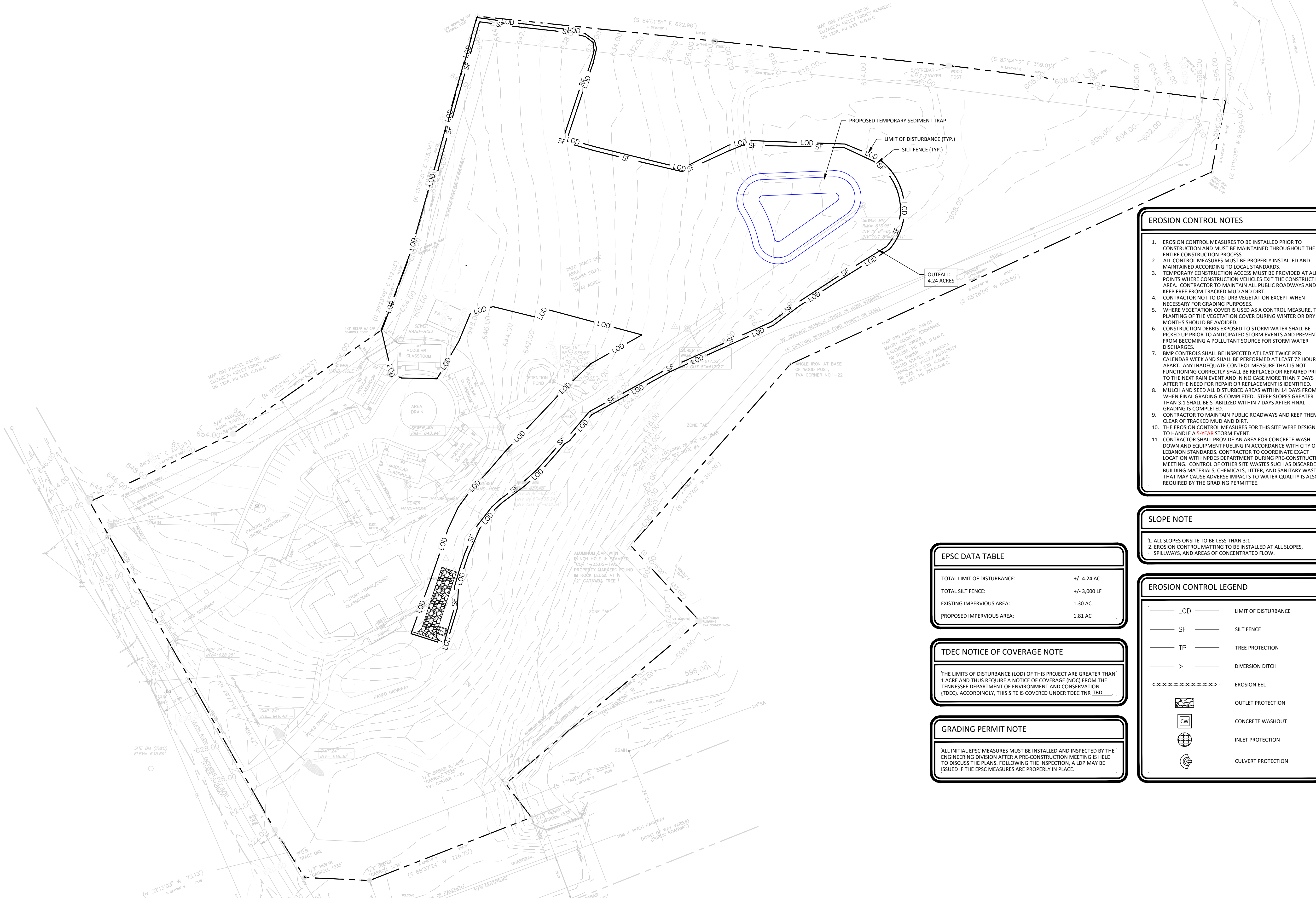
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EROSION CONTROL
PLAN - INITIAL

C3.1



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
2. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED ACCORDING TO LOCAL STANDARDS.
3. TEMPORARY CONSTRUCTION ACCESS MUST BE PROVIDED AT ALL POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. CONTRACTOR TO MAINTAIN ALL PUBLIC ROADWAYS AND KEEP FREE FROM TRACKED MUD AND DIRT.
4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
6. CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS AND PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
7. BMP CONTROLS SHALL BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND SHALL BE PERFORMED AT LEAST 72 HOURS APART. ANY INADEQUATE CONTROL MEASURE THAT IS NOT FUNCTIONING CORRECTLY SHALL BE REPLACED OR REPAIRED PRIOR TO THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED FOR REPAIR OR REPLACEMENT IS IDENTIFIED.
8. MULCH AND SEED ALL DISTURBED AREAS WITHIN 14 DAYS FROM WHEN FINAL GRADING IS COMPLETED. STEEP SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
9. CONTRACTOR TO MAINTAIN PUBLIC ROADWAYS AND KEEP THEM CLEAR OF TRACKED MUD AND DIRT.
10. THE EROSION CONTROL MEASURES FOR THIS SITE WERE DESIGNED TO HANDLE A 5-YEAR STORM EVENT.
11. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LEBANON STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

SLOPE NOTE

1. ALL SLOPES ONSITE TO BE LESS THAN 3:1
2. EROSION CONTROL MATTING TO BE INSTALLED AT ALL SLOPES, SPILLWAYS, AND AREAS OF CONCENTRATED FLOW.

EROSION CONTROL LEGEND

- LOD LIMIT OF DISTURBANCE
- SF SILT FENCE
- TP TREE PROTECTION
- > DIVERSION DITCH
- EROSION EEL
- OUTLET PROTECTION
- CONCRETE WASHOUT
- INLET PROTECTION
- CULVERT PROTECTION

EPSC DATA TABLE

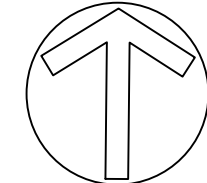
TOTAL LIMIT OF DISTURBANCE:	+/- 4.24 AC
TOTAL SILT FENCE:	+/- 3,000 LF
EXISTING IMPERVIOUS AREA:	1.30 AC
PROPOSED IMPERVIOUS AREA:	1.81 AC

TDEC NOTICE OF COVERAGE NOTE

THE LIMITS OF DISTURBANCE (LOD) OF THIS PROJECT ARE GREATER THAN 1 ACRE AND THUS REQUIRE A NOTICE OF COVERAGE (NOC) FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). ACCORDINGLY, THIS SITE IS COVERED UNDER TDEC TNR TBD.

GRADING PERMIT NOTE

ALL INITIAL EPSC MEASURES MUST BE INSTALLED AND INSPECTED BY THE ENGINEERING DIVISION AFTER A PRE-CONSTRUCTION MEETING IS HELD TO DISCUSS THE PLANS. FOLLOWING THE INSPECTION, A LDP MAY BE ISSUED IF THE EPSC MEASURES ARE PROPERLY IN PLACE.



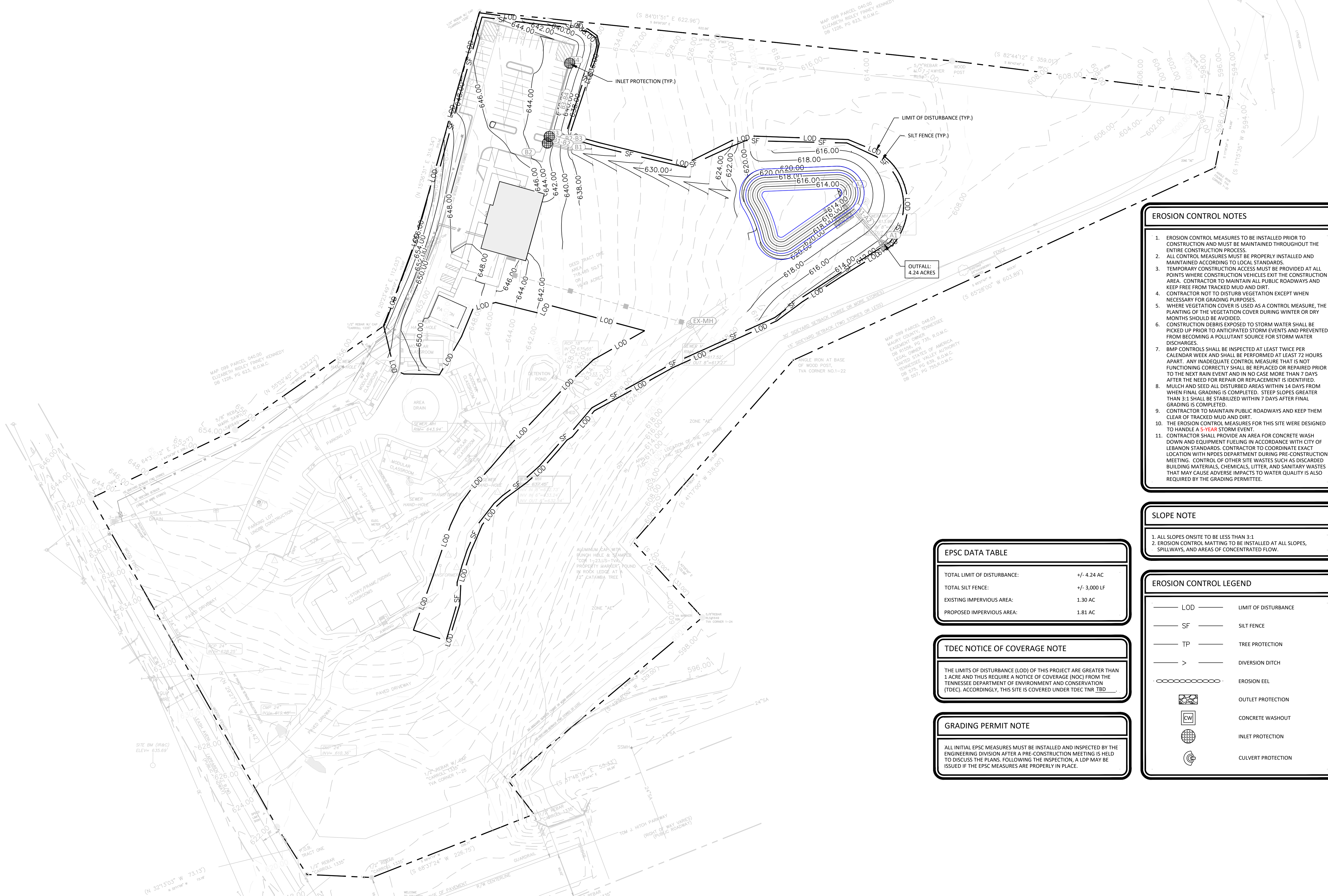
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
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REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EROSION CONTROL
PLAN -
INTERMEDIATE-FINAL

C3.2



- EROSION CONTROL NOTES**
1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
 2. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED ACCORDING TO LOCAL STANDARDS.
 3. TEMPORARY CONSTRUCTION ACCESS MUST BE PROVIDED AT ALL POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. CONTRACTOR TO MAINTAIN ALL PUBLIC ROADWAYS AND KEEP FREE FROM TRACKED MUD AND DIRT.
 4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
 5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
 6. CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS AND PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
 7. BMP CONTROLS SHALL BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND SHALL BE PERFORMED AT LEAST 72 HOURS APART. ANY INADEQUATE CONTROL MEASURE THAT IS NOT FUNCTIONING CORRECTLY SHALL BE REPLACED OR REPAIRED PRIOR TO THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED FOR REPAIR OR REPLACEMENT IS IDENTIFIED.
 8. MULCH AND SEED ALL DISTURBED AREAS WITHIN 14 DAYS FROM WHEN FINAL GRADING IS COMPLETED. STEEP SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
 9. CONTRACTOR TO MAINTAIN PUBLIC ROADWAYS AND KEEP THEM CLEAR OF TRACKED MUD AND DIRT.
 10. THE EROSION CONTROL MEASURES FOR THIS SITE WERE DESIGNED TO HANDLE A 5-YEAR STORM EVENT.
 11. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LEANON STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

- SLOPE NOTE**
1. ALL SLOPES ONSITE TO BE LESS THAN 3:1
 2. EROSION CONTROL MATTING TO BE INSTALLED AT ALL SLOPES, SPILLWAYS, AND AREAS OF CONCENTRATED FLOW.

- EROSION CONTROL LEGEND**
- | | |
|-----------|----------------------|
| — LOD | LIMIT OF DISTURBANCE |
| — SF | SILT FENCE |
| — TP | TREE PROTECTION |
| — > | DIVERSION DITCH |
| — — — — — | EROSION EEL |
| | OUTLET PROTECTION |
| | CONCRETE WASHOUT |
| | INLET PROTECTION |
| | CULVERT PROTECTION |

EPSC DATA TABLE

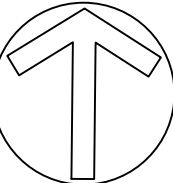
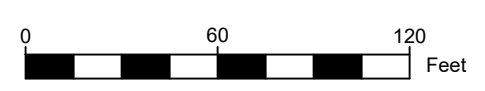
TOTAL LIMIT OF DISTURBANCE:	+/- 4.24 AC
TOTAL SILT FENCE:	+/- 3,000 LF
EXISTING IMPERVIOUS AREA:	1.30 AC
PROPOSED IMPERVIOUS AREA:	1.81 AC

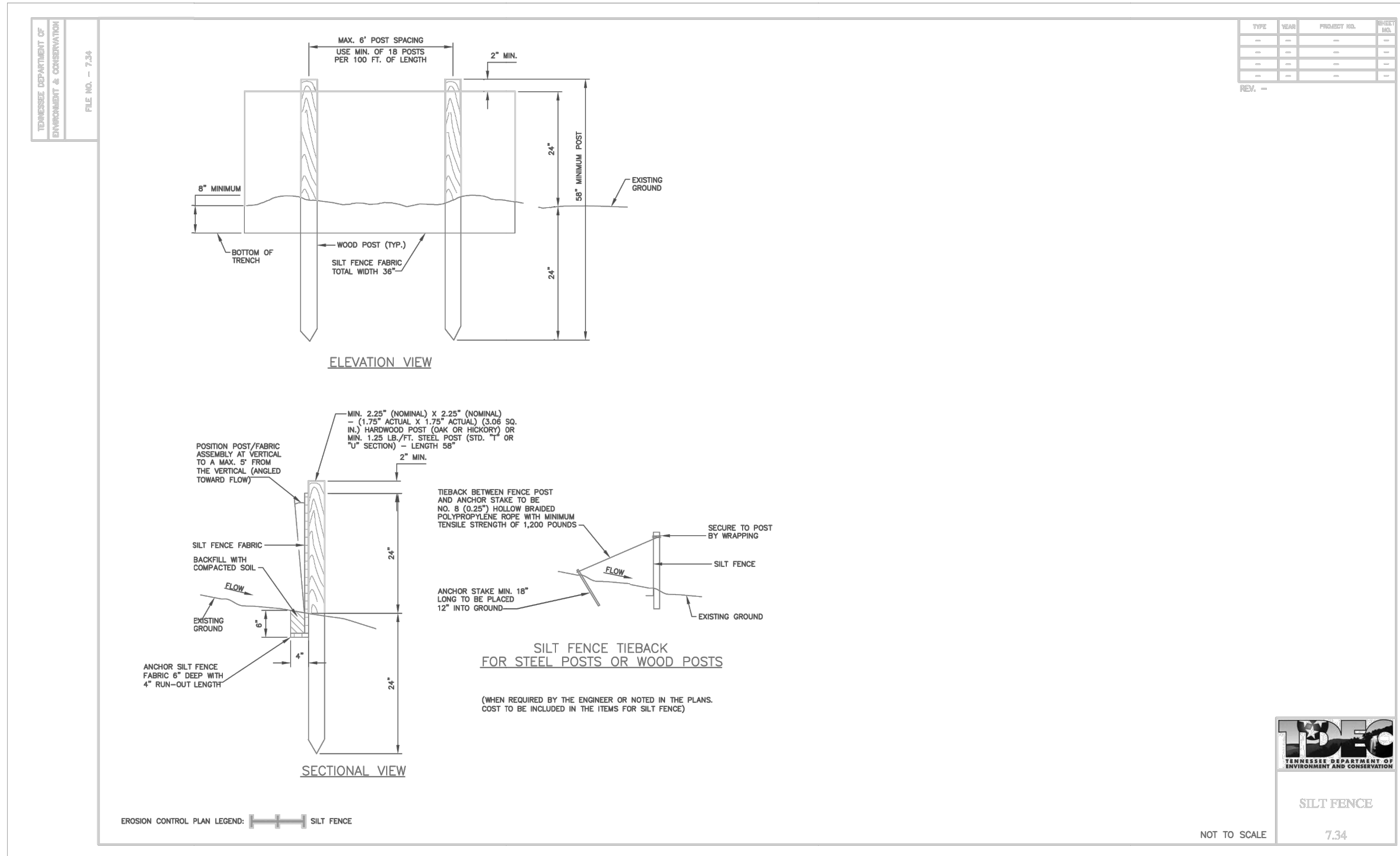
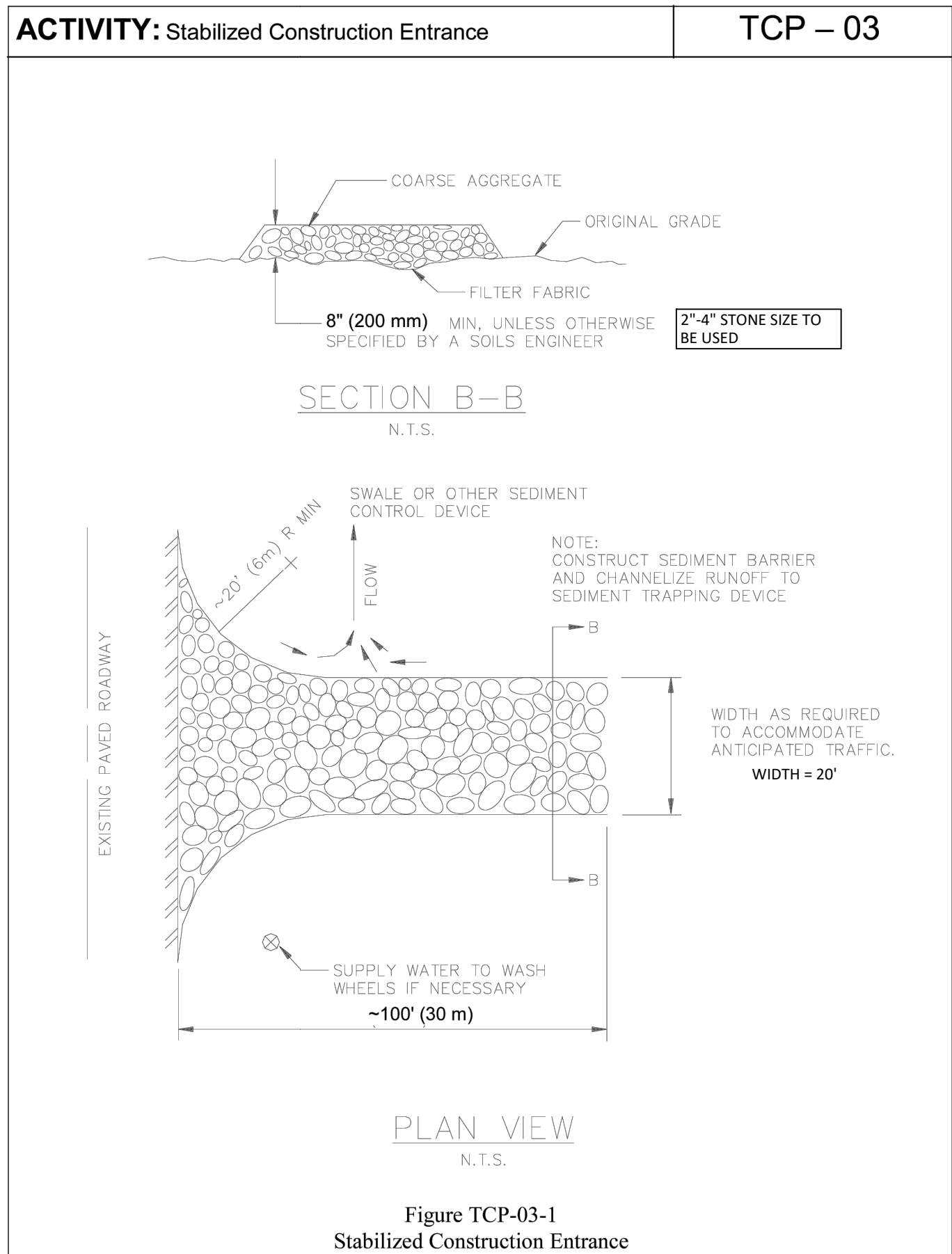
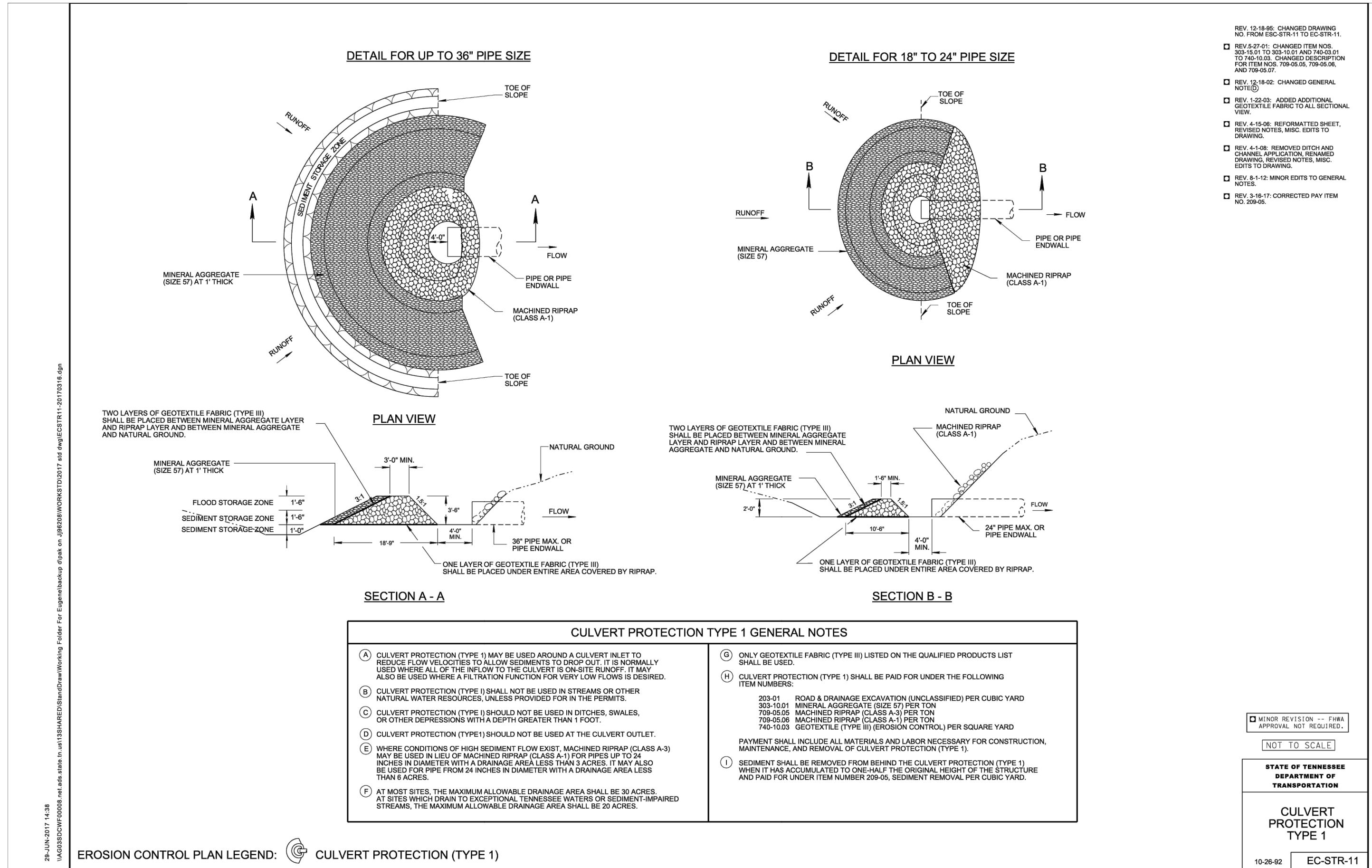
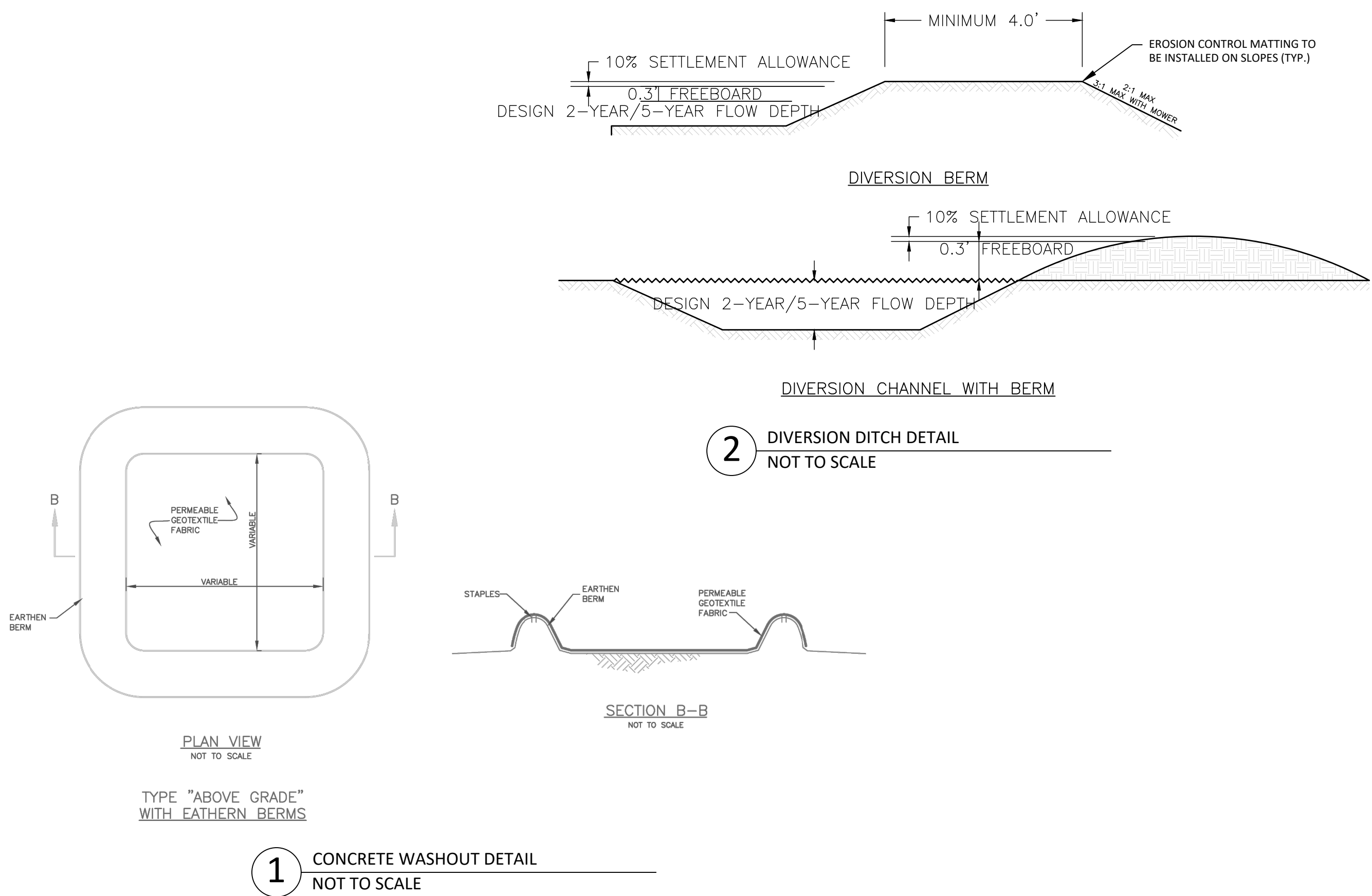
TDEC NOTICE OF COVERAGE NOTE

THE LIMITS OF DISTURBANCE (LOD) OF THIS PROJECT ARE GREATER THAN 1 ACRE AND THUS REQUIRE A NOTICE OF COVERAGE (NOC) FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). ACCORDINGLY, THIS SITE IS COVERED UNDER TDEC TNR TBD.

GRADING PERMIT NOTE

ALL INITIAL EPSC MEASURES MUST BE INSTALLED AND INSPECTED BY THE ENGINEERING DIVISION AFTER A PRE-CONSTRUCTION MEETING IS HELD TO DISCUSS THE PLANS. FOLLOWING THE INSPECTION, A LDP MAY BE ISSUED IF THE EPSC MEASURES ARE PROPERLY IN PLACE.





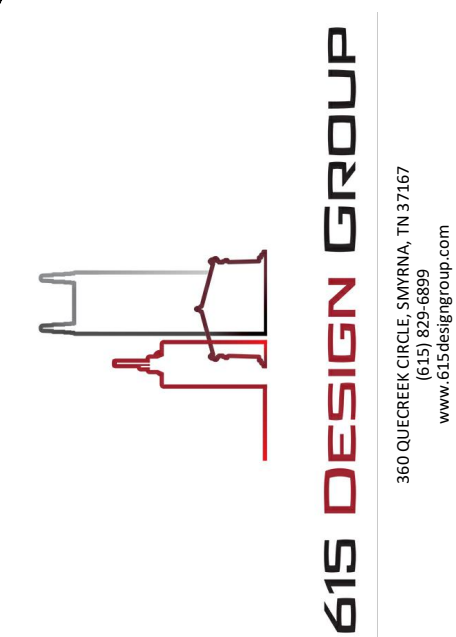
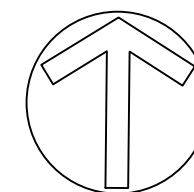
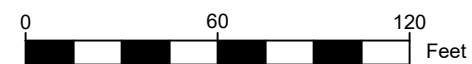
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EROSION CONTROL DETAILS

C3.3



AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

[illegible]

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

GRADING PLAN - OVERALL

C4.0

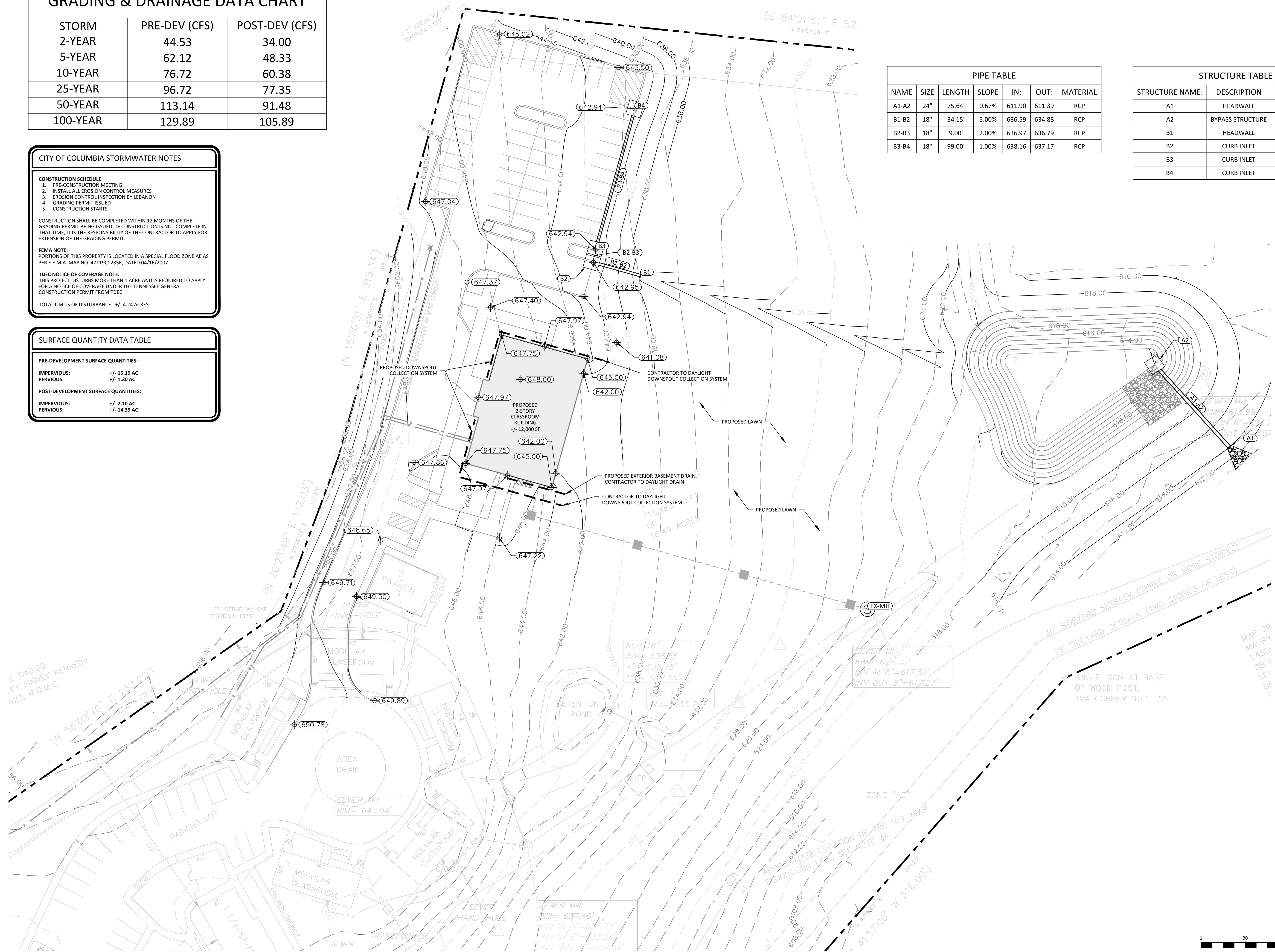
GRADING & DRAINAGE DATA CHART		
STORM	PRE-DEV (CFS)	POST-DEV (CFS)
2-YEAR	44.53	34.00
5-YEAR	62.12	48.33
10-YEAR	76.72	60.38
25-YEAR	96.72	77.35
50-YEAR	113.14	91.48
100-YEAR	129.89	105.89

STORM	PRE-DEV (CFS)	POST-DEV (CFS)
2-YEAR	44.53	34.00
5-YEAR	62.12	48.33
10-YEAR	76.72	60.38
25-YEAR	96.72	77.35
50-YEAR	113.14	91.48
100-YEAR	129.89	105.89

CITY OF COLUMBIA STORMWATER NOTES	
CONSTRUCTION SCHEDULE:	
1.	PRE-CONSTRUCTION MEETING
2.	INSTALL ALL EROSION CONTROL MEASURES
3.	EROSION CONTROL INSPECTION BY LEBANON
4.	GRADING PERMIT ISSUED
5.	CONSTRUCTION STARTS
CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR EXTENSION OF THE GRADING PERMIT.	
FEMA NOTE:	
PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47139C0285E, DATED 04/16/2007.	
TDEC NOTICE OF COVERAGE NOTE:	
THIS PROJECT DISTURBS MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.	
TOTAL LIMITS OF DISTURBANCE: +/- 4.24 ACRES	

SURFACE QUANTITY DATA TABLE	
PRE-DEVELOPMENT SURFACE QUANTITIES:	
IMPERVIOUS:	+/- 15.19 AC
PERVIOUS:	+/- 1.30 AC
POST-DEVELOPMENT SURFACE QUANTITIES:	
IMPERVIOUS:	+/- 2.10 AC
PERVIOUS:	+/- 14.39 AC

PRE-DEVELOPMENT SURFACE QUANTITIES:	
IMPERVIOUS:	+/- 15.19 AC
PERVIOUS:	+/- 1.30 AC
POST-DEVELOPMENT SURFACE QUANTITIES:	
IMPERVIOUS:	+/- 2.10 AC
PERVIOUS:	+/- 14.39 AC



PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	IN:	OUT:	MATERIAL
A1-A2	24"	75.64'	0.67%	611.90	611.39	RCP
B1-B2	18"	34.15'	5.00%	636.59	634.88	RCP
B2-B3	18"	9.00'	2.00%	636.97	636.79	RCP
B3-B4	18"	99.00'	1.00%	638.16	637.17	RCP

STRUCTURE TABLE		
STRUCTURE NAME:	DESCRIPTION	TOP OF CASTING:
A1	HEADWALL	N/A
A2	BYPASS STRUCTURE	617.50
B1	HEADWALL	N/A
B2	CURB INLET	643.01
B3	CURB INLET	642.94
B4	CURB INLET	642.94



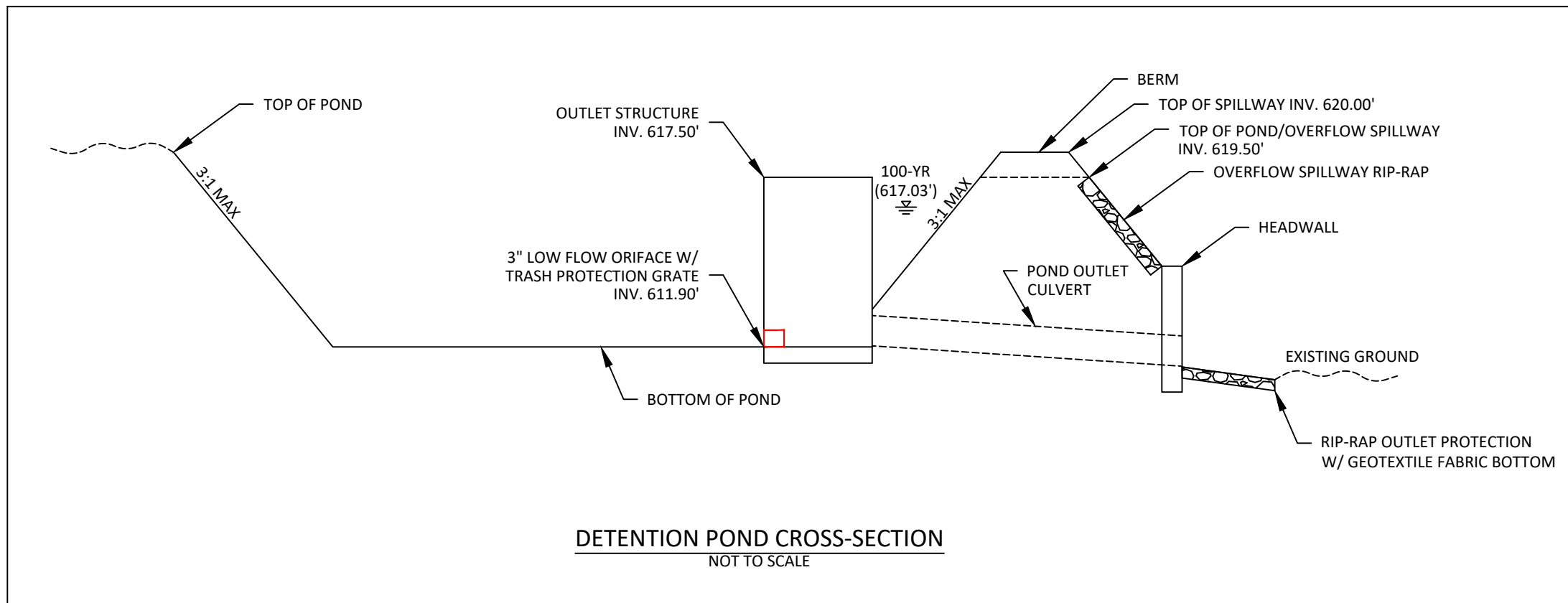
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

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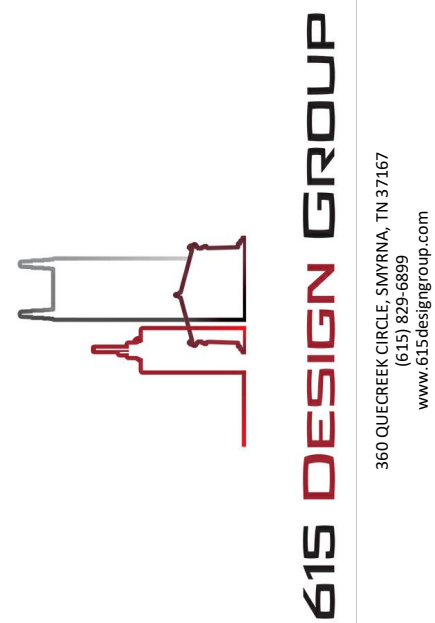
PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

GRADING PLAN -
ENLARGED

C4.1



POND #1	
Water Quality Volume Calcs for 80% TSS	
WQ	0.014 ac-ft
P	612.458 ft ³
R	1.100 in
Pv	0.226 run off coefficient
A	0.680 acres
	22.887 imp ratio
TOTAL Area	150695 sf
IMP Area	34490 sf
Orifice size	3 inches
a	0.031 sf
avg SA	4.926 sf
C	0.66 orifice coefficient
T	24.00 hours
g	32.2 ft/sec ²
H	614 ft
H ₀	611.9 ft



AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

[illegible]

PROJECT #:	1027003
DESIGNED BY:	CJM
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DATE:	2/16/2024

POND DETAILS

C4.2

Rectangular Contracted Weir

This calculates the water flow rate over a rectangular contracted weir. This weir has a rectangular opening where the sides are straight up and down. A contracted weir means that the ditch or canal leading up to the weir is wider than the weir opening itself. The water before the weir should be held in a relatively calm and smooth pool. There should be air (not trapped) underneath the water leaving the weir. The Length is the bottom width of the weir. The height is measured from the bottom of the weir opening to the top of the water level ponded behind the weir (not the water level right as it leaves the weir). Learn more about the units used on this page.

Length:

21 ft

Height:

0.5 ft

Flow Rate:

24.34 cfs

* Note: 1 point = 1 / 100 ft.

The Equation

The Equation used to determine the flow rate (Q) of a Rectangular Contracted Weir is:

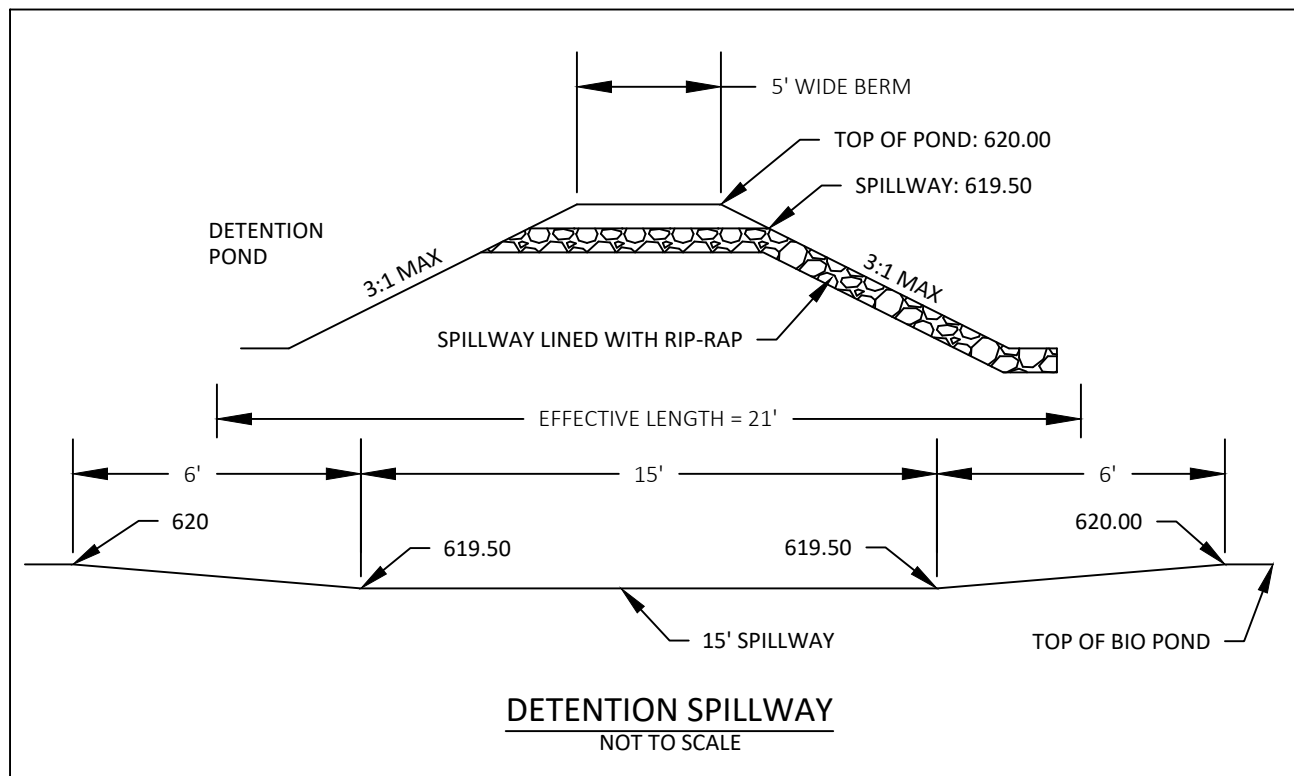
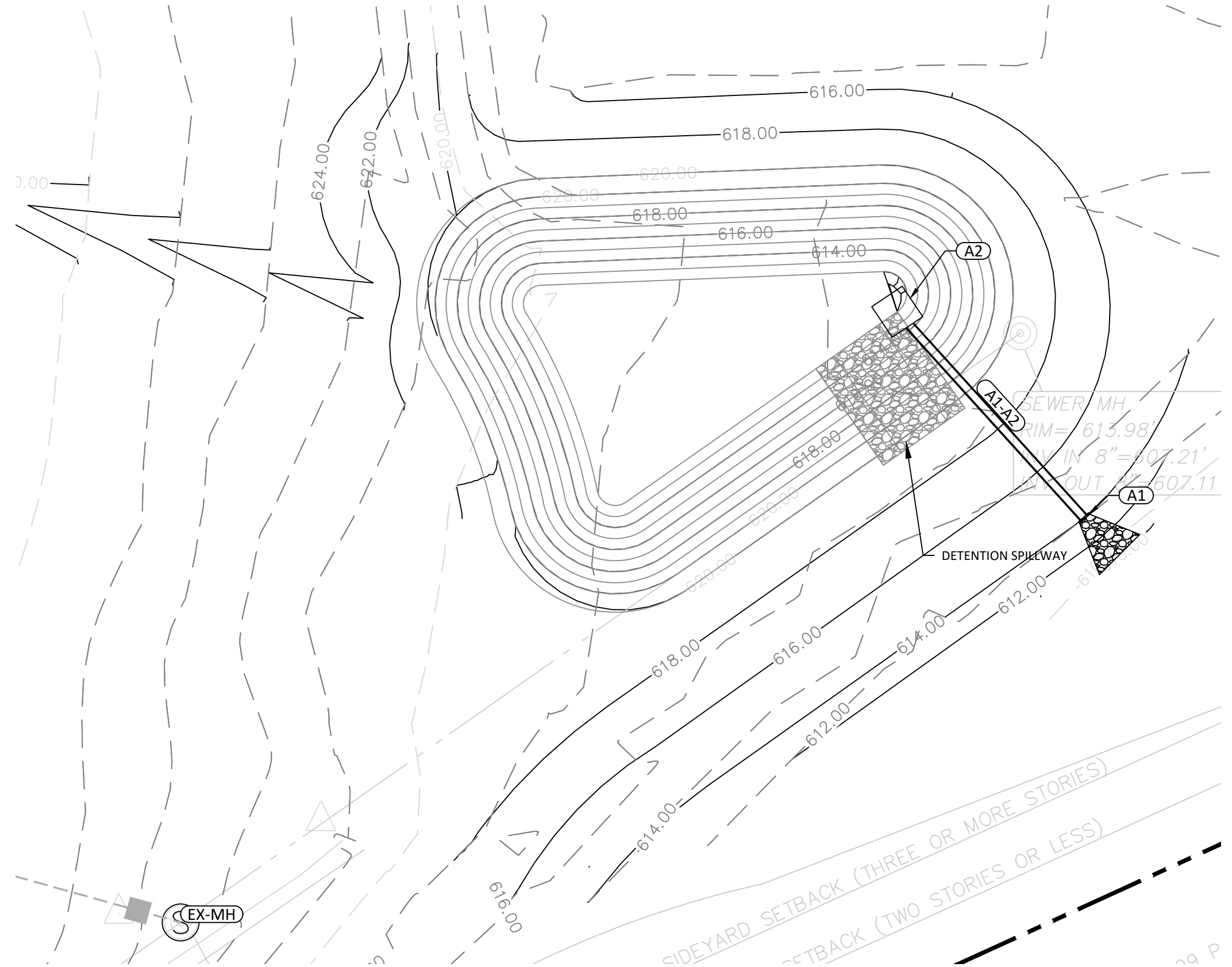
$$Q = 3,247 \cdot L \cdot H^{1.48} - \frac{0.566 \cdot L^{1.9}}{1 + 2 \cdot L^{1.38}} \cdot H^{1.9}$$

Where:

Q = Flow Rate in cfs.

L = Bottom width of the weir in feet.

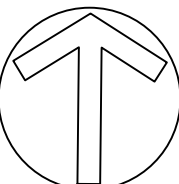
H = Height of the upstream water above the weir crest in feet.



[illegible]

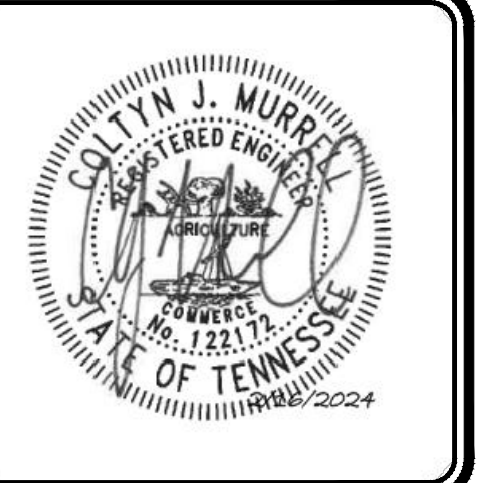
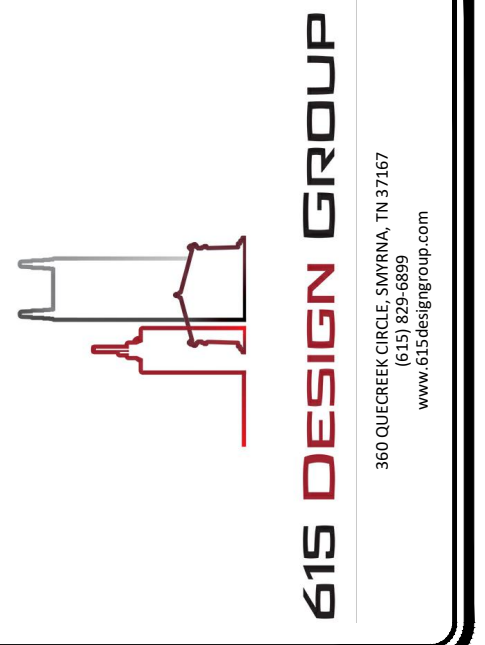
UTILITY PLAN

C5.0





SITE DATA TABLE	
SITE ADDRESS:	1201 MAPLEASH AVENUE COLUMBIA, TN 38401
OWNER:	AGATHOS SCHOOL OF COLUMBIA
PARCEL ID:	099 04900 000
SITE AREA:	+/- 16.49 ACRES
EXISTING ZONING:	CD-2
EXISTING USE:	CIVIC / EDUCATION
MINIMUM SETBACKS:	
FRONT:	30'
REAR:	30'
SIDE:	20'
MAX BUILDING HEIGHT:	3 STORIES / 35'
PROPOSED BLDG HEIGHT:	2 STORIES
PARKING PROVIDED:	94 SPACES
NOTES:	
1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HARRAH & ASSOCIATES, DATED 8/26/2019.	
2. PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47119C0285E, DATED 04/16/2007.	



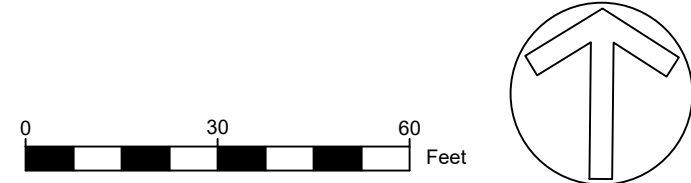
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

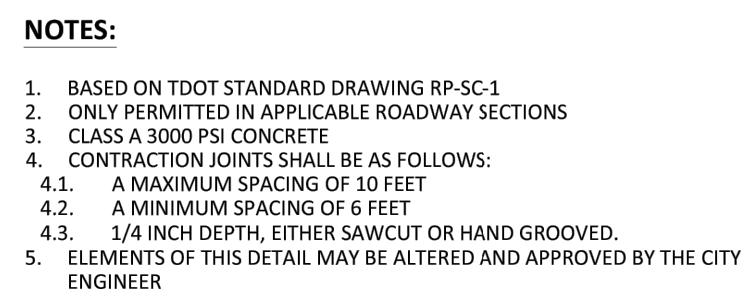
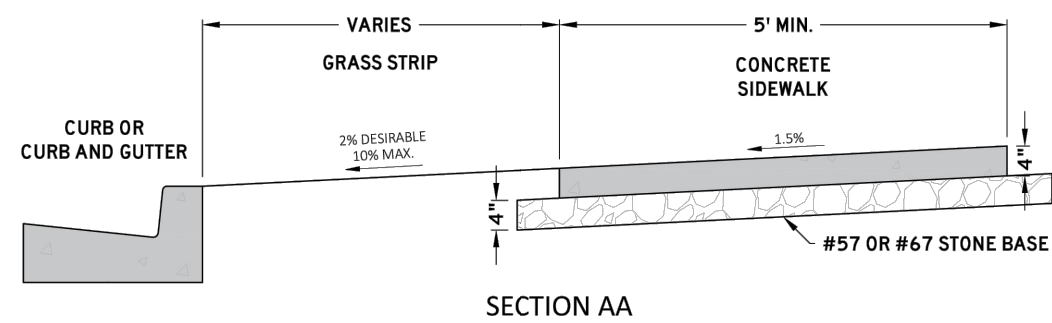
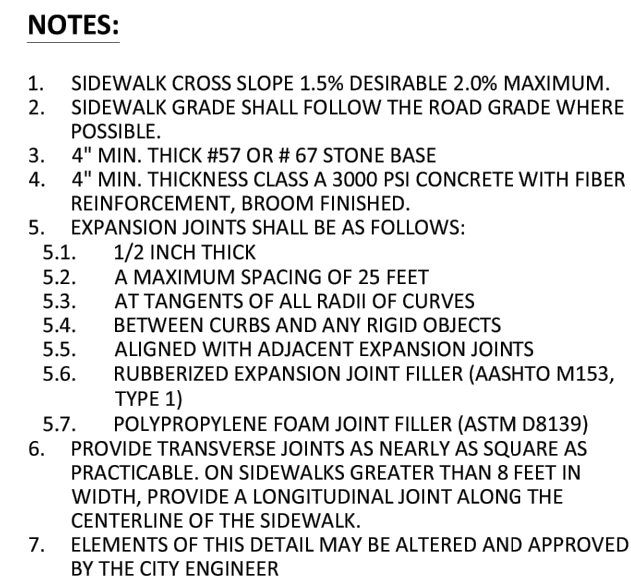
REVISIONS	
NUMBER	DESCRIPTION

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

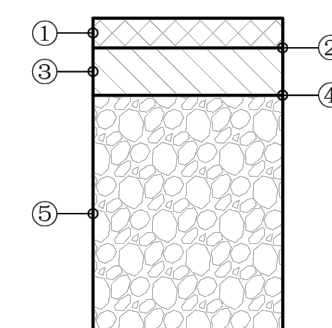
UTILITY PLAN - ENLARGED

C5.1





PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-00 ASPHALT CONCRETE MIX (PG544-02) 14C13 GRADING 0 SURFACE/0 305-00 NORMAL CONCRETE MIX (PG44-04) 14C2 GRADING 0 SURFACE/2
②	TACK COAT (GENERAL USE) 405-0 BITUMINOUS MATERIAL FOR TACK COAT (ITC 105) 0-10 GAL/200
③	BIT. BINDER @ 2" THICK 305-01 OR ASPHALT CONCRETE MIX (PG544-02) 10BMD-10 GRADING 0 MIX
④	PRIME COAT 405-0 BITUMINOUS MATERIAL FOR PRIME COAT (ITC 105) 10-20 GAL/200 405-02 AGGREGATE FOR COVER MATERIAL (PG 10-12) 100
⑤	MINERAL AGGREGATE BASE @ 6" THICK 305-01 MINERAL AGGREGATE, TYPE A BASE, GRADING 0



(NTS)

SD-10



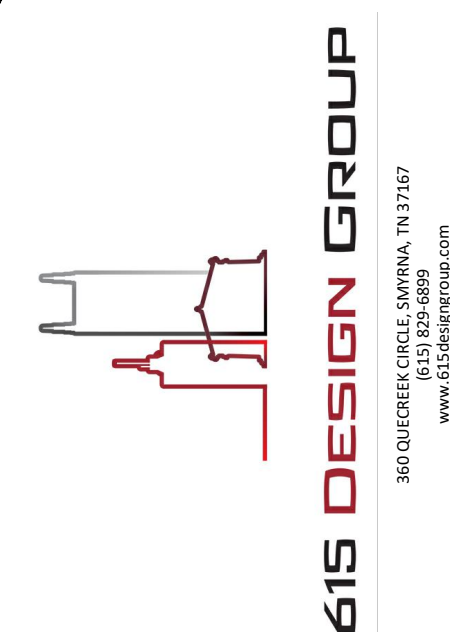
(NTS)

SD-02



(NTS)

MD-02



AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

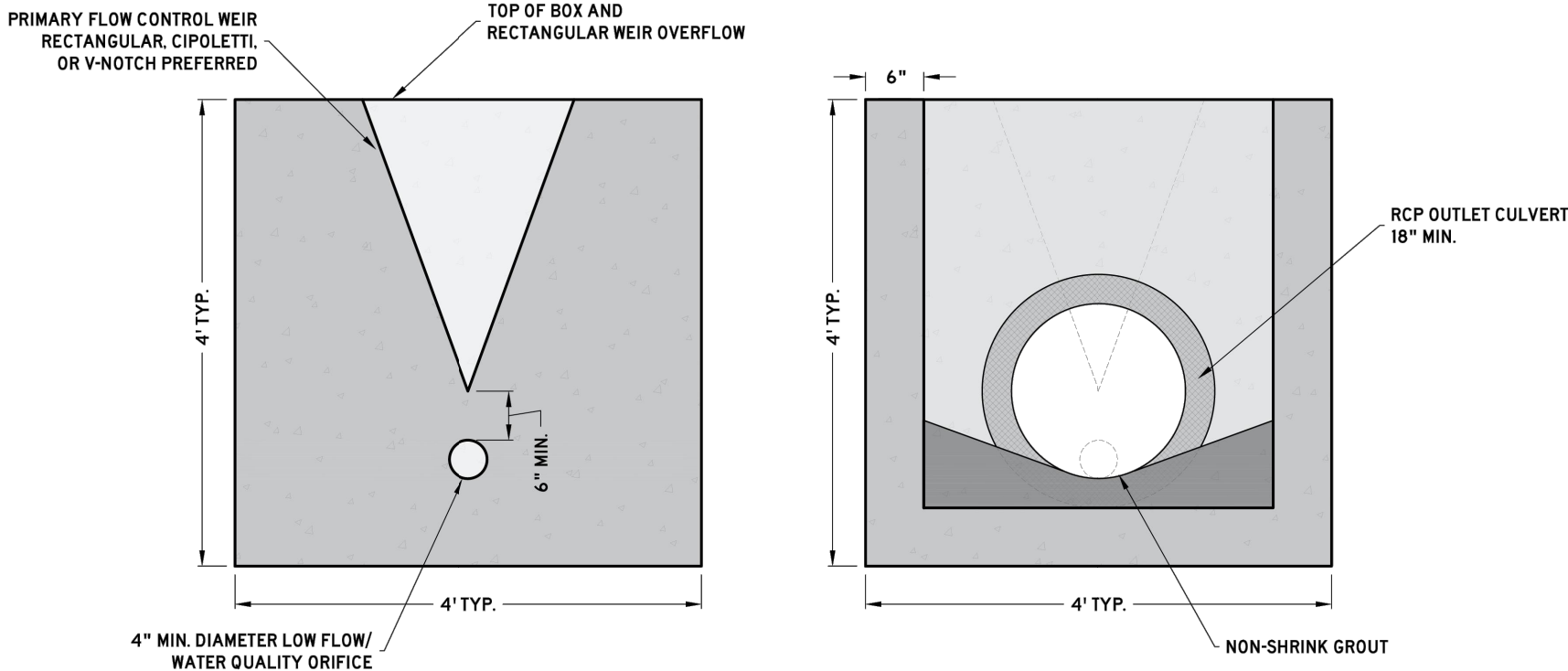
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PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

SITE DETAILS

C6.0

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3080
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PD-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROTECTED ENDWALLS	TDOT PE, PEW SERIES
FLUMES	TDOT FLU-1



- NOTES:
1. OUTLET CONTROL STRUCTURES SHALL MEET STORMWATER REGULATIONS AND TDEC WATER QUALITY REQUIREMENTS FOR DETENTION/RETENTION PONDS.
 2. WHERE A DIAMETER LESS THAN 4 INCHES FOR THE LOW FLOW/WATER QUALITY ORIFICE IS REQUIRED, A STANDPIPE SHALL BE ATTACHED TO PROVIDE THE NECESSARY FLOW RESTRICTION.
 3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.



CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

INLETS, CASTINGS,
STRUCTURES, AND PIPES
(NTS)

DATE
6/9/2022
DD-01

STANDARD DETAILS



CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

OUTLET CONTROL STRUCTURE
(NTS)

DATE
6/9/2022
DD-02

STANDARD DETAILS

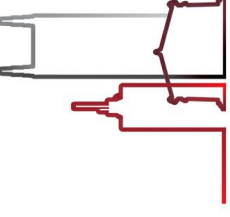
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS	NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

SITE DETAILS

C6.0



615 DESIGN GROUP
360 OLIVER CIRCLE, SUITE 500, NASHVILLE, TN 37217
www.615designgroup.com



1201 Mapleash Rezoning

Project #:	24-0125	Location:	Map 99 Parcel 49
Applicant:	Joshua McBride	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	School

PROJECT SUMMARY

The applicant requests rezoning of a 11.99-acres on Mapleash Avenue from CD-2 (Rural Character District) to CV (Civic District). The current CD-2 zoning permits low density detached single family residences. Although the current zoning does permit civic buildings and uses, the district standards are intended for residential structures. The requested CV district accommodates institutional and civic uses, including campus settings. Most of the subject property is located within the City Center Urban Village future land use classification. However, where Lytle Creek crosses the site, a portion of the property is designated Hillsides & Natural Spaces.

- The requested zoning is consistent with the City Center Urban Village (CCUV) and Hillsides & Natural Spaces (HNS) future land use classification in Connect Columbia.
- The applicant has provided a concept plan depicting development of the property as a school campus.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.



SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2	Civic (School)	School	+/- 11.99



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV/HNS	CD-2	School
North	CCUV/HNS	Unincorporated	Single Family
South	SN	CD-4	Government Facility
East	CCUV/HNS	Unincorporated	Single Family
West	CCUV	CD-3L	Religious Facility

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of most of the subject site is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
 General Urban CD-4
 Urban Center CD-5
 General Urban-Corridor CD-4C (only along Arterial roadways)
 Urban Center - Corridor CD-5C (only along Arterial roadways)*
 Mixed Use PUD-MU
 Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
 Density (density units per acre): ≥ 12 du/ac
 Building Height: 1-5 stories
 Open Space Elements: Civic Spaces, Parks & Greenways



Hillsides & Natural Spaces: A portion of the site is located in the Hillsides & Natural Spaces (HNS) future land use classification. The HNS is comprised of visually impactful and environmentally sensitive areas within Columbia's UGB. The area is characterized by parks, civic spaces, open spaces, and legacy agricultural operations. The intent of the HNS future land use classification is to protect riparian areas, hillsides with elevations greater than 775 feet, and other sensitive lands. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes should be preserved. The future land use classification is implemented by the CD-2 and Civic character districts, as well as PUDs.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

MAY 2024
24-0125
1201 MAPLEASH
REZONING

Character & Intent

The HillSides & Natural Spaces (HNS) future land use classification is comprised of visually impactful and environmentally sensitive areas within Columbia's UGB. The area is characterized by parks, civic spaces, open spaces, and legacy agricultural operations. The intent of the HNS future land use classification is to protect riparian areas, hillsides with elevations greater than 775 feet, and other sensitive lands. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes should be preserved.



Land Use Considerations

Primary land uses are civic uses, conservation, and utility facilities. Secondary land uses include agricultural uses and very-low-density housing.

Form & Pattern

Development within the HNS future land use classification is limited and should emphasize the preservation of natural and scenic features. Legacy agricultural sites may be preserved but not expanded. Existing extractive operations will gradually phase out and cease. Future development is limited to park spaces, civic uses, and occasional detached single-family homes. Rolling hills, waterways, floodplains, historic rock outcroppings, and tree cover should be preserved. New development should provide benefits to the general public in the form of preservation, storm water facilities, communications infrastructure, municipal services, or increased access to natural and recreational amenities. Complete urban services may not be available. Where parking is necessary, it is provided on-site and designed to be minimally impactful.

Implementing Districts

Rural Character District CD-2
Civic CV
Residential PUD PUD-R

Implementing Standards

General Development Pattern: Isolated Uses
Density (density units per acre): 1 du/ac
Building Height: Residential: 3 stories
Other Uses: N/A
Open Space Elements: Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-U.**
 - The plan depicts development of the property into a campus comprised on multiple building sites.
 - The buildings on the campus enfront park like settings and walkways.
- Development of the property may require some modification of the concept plan.
 - Some aspects of the concept plan may need to be adjusted.
 - Over time, the applicant will need to identify building sites and establish the necessary paths for building enfrontment and identification of site layers.
 - As the site develops, it is possible that regulations outside of the zoning ordinance may require alteration of the plan for the campus.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.



REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its April 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance. The City Council is the decision-making authority.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its April 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at **§ 8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Planning asked the applicant to provide a more detailed concept plan for the benefit of the Planning Commission.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CV zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is divided between City Center Urban Village (CCUV) and Hillsides & Natural Spaces (HNS). The requested CV (Civic) district implements the future land uses. The Area of Change Policy for the property is *activate*, indicating that the city encourages beneficial changes to the land use pattern in the area.

The CV development standards better accommodate development of a school campus than the current CD-2 standards. The Zoning Ordinance establishes standards for common structure types placed on lots. The Ordinance arranges lots in reference to an enfrontment, typically a public thoroughfare. In most settings, especially residential neighborhoods, this produces a high quality built-environment. It also permits the efficient delivery of urban services. However, a school campus is necessarily comprised of unusual structures arranged with an internal orientation. The Civic zoning district is intended for this kind of land use. The requested zoning is appropriate for the use and location of the subject site.

SAMPLE MOTIONS

Recommend to Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services paul@columbiatn.com 931.560.1560

AGENDA ITEM TITLE: 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

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: Ordinance No. 4510; Exhibit A; Exhibit B; Staff Report.

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.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by amending the 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.

Section 2: Said revised Planned Unit Development Master Plan is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The revised Honey Farm PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval, on the 8th day of May, 2024, and after a public hearing held on the 13th day of June, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6 the City Council makes the following findings:

- a. The proposed PUD Master Plan is in agreement with the Comprehensive Plan and any applicable local area plans;
- b. It has been determined that the legal purposes for which zoning exists are not contravened;

- c. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 11th day of July, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



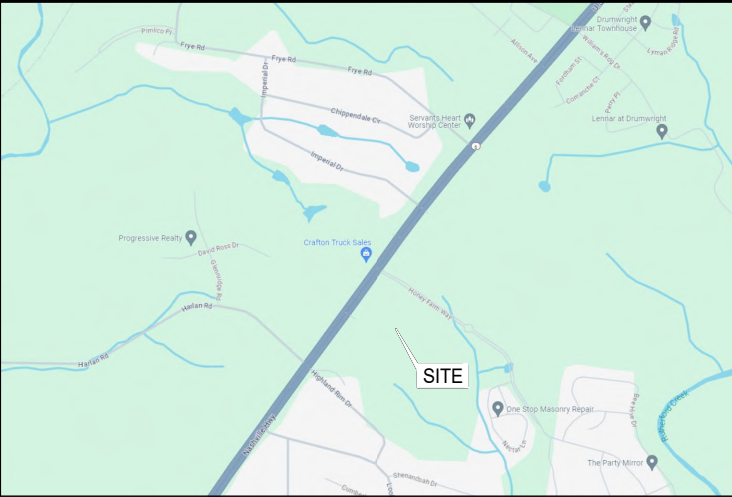
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

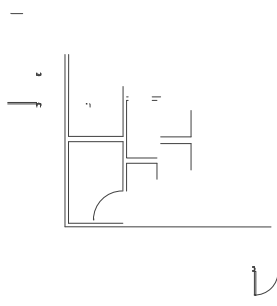
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____



US31 - NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
FLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)



SITE DATA INFORMATION	
LOT SIZE	58,457 SQ. FT. / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	MIN. 2,890 SF / 100 = 29 SPACES MAX. 29 X 30% = 38
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	19 SPACES
PROPOSED IMPERVIOUS AREA	50,500 SQ. FT. (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
PROPOSED LOT WIDTH	180 FT
REQUIRED FRONTAGE BUILDOUT	90% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 129.6' (180' X 90% = 162; 162' X 20% = 129.6' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	154' FRONTAGE BUILDOUT 20% ALLOWABLE STREETSCREEN WIDTH = 25.2' (111' BUILDING WIDTH AND ALLOWED 25.2' STREETSCREEN WIDTH = 136.2')

NOTE: REPAIR/REPLACE ANY PUBLIC INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.

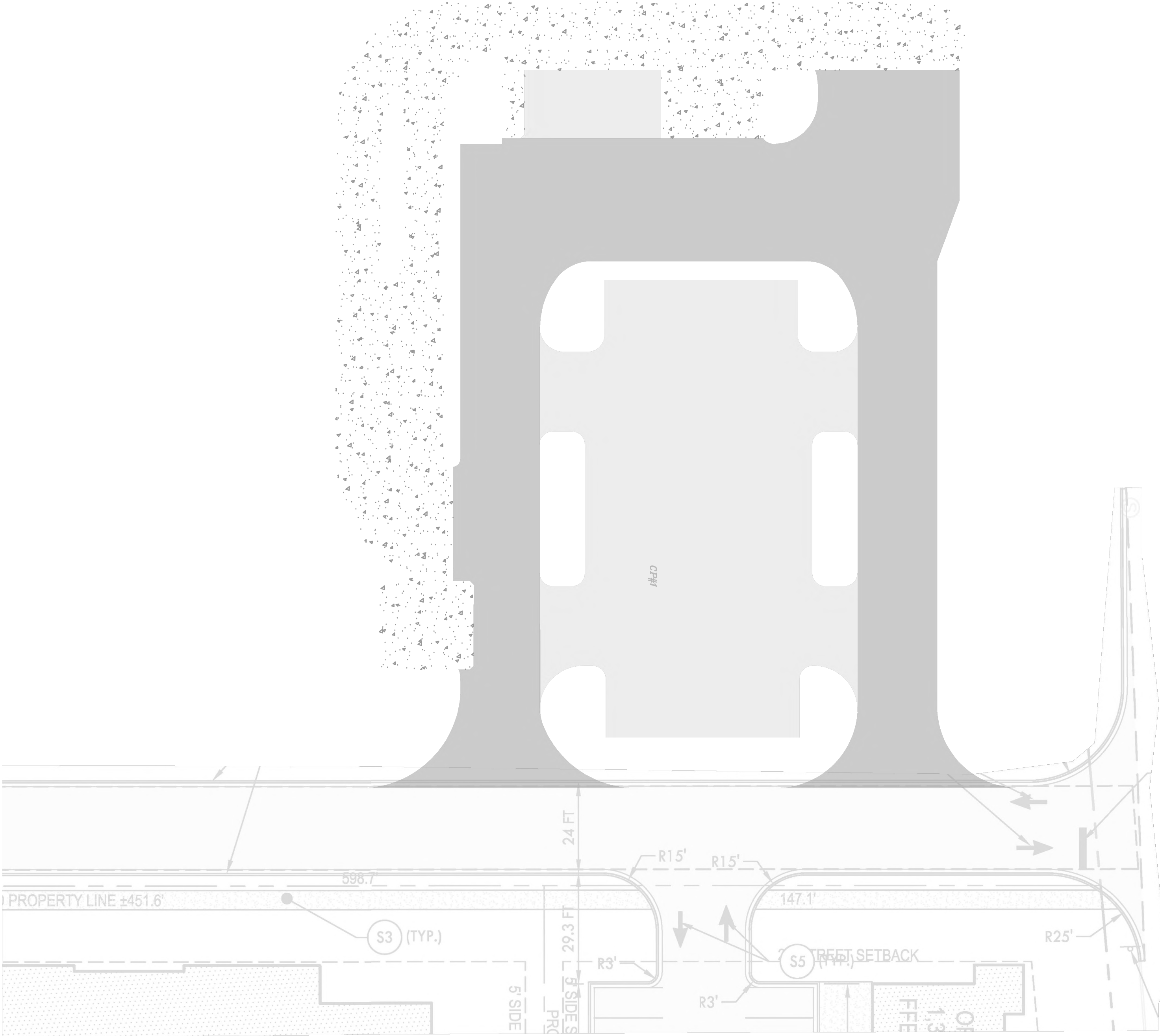
CONSTRUCTION LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK

KEY NOTES

- NEW CONCRETE PAVEMENT (REFER TO DETAIL 1 / SD-1)
- NEW HEAVY DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
- NEW LIGHT DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
- EDGE KEY (REFER TO DETAIL 3 / SD-1)
- PROPOSED 6" HEADER CURB (REFER TO DETAIL 4 / SD-1)
- PROPOSED CURB AND GUTTER (REFER TO DETAIL 5 / SD-1)
- PROPOSED ADA COMPLAINT SIDEWALK (REFER TO DETAIL 6 / SD-1)
- PROPOSED CURB RAMP (REFER TO DETAIL 7 / SD-1 AND GRADING PLAN)
- STANDARD/VAN ACCESSIBLE HANDICAP STALL
- BOLLARD (REFER TO DETAIL 10 / SD-1)
- HANDICAP PARKING SIGN IN BOLLARD WITH POLY SLEEVE - 2 VAN ACCESSIBLE. (REFER TO DETAIL 8 / SD-1)
- PROPOSED PRIMARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
- PROPOSED PRIMARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
- PROPOSED SECONDARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
- PROPOSED SECONDARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
- PROPOSED PRE-BROWSE BOARD (REFER TO DETAIL 2 / SD-2)
- PROPOSED LOOP DETECTOR (REFER TO DETAIL 3 / SD-3). SEE DETAIL 2 / SD-3 FOR DRIVE THRU SITE WIRING. REFER TO ELECTRICAL PLANS
- PROPOSED DOUBLE GATEWAY SIGN (REFER TO DETAIL 1 / SD-4)
- GUARDRAIL (REFER TO DETAIL 2 / SD-5)
- TRAVERSE STRIPING (REFER TO DETAIL 9 / SD-1)
- "DRIVE THRU" PAVEMENT MARKING WITH DRIVE THROUGH ARROW (REFER TO DETAIL 9 / SD-1)
- PAVEMENT MARKINGS (REFER TO DETAIL 9 / SD-1)
- 6" LANE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
- 6" MERGE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
- THANK YOU (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
- 8" STOP BAR (REFER TO MCDONALD'S STANDARD DETAILS)
- CROSSWALK STRIPING (REFER TO DETAIL 9 / SD-1)
- 97'-9" DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD.
- "PLEASE HAVE YOUR PAYMENT READY" BOLLARD SIGN MUST BE 30" MIN. FROM FACE OF CURB AND 6" FROM THE BACK OF THE BUILDING
- RESERVE DRIVE-THRU SIGN. (REFER TO DETAIL 4 / SD-3)
- RESERVE CURBSIDE/MOP SIGN. (REFER TO DETAIL 4 / SD-3)
- MCDelivery COURIER SIGN. (REFER TO DETAIL 4 / SD-3)
- PROPOSED DUMPSTER ENCLOSURE (REFER TO DETAIL 1 / SD-5)
- PROPOSED DIRECTIONAL SIGNAGE (REFER TO DETAIL 4 / SD-5)
- DO NOT ENTER SIGN (REFER TO DETAIL 3 / SD-5)
- RETAINING WALL (REFER TO DETAIL 5 / SD-6)
- LIGHT POLE (REFER TO DETAIL 3 / SD-2)
- WHEEL STOPS (REFER TO DETAIL 2 / SD-6)
- 10X50 LOADING SPACE
- ROLLED CURB AND GUTTER (REFER TO DETAIL 6 / SD-6)
- MOUNTABLE MEDIAN (REFER TO DETAIL 7 / SD-6)

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

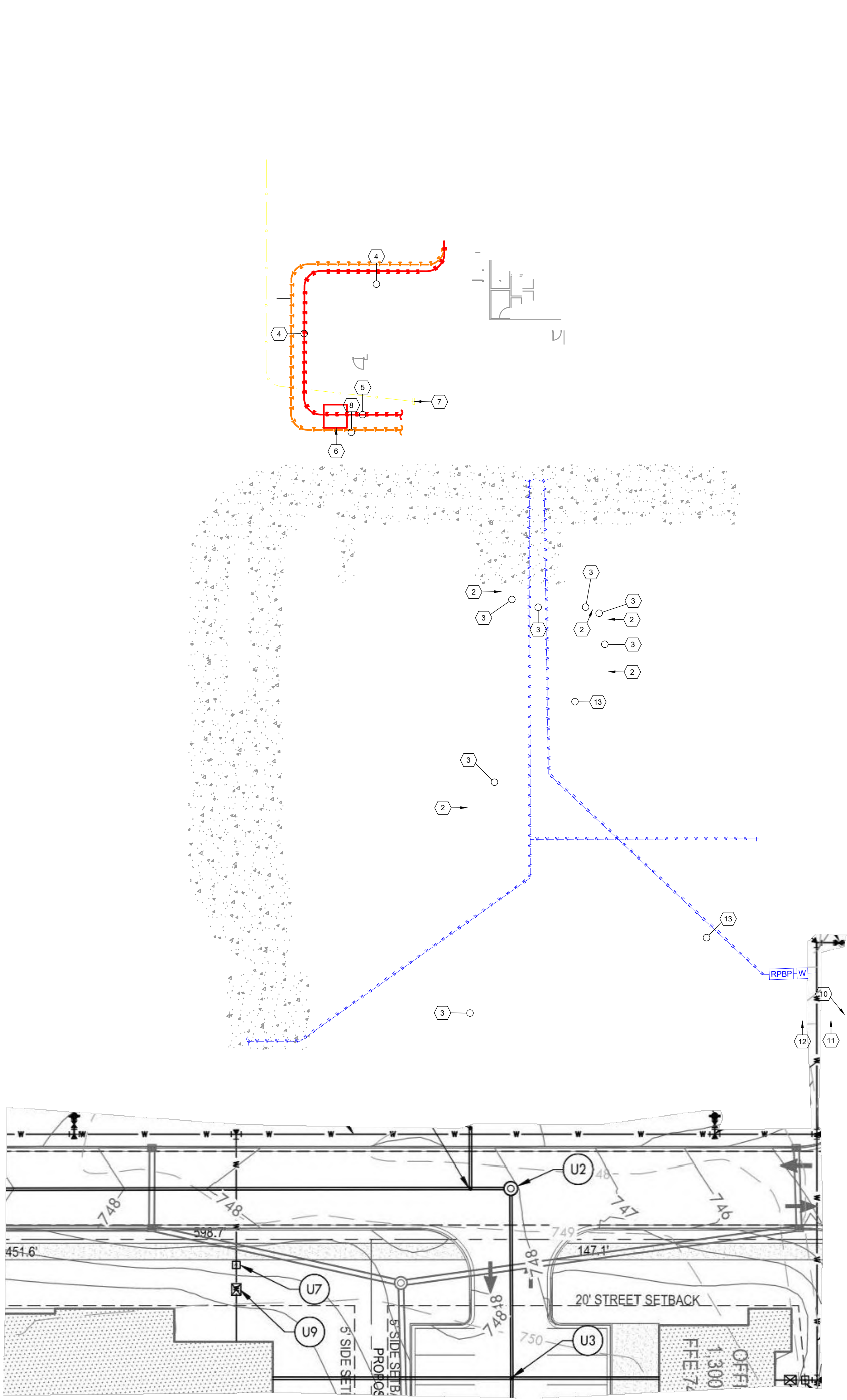


SHEET NO.	TITLE	DESCRIPTION	SITE ID	SITE ADDRESS	US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401	REV	DATE	BY
C-3.0	SITE LAYOUT PLAN	NEW RESTAURANT AEI PROJECT NO. 222-281	41-1210	US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401				

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow, KY 40301

McDonald's USA, LLC
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SCALE: 1" = 20'
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT



PROPOSED UTILITY LEGEND	
	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND GAS
	PROPOSED COMMUNICATIONS

- UTILITY NOTES**
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATED UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL ON-SITE SANITARY, STORM AND WATER LATERALS SHALL BE OWNED AND MAINTAINED BY THE OWNER, EXCEPT WHERE EASEMENTS ARE SHOWN.
 - THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES ARE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
 - PRIOR TO THE EXCAVATING NEAR GAS OR ELECTRIC LINES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY.
 - ALL NEW CONDUITS SHALL BE PUSHED UNDER EXISTING CURB UNLESS OTHERWISE SPECIFIED.
 - PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
 - PROPOSED TELEPHONE SERVICE SHALL BE INSTALLED WITH NO 90° BENDS, ONLY 90° SWEEPS (MAX. OF 2 SWEEPS).
 - THE CONTRACTOR, AFTER COORDINATING WITH ALL UTILITY COMPANIES, SHALL INCLUDE ALL WORK EVEN IF NOT SHOWN ON PLANS TO PROVIDE ALL UTILITY SERVICES TO BUILDING.
 - ALL UTILITIES TO BE CONSTRUCTED TO PROVIDE SERVICE.
 - BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
 - CONTRACTORS ARE ADVISED TO COORDINATE INSTALLATION OF ALL BURIED CONDUITS AND LINES SUCH THAT LINES WHICH CROSS ARE LAID BEGINNING WITH DEEPEST LINE FIRST.
 - DEPTH OF WATERLINE SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWERS, BUT IN NO CASE LESS THAN 30".
 - INSPECTION FEES TO BE PAID BY CONTRACTOR.
 - CONTRACTOR SHALL COORDINATE WATER SERVICES CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY CO.
 - ALL TRENCHING, PIPE LAYING AND BACK FILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
 - CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OF UTILITY SYSTEMS PRIOR TO INSTALLATION.
 - ALL GATE VALVES SHALL BE PROVIDED WITH VALVE BOX IN ACCORDANCE WITH WATER UTILITY STANDARDS.
 - THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS AND SHALL BE CONSTRUCTED ACCORDING TO WATER DEPARTMENT STANDARDS.
 - THE CONTRACTOR SHALL FLUSH AND TEST ALL NEW UTILITY LINES ACCORDING TO THE STATE DIVISION OF WATER OR LOCAL WATER CO. STANDARDS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS DISCOVERED AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTORS EXPENSE.
 - THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION IS EIGHTEEN INCHES.
 - BEFORE YOU DIG: CONTRACTOR SHALL NOTIFY BUD, 1-800-892-0123 48 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED RIGHT OF WAY.

- UTILITY KEY NOTES**
- INSTALL 1,500 GALLON (MIN.) ZURN (GREEN TURTLE) GREASE TRAP/OIL INTERCEPTOR OR APPROVED EQUAL. REFER TO PLUMBING PLANS FOR DETAIL.
 - INSTALL SANITARY SEWER CLEANOUT. (REFER TO DETAIL 10 / SD-6)
 - INSTALL 4" PVC SDR-35 SANITARY SEWER LINE AT 1.2% MINIMUM
 - INSTALL (3) 2" PVC PRIMARY ELECTRICAL CONDUIT TO TRANSFORMER. REFER TO ELECTRICAL PLANS
 - INSTALL SECONDARY ELECTRICAL SERVICE. REFER TO ELECTRICAL PLANS
 - PAD MOUNTED TRANSFORMER. REFER TO UTILITY COMPANY STANDARD DETAILS FOR CONCRETE PAD REQUIREMENTS. REFER TO ELECTRICAL PLANS FOR CONTINUATION. COORDINATE WITH UTILITY COMPANY FOR ADEQUACY.
 - GAS METER. REFER TO MECHANICAL PLANS
 - GAS SERVICE LINE TO BE INSTALLED BY UTILITY COMPANY. TAP FEE TO BE PAID BY CONTRACTOR
 - GAS TIE-IN TO EXISTING GAS MAIN (APPROXIMATE LOCATION). COORDINATE WITH GAS COMPANY
 - TAPPING SADDLE FOR WET TAP. COORDINATE WITH UTILITY COMPANY
 - NEW WATER 2" WATER METER. COORDINATE WITH UTILITY COMPANY
 - INSTALL REDUCED PRESSURE BACKFLOW PREVENTOR IN HOTBOX.
 - INSTALL 3/4" DIA. TYPE K COPPER DOMESTIC WATER SERVICE
 - INSTALL 3/4" DIA. TYPE K COPPER WATER DOMESTIC SERVICE LINE TO DUMPSTER ENCLOSURE HOSE BIBB
 - INSTALL 2" FIBER CONDUIT FROM THE VAULT INTO THE DESIGNATED AREA INSIDE THE BUILDING. REFER TO ELECTRICAL PLANS FOR CONTINUATION
 - POST HYDRANT. (REFER TO DETAIL 9 / SD-7)

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856

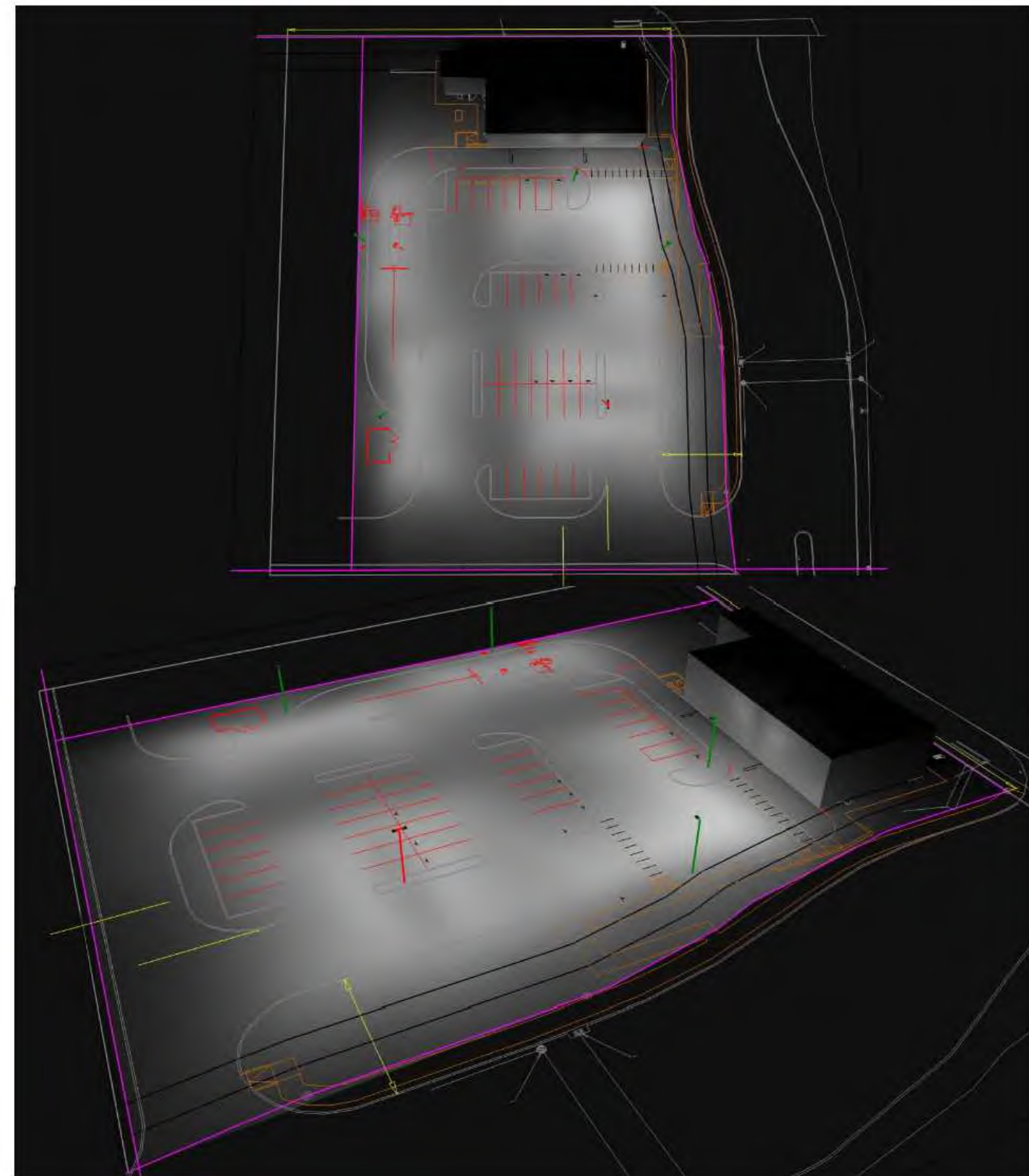
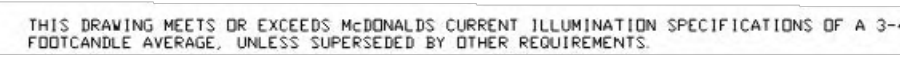


SHEET NO.	TITLE	DESCRIPTION	SITE ADDRESS	SCALE:	DATE ISSUED:	DRAWN BY:	REVIEWED BY:	PREPARED FOR:	REVISION	DATE	BY
C-5.0	UTILITY PLAN	NEW RESTAURANT AEI PROJECT NO. 222-281	41-1210	1" = 20'	04-24-24	M. ALLEN	R. TUTT	AMERICAN ENGINEERS, INC. DESIGNING YOUR FUTURE 65 Aberdeen Drive Glasgow, KY 40301			

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	4	A	SINGLE	0.900	RAR2-480L-240-5K7-4W	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
	1	A2@180	BACK-BACK	0.900	RAR2-480L-240-5K7-4W	226.9	1.214	21	SES-18-40-1-TA-GL-xx (4")



Tennessee 811



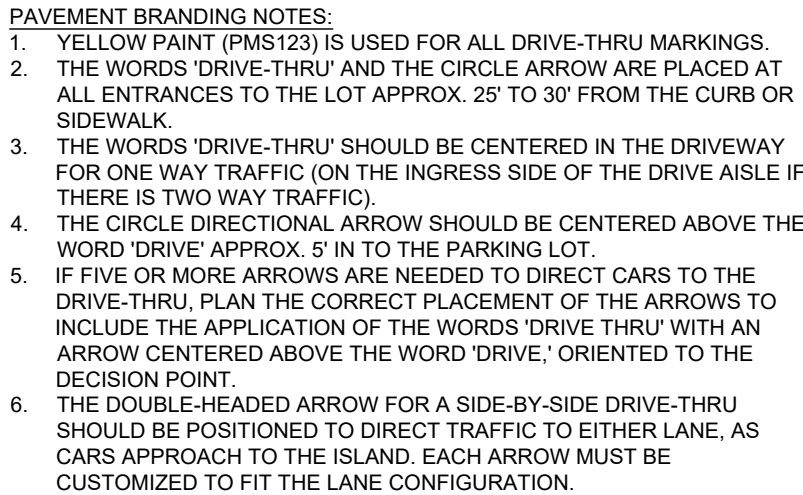
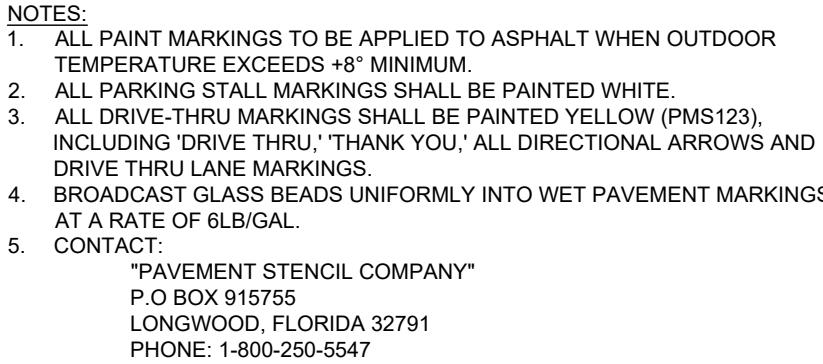
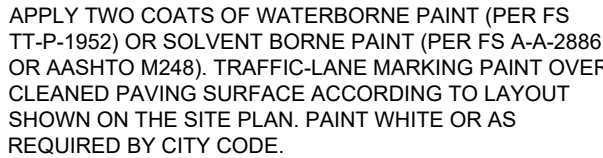
PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

	
2100 Golf Road, Suite 400, Rolling Meadows, IL 60009 1-800-544-4888	
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES	
SCALE	1" = 20' 0"
DRAWN BY CLB	
POINT-BY-POINT FOOTCANDLE PLOT FOR MCDONALDS 2248 NASHVILLE HWY COLUMBIA, TN 38401	
NATIONAL STORE NUMBER 40957	
DATE	DRAWING NUMBER
3/6/2024	A240459C.AGI

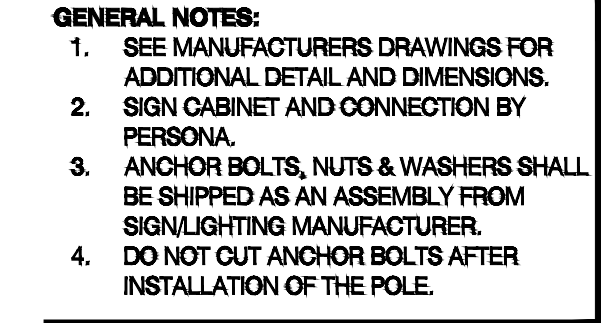
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[illegible]



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DIGITAL PRE-BROWSE BOARD
DETAIL

N.T.S.

2

SHEET NO.	TITLE	SCALE	PREPARED FOR:
	STANDARD DETAILS - 2	NTS	 McDonald's USA, LLC
DESCRIPTION	DATE ISSUED:	04-24-24	These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's Corporation and shall not be copied, altered, and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project is not authorized. Reproduction of the contract documents for reuse on another project is not authorized.
	DRAWN BY:	M. ALLEN	
	REVIEWED BY:	R. TUTT	
SITE ID	SITE ADDRESS		
41-1210	US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401		

SD-2

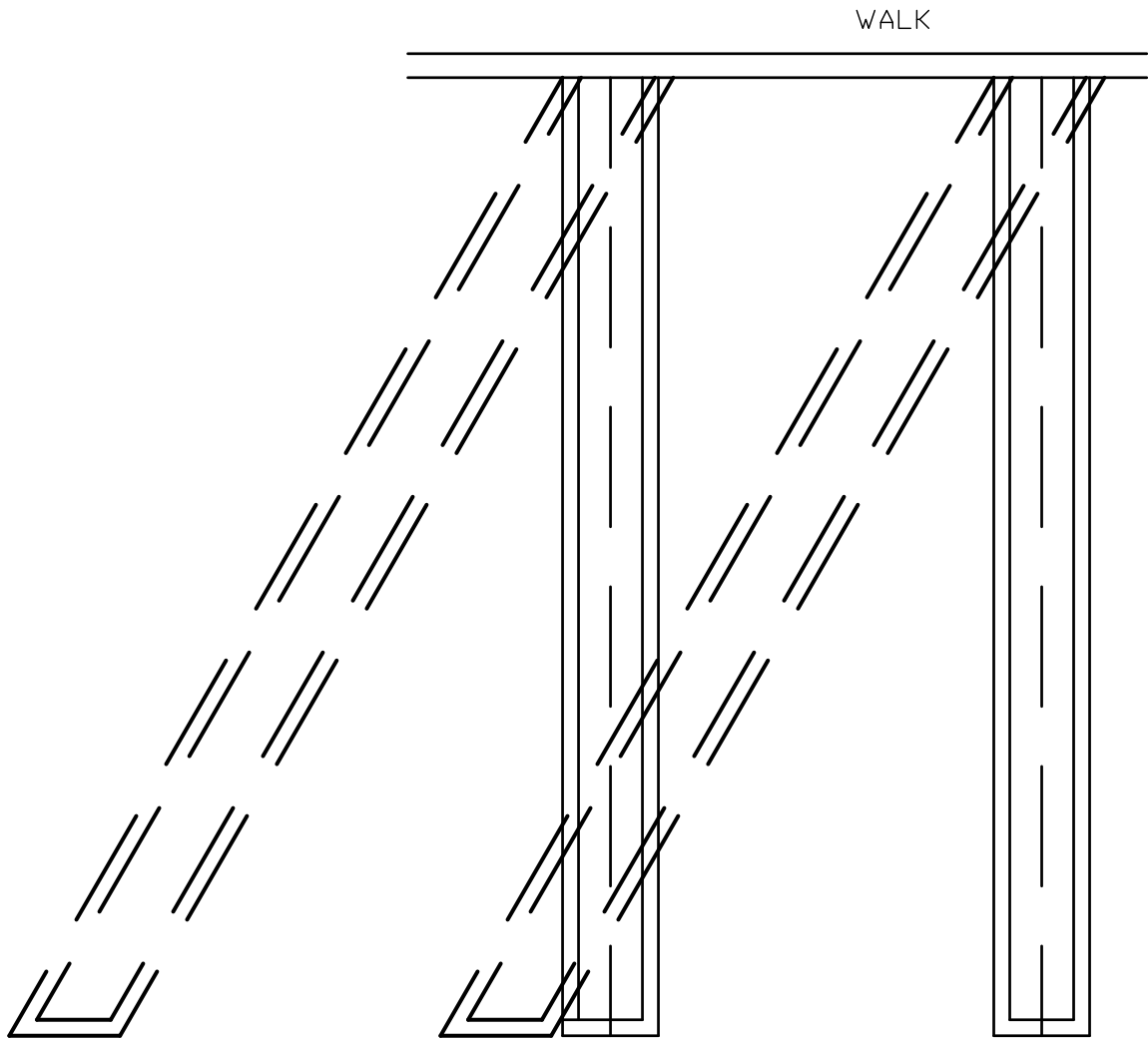

AMERICAN ENGINEERS, INC.
 DESIGNING YOUR FUTURE
 65 Aberdeen Drive Glasgow, KY 270.651.7220

PREPARED BY:

[illegible]

ALL PAVEMENT PAINTING-STRIPPING, LETTERING DIRECTIONAL ARROWS ARE TO BE WHITE IN COLOR.

PAVEMENT AREAS TO BE STRIPPED MUST BE SOUND, AND FREE OF DUST, DIRT, OIL, GREASE AND ANY OTHER FOREIGN MATTER. REMOVE LOOSE AND DIRT BY



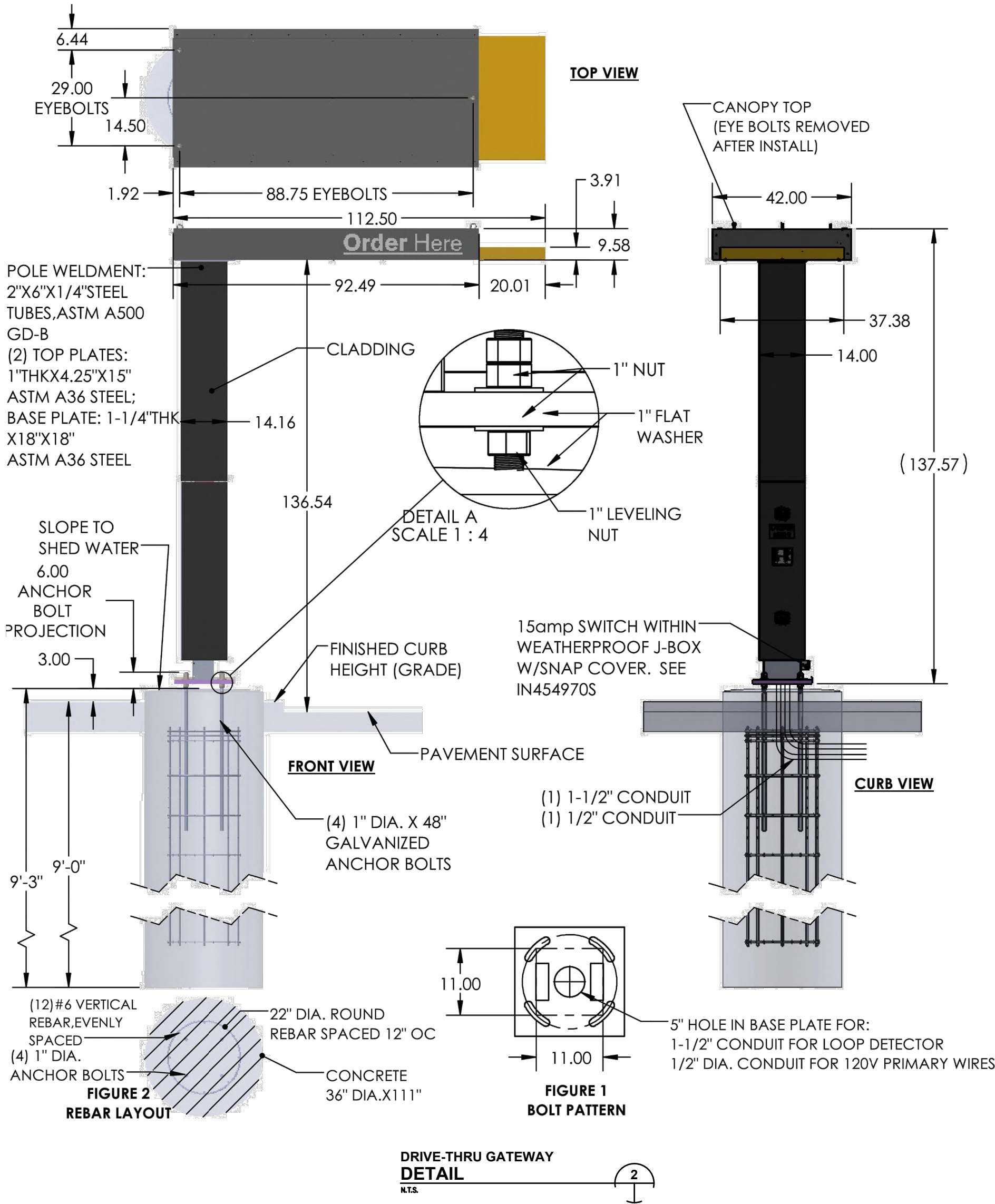
ELECTRICAL:
CANOPY: 1.5 AMPS, 120 VOLTS, 60 Hz

CIRCUITS:
CIRCUIT 1: (CANOPY) 15 AMP MIN.

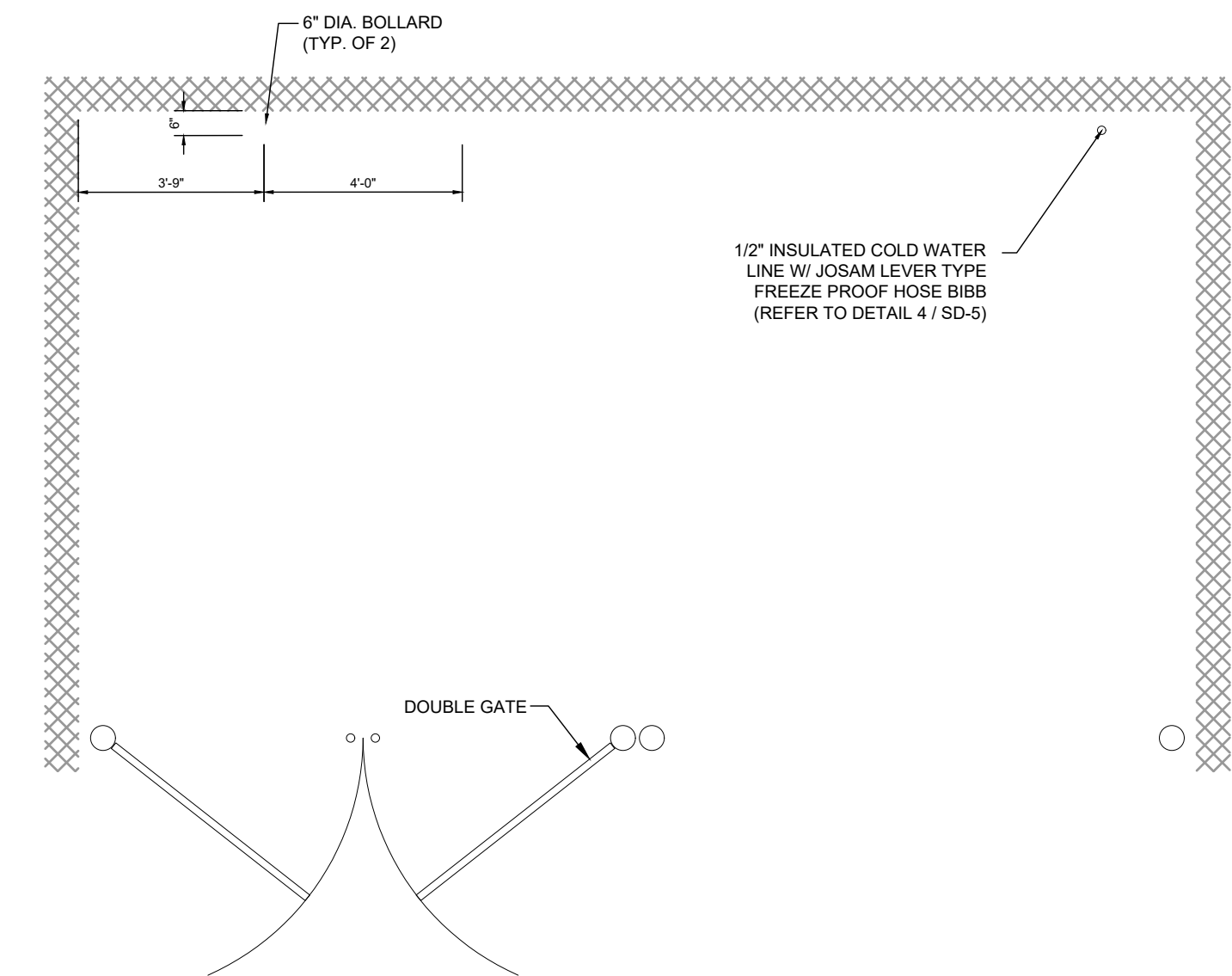
WEIGHT: CANOPY TOP: APPROX. 440 LBS.
SLIM POLE: APPROX. 405 LBS.

- DESIGN NOTES:**
1. ALL CONCRETE EXCEPT EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 2. CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
 3. ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
 4. IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
 5. POLE AND FOUNDATION IS DESIGNED TO WITHSTAND IBC 2012 180 MPH EXPOSURE D WIND LOADS. CANOPY TOP IS DESIGNED TO WITHSTAND 115 MPH EXPOSURE C WIND LOADS.

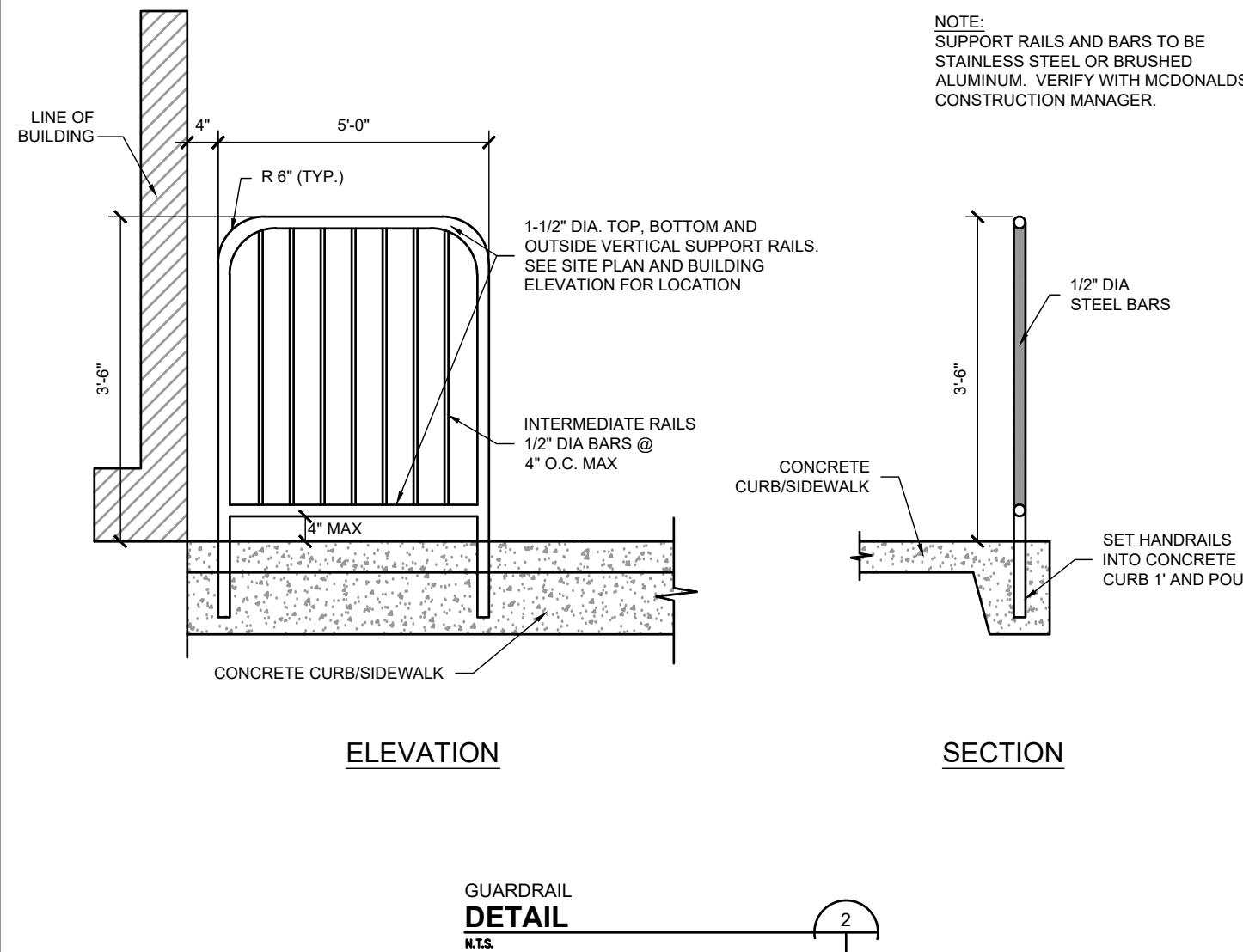
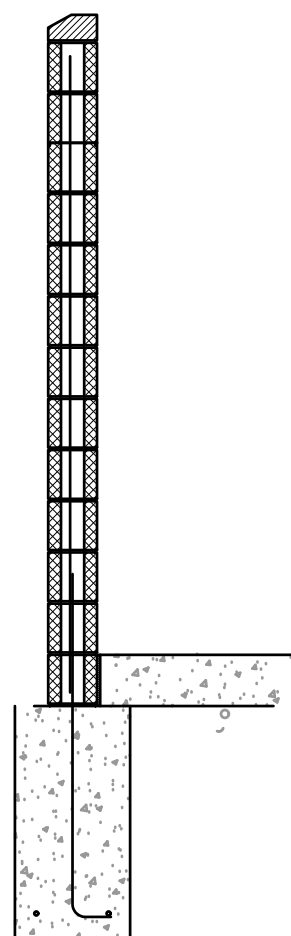
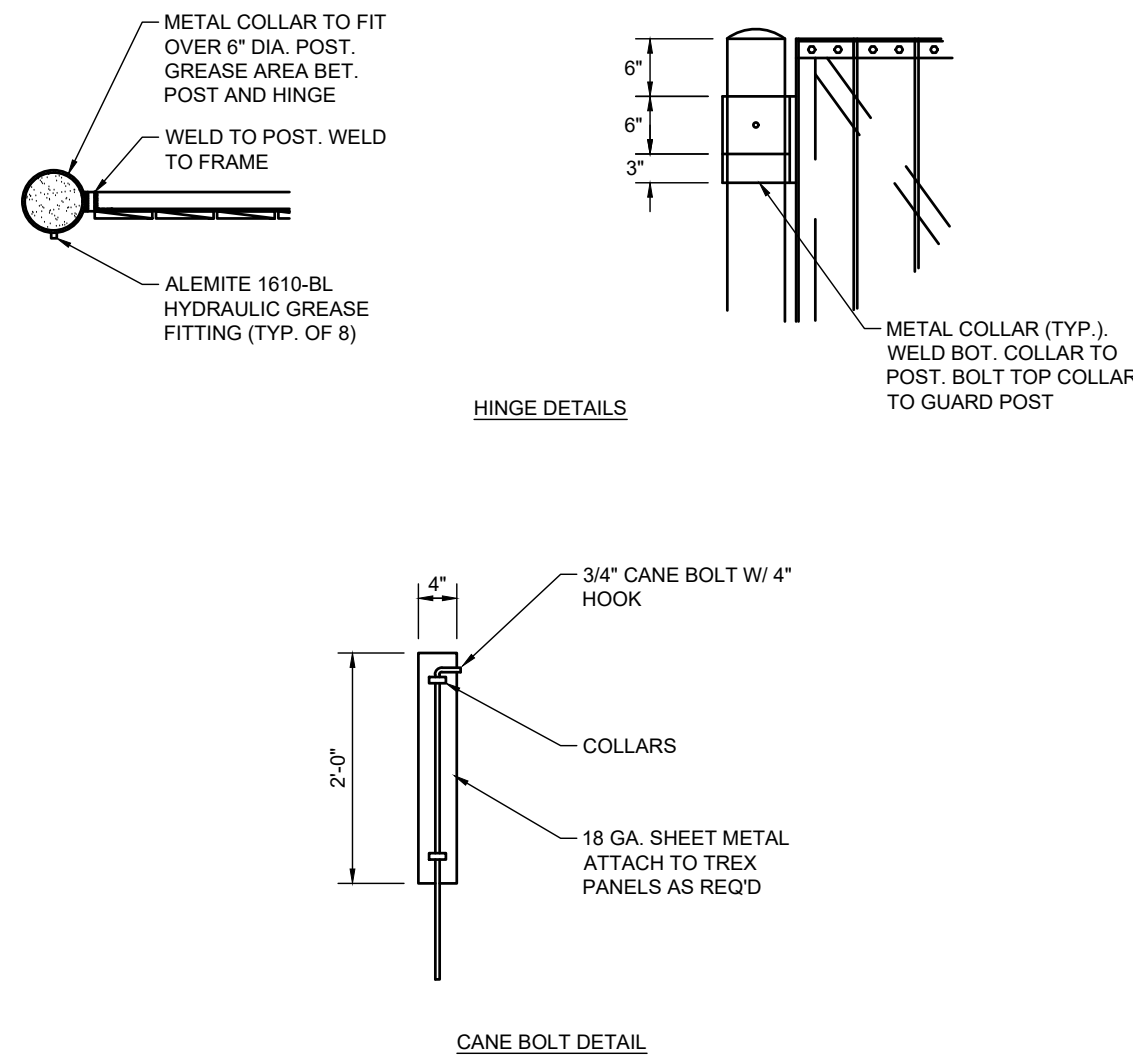
LANDSCAPE NOTE:
AREA ABOVE THE BASE PLATE IS TO REMAIN EXPOSED. NO SHROUD OR LANDSCAPE MATERIAL SHOULD BE PLACED ON TOP OF THE BASE PLATE.



SHEET NO.	TITLE	DESCRIPTION	SCALE:	PREPARED FOR:				PREPARED BY:				REV	DATE	BY	
				NTS	DATE ISSUED:	DRAWN BY:	REVIEWED BY:	DATE	BY	DATE	BY				
SD-4	STANDARD DETAILS - 4														
														</	



DUMPSTER ENCLOSURE W/ STORAGE SHED
DETAIL
KLS

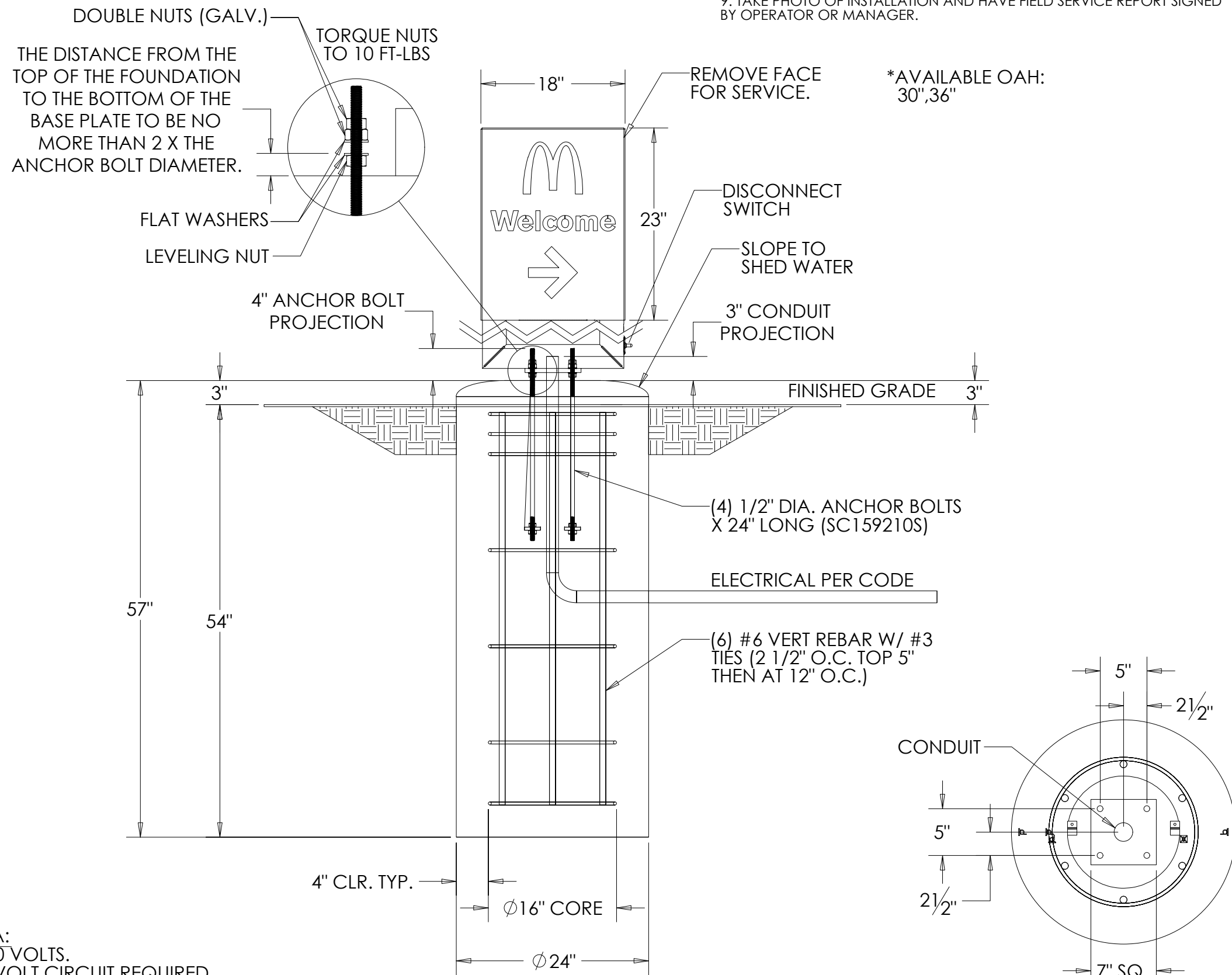


NOTE:
INCLUDE COMPLETION PHOTOS OF MOUNTING / CONNECTION POINTS INCLUDING FOUNDATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WALL MOUNT, AND WELDING CONNECTIONS IF APPLICABLE.

INSTALLER TO FURNISH:
1. INSTALLER TO BE SURE SIGNS ARE PROPERLY CONNECTED AND GROUNDED.

GENERAL CONTRACTOR TO FURNISH:
1. CONCRETE BASE.
2. ALL ELECTRICAL COMPONENTS REQUIRED.
3. PRIMARY WIRES FROM BUILDING (OR SOURCE) TO AND INCLUDING THE CONNECTION TO THE BREAKER BOX.

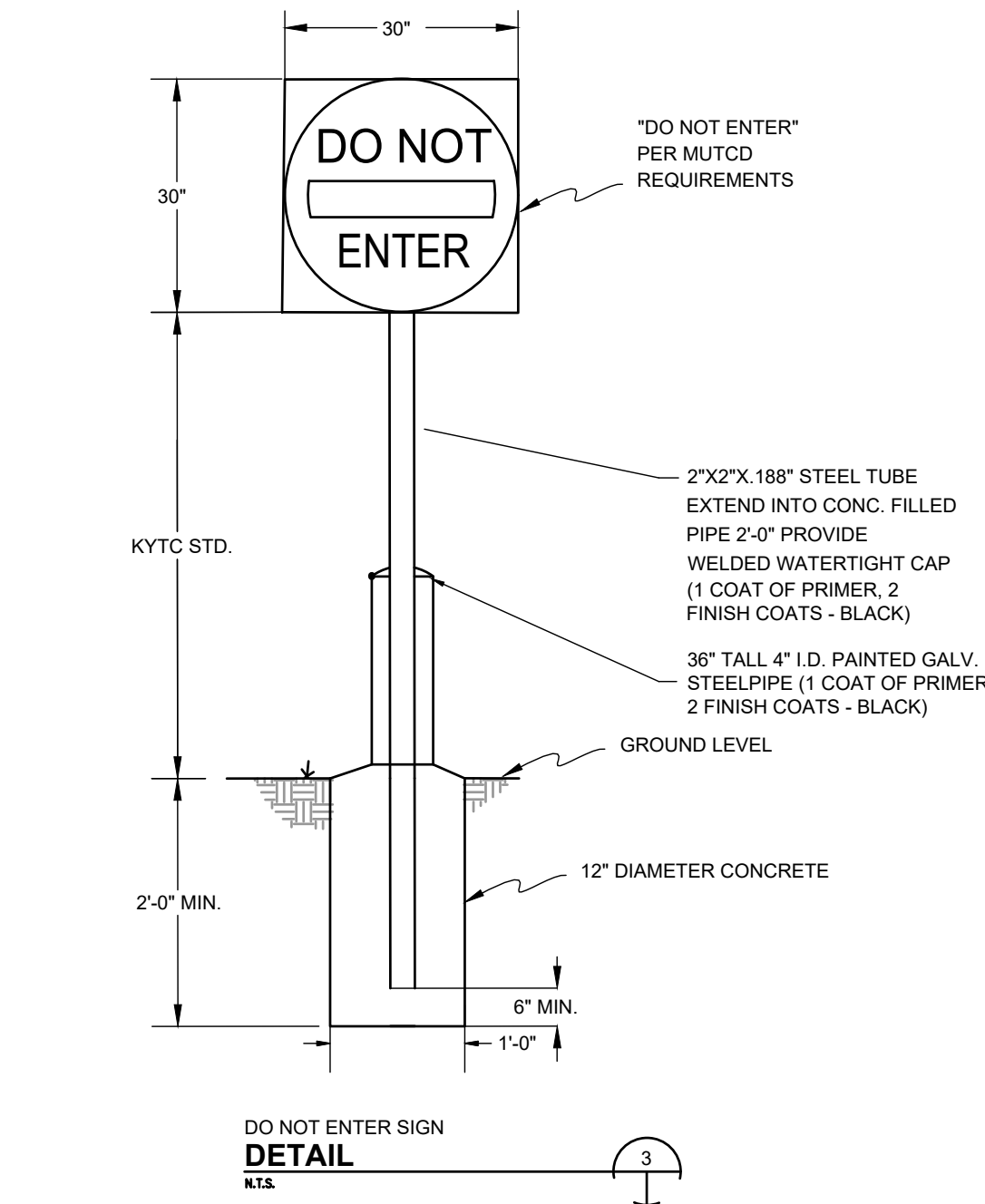
CONCRETE SPECIFICATIONS:
0.56 CU. YDS. TOTAL. CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE SIGN INSTALLATION.



ELECTRICAL DATA:
1.30 AMPS @ 120 VOLTS.
(1) 20 AMP 120 VOLT CIRCUIT REQUIRED.

SIGN AREA:
BOXED: 2.875 SQ. FT.

DIRECTION SIGN FOUNDATION
DETAIL
KLS

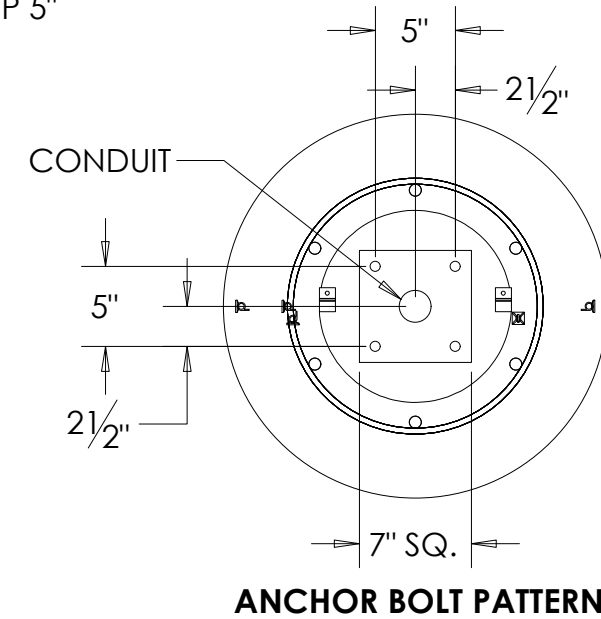


DESIGN NOTES:
1. CONCRETE FOUNDATION DESIGNED USING A NET ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT OF DEPTH, IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC, PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.
2. ALL FOUNDATION EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
3. THE FOUNDATION IS DESIGNED TO WITHSTAND IBC 2006 150 MPH EXPOSURE C WIND LOADS.

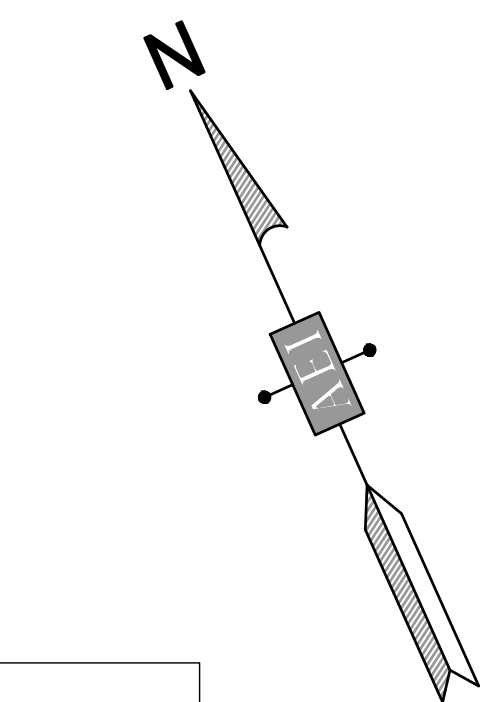
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

INSTALLATION INSTRUCTIONS:
1. STAKE FOUNDATION AREA AND EXCAVATE.
2. POUR FOUNDATION (24" X 57"). INSERT (4) 1/2"X 24" ANCHOR BOLTS.
3. ALLOW CONCRETE CURE TIME AS REQUIRED.
4. PLACE (4) 1/2" LEVELING NUTS AND WASHERS ON THE FOUR ANCHOR BOLTS TO PROVIDE A 1" GAP BETWEEN THE FOUNDATION AND BASE PLATE OF THE POLE.
5. POSITION THE POLE ONTO THE ANCHOR BOLTS AND SECURE IN PLACE WITH (8) 1/2" NUTS AND (4) WASHERS.
6. LEVEL POLE BY ADJUSTING THE 1/2" NUTS.
7. MAKE THE WIRING CONNECTION USING THE GREEN, WHITE AND BLACK WIRES PORTRUDING FROM THE SIGN BASE.
8. CLEAN SITE AND PACKAGING MATERIAL.
9. TAKE PHOTO OF INSTALLATION AND HAVE FIELD SERVICE REPORT SIGNED BY OPERATOR OR MANAGER.

*AVAILABLE OAH:
30', 36'



SHEET NO.	TITLE	SCALE:	PREPARED FOR:	PREPARED BY:	REV	DATE	DESCRIPTION	BY
SD-5	STANDARD DETAILS - 5	NTS	 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced without written authorization. The contract documents were prepared by American Engineers, Inc. and shall not be used for any other project and are not suitable for use on a different site or at a later time without the express written consent of American Engineers, Inc. American Engineers, Inc. does not warrant that the information contained herein is correct and requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.	 AMERICAN ENGINEERS, INC. DESIGNING YOUR FUTURE 65 Aberdeen Drive Glasgow, KY 27063-1220 an AECOM Company				
	DATE ISSUED:	04-24-24						
	DRAWN BY:	M. ALLEN						
	REVIEWED BY:	R. TUITT						
SITE ID	SITE ADDRESS							
41-1210	US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401							



NOTE: PLANTS TO BE WATERED BY AND OUTSIDE POST HYDRANT WITHIN ONE HUNDRED FEET OF ALL LANDSCAPING.

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856



McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced without written authorization. The contract documents were prepared by the architect and are not to be used in any other project, and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. No part of the contract documents for reuse on another project is not authorized.

GENERAL LANDSCAPE NOTES:

- GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF REQUIRED LANDSCAPE AREAS NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- IF ANY TREES OR VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE STANDARDS AND REQUIREMENTS.
- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER THE ZONING ORDINANCE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THE VERGE ASSUMES THAT RESPONSIBILITY.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH THE ZONING ORDINANCE REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS, LOCATED IN THE RIGHT-OF-WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN, OR REPORTED AS A PUBLIC HAZARD.

GENERAL NOTES:

TURF:

ALL AREAS OF THE SITE WITH SLOPES GREATER THAN 3:1 SHALL BE HYDRO-SEEDED WITH A TURF TYPE FESCUE GROWN WITHIN THE LOCAL REGION THAT INCLUDES TACKIFIER ADDED TO SEED MIX. AREAS THAT ARE NOT ON A 3:1 SLOPE MAY BE SEEDED WITH A MIXTURE OF TURF TYPE FESCUE, BLUEGRASS AND ANNUAL RYE MIX. CONTRACTOR TO SEED ALL DISTURBED AREAS DURING CONSTRUCTION OF THIS PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO STAGING AREAS, ON SITE STORAGE OF MATERIALS AREAS AND ANY AREAS DISTURBED BY UTILITY INSTALLATION.

MULCH:

ALL PLANTING AREAS ADJACENT TO THE BUILDING SHALL BE MULCHED WITH LANDSCAPE ROCK TO 3" DEPTH, FREE OF MOLD AND DEBRIS. ALL SHRUBS THAT ARE SHOWN IN GROUPINGS, SHALL BE MULCHED TOGETHER WITH HARDWOOD MULCH TO 4" DEPTH, FREE OF MOLD AND DEBRIS.

TOPSOIL:

ALL BED AREAS ARE TO BE EXCAVATED TO A DEPTH OF 10", THIS WILL ALLOW FOR 6" OF NEW TOPSOIL (1/3 PEAT, 1/3 SAND, 1/3 TOPSOIL), AND REQUIRED SHREDDED HARDWOOD MULCH. TOPSOIL SHALL BE FERTILE, NATURAL TOPSOIL, TYPICAL OF LOCALITY, OBTAINED FROM WELL-DRAINED AREAS. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL, AND SHALL BE FREE OF STONES, LUMPS, STICKS, TOXIC SUBSTANCES OR OTHER EXTRANEUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR THAT WOULD INTERFERE WITH FUTURE MAINTENANCE. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THE SITE CONTRACTOR INSTALLS THE PROPER AMOUNT OF TOPSOIL. SITE CONTRACTOR TO NOTIFY LANDSCAPE CONTRACTOR WHEN SUBGRADE IS PREPPED FOR TOPSOIL INSTALLATION.

LANDSCAPE FABRIC:

DeWITT PRO 5 WEED BARRIER OR EQUAL, BLACK POLYPROPYLENE POLYESTER 5 OZ. WOVEN FABRIC. LANDSCAPE FABRIC SHALL BE SECURED WITH LANDSCAPE STAPLES.

SEED AND SOD NOTES:

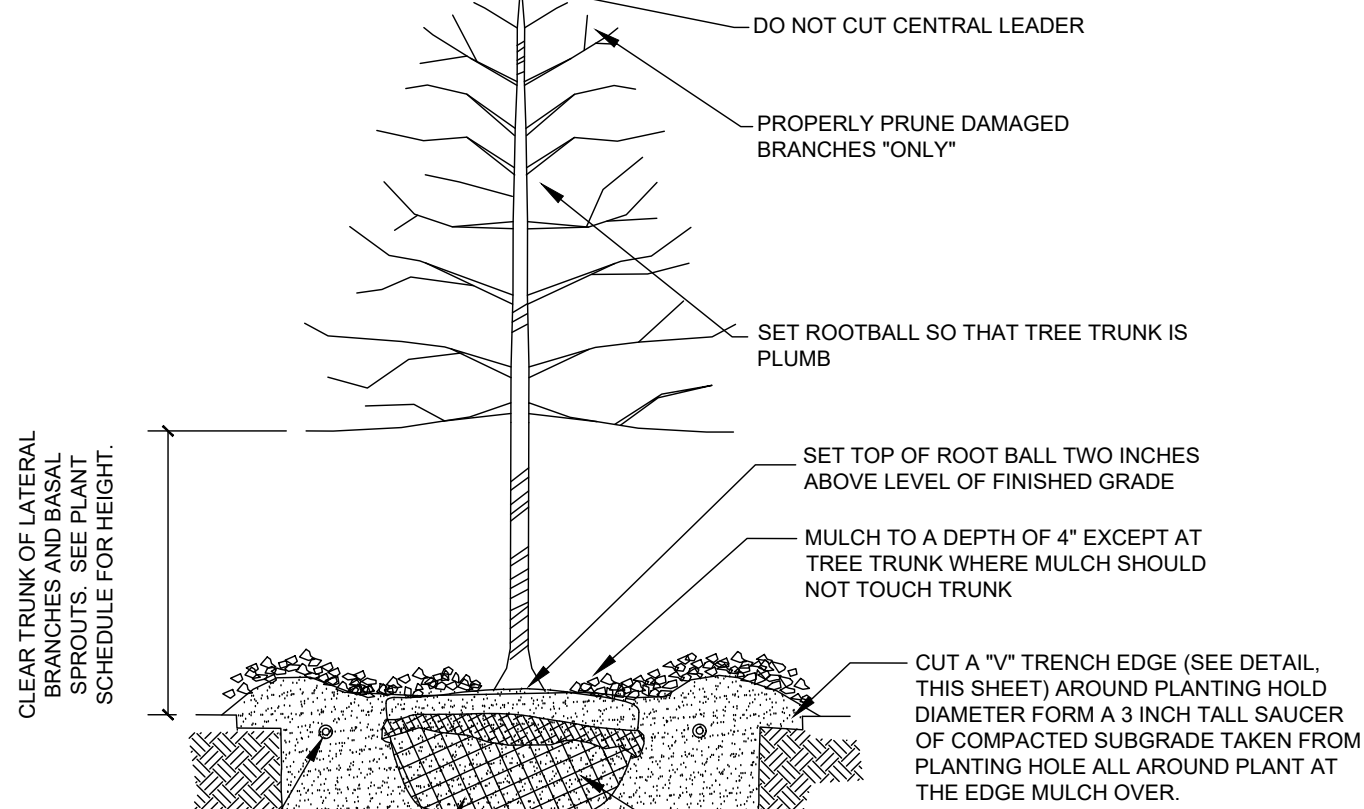
- ALL DISTURBED AREAS, INCLUDING OUT LOTS AND WASTE AREAS TO BE SEEDED OR SODDED (IF NOT NOTED TO BE RIP-RAPPED, OR HARD SURFACED). THE AREA NOTED ON THE PLAN TO BE SEEDED SHALL BE SPREAD w/ 4" MINIMUM OF TOP SOIL. ALL AREAS TO BE DISKED, LEVELED, AND RAKED. SURFACE AREA SHALL BE ROLLED TO REMOVE LUMPS AND CLODS FOREIGN MATERIAL SUCH AS ROCKS, LIMBS, STICKS, ETC. TO BE COLLECTED AND REMOVED DURING CULTIVATION AND RAKING OPERATIONS.
- INSTALLATION OF SEED SHALL BE BETWEEN MARCH 1 TO JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15. IF SEEDING IS DONE IN BETWEEN OCTOBER 15 TO MARCH 1, A SEED BLEND WILL BE USED CONSISTING OF 20% ANNUAL RYE.
- GRASS SEED SHALL BE A TYPE WHICH WILL THRIVE IN THIS PROJECT AREA. SUBMIT PROPOSED SEED MIXTURE TO OWNER FOR APPROVAL. FERTILIZER SHALL BE 10-10-10 TYPE 1 GRADE A. USE APPROXIMATELY 5 LBS. OF GRASS SEED AND 10 LBS. OF FERTILIZER FOR EACH 1000 S.F. OF GROUND AREA TO BE SEEDED. COVER ALL SEEDED AREAS WITH 3 BALES OF WHEAT STRAW FOR EACH 1000 S.F. WATER DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS. AFTER SEED HAS GERMINATED, ALL THIN SPOTS SHALL BE RE-SEEDED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING, AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. A MINIMUM 90% COVERAGE OF SOUND, HEALTHY GRASS SHALL BE REQUIRED FOR ACCEPTANCE.
- EMBANKMENTS / SLOPES STEEPER OR EQUAL TO THAN 3:1 SHALL EITHER BE SEEDED AND COVERED WITH AN EROSION CONTROL MAT (JUTE MESH ENKAMAT) OR COVERED WITH SOD FOR PROPER STABILIZATION. SOD TO BE STAKED WITH EITHER WOOD STAKES OR U-SHAPED METAL PINS FLUSH WITH GRADE.
- SOD SHALL BE REGIONALLY GROWN AND OF A SPECIES THAT WILL THRIVE IN THE PROJECT AREA.
- THE SOD SHALL BE RELATIVELY FREE OF DISEASES AND WEEDS. STONES LARGER THAN 1/2" IN ANY DIMENSION, PLANT ROOTS AND OTHER MATERIAL DETRIMENTAL TO A HEALTHY STAND OF TURF TO BE REMOVED. DELIVERED SOD THAT HAS BECOME DRY, MOLDY OR YELLOW FROM HEATING, OR HAS IRREGULARLY SHAPED PIECES THAT ARE TORN OR HAVE UNEVEN ENDS SHALL BE REJECTED.
- THE SOD BED WILL BE LOOSENEED TO A DEPTH OF 3" AND SMOOTHED TO AN EVEN SURFACE. THE SOD BED SHALL BE FLUSH WITH ANY ADJACENT SEEDED OR TURFED AREA, PAVEMENT, CURB OR OTHER STRUCTURE EXCEPT WHEN OTHERWISE DIRECTED.
- PRIOR TO PLACING THE SOD, 10-10-10 TYPE 1 GRADE A FERTILIZER SHALL BE APPLIED UNIFORMLY. THE FERTILIZER SHALL BE HARROWED, RAKED, OR OTHERWISE INCORPORATED INTO THE SOIL. THE SOIL BED, WHEN DRY, SHALL BE MOISTENED TO THE LOOSENEED DEPTH.
- SOD SHALL BE WETTED THOROUGHLY, ROLLED, AND TAMPED SUFFICIENTLY TO INCORPORATE THE ROOTS INTO THE SOD BED AND TO ENSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRIPS.
- ALL SODDED AND SEEDED AREAS SHALL BE MAINTAINED (WATERED) AND REPAIRED AS NECESSARY BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR. ANY AREAS THAT ARE REPAIRED IN EXCESS OF 75 SF, SHALL BE MAINTAINED FOR THE SAME WARRANTY PERIOD OF ONE YEAR. FINAL ACCEPTANCE SHALL BE AT THE DISCRESSION OF THE OWNER AND/OR LANDSCAPE ARCHITECT FOR THE PROJECT.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEED ALL SEEDED OR SODDED AREAS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE THAT MAY CAUSE EROSION, NEGLECT BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.

PLANTING NOTES:

"LANDSCAPE CONTRACTOR TO PROVIDE ALL OF THE LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO FURNISH AND INSTALL THE LANDSCAPE PLANT MATERIAL FOR THE PROJECT.

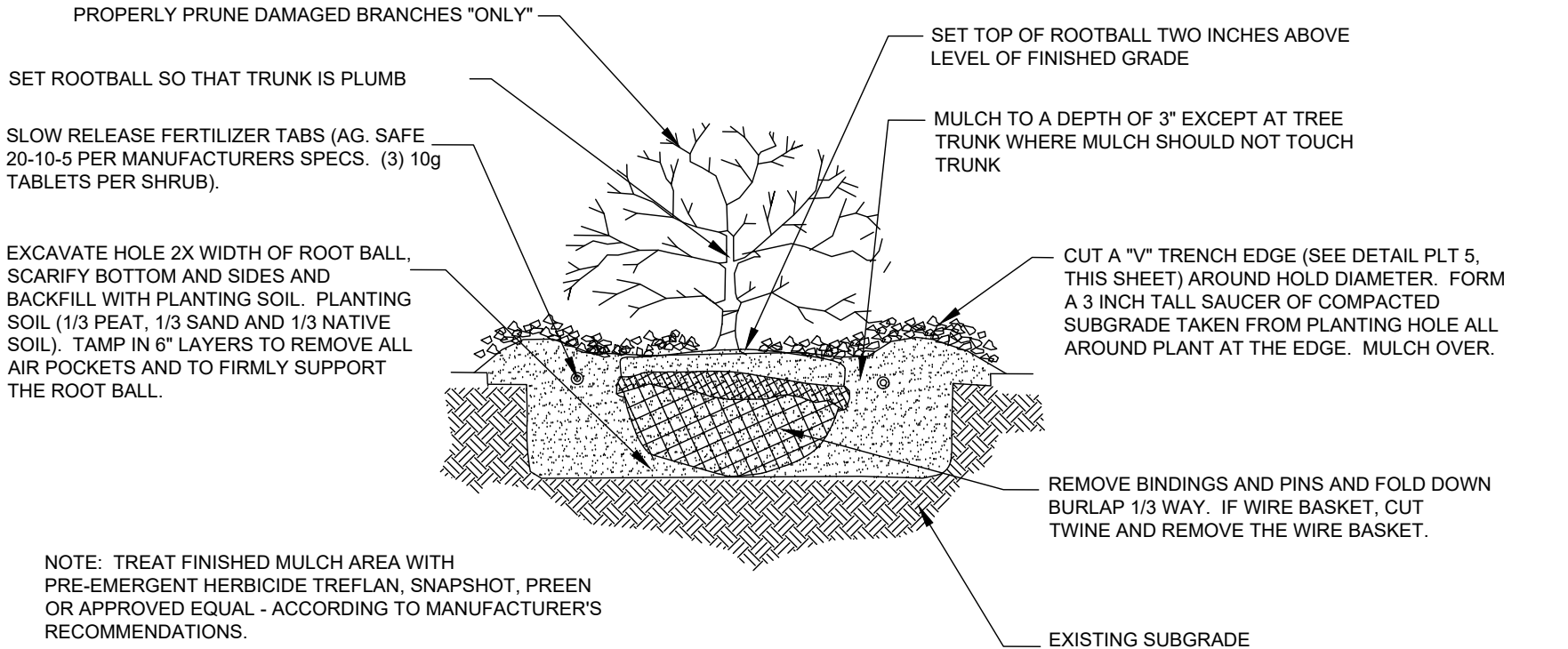
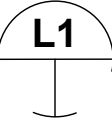
THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND COORDINATE WORK WITH OTHER CONTRACTORS TO ASSURE AN EFFICIENT COMPLETION OF WORK.

- PREVENT DAMAGE TO EXISTING BUILDINGS, PAVEMENT, TREES, SHRUBS AND UNDERGROUND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE AWARE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING INSTALLATION OF PLANT MATERIAL. NOTIFY GENERAL CONTRACTOR, OWNER OR THE PUBLIC UTILITIES FOR LOCATION. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT IF THERE IS ANY DAMAGE.
- PLANT MATERIAL OTHER THAN THOSE SPECIFIED IN THE PLANT SCHEDULE WILL NOT BE ACCEPTED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE ORDERING. PLANT QUANTITIES INDICATED IN THE LANDSCAPE PLANT SCHEDULE ARE APPROXIMATE. IN CASE OF ANY DISCREPANCY THE PLAN WILL GOVERN.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, ABRASIONS OF THE BARK, DISEASES, INSECTS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS.
- ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND COMPLY WITH "THE AMERICAN STANDARD FOR NURSERY STOCK" AS SET BY THE "AMERICANHORT"
- PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE.
- TREES AND SHRUBS TO BE INSTALLED AS INDICATED ON THE PLANTING DETAILS. NOTE DEPTH OF PIT, BACKFILL MIX, FERTILIZER AND MULCH. STAKING OF TREES WILL BE DONE AS NOTED.
- FILL PLANTING PIT'S WITH PLANTING SOIL. PLANTING SOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM, AND SHALL BE FREE OF ROOTS, STICKS AND OTHER EXTRANEUS MATERIALS AND TOXIC SUBSTANCES. PLANTING SOIL (1/3 PEAT, 1/3 SAND AND 1/3 NATIVE SOIL).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTING TO CORRECT GRADES (AS PER DETAILS). ALIGNMENT OF ALL PLANTS SHALL BE SET SO WHEN SETTLED, THEY WILL BEAR ON THE SAME ELEVATION AS FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS.
- THE LANDSCAPE CONTRACTOR SHALL MAKE "MINOR" ADJUSTMENTS IN THE LOCATION OF PLANTS WHERE NECESSARY DEPENDING ON EXISTING SITE CONDITIONS. UNIFORM SPACING SHALL BE MAINTAINED. ANY "MAJOR" ADJUSTMENTS SHALL BE MADE AFTER COORDINATION HAS BEEN ESTABLISHED WITH THE LANDSCAPE ARCHITECT.
- ALL DEBRIS AND COMPACTED SUBSOIL SHALL BE REMOVED FROM THE PLANTER AREA.
- PRIOR TO MULCHING, TREAT ALL PLANTING AREAS WITH PRE-EMERGENT WEED KILLER, APPLIED ACCORDING TO THE MANUFACTURER'S DIRECTIONS. TREFLAN, SHARPSHOT, PREEN OR APPROVED EQUAL.
- ALL PLANTING BEDS ADJACENT TO THE BUILDING SHALL HAVE A MINIMUM OF 3" OF LANDSCAPE STONE. ALL REMAINING PLANTING BEDS TO HAVE A MINIMUM OF 4" OF HARDWOOD MULCH, THOROUGHLY WET DOWN TO PREVENT DISPLACEMENT BY WIND.
- REMOVE FROM SITE ALL REFUSE AND DEBRIS GENERATED BY THIS PORTION OF WORK. CLEAN ALL SOIL FROM CURBS, WALKS AND PAVEMENT, WHICH ARE WALKED OR STOCK PILED AT THE SITE.
- LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER THE DATE OF PROJECT COMPLETION, DEAD OR UNHEALTHY PLANTS TO BE REPLACED DURING THIS TIME PERIOD. PLANT MATERIAL WILL NOT BE REPLACED IF NEGLECTED BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.



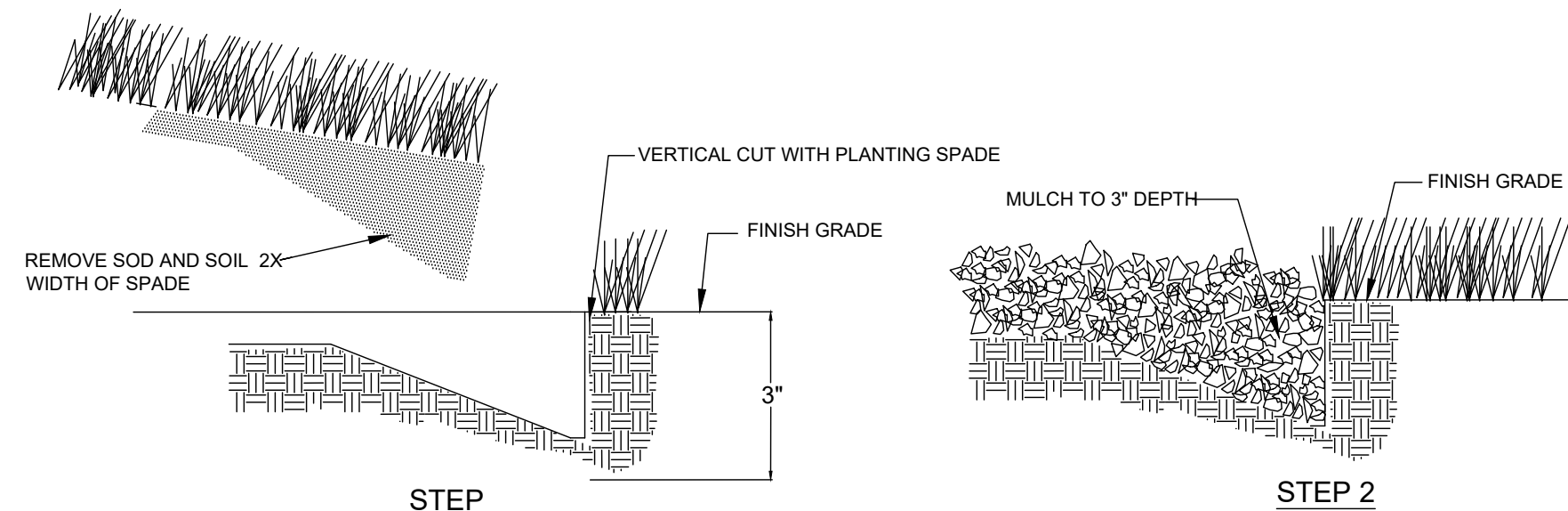
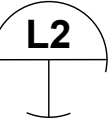
TREE INSTALLATION
DETAIL

N.T.S.



SHRUB INSTALLATION
DETAIL

N.T.S.

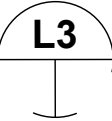


STEP 1

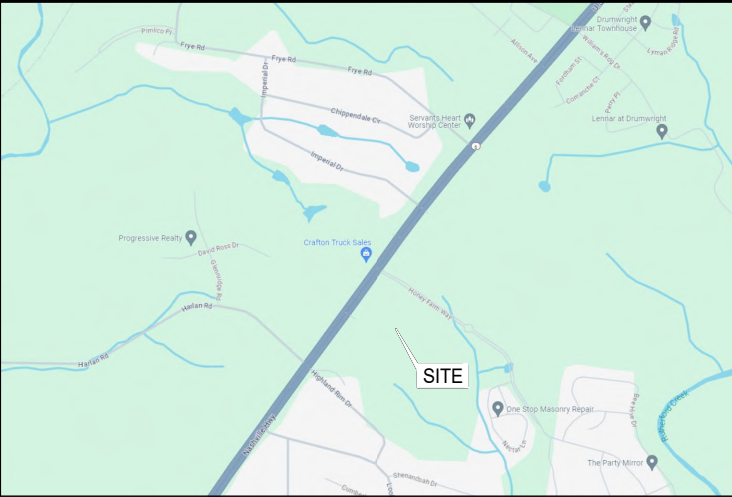
STEP 2

"V" TRENCH/NATURAL EDGE
DETAIL

N.T.S.

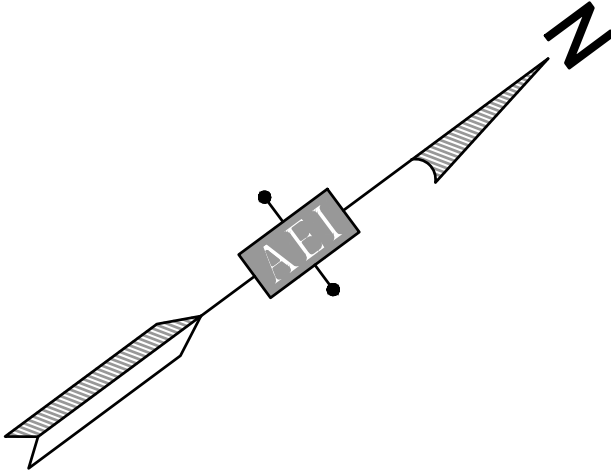


SHEET NO.	TITLE	SCALE	DATE ISSUED	DRAWN BY	REVIEWED BY	SITE ADDRESS	BY	DATE	REV	DESCRIPTION
L-2.0	LANDSCAPE NOTES & DETAILS	NTS	04-24-24	M. GONSALVES	REVIEWED BY: M. GONSALVES	US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401				
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US31 - NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)

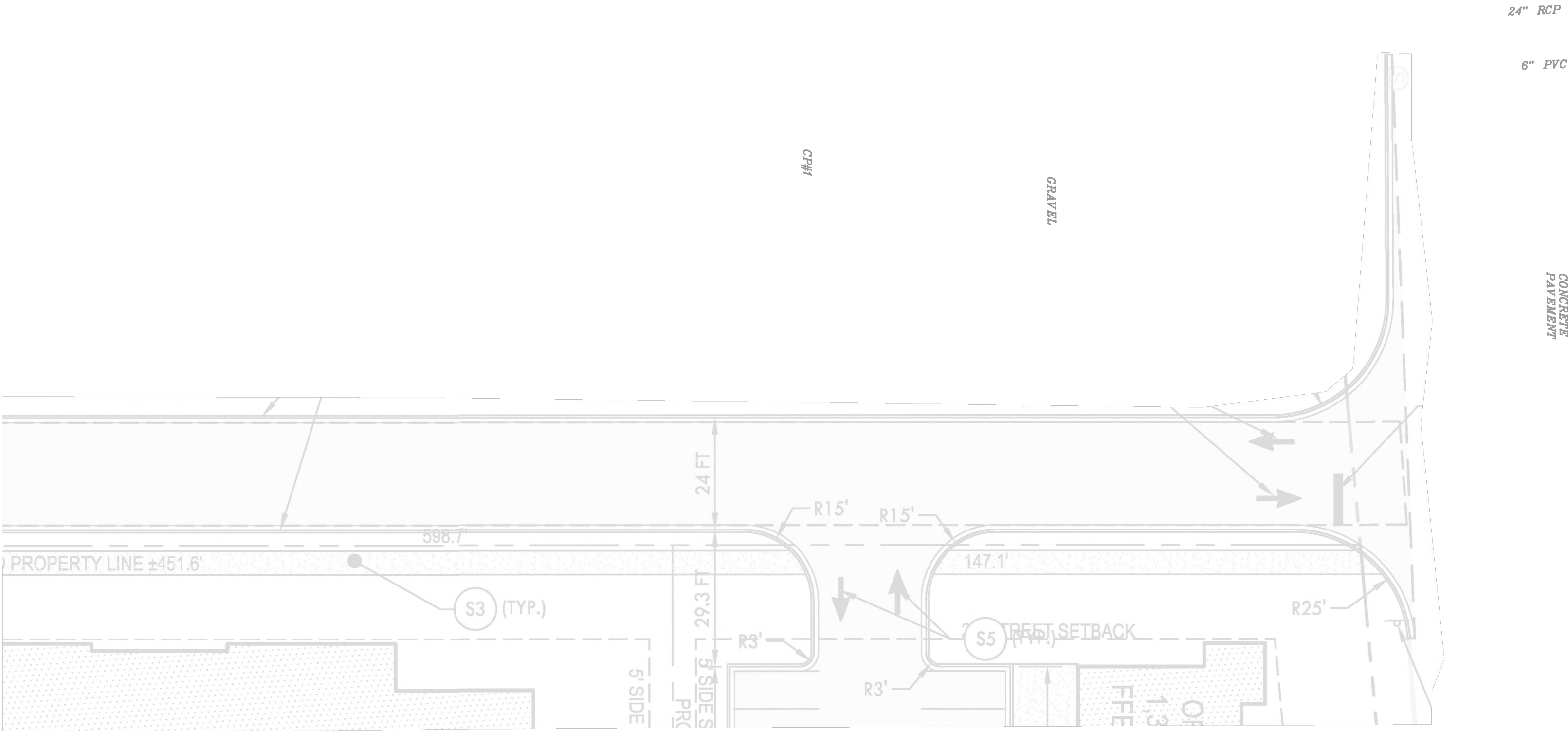
SITE DATA INFORMATION	
LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD



TREE CANOPY BREAKDOWN		
EXISTING TREE CANOPY	EXISTING TREE CANOPY RETENTION REQUIRED	EXISTING TREE CANOPY RETAINED
0% OR 0 ACRES	54% OR 0 ACRES	0% OR 0 ACRES

EXISTING TREE LIST			
	SCIENTIFIC NAME	COMMON NAME	SIZE
1	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
2	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
3	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL

- GENERAL NOTES
- THERE ARE NO HERITAGE TREES ON THE PROPERTY.



24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856



TITLE

TREE PRESERVATION PLAN

DESCRIPTION

NEW RESTAURANT

SHEET NO.

T-1.0

SCALE:

1" = 20'

DATE ISSUED:

04-24-24

DRAWN BY:

M. GONSALVES

REVIEWED BY:

M. GONSALVES

PREPARED FOR:

M. McDonald's USA, LLC

PREPARED BY:

AMERICAN ENGINEERS, INC.

24-HOUR CONTACT

ACM: NATE WILSON

PHONE: (615) 714-5856

DESCRIPTION

NEW RESTAURANT

AEI PROJECT NO. 222-281

SITE ADDRESS

US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

REVISIONS

REV	DATE	DESCRIPTION	BY

AMERICAN ENGINEERS, INC.

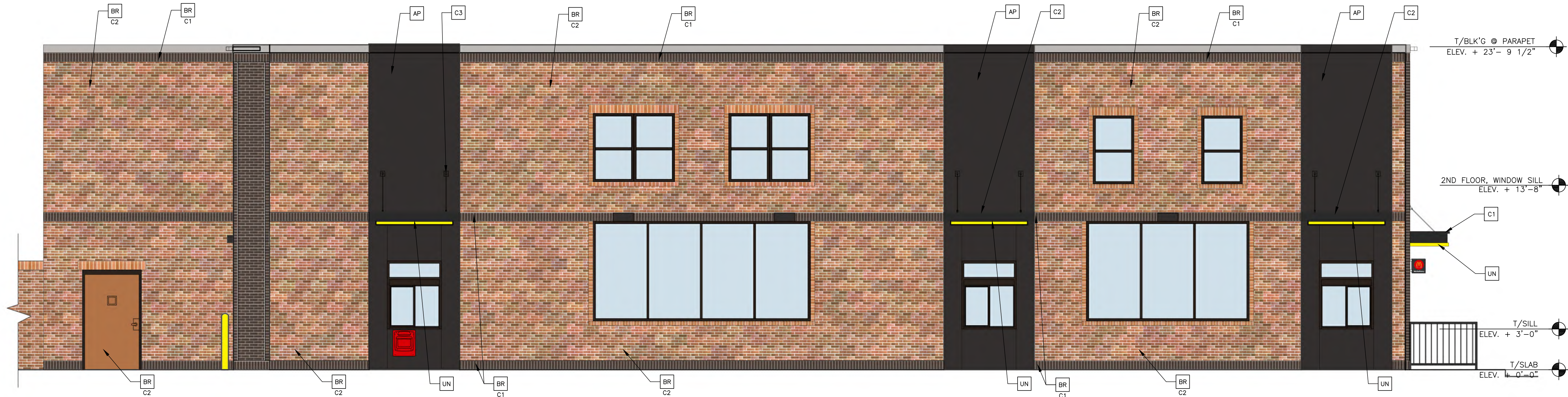
DESIGNING YOUR FUTURE

65 Aberdeen Drive Glasgow KY 270.651.7220



W1	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE
W2	DRIVE-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT
WS	1" SPANDREL GLAZING COLOR: DARK BRONZE

Page 547 of 599



1
A2.1 DRIVE THRU ELEVATION
1/4" = 1'-0"

T/BLK'G @ PARAPET
ELEV. + 23'-9 1/2"

2ND FLOOR, WINDOW SILL
ELEV. + 13'-8"

B/CANOPY
ELEV. + 10'-11"

T/SILL
ELEV. + 2'-0"

T/SLAB
ELEV. + 0'-0"



2
A2.1 REAR ELEVATION
1/4" = 1'-0"

KEY NOTES (IRON COLOR SCHEME, CUSTOM):

AP ALPOLIC METAL PANEL (COLOR: DON GRAY)

BR MODULAR FACE BRICK

B1—COLOR:
B1 = "EBONY BLACK" SMOOTH BY BELDEN
B2 = "BEAVER BLEND" SMOOTH BY BELDEN

C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: RAL 7022 UMBRA GRAY

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022 UMBRA GRAY

C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GO TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS,
WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0

CJ CONTROL JOINT
1—TYPE: 1 = EIFS

CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA

C1—COLOR:
C1 = WEATHERED ZINC

D HOLLOW METAL DOOR
PAINT: "COOPER HARBOR" 6634 BY SHERWIN WILLIAMS

DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com

FB CO2— CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)

GR GUARD RAIL—SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

L1 RECESSED DOWN LIGHT FIXTURE—SEE ELECTRICAL
COLOR: GOLD

L2 RADIAL SCONCE LIGHT FIXTURE—SEE ELECTRICAL

C1—COLOR:
C1 = WHITE
C2 = PLATINUM SILVER

LE ACCENT LIGHTING—SEE ELECTRICAL

L1—LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE

MF METAL FASCIA

C1—TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022

PB PIPE BOLLARD—PAINTED YELLOW

PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER

RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

S McDONALD'S SIGNAGE BY OTHERS—UNDER SEPARATE PERMIT.

C1—COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY

ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS
FOR SPECIFICATION.

UN METAL UNDERSCORE
COLOR: GOLD

W1 EXTERIOR WINDOW ASSEMBLY—TEMPERED GLASS
COLOR: DARK BRONZE

W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL
OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

WS 1" SPANDREL GLAZING
COLOR: DARK BRONZE

SHEET NO.	TITLE	DRAWN BY	PREPARED FOR:	© 2023 McDonald's USA, LLC	PREPARED BY:					
	2023 STANDARD BUILDING — BB20 4584—W/W — REAR ENTRANCE	SO STD ISSUE DATE 2023_12	McDonald's USA, LLC	Robert Komplexes						
A2.1	DESCRIPTION	REVIEWED BY	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared under the terms of a professional services agreement with McDonald's USA, LLC and are not suitable for use on a different site or at a later time. Use of these drawings and specifications on any other project without the express written consent of McDonald's USA, LLC constitutes an unauthorized reproduction or use of the contract documents for reuse on another project is not authorized.							
	WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING E.I.F.S./BATEN/METAL PANEL/BRICK EXTERIOR FINISH	RK DATE ISSUED 10 12 2023								
SITE ID	SITE ADDRESS									
041-1210.00.0	041-1210 2248 Nashville HWY Columbia, TN									
ELEVATIONS										
</										

Honey Farm Commercial PUD Preliminary Master Plan

Project #:	24-0140	Location:	Tax Map 51 Parcel 58
Applicant:	Cathy Stephens	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	4,450 SF McDonalds

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Master Plan for a 4,450 SF McDonalds Restaurant with Drive-Thru within a Mixed Use Planned Unit Development (PUD-MU). The plan proposes the construction of (1) 4,450 SF building with associated infrastructure including drive-thru.

- A Preliminary & Final Plat was approved by the Planning Commission in May 2023, 23-0097 (*Honey Farm Crossing*) to subdivide 20.97 +/- acres. This plat included the creation of a private cross access road for access to the parcels. This parcel under review is intended to be further subdivided (*Lot 1-4.79 acres*) with a new Preliminary & Final plat.
- Architectural elements of the site plan received favorable recommendation from the City of Columbia Architectural Design Review Team in March 2023.
- The Planning Commission is a **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.M of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master Plan, as well as any subsequent subdivision of the property with a Preliminary and Final Plat.
- The proposed Preliminary PUD Master Plan mostly conforms to the Zoning Ordinance with the exception of exceeding a 24' side setback, parking lot landscape islands slightly less than required, and a frontage buildout of 75.5% when including the allocated 20% street screen adherence equaling less than 90% as required.
- Overall, this PUD Master Plan achieves most all bulk and design standards when utilizing a two-story brick design and including all parking and associated drive-thru window and infrastructure in the 3rd layer as required within a Mixed Use Planned Unit Development.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

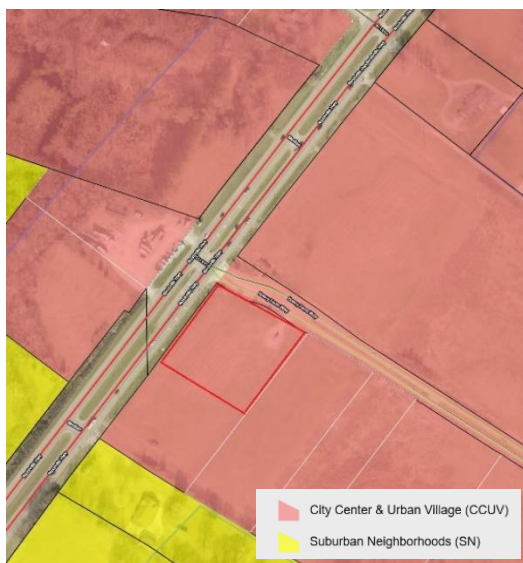


SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	4,450 SF Resuarant	+ /- 1.34 acres



FUTURE LAND USE MAP (City Center & Urban Village)



ZONING MAP (PUD-MU)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	MU-PUD	Vacant
North	City Center & Urban Village	MU-PUD	Vacant
South	Suburban Neighborhood	CD-2	Single-Family Home
East	City Center & Urban Village	MU-PUD	Vacant/ Future Self-Storage
West	City Center & Urban Village	MU-PUD/ CD-2	Truck Sales

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia’s iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia’s emerging neighborhoods. Each development parcel should add to Columbia’s existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents’ daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia’s core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

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Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
 General Urban CD-4
 Urban Center CD-5
 General Urban-Corridor CD-4C (only along Arterial roadways)
 Urban Center - Corridor CD-5C (only along Arterial roadways)*
 Mixed Use PUD-MU
 Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
 Density (density units per acre): ≥ 12 du/ac
 Building Height: 1-5 stories
 Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- The proposed Preliminary PUD Master Plan conforms to the majority of all bulk standards of the Ordinance within a PUD-MU Character District. Described below are the prescriptive site and design standards comparing and contrasting the applicants' proposed standards with the required standards of the Zoning Ordinance.
 - The Zoning Ordinance permits commercial buildings with restaurant uses as outlined in § 4.3.1 C of the Zoning Ordinance.
 - Proposed building enfronts an existing throughfare roadway type as required per the Zoning Ordinance with pedestrian connectivity to the principal entrance.
 - Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per § 4.3.1-C (building, lot & building site standards) of the Zoning Ordinance for a CD-4-character district in which the subject property is zoned.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	Required	Proposed
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	180 ft.
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	The building enfront a thoroughfare street section with principal entrance enfronting this section at Nashville Highway
Building Height:	2 stories minimum	2 stories
Frontage Buildout:	90% minimum	75.5% (20% admin adjustment = 90%)
Parking:	1 per 100 SF restaurant	<i>See parking subsection below with applicant parking summary</i>
Setbacks:	<u>Principal Buildings</u> Front: – 0-20 ft. Side: – 10 ft- 24ft. Rear: NR.	Front: – 20ft (Primary & Secondary). Side: - exceeds 24ft (49') Rear: NR

Architecture:

The City of Columbia Architectural Review Team reviewed this proposal in March 2024. This review served as a recommendation to the Planning Commission as required at time of submittal for all new structures proposed within a PUD as required by section **8.5.21.K.5** of the Zoning Ordinance. The design review team approved the design request noting the exception of shopfront glazing at 61%; a slight deviation from the 70% requirement.

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	Required	Proposed
Main Entrance:	Identifiable Base, Middle, & Cap	Base consists of brick with a defined middle and cap.
Finished Floor Elevation:	Max 48 in above finished grade at façade	6 inches
Façade Position	Min 18 inches above finished grade	Exceeds 18 inch minimum
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. In addition, facades greater than 100' in width must be differentiated so that it appears to be comprised of two or more adjacent buildings by dividing façade into changes with shape, sill, details, size, rhythm, wall material and/or color, cornice height, change in pilasters, columns, or other façade elements.	The principal frontage enfronts the Nashville Hwy Thoroughfare including the main entrance fronting this street section with an additional entrance provided at the rear elevation facing the drive-thru elevation. The entire width of the building site frontage is 180' with the code requiring the façade to be differentiated every 100' at a 90 percent maximum building frontage buildout. The front façade indicates a 111' frontage with an additional 20' street screen wall. Among the front façade, differential of materials is provided with brick modulations, and material changes from brick & EIFS.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, 70% for shopfront	61% (20 % admin adjustment)
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned with windows on other floors including windows found on the 1 st floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.

Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	N/A (<i>Commercial uses do not have this requirement</i>)
Shopfront Frontages:	12 in-24 in. knee wall required at Frontage	A 12-inch knee wall is provided at shopfront elevation
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This is a single site building with one façade.
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

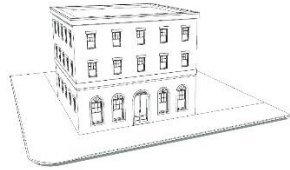


Building & Private Frontage Type:

- The Zoning Ordinance requires a variety of building types for PUD-MU Zoning Designation. As a quick service restaurant use with a drive-thru, a commercial building type would be utilized. Furthermore, a shopfront façade type is proposed as required for all principal frontages of commercial buildings within a PUD-MU. As noted in table-2, shopfronts require 70% glazing with this proposal at 61%. Overall, the spirit of the Ordinance is to have commercial building facades to have interaction with the building's street section and sidewalk enfrontment. At 61% glazing for the principal frontage elevation, the intent of significant glazing is achieved and within the parameter of a 20% administrative adjustment as cited per section 8.5.8 of the Zoning Ordinance.

COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4

CD-4C

CD-5

CD-5C

SD-LI

SD-LI

PUD-MU

General Description

A small- to medium-sized attached or detached non-residential building, typically designed to facilitate pedestrian-oriented retail / personal service / repair / art / artisan uses and office uses.

Lot / Building Site

Width

Per District Lot/Building Site Width

Number of Units

Units per Building

Unrestricted, except as may be due to Building Code

Allowed Private Frontages

Stoop

P

Terrace/Lightwell

P

Shopfront

P

Officefront

P

Building Size and Massing

Height

Per District Height Standards

Width

Per District Lot/Building Site Width and Side Setback Yard Standards

Pedestrian Access

Main Entrance Location

Principal Frontage

Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare or Internal Drive at a Frontage

LEGEND

The following notations are utilized in this table.

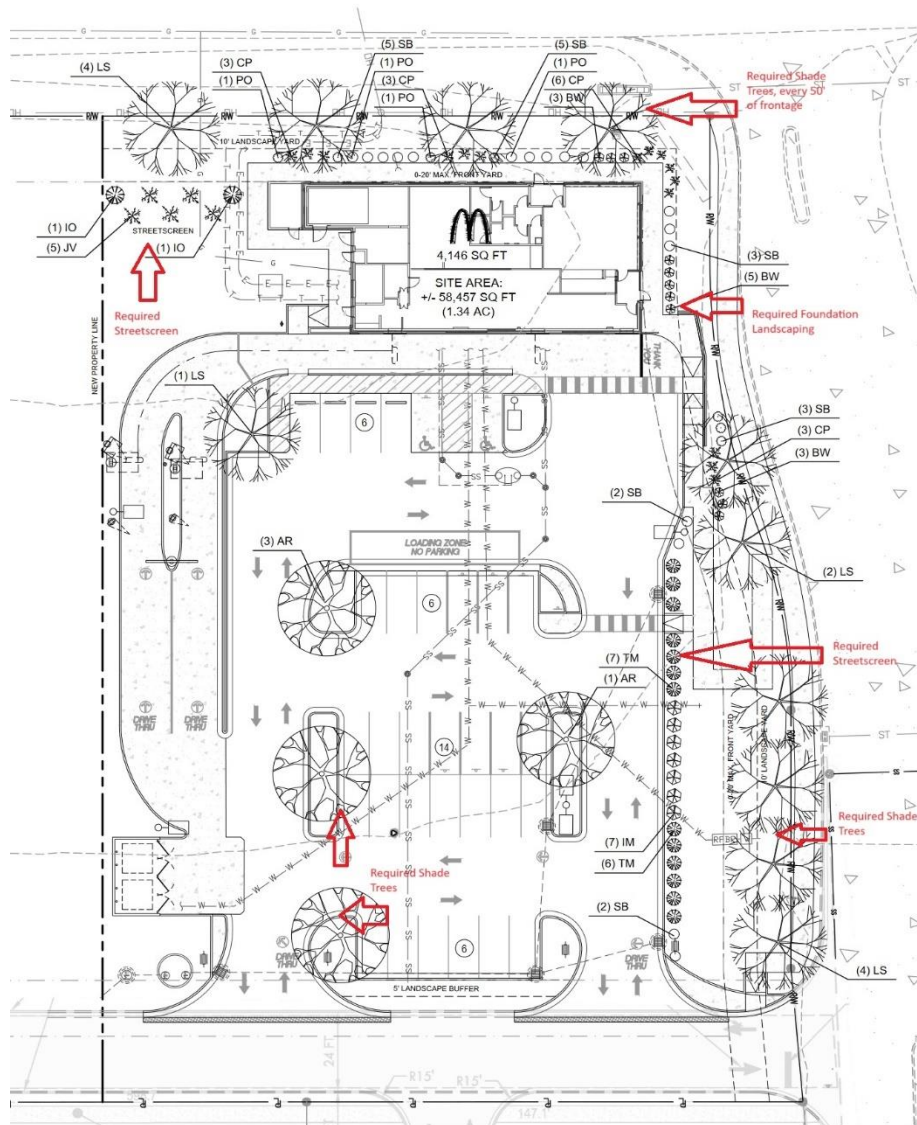
P

Permitted

Landscaping/Tree Canopy Retention:

- According to § 4.3.12.C of the Zoning Ordinance, a parking area must incorporate a landscape island for every ten parking spaces, each containing at least one shade tree and equivalent to a 9 x 18 parking space for size. The site development plan adheres to this requirement of the islands placed as end caps for every 10 spaces; however, have been slightly reduced in size that does not meet the 9 x 18 requirement. All islands contain one shade tree with the exception of three islands due to utility constraints and a sidewalk connection as requested by staff that adheres to greater pedestrian circulation among the parking lot.
- Additionally, the plan includes the required street screening with 5' tall plantings serve for all parking areas with visibly from Nashville Highway and Honey Farms way.

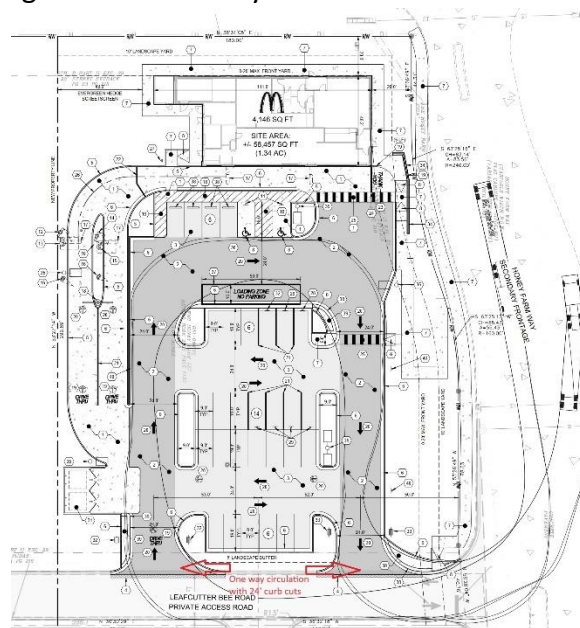
- Full shade trees have been provided, adhering to the requirement of one tree for every fifty linear feet of frontage of a commercial building site. (Zoning Ordinance **Table 5.2.2.G-1**).
- Foundation landscaping has been provided requiring one shrub for every 10 feet of linear façade.
- It shall be noted that the site is currently clear of all trees per the applicant's tree canopy retention analysis that was submitted. The applicant proposes to remove three existing crape myrtles on site to accommodate new shade trees and sidewalk.



Parking/Drive Thru Orientation/Access:

Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Street screen; Parking Structures must be Screened from Frontages by Liner Buildings. Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space. The applicant has a proposed a hedge screen of 5' plantings at maximum maturity to achieve this screening requirement.

- As per the proposed Preliminary PUD Master Plan, a surface parking lot is located within the 3rd layer (*rear of building*) with a requirement of 1 space per 100 SF for a restaurant use. This site plan indicates 32 parking spaces with 29 parking spaces required. This does not exceed 30% over the required parking ratio. All parking stalls are 9 X 18 with a 24' drive aisle as required for the orientation when utilizing 90-degree parking stalls.
- The site plan indicates the drive-thru and associated stacking located in the 3rd layer (*rear of building*) as required per the Zoning Ordinance. The drive-thru indicates the required minimum of 8 stacking spaces. In addition, the required 10 X 50 loading space is shown with delineation of "Loading Zone, No Parking".
- The site utilizes two primary access driveways located off of a previously platted private access road (*Leafcutter Bee Road*). This access road will connect with the existing Honey Farms Way and provide cross access for adjacent parcels including access for this proposed site plan. Driveway curb cuts meet the requirements of the PUD MU in not exceeding 24' and have been adjusted for one way access that provides efficient circulation among the site and eliminates conflicts for vehicular turning movements within the close spacing of both driveway curb cuts.



REVIEW PROCESS

The Development Review Committee reviewed the proposed Preliminary PUD Master Plan at its April 9th, 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.M of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. [A]pproval of [...] a Master PUD Development Plan [is] subject to the Planning Commission 's and the City Council 's first making formal, written [...] that the proposed Development, such applications, and approvals:
 - a. conforms to all applicable standards and requirements of this Ordinance,
 - b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
 - c. will not significantly interfere with the use and enjoyment of other land in the vicinity;
 - d. adequately conserve woodland and the protect water courses from erosion and siltation;
 - e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and
 - f. adequately addresses all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.
4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.M.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the [...] recommendations from the Zoning Administrator and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to rend a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development.

If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.U)

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its December 12th 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** noted several items for revision that including adding additional landscaping and street screening per the Zoning Ordinance. In addition, several changes were adjusted during the design review process to ensure the building conforms to the prescriptive standards of the Zoning Ordinance.
- **Engineering** noted that one-way access should be provided for each individual driveway in order to reduce conflicts among the site. The applicant responded by adjusting drive aisles to one way with additional signage, and reducing driveway access widths to 24'.
- **Wastewater** noted that manhole was not shown on PUD that travels southeast to downstream manhole.
- **Columbia Water** indicated that the water availability letter was issued on **March 15th, 2024** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

COMMENTS FROM PLANNING STAFF

This Preliminary PUD Master Plan mostly adheres to all standards of Zoning Ordinance 4400 with the exception of exceeding a 24' side setback, parking lot landscape islands slightly less than required, and a frontage buildout of 75.5% when including the allocated 20% street screen adherence equaling less than 90% as required. Overall, this PUD Master Plan achieves most all bulk and design standards when utilizing a two-story brick design and including all parking and associated drive-thru window and infrastructure in the 3rd layer as required within a Mixed Use Planned Unit Development.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, and **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Preliminary Planned Unit Development Master Plan as presented *[subject to technical comments and other conditions presented by planning staff]*.

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, and **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Preliminary Planned Unit Development Master Plan, subject to the following conditions: *[list conditions of approval crafted by Planning Commission]*.

Deny:

Move to recommend denial of the Preliminary Planned Unit Development Master Plan having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied *[list specific reasons for denial]*.

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the *[applicant/staff]* provide: *[list additional information]* for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, liz@columbiatn.com 931.560.1510

AGENDA ITEM TITLE:

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, Supporting Documentation.

**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**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA,
TENNESSEE:

SECTION 1: That Title 18, Chapter 3, Section 18-303 of the Municipal Code of the City of Columbia be, and it is hereby amended by repealing in its entirety Schedules A and B and adopting and approving the following Schedules A and B:

SCHEDULE A – URBAN AREA

Rate Schedule

September 1, 2024

Customer Charge:

Residential	\$11.75
Commercial	\$16.25
Industrial	\$76.15

Multi-Unit Charge:

Residential per unit	\$4.40
Commercial per unit	\$6.05

Residential Commodity Charge:

0 – 8,000 Gallons	\$3.30 per 1,000
8,000 – 20,000 Gallons	\$3.80 per 1,000
All over 20,000 Gallons	\$4.05 per 1,000

Commercial and Industrial Commodity Charge:

0 – 8,000 Gallons	\$3.30 per 1,000
8,000 – 20,000 Gallons	\$3.80 per 1,000
All over 20,000 Gallons	\$4.05 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE B – SUBURBAN AREA

Rate Schedule September 1, 2024

Customer Charge:

Residential	\$17.25
Commercial	\$22.00
Industrial	\$76.15

Multi-Unit Charge:

Residential per unit	\$4.50
Commercial per unit	\$6.25

Residential Commodity Charge:

0 – 8,000 Gallons	\$4.30 per 1,000
8,000 – 20,000 Gallons	\$4.80 per 1,000
All over 20,000 Gallons	\$5.05 per 1,000

Commercial and Industrial Commodity Charge:

0 – 8,000 Gallons	\$4.30 per 1,000
8,000 – 20,000 Gallons	\$4.80 per 1,000
All over 20,000 Gallons	\$5.05 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SECTION 2: BE IT FURTHER ORDAINED that said new rates are to become effective for all bills mailed on or after September 1, 2024.

SECTION 3: BE IT FURTHER ORDAINED that all resolutions, ordinances, or parts thereof in conflict with the provisions of this amendment to the extent of such conflict are hereby repealed and this amendment shall take effect September 1, 2024, the public welfare requiring it.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, THIS THE _____ DAY OF _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY -CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration _____



Memorandum

To: Board of Public Utilities
From: Jonathan Hardin 
Date: May 29, 2024
Re: Proposed Water Rate Action – Inclining Block Rates

The CPWS Board must provide a recommending resolution to the City Council of Columbia, Tennessee for adopting changes to the water rate schedule to encourage water conservation. CPWS management, in close collaboration with Jackson Thornton and legal counsel, provides for consideration the attached resolution.

The resolution recommends restructuring water rates with three different usage blocks proposed and inclining rates for each block. The blocks are 0-8,000 gallons per month, 8,001 – 20,000 gallons per month and then usage exceeding 20,000 gallons per month.

Some supporting documentation is provided for education on the benefits of inclining block rates for water conservation efforts.

CPWS management recommends the attached resolution for changes to the water rate schedule be approved and submitted to the City Council of Columbia (TN) for their consideration and vote.

**AMENDED RESOLUTION REQUESTING THAT THE CITY COUNCIL OF THE
CITY OF COLUMBIA, TENNESSEE CONSIDER FOR ADOPTION
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 APPROVING NEW
SCHEDULES A AND B**

WHEREAS, by Resolution dated May 29, 2024, the Board of Public Utilities (the “Board”) of the City of Columbia, Tennessee (the “Municipality”), found that it was necessary and in the public interest to seek a new water rate schedule; and

WHEREAS, the Board after additional consideration of the cost of service studies that have been performed for the Board, it requests that the Municipality adopt and approve the attached amended Ordinance which replaces in its entirety present Schedules A and B of Title 18, Chapter 3, Section 18-303 of the Municipal Code with new Schedules A and B for 2024; and

WHEREAS, a copy of the amended proposed Ordinance is attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Public Utilities of the City of Columbia, Tennessee, that this Board hereby recommends to the City Council that the City Council approve the Amended Ordinance, in substantially the form as attached hereto, to amend 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 new Schedules A and B for 2024.

BE IT FURTHER RESOLVED, that a duly certified copy of this Resolution be immediately transferred to the City Council of the Municipality.

APPROVED AND ADOPTED, this the 29th day of May, 2024.

ATTEST:

CHAIRMAN

SECRETARY

Conservation Pricing for Residential Water Supply¹

Tatiana Borisova, Serhat Asci, Burcin Unel, and Colin Rawls²

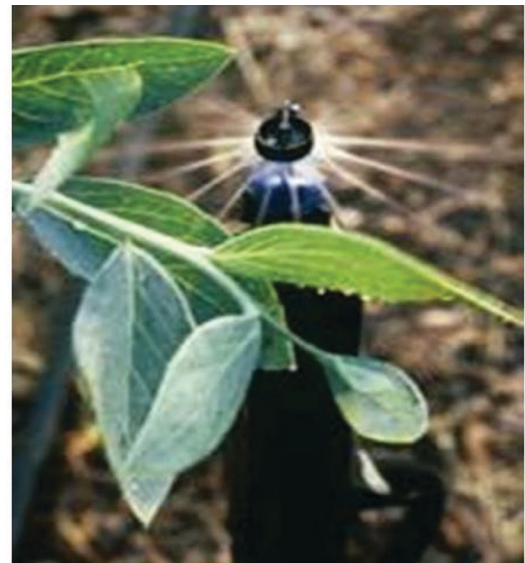
Introduction

According to the preliminary estimates compiled by the United States Geological Survey (USGS) for 2010, withdrawals of freshwater for public water supply in Florida averaged about 2.2 billion gallons per day, or about 35 percent of total freshwater withdrawals in the state (Borisova and Rogers 2014; USGS 2010). It is expected that public water supplies will become the largest water user by the year 2025, with an additional 2.0 billion gallons of freshwater withdrawals per day (FDEP 2010).

Extensive water use for public water supply, irrigated agriculture, and periodic droughts has led to a significant decline in Floridan aquifer levels in some areas of Florida, and lowered lake levels and spring discharges throughout the state. Water conservation is seen as “the most important action we can take to sustain our water supplies, meet future needs, and reduce demands on Florida’s fragile water-dependent ecosystems such as lakes, streams, and the Everglades” (FDEP 2008).

Currently, water management districts require public water suppliers to implement such water conservation measures as adoption of local irrigation ordinances, leak detection, public education, and conservation-based water rates. This paper focuses on the conservation-based rates (also referred to as inclining block rates, inverted block rates, conservation rates, conservation-oriented rates, or demand management pricing). Below, we define the criteria used

to design and evaluate conservation-based rates, consider alternative rate structures, and briefly discuss challenges posed by conservation-oriented rates for utility companies. As an illustrative example, we discuss rates used by Gainesville Regional Utilities (GRU) in 2013–2014 (GRU 2013).



Credit: UF/IFAS

Conservation-Oriented Water Rates

Conservation-oriented water rates are aimed at stimulating water use efficiency and water conservation through economic incentives, specifically through water price signals. American Water Works Association suggested

1. This document is FE756, one of a series of the Food and Resource Economics Department, UF/IFAS Extension. Original publication date October 2008. Revised May 2009 and April 2014. Reviewed March 2018. Visit the EDIS website at <https://edis.ifas.ufl.edu>.
2. Tatiana Borisova, assistant professor, Food and Resource Economics Department; Serhat Asci, post-doctorate, Food and Resource Economics; Burcin Unel, former research associate, Public Utility Research Center; and Colin Rawls, former graduate student, Food and Resource Economics Department; UF/IFAS Extension, Gainesville, FL 32611.

The Institute of Food and Agricultural Sciences (IFAS) is an Equal Opportunity Institution authorized to provide research, educational information and other services only to individuals and institutions that function with non-discrimination with respect to race, creed, color, religion, age, disability, sex, sexual orientation, marital status, national origin, political opinions or affiliations. For more information on obtaining other UF/IFAS Extension publications, contact your county's UF/IFAS Extension office.

U.S. Department of Agriculture, UF/IFAS Extension Service, University of Florida, IFAS, Florida A & M University Cooperative Extension Program, and Boards of County Commissioners Cooperating. Nick T. Place, dean for UF/IFAS Extension.

four criteria to design and evaluate a conservation water rate structure. Three of the criteria are discussed here: (1) the structural form of the rate; (2) the proportion of utility costs that is recovered through fixed versus commodity charges; and (3) effective communication of the price signal through consumer billing. The fourth suggested criterion is relevant only for public-sector utilities and is not discussed in this publication: the extent to which the cost of the utility service is covered through user fees as opposed to other sources, such as taxes or general funds transfer (Beecher et al. 1994).

Structural Form of Water Rates

Conservation pricing is based on the idea that customer water use decreases as the price paid for water increases, which is the typical price-quantity relationship for almost any good or service. A variety of structural forms associated with conservation-oriented rates are summarized in Table 1. Inverted block rate (aka, inclining block rate) is the structural form that is most frequently associated with a conservation-oriented water rate. Given an inverted block rate structure, customer water usage is divided into several blocks so that the price paid for the *additional* unit of water increases as residential water usage increases from one block to the next.

To illustrate an inverted block rate structure, we use an example of the three-block structure employed by GRU in 2013–2014 (Table 2; Figures 1 and 2). The price that GRU customers pay for 1,000 gallons of water is \$2.30, as long as a household uses less than 6,000 gallons per billing period (in addition to \$9.00 per billing period service charge). However, the household will need to pay \$3.75 for each *additional* thousand gallons in excess of 6,000 gallons per billing period. Each *additional* thousand gallons will cost even more (\$6.00) if the household exceeds the 20,000 gallons per billing period. Similarly, for residents who have a separate meter for their irrigation water use, GRU uses inverted block structure with two blocks (Table 2).

The inverted block water rate structure is often contrasted with flat, declining block, and uniform water rate structures. A flat rate structure implies that consumers’ monthly payments are fixed and independent of the volumes of water used. This structure is often employed when consumers’ water usage is not metered. Flat rate structure does not provide economic incentives for water conservation since customers’ costs of additional gallons of water are zero. Under a declining block rate structure, a consumer pays less per additional unit of water as usage increases. Finally, given a uniform rate structure, customers pay the

same price for every additional unit of water that they use. Although customers’ total monthly payments increase with the amount of water they use, uniform and declining water rate structures provide weaker incentives for water conservation in comparison with inverted block water rates, for which not only the total payment, but also the unit payment increases with the volume of water used.

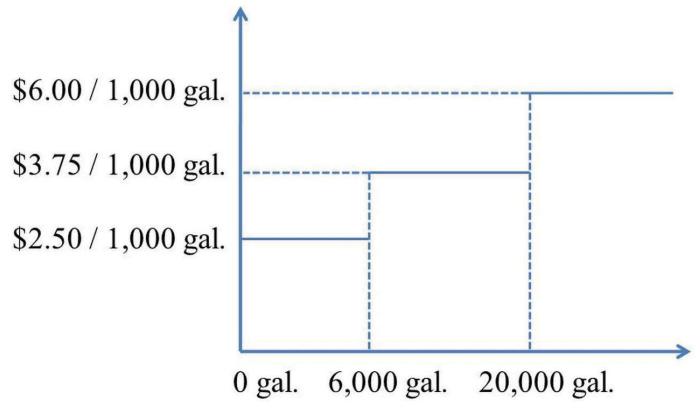


Figure 1. Inverted block rate structure used by GRU for residential customers (GRU 2013).

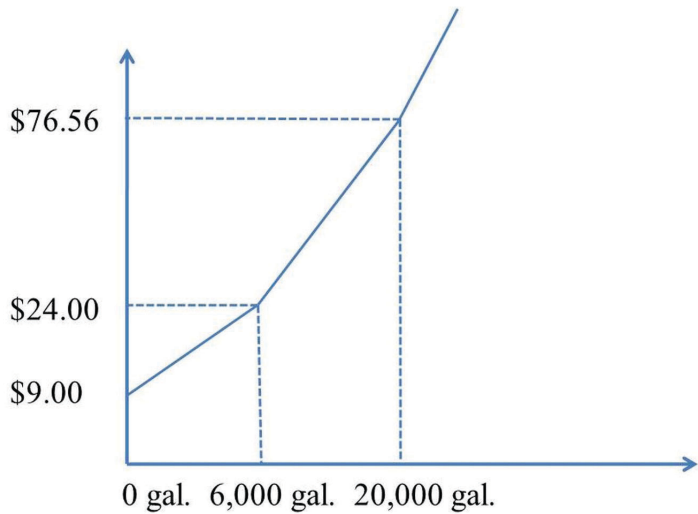


Figure 2. Total payment for water use by a residential customer to GRU using only volumetric and monthly flat charges (GRU 2013).

In 2012, of the 170 Florida utility companies surveyed by Raftelis (2012), 18 used uniform rate structures (11%) and 152 used inverted block rate structures with two to six rate blocks (89%). The number of utility companies using inverted block rate structure increases over time (Whitcomb 2005).

Design of a Conservation-Oriented Rate Structure

Water utilities employing an inverted block rate structures have the flexibility to decide on the number of blocks, block water rates, and threshold usage for each block. The

decision is typically based on customers' characteristics and is made iteratively until the appropriate demand response and revenue collection goals are achieved (Raftelis 2005). For example, the first block can cover non-discretionary water usage, such as average indoor water uses for drinking, cooking, sanitation, and cleaning. The first block rates are kept relatively low to ensure water affordability for the low-income group. Alternatively, the blocks can be linked to average daily, maximum daily, and maximum hourly costs of serving residential customers (Raftelis 2005). Also, computer models are available to help utilities simulate the effects of different rate designs on their revenue streams.



Credit: UF/IFAS

To capture differences in discretionary and non-discretionary use amounts, as well as in the costs of servicing, multiple inverted block rate structures can be developed for different classes of customers, such as residential, commercial, industrial, and institutional classes. However, to avoid over-complication of a utility's pricing system, an inverted rate structure is usually introduced for residential customers only, since this class can find it relatively easy to improve water use efficiency (Raftelis 2005).

The design of a conservation-oriented rate structure for residential customers should take into account the responsiveness of water usage to water rates, which economists call price elasticity of demand (or price elasticity). Water price elasticity is usually negative, indicating that the price and the quantity demanded move in opposite directions such that an increase in price results in a decrease in quantity demanded. Price elasticity values between -1 and 0 characterize an inelastic demand, for which a change in price results in a smaller percentage change in the quantity demanded. For an inelastic demand, an increase in price results in an increase in the overall revenue. In contrast, a

price elasticity value less than -1 characterizes an elastic demand, for which an increase in the price results in a larger decrease in quantity demanded, thereby reducing total revenues.

According to Beecher et al. (1994), as well as the variety of studies conducted in recent years, the most likely price elasticity range for residential demand is -0.2 to -0.4 , which implies that an increase in water rates will lead to a relatively small reduction in water use, and hence, an increase in utility revenues. However, the price elasticity varies among regions, customer classes, water use categories, seasons, and time periods. It is recommended for utilities to estimate price elasticity using the data specific for their own customers. Generally, water demand for outdoor discretionary uses (such as lawn watering, car washing, and swimming pools) is more elastic than the demand for non-discretionary indoor water uses. Water demand of low-income customer groups is usually less elastic than the demand of high-income customer groups because low-income customers usually use less water for non-discretionary uses (Beecher et al. 1994). In Florida, there is less outdoor discretionary water use during late fall and winter when non-discretionary water uses decrease and the demand for water may be less responsive to price changes during that season. Other determinants of price elasticity (Beecher et al. 1994) include the following:

1. *Rate levels:* For lower rates, an increase in the rates from block to block would have a small effect on quantity demanded. The rates are low if the total water bill amounts to a very small share in the total household income. Note that in periods of high inflation, it is important to focus on real water rates (i.e., rates adjusted for inflation).
2. *Environmental awareness and attitudes:* More environmentally-oriented customers may be more responsive to water conservation signals sent through water rates, which make educational programs an especially important component in utilities' water efficiency and conservation programs.
3. *Other conservation programs:* For example, a combination of conservation pricing and water quantity restrictions (i.e., reduction in the number of weekdays residents are allowed to irrigate) can lead to more significant reductions in water use than conservation pricing alone (Kenney et al. 2008).
4. *Time period:* Water demand is usually more price-elastic in the long run (about five years or longer) than in the short run. In the long run, customers have the

opportunity to adapt to higher prices by making their appliances and outdoor irrigation methods more water efficient.

5. *Availability of alternative water sources:* The demand for water will be more elastic if customers have access to alternative water sources such as private irrigation wells or reclaimed water. Since customers have an opportunity to switch to an alternative water source, demand for water from utilities will be more responsive to the rate changes.

Proportion of the Utility Costs Recovered through Fixed Versus Commodity Charges

Inverted block, flat, uniform, declining block, and other rate structures are all linked to the amount of water used by customers, and are referred to as commodity charges (alternatively, such rates can be referred to as volumetric or usage charges). In addition to commodity charges, utility companies also impose fixed charges that are the same for all customers within a certain customer class, and that are not directly linked to the amount of water used by the customers. For residential customers, the fixed monthly charges usually cover utilities' costs of metering, billing, customer service, and some capital-related cost; however, some utilities include payment for some minimum level of usage into the fixed charge, and in this way recover a part of their water withdrawal and delivery costs. For example, GRU charges residential customers a fixed monthly charge of \$9.00, based on the cost of service to provide metering, meter reading, billing, and customer service (GRU 2013).

American Water Works Association suggests that along with the commodity rate structure, utilities should design and evaluate their conservation-oriented water rates based on the proportion of the utility costs recovered through fixed charges versus commodity charges (Beecher et al. 1994). A higher proportion of costs recovered through fixed charges translates into higher fixed charges as a proportion of total customers' monthly bills, and diminishes the effect of the inverted block volumetric rates on customers' water uses.

Wastewater charges applied by many utilities, based on non-discretionary water usage, can also distort the conservation price signal sent by the inverted volumetric water rates to the customers. For example, in 2013–2014, GRU charges residential customers a wastewater charge of \$5.85 per thousand gallons, in addition to the flat rate of \$7.85 per billing period. Since wastewater is not metered,

GRU estimates monthly wastewater volume based on the amount of water a household uses for non-discretionary uses, specifically, based on the winter maximum water usage (estimated as the average daily consumption used in January and February times 30.4; January and February are selected since the customers generally do not irrigate their lawns during these months). Wastewater bill is based on monthly water usage or the winter maximum water use, whichever is lower (GRU 2013). Such wastewater charges effectively increase water rates for non-discretionary water usage.



Credit: Tyler Jones, UF/IFAS

Communication of the Price Signal through Consumer Billing

The third criterion suggested by the American Water Works Association to design and evaluate conservation pricing is the effective communication of the price signal through consumer billing (Beecher et al. 1994). To influence water demand, the conservation pricing must be understood by customers. Households should be able to estimate changes in their water bills as a result of increases in water usage. Many Florida utility companies describe their water rates on their websites and/or through newsletters to their customers. However, this information is often limited. For example, the survey of customers of sixteen Florida utilities, conducted by Whitcomb (2005), showed that 39 percent of respondents are not knowledgeable about water rate structures (i.e., number, size, and prices of the blocks). At the time of the survey, only five of the sixteen participating utilities printed their water rates on their bills, which partially explain this lack of customer knowledge (Whitcomb 2005).

Conclusions

In conclusion, the pricing objectives of a water utility are not exclusively based on the efficient use of water and water conservation. Other pricing objectives can include financial viability of the utility over time, revenue stability,

competitiveness and economic development, equity and fairness toward customers, legality and litigation potential, and difficulty of implementation and management of a pricing structure (Green and Yingling 2007; Raftelis 2005). Because these pricing objectives can conflict with one another, conservation pricing can only help achieve some of the objectives. Conservation pricing promotes efficient use of water resources, allows utilities to postpone costly development of new water sources, and reduces incremental facility capacity and peak demand (specifically, seasonal or time-of-use rates). Seasonal and time-of-use rates may increase the use of existing facilities during non-peak periods and improve the efficiency of available capacity use (Raftelis 2005). On the other hand, conservation pricing can lead to revenue instability due to the shift of cost recovery from fixed charges to less predictable volumetric charges. To ensure a stable stream of revenues to cover costs and meet revenue requirements, utilities can save any revenue surplus during periods of high revenues to cover costs during periods of low revenues (Beecher et al. 1994). For example, GRU maintains a rate stabilization fund to smooth revenue variations associated with variations in demand and billing (Richardson 2008). Also, high unit rates for large-volume customers increase the risk of utilization of alternative water sources (i.e., private wells), which can decrease a utility's revenue and increase the overall water withdrawals in the area, impacting other water uses such as environmental and recreational uses. For example, customers had access to surficial irrigation wells in the service areas of twelve out of sixteen Florida utilities examined by Whitcomb (2005).

Conservation rates can be complex, require advanced metering capability and cost-tracking methodologies, and may be more costly to administer. Some economists argue in favor of water rates that accurately reflect service costs. Since the cost of delivering an additional unit of water from an existing water source often decreases with the volume of water purchased, economically efficient water rates would imply a rate reduction with the purchase volume (not increase, as in water conservation rates) (Raftelis 2005).

The tradeoffs associated with conservation pricing demonstrate the need for a careful examination of all the possible effects of conservation pricing structure on utilities' revenue streams and customers' water uses. Such examination requires reliable data on customers' responses to different price signals. The analysis of possible price structures should involve representatives from all the key areas of utility companies. Many utilities involve customers in the rate-setting process to elicit additional information

and increase support for the final rate structure adopted (Raftelis 2005).

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Table 1. Summary of alternative conservation rate structures.

Rate	Definition
Inverted (Inclining) Block	Unit price for the last unit of water used increases as usage increases from one water usage block to the next
Seasonal	Water rates are higher during the season of higher demand (usually during peak outdoor usage) than during the off-peak season
Time-of-Use	Water rates are higher during peak hours or days of the week
Excess-Use	Price are higher for above-average use
Penalties	Charges customers pay for exceeding allowable limits of water use
Indoor-Outdoor	Prices for indoor use are lower than prices for outdoor use
Water Budget	Inverted block rate structure in which the blocks are defined uniquely for each customer, based on an efficient level of water use for that customer
Sliding-Scale	Unit price for all water use increases as water usage increases
Scarcity Pricing	Cost of developing new supplies is paid by existing users
Spatial Pricing	Users pay for the actual cost of supplying water to their establishment
Source: Beecher et al. (1994); Mayer et al. (2008); Raftelis (2005); Stallworth (2003).	

Table 2. Example of inverted (including) block water rate structured used by GRU for residential customers in 2013–2014.

Water Use Blocks	Rates*
First 6,000 gallons	\$2.50 per 1,000 gallons
Over 6,000 but less than 20,000 gallons	\$3.75 per 1,000 gallons
Over 20,000 gallons	\$6.00 per 1,000 gallons
Irrigation water service:	
First 14,000 gallons	\$3.75 per 1,000 gallons
Over 14,000 gallons	\$6.00 per 1,000 gallons
Source: GRU (2013).	
* Additional fees include connection fee, fixed monthly charge (\$9.00), franchise fee for the city of Alachua (6%), city or county taxes (10% each), and water surcharge (25%) for customers outside of the city of Gainesville. In addition, the following wastewater charges apply: fixed (\$7.85/month), usage (\$5.85/1,000 gallons based on monthly water usage or winter maximum water use, whichever is lower); and surcharge (25%, outside of the city of Gainesville). Different rate structures apply for non-metered well discharge (flat) and reclaimed water use.	



Certified Public Accountants
& Consultants

Columbia Power & Water Systems Water Cost of Service Study 12 Months Ending June 2023 Presented March 13, 2024

Typical Objectives of Rate Study

1. Revenue Stability and Sufficiency
2. Fairness and Equity
 - Fair is related to cross subsidies
 - Equity is related to $\text{Price} = \text{Cost}$
3. Ability to Pay
4. Simplicity (Admin & Cust Understanding)
5. Defensible

Overview of Process

1. Determine Revenue Requirements
 - How much does the system need to operate?
2. Develop Revenue Requirements by Rate Class
 - How much does the system need to recover by rate class?
3. Develop COS Rates and Design Acceptable Rates
 - How does the system best recover the needed revenues?
4. Implement Rate Changes

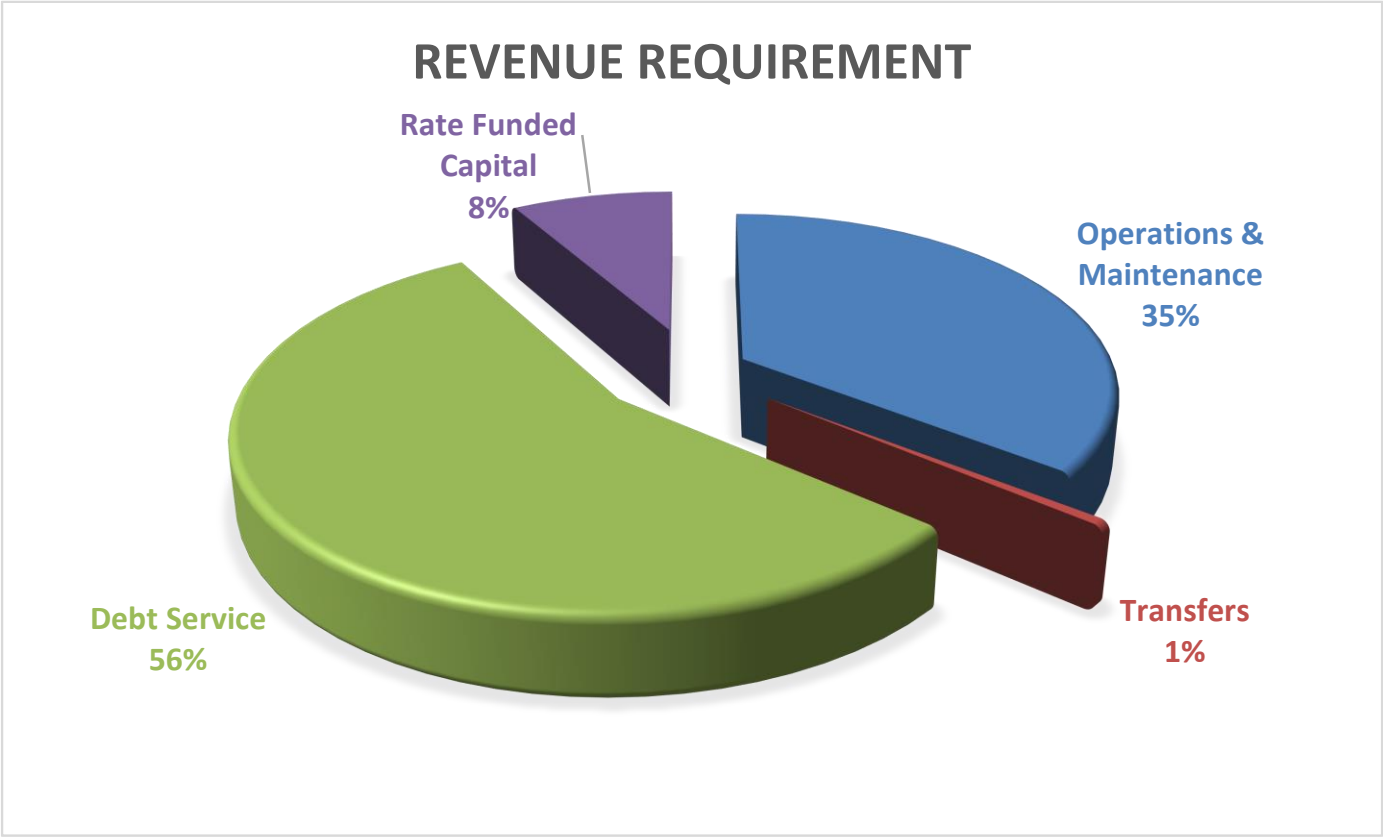
Cash Method – System Revenue Requirement

TOTAL REV. REQ.	
Operations & Maintenance	\$ 10,733,501
Plus: Transfers	\$ 162,389
Plus: Debt Service	\$ 16,817,900
Plus: Rate Funded Capital	\$ 2,500,000
Total Revenue Requirement	<u>\$ 30,213,790</u>
Less: Other Revenue	<u>\$ 547,635</u>
Rate Requirement	<u>\$ 29,666,155</u>

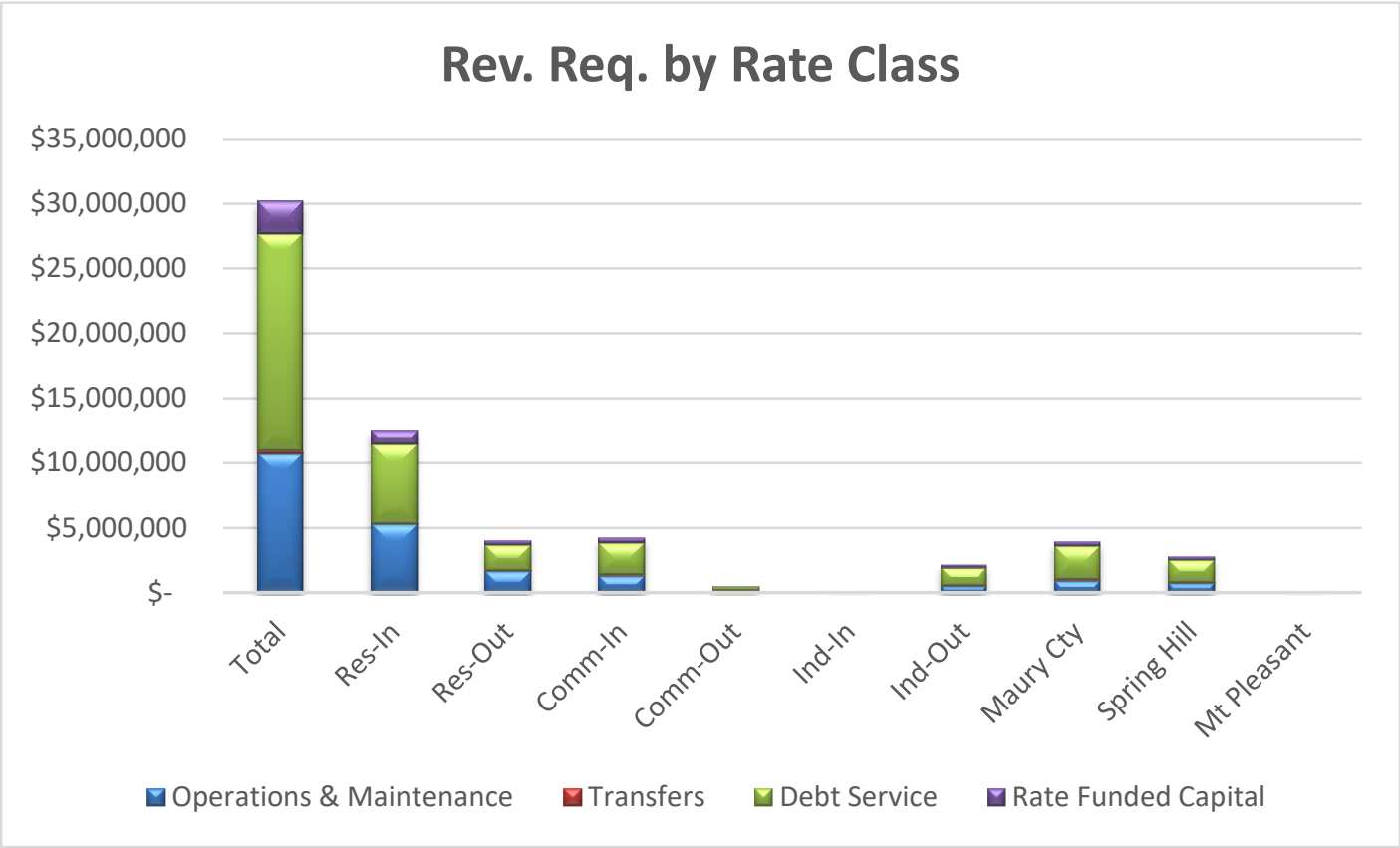
*O&M aligned with 2025 operating budget

*Debt Service includes the projected debt service in FY2029

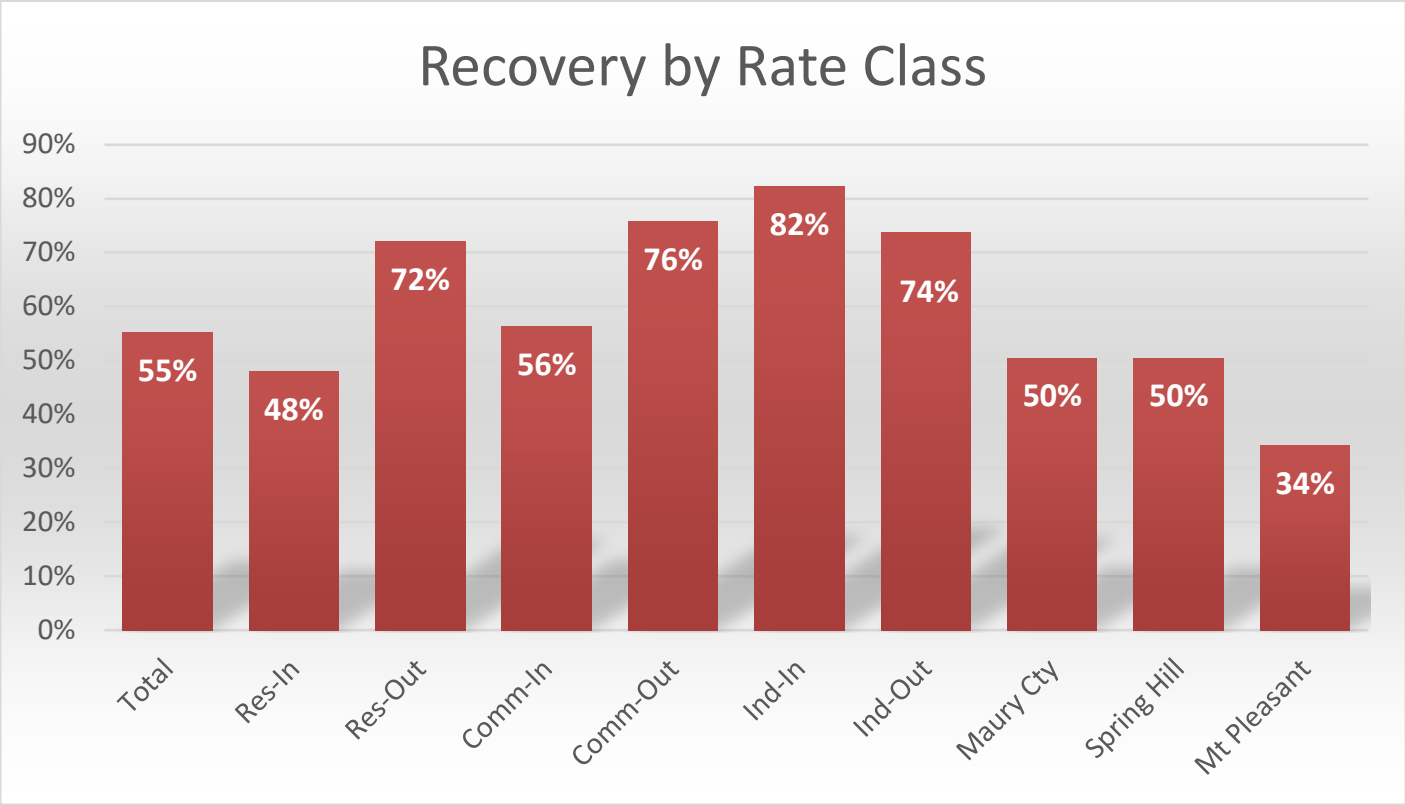
Components of Revenue Requirement



Revenue Requirement by Class



Recovery By Class



Considerations, 1 of 4

Estimated Annual Target	
Targeted Rate Requirement	\$ 29,666,155
Current Rate Revenue	<u>\$ 16,129,432</u>
Current Recovery	<u><u>\$ (13,536,723)</u></u>
Targeted Annual Increase	\$ 2,707,345
Organic Growth (5%)	\$ 806,472
Capacity Fee Adjustments	<u>\$ 250,000</u>
Annual Rate Increase Needed	<u><u>\$ 1,650,873</u></u>

Considerations, 2 of 4

- The water system is currently in outstanding financial condition.
- Well positioned to take a proactive approach relative to the upcoming capital projects and the associated debt service.
- Of the \$390,000,000 in capital projects, approximately \$162,000,000 (42%) will be spent to rehab/replace existing infrastructure.
- The estimated \$15,800,000 of additional annual debt service will be a “fixed” expense. It is appropriate to align fixed expenses with fixed revenue.

Considerations, 3 of 4

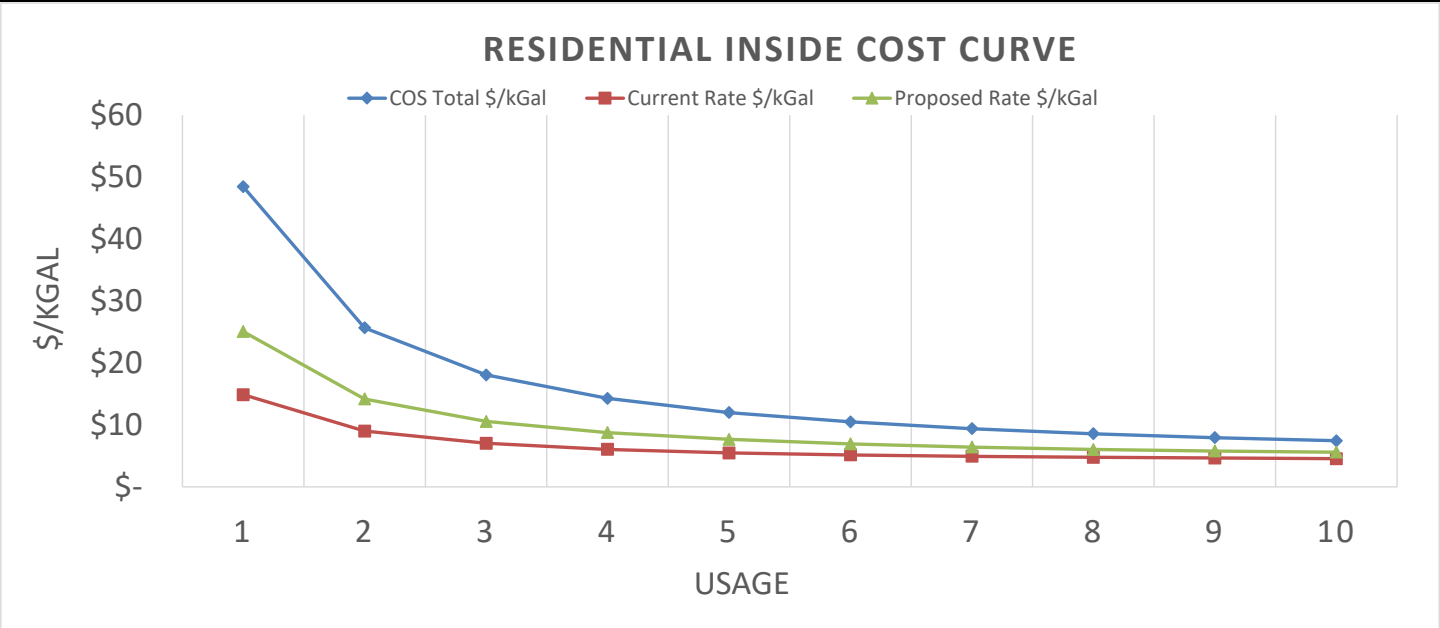
- Consider a two-year rate plan with the following adjustments to your retail customers:
 - Year 1
 - Residential - \$5.00 increase to customer charge.
 - Commercial/Industrial - \$10.00 increase to customer charge
 - Year 2
 - Residential - \$5.00 increase to customer charge.
 - Commercial/Industrial - \$10.00 increase to customer charge

Considerations, 4 of 4

- In year one, consider introducing a third tier on your residential and commercial inclining block rates.
 - Residential/Commercial Inside –
 - 1st 8,000 gallons - \$3.30
 - 8,000 – 20,000 gallons - \$3.80
 - Over 20,000 gallons - \$4.05
 - Residential/Commercial Outside –
 - 1st 8,000 gallons - \$4.30
 - 8,000 – 20,000 gallons - \$4.80
 - Over 20,000 gallons – \$5.05
- At full implementation, based on FY23 billing statistics, this should create approximately \$3,860,000 in additional annual revenue

Residential Rate Curve, Full Implementation

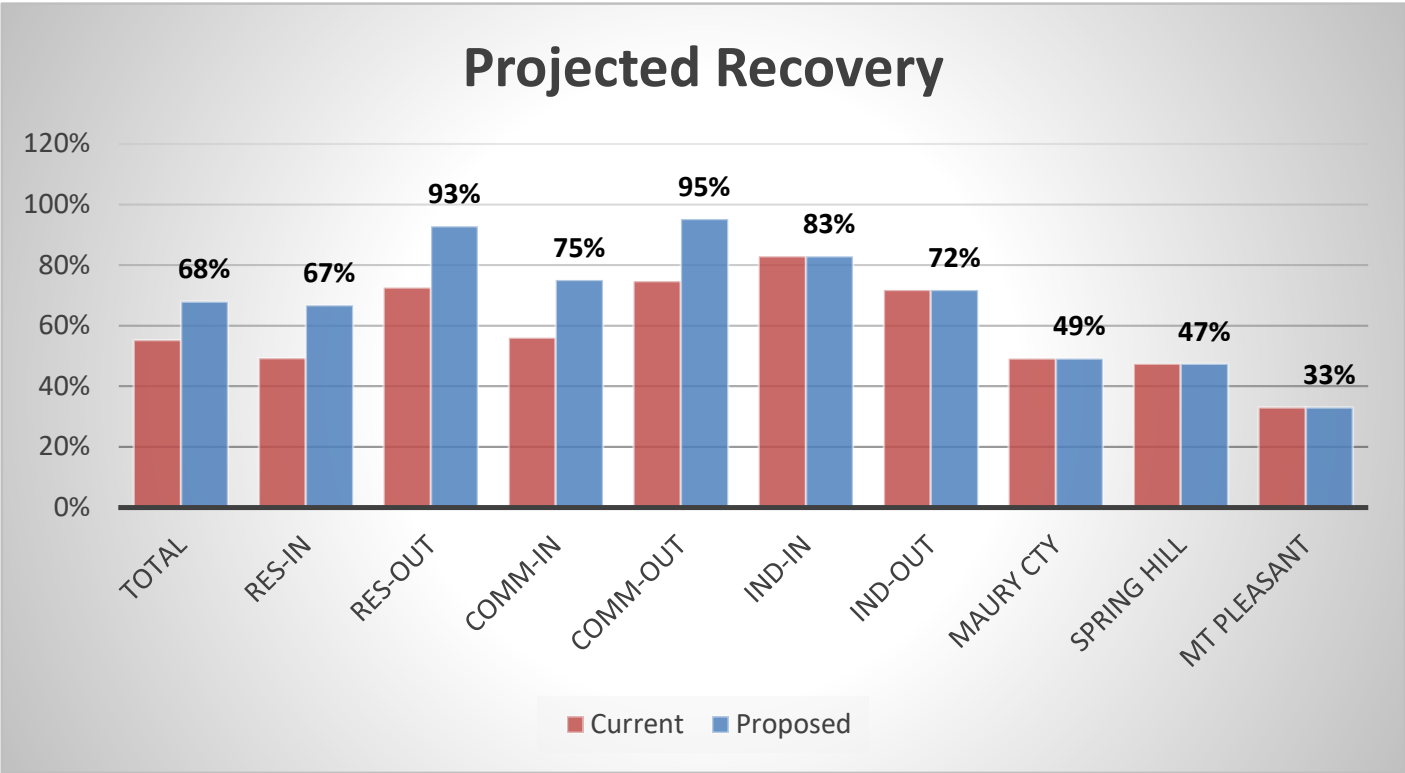
	Cost of Service	Current Rate	Proposed Rate	Difference	
Customer Charge	\$ 45.56	\$ 11.75	\$ 21.75	\$ 10.00	
0 - 5,000 Gallons	\$ 2.87	\$ 3.10	\$ 3.30	\$ 0.20	0 - 8,000 Gallons
Over 5,000 Gallons		\$ 3.60	\$ 3.80	\$ 0.20	8,000 - 20,000 Gallons
		\$ 3.60	\$ 4.05	\$ 0.45	Over 20,000 Gallons



Residential Rate Curve, Full Implementation

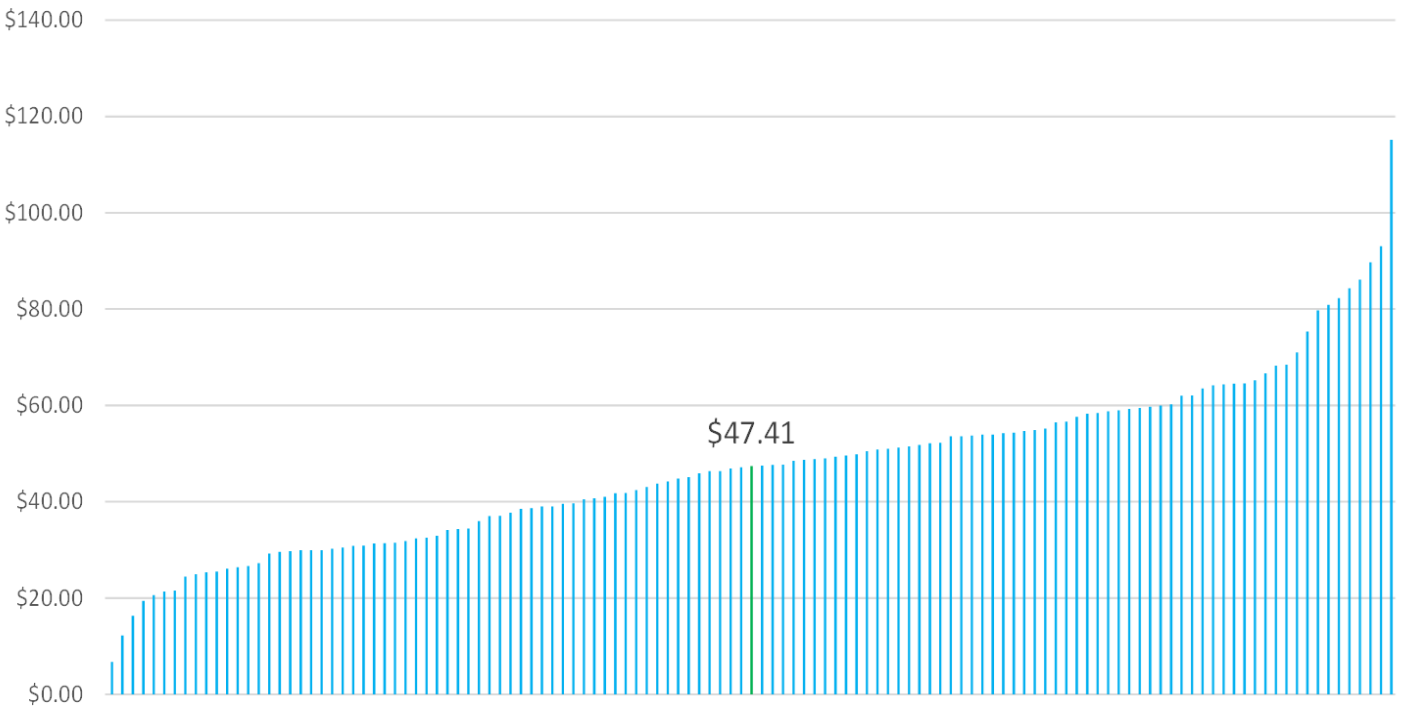
Usage		COS Rates		Current Rates		Proposed Rates		Monthly Change		Daily Change		Current \$/kGal		Proposed \$/kGal	
	1	\$	48.43	\$	14.85	\$	25.05	\$	10.20	\$	0.34	\$	14.85	\$	25.05
	2	\$	51.30	\$	17.95	\$	28.35	\$	10.40	\$	0.35	\$	8.98	\$	14.18
	3	\$	54.17	\$	21.05	\$	31.65	\$	10.60	\$	0.35	\$	7.02	\$	10.55
	4	\$	57.04	\$	24.15	\$	34.95	\$	10.80	\$	0.36	\$	6.04	\$	8.74
	5	\$	59.91	\$	27.25	\$	38.25	\$	11.00	\$	0.37	\$	5.45	\$	7.65
	6	\$	62.78	\$	30.85	\$	41.55	\$	10.70	\$	0.36	\$	5.14	\$	6.93
	7	\$	65.65	\$	34.45	\$	44.85	\$	10.40	\$	0.35	\$	4.92	\$	6.41
	8	\$	68.52	\$	38.05	\$	48.15	\$	10.10	\$	0.34	\$	4.76	\$	6.02
	9	\$	71.39	\$	41.65	\$	51.95	\$	10.30	\$	0.34	\$	4.63	\$	5.77
	10	\$	74.26	\$	45.25	\$	55.75	\$	10.50	\$	0.35	\$	4.53	\$	5.58
Average Usage					4,870										

Projected Recovery By Class



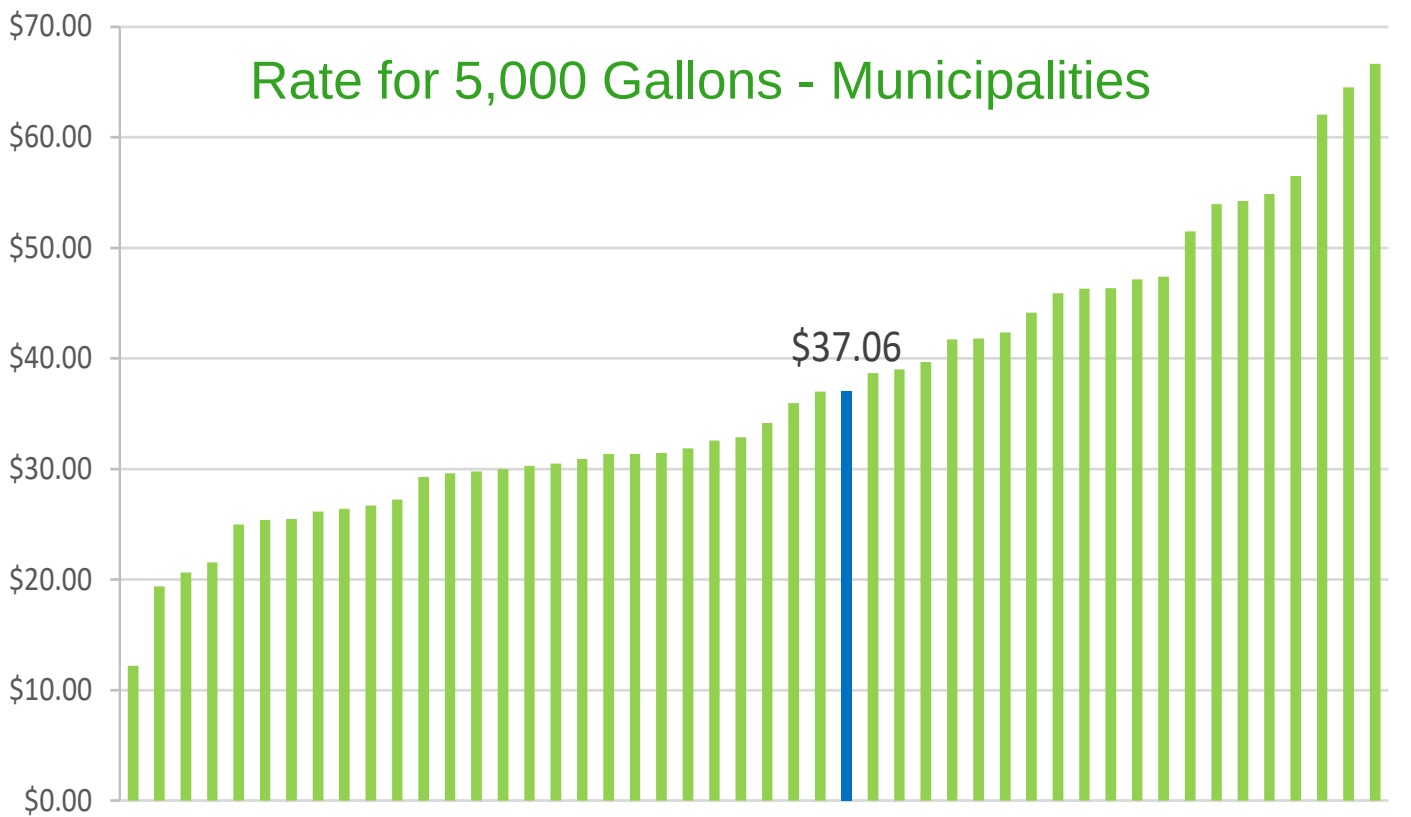
TAUD Rate Survey, 1 of 2

Rate for 5,000 Gallons All Participants



TAUD Rate Survey, 2 of 2

Rate for 5,000 Gallons - Municipalities



Future Considerations

- Consider establishing a customer charge based on meter size within each rate class.
- Consider reducing the current policy of maintaining a 2.0 Debt Service Coverage Ratio.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, liz@columbiatn.com 931.560.1510

AGENDA ITEM TITLE:

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, Supporting Documentation.

**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**

WHEREAS, new development in the City of Columbia requires an increase in the capacity of the City's water system to serve the new development; and

WHEREAS, it is the intent of the City of Columbia to:

(A) promote the health, safety, and general welfare of the people of Columbia and accommodate orderly growth and development;

(B) provide for the imposition and collection of an impact fee upon new City water customers to serve the demand for water system capital facilities and public improvements; and

(C) ensure that new water customers contribute their proportionate share of the cost of capital expenditures necessary to provide public facilities and infrastructure that has a rational nexus to the proposed development; and

WHEREAS, the City of Columbia has the authority to impose a water impact fee pursuant to Private Chapter 194, Senate Bill 2905, a private act passed by the Tennessee Legislature on April 20, 1994. The private act was approved by the Columbia City Council by a two-thirds majority on October 25, 1994, proclaimed by the Mayor of the City and certified by the Tennessee Secretary of State;

WHEREAS, by Ordinance No. 4445 enacted on December 8, 2022, the current Water Impact Fee was enacted; and

WHEREAS, after additional consideration of the impact of new and upgraded cost providing potable water service studies that have been performed for the Board of Public Utilities, the Water Impact Fee should be increased to account for the increased costs.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1: That the Columbia Municipal Code is hereby amended by replacing in its entirety Section B Title 18, Chapter 3, Section 18-310 of the

Municipal Code with new Section B (1) "Fee Assessment and Collection" as follows:

(A) Fee Assessment and Collection

(1) No building permit that is associated with a new or enlarged water meter shall be issued until the applicable water impact fee has been calculated and security ensuring payment has been provided based on the size and type of the water meter according to the following water impact fee schedules.

September 1, 2024

<u>Meter Size</u>	<u>Impact Fee</u>
3/4"	\$ 5,000.00
1"	\$ 8,400.00
2"	\$ 27,000.00
3"	\$ 84,000.00
4"	\$ 167,000.00
6"	\$ 417,000.00
8"	\$ 834,000.00
10"	\$1,434,000.00

July 1, 2025

<u>Meter Size</u>	<u>Impact Fee</u>
3/4"	\$ 5,500.00
1"	\$ 9,200.00
2"	\$ 30,000.00
3"	\$ 92,000.00
4"	\$ 184,000.00
6"	\$ 459,000.00
8"	\$ 917,000.00
10"	\$1,577,000.00

July 1, 2026

<u>Meter Size</u>	<u>Impact Fee</u>
3/4"	\$ 6,000.00
1"	\$ 10,000.00
2"	\$ 32,000.00
3"	\$ 100,000.00
4"	\$ 200,000.00
6"	\$ 500,000.00
8"	\$1,000,000.00
10"	\$1,720,000.00

Section 2: That Ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE
CITY OF COLUMBIA, TENNESSEE, This the _____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY -CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration _____



Memorandum

To: Board of Public Utilities
From: Jonathan Hardin 
Date: April 24, 2024
Re: Proposed Water Impact Fee Action

The CPWS Board must provide a recommending resolution to the City Council of Columbia, Tennessee for adopting changes to the impact fee structure to better have growth pay for growth. CPWS management, in close collaboration with Jackson Thornton, IDG and legal counsel, provides for consideration the attached resolution.

The resolution recommends three impact fee increases of \$500 per single family unit (SFU) equivalent, and CPWS would desire to implement the first \$500 increase on August 1, 2024, after two readings with the City Council and a 30-day notice period. The next two impact fee increases would occur on July 1, 2025 (FY26), and July 1, 2026 (FY27).

These increases are to the cost of a ¾" meter service representing one SFU equivalent. The cost of larger meters is normalized to the number of SFU equivalents that particular meter can serve up to a 10" meter. Tables of meter sizes, and the amount to reserve that meter's capacity, are attached to the resolution. The purchase of a meter remains is based on the water system's ability to serve through hydraulic review of each meter request.

Jackson Thornton's last presentation is provided and will be used to educate the City Council on the need for this action prior to the City Council vote.

CPWS management recommends the attached resolution for increases to the impact fee structure over the next three fiscal years be approved and submitted to the City Council of Columbia (TN) for their consideration and vote.

**RESOLUTION REQUESTING THAT THE CITY COUNCIL OF THE
CITY OF COLUMBIA, TENNESSEE CONSIDER FOR ADOPTING
AN ORDINANCE AMENDING TITLE 18, CHAPTER 3, SECTION 18-310,
OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA BY REPLACING
IN ITS ENTIRETY PRESENT SECTION B “FEE ASSESSMENT AND COLLECTION” AND
APPROVING A NEW SECTION B(1)**

WHEREAS, by Resolution dated April 24, 2024, the Board of Public Utilities (the “Board”) of the City of Columbia, Tennessee (the “Municipality”), found that it was necessary and in the public interest to seek an increase to its water impact fee; and

WHEREAS, the Board after additional consideration of the impact of new and upgraded cost providing potable water service studies that have been performed for the Board, it requests that the Municipality adopt and approve the attached amended Ordinance which replaces in its entirety Section B Title 18, Chapter 3, Section 18-310 of the Municipal Code with new Section B(1) “Fee Assessment and Collection”; and

WHEREAS, a copy of the amended proposed Ordinance is attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Public Utilities of the City of Columbia, Tennessee, that this Board hereby recommends to the City Council that the City Council approve the Amended Ordinance, in substantially the form as attached hereto, to amend Title 18, Chapter 3, Section 18-310 of the Municipal Code of the City of Columbia by replacing in its entirety present Section B(1) and adopting and approving new Section B(1).

BE IT FURTHER RESOLVED, that a duly certified copy of this Resolution be immediately transferred to the City Council of the Municipality.

APPROVED AND ADOPTED, this the 24th day of April, 2024.

ATTEST:

CHAIRMAN

SECRETARY