



**City of Columbia City Council
Study Session Agenda
July 9, 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 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY FREDDY ERAZO OF THE BRIDGE CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PROCLAMATION BY MAYOR MOLDER FOR MAKKY KAYLOR DAY (REGULAR MEETING ONLY)

5.2. PROCLAMATION BY MAYOR MOLDER FOR PARKS AND RECREATION MONTH (REGULAR MEETING ONLY)

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE JUNE 13, 2024 CITY COUNCIL MEETING. - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: June 13, 2024 City Council Minutes

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF MAY 2024 IN THE AMOUNT OF \$5,955,398.43 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: May 2024 Disbursements

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

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

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

ATTACHMENTS: July 2024 Surplus List

7.3. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A PURCHASE AGREEMENT IN THE AMOUNT OF \$7,770 AND MAINTENANCE AGREEMENT IN THE AMOUNT OF \$128.70 WITH OVERAGES BILLED AT \$.0072 PER BLACK & WHITE COPY AND \$.0426 PER COLOR COPY BILLED QUARTERLY WITH BETTER BUSINESS SOLUTIONS FOR ONE SHARP BP-70C55 COPIER SYSTEM - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Due to the need for a copier on the 2nd floor of City Hall, we are entering into an agreement with Better Business Solutions for a new copier system and maintenance agreement. This is who we currently have an agreement with for the copier system on the 3rd floor.

CERTIFICATION: The Chief Financial Officer certifies that \$7,770 is budgeted and unencumbered in General Government-Miscellaneous - Rentals.

ATTACHMENTS: Staff Report - Better Business Solutions July 2024, Better Business Solutions Contracts

7.4. APPROVE PAYMENT IN THE AMOUNT OF \$60,882 TO LOCAL GOVERNMENT CORPORATION FOR ANNUAL SOFTWARE SUPPORT AND MAINTENANCE FOR DATA QUEST AND NEXTGEN SOFTWARE, AND DOCUMENT MANAGEMENT - MIS.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia uses Data Quest, NextGen, and Document Management software from Local Government Corporation for financial accounting and imaging systems that includes General Ledger, Business License, Accounts Payable,

Property Tax, Miscellaneous Receipting and Court Docket. Users contact Local Government Corporation with questions and problems concerning this software package. MIS provides limited support for the software and all hardware support.

The Finance Department recommends maintaining Local Government Corporation software services until Tyler software is fully implemented.

CERTIFICATION: The Chief Financial Officer certifies that \$60,882 is budgeted and unencumbered in MIS - Software.

ATTACHMENTS: Staff Report LocalGovernment, LocalGovInvoice24-25

7.5. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE ANNUAL RENEWAL STATEMENT OF WORK (SOW) WITH CIVICPLUS, LLC FOR CIVICCLERK AGENDA MANAGEMENT SYSTEM WITH MEETING MANAGER IN THE AMOUNT OF \$17,022.39 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The annual renewal SOW for support of the CivicClerk agenda and meeting management system has an annual renewal fee. The new renewal period is effective August 8, 2024, and will continue on an annual basis with a 5% increase each Renewal Term.

CERTIFICATION: The Chief Financial Officer certifies that \$17,023 is budgeted and unencumbered in General Government-Miscellaneous – Other Services.

ATTACHMENTS: CivicPlus Agenda Item Staff Report, Columbia TN - CivicClerk 2024 renewal quote

7.6. APPROVE CHANGE ORDER NO. 2 WITH N & S WATERPROOFING, LLC FOR THE CITY OF COLUMBIA PARKING GARAGE REHABILITATION PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY \$69,651 AND ADDS

35 DAYS TO THE CONTRACT TIME - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Change Order No. 2 to Contract E-2023-02 with N & S Waterproofing, LLC

INFORMATION: City Council Approved Contract No. E-2023-02 with N & S Waterproofing, LLC for the rehabilitation of the City Parking Garage on October 12, 2023, in the amount of \$675,790

Change Order No. 2 consists of additional repairs and exterior façade renovations and increases the contract amount by \$69,651.37 as well as adds 35 days to the completion of the project. This would bring the total contract sum to \$961,671.37.

CERTIFICATION: The Chief Financial Officer certifies that \$69,651 is budgeted and unencumbered in Capital Projects-General Government – Parking Garage.

ATTACHMENTS: Parking Garage Renovation Change Order No. 2 - Staff Report, N&S Signed CO #2 Rev2

7.7. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH HURST-ROSCHÉ, INC. IN THE AMOUNT OF \$23,800 FOR PROFESSIONAL CONSULTANT ENGINEERING/ARCHITECTURAL FIRM TO PROVIDE SERVICES RELATED TO THE DESIGN AND INSTALLATION OF THE ROOFING SYSTEM FOR CITY HALL LOCATED AT 700 N. GARDEN ST. IN THE CITY OF COLUMBIA - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Development Services Department prepared a Request for Qualifications and advertised on April 1, 2024, for consulting engineers to provide services related to the design, inspection and assistance in construction of the City Hall roofing project located at 700 N. Garden St. in the City of Columbia.

The City evaluated six (6) RFQ proposals and Hurst-Rosche wishes to enter into agreement for the proposed project.

CERTIFICATION: The Chief Financial Officer certifies that \$23,800 is budgeted and unencumbered in Capital Projects-General Government – Administrative Buildings.

ATTACHMENTS: City Hall Roof - Staff Report, Hurst-Rosche Inc. Proposal, City Hall Roof - RFQ

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AMENDMENT NO. 3 TO THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) CONTRACT FOR IMPROVEMENTS AT AND AROUND THE INTERSECTION OF SR-6 (NASHVILLE HIGHWAY) AND SR-99 (BEAR CREEK PIKE) PIN 125912.00 - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Amendment No. 3 to TDOT Agreement # 170119

INFORMATION: The City of Columbia City Council approved the TDOT contract for improvements at and around the intersection of US-31/SR-6 (Nashville Highway) and US-412/SR-99 (Bear Creek Pike) on November 9, 2017. This project is located at the busiest intersection within the City of Columbia, and the plans to improve safety and congestion include geometric and signal phasing improvements along with, widening Bear Creek Pike from 2 to 3 lanes from Nashville Highway to Tom J. Hitch Parkway, adding right turn lanes on Bear Creek Pike and US Highway 43 Bypass, closing median opening near the intersection and consolidating drives.

Amendment No. 3 to the City of Columbia's contract with TDOT is requesting to extend the Project Completion date to or before December 31, 2026, and adds additional funding to cover project cost increases. The funding is 80% Federal and 20% State, with no local match required.

ATTACHMENTS: TDOT Contract Amendment No. 3 - Staff Report, PIN 125912.00 Amendment 3 to Contract No 170119

7.9. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF

COLUMBIA AND MAURY COUNTY FIRE DEPARTMENT TO PROVIDE ONE AUTOPULSE BOARD WITH ACCESSORIES - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Previous authorization was given by City Council in February 2022 for the acceptance of three auto pulse boards from the Columbia Breakfast Rotary to the City of Columbia to be utilized by Columbia Fire & Rescue. In April 2022, City Council authorized the Mayor to execute a Memorandum of Understanding between the City of Columbia and Maury County TN to provide one auto pulse board with accessories for use by Maury County Fire Department.

The previous Memorandum of Understanding failed to reach full execution. It was determined that said Memorandum of Understanding should be between the City of Columbia and the Maury County Fire Department, a 501(c)3, a separate entity from the County. Therefore, a request is now being made to the City Council for revision of and request for approval for the Mayor to sign a Memorandum of Understanding between the City of Columbia and Maury County Fire Department for provision of one auto pulse board with accessories to be utilized by Maury County Fire Department.

ATTACHMENTS: Staff Report, MOU Columbia Fire & Maury County Fire

7.10. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND STATE SYSTEMS, INC FOR THE EQUIPMENT, INSTALLATION, PROGRAMMING AND MONITORING OF THE FIRE ALARM AT FIRE STATION NO. 5 LOCATED AT 2633 NASHVILLE HIGHWAY - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Proposals were received for the equipment, installation and monitoring of the fire alarm system at Station 5 located at 2633 Nashville Highway, Columbia, TN. After careful review and consideration, it was decided to accept State Systems' bid of \$900 which represents \$600 for annual monitoring and \$300

for a one-time investment for programming and installation of the cell dialer.

CERTIFICATION: The Chief Financial Officer certifies that \$900 is budgeted and unencumbered in Fire-Suppression – Other Repair.

ATTACHMENTS: Staff Report Firehouse Monitoring Station 5, Columbia Firehouse MON station 5

7.11. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND STATE SYSTEMS, INC FOR SEMI-ANNUAL AND ANNUAL INSPECTIONS FOR ALL FIVE (5) CITY OF COLUMBIA FIRE HOUSES - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Proposals were received for the semi-annual kitchen hood system and annual inspection of fire extinguishers, sprinkler inspections, back flow, fire alarm, 3-year leak test and 5-year internal inspection which are required for various systems within fire houses.

After careful review and consideration, it was decided to accept State Systems' bid which reflects the locked-in price for each service provided.

CERTIFICATION: The Chief Financial Officer certifies that \$10,000 budgeted and unencumbered in Fire-Suppression – Other Repair.

ATTACHMENTS: Staff Report Firehouse Monitoring Bundle, Columbia Fire Houses Bundle -2024

7.12. APPROVE CHANGE ORDER NO. 4 WITH BRINDLEY CONSTRUCTION, LLC FOR THE CITY OF COLUMBIA FIRE STATION PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY A TOTAL OF \$8,876 - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: City Council approved a bid award December 14, 2023, to Brindley Construction, LLC in the amount of \$4,882,000 for

the renovations to Fire Station No. 1 located at 1000 South Garden Street.

Change Orders No. 1 and No. 2 reduced the contract amount by a combined total of \$27,887, resulting in a lower contract price of \$4,854,113. Change Order No. 3 increased the contract amount to \$84,000 to provide all material, labor and equipment needed for the installation of a 220' underground fire line using 6" CPVC C900 DR 18 piping, designed to enhance the property's fire suppression capabilities. Key components include a protective hot box for temperature regulation, a DCDA backflow preventer for water safety, and a concrete vault prepared for an owner-supplied full flow meter in compliance with the City of Columbia.

Change Order No. 4 increases the contract price by \$8,876 to add a receptacle in the Compressor Room, add 2 receptacles in the Apparatus Room, add 5 receptacles 8' high in the Apparatus Room, add 16 USB receptacles in the living area between the beds.

Change Order No. 4 increases the total contract price to \$4,946,989.

CERTIFICATION: The Chief Financial Officer certifies that \$4,946,989 is to be reappropriated in Capital Projects-Fire – Operational in the first appropriation amendment of FY 2025.

ATTACHMENTS: Staff Report Change Order No. 4 Brindley, Change Order No. 4 Brindley

7.13. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND JOURNAL COMMUNICATIONS IN THE AMOUNT OF \$8,210 FOR ADVERTISING IN THE 2025 LIVABILITY TN ECONOMIC DEVELOPMENT MAGAZINE - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve and authorize the Mayor to sign a contract with Journal Communications for a full-page ad in the Livability TN Economic Development Magazine for \$8,210.

INFORMATION: The City of Columbia will purchase a full-page ad in the annual publication Livability Tennessee Magazine, an economic development marketing resource, to advertise Columbia to potential industry, businesses, and residents as the ideal place to work, relocate, live, play.

CERTIFICATION: The Chief Financial Officer certifies that \$8,210 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report Journal Communications July 2024, Journal Communication July 2024

7.14. APPROVE PURCHASE FROM THOMPSON MACHINERY OF A D3 12B CFG30 CAT DOZER IN THE AMOUNT OF \$186,553.33 USING STATE OF TN CONTRACTS - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve purchase from Thompson Machinery in the amount of \$186,553.33 for a D3 12B CFG30 CAT Dozer.

INFORMATION: The State of Tennessee has contracted with Thompson Machinery, Contract # 72878, to supply heavy equipment to state and local governments at competitive bid prices. Public Works wishes to take advantage of this contract to purchase a D3 12B CFG30 CAT Dozer. This equipment will replace a 1995 CAT Dozer that is no longer in our inventory.

CERTIFICATION: The Chief Financial Officer certifies that \$186,554 is budgeted and unencumbered in Capital Projects-Streets – Transportation Equipment.

ATTACHMENTS: Staff Report Template Thompson Machinery, Thompson Machinery quote, SWC 72878 Thompson Machinery

7.15. APPROVE THE PURCHASE OF A 2025 MV607 SBA DUMP TRUCK FROM CUMBERLAND INTERNATIONAL TRUCKS IN THE AMOUNT OF \$134,385.44 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department wants to purchase a 2025 MV607 SBA Dump Truck from Cumberland International Trucks in the amount of \$134,385.44 to replace a 2010 Dump Truck. This will be purchased through the SWC-209 program.

CERTIFICATION: The Chief Financial Officer certifies that \$134,386 is budgeted and unencumbered in Wastewater-Sewer Construction -Machinery/ Auto Equipment.

ATTACHMENTS: Staff Report Cumberland International 2025 MV607 SBA Dump Truck, Cumberland International Trucks Dump Truck proposal, SWC#209-09012023-12312024

7.16. APPROVE THE PURCHASE OF A 2024 F250 4X4 CREW CAB TRUCK FROM LONNIE COBB FORD IN THE AMOUNT OF \$62,460 UTILIZING STATE WIDE CONTRACT 209 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department wants to purchase a 2024 F250 4x4 Crew Cab Truck for use by our maintenance crew in the amount of \$62,460. This will be purchased through the SWC-209 program.

CERTIFICATION: The Chief Financial Officer certifies that \$62,460 is budgeted and unencumbered in Wastewater-Pumping Stations - Machinery/ Auto Equipment.

ATTACHMENTS: Staff Report Lonnie Cobb Ford 2024 F250 4x4 Crew Cab, Lonnie Cobb Ford 2024 F250 4x4 Crew Cab Quote, SWC#209-09012023-12312024

8 ADMINISTRATION.

8.1. APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY SENIOR CITIZENS CENTER, INC. IN THE AMOUNT OF \$58,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia Human Resource Department was abolished in 2002 and one of the former City employees became an employee of the Senior Citizens with the agreement that the City of Columbia would continue to pay the employee's annual salary. The length of this contract is for one-year and in the amount of \$58,000 for the employee's salary and for general support of Maury County Senior Citizens Center, Inc., whose services promote the general welfare of the residents of Columbia.

CERTIFICATION: The Chief Financial Officer certifies that \$58,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Maury County Senior Citizens Center Contract, Staff Report Maury County Senior Citizens Center

8.2. APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY REGIONAL AIRPORT AUTHORITY IN THE AMOUNT OF \$10,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This contract provides for the City of Columbia to provide \$10,000 to support the maintenance and continued operation of the Maury County Regional Airport.

CERTIFICATION: The Chief Financial Officer certifies that \$10,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Staff Report Maury County Regional Airport Authority, Maury County Regional Airport Authority Contract

8.3. APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND KEEP MAURY BEAUTIFUL IN THE AMOUNT OF \$8,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This contract provides for the payment of \$8,000 to Keep Maury Beautiful, Inc., to support the programs and continued operation of keeping the City of Columbia clean.

CERTIFICATION: The Chief Financial Officer certifies that \$8,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Staff Report Keep Maury Beautiful, Keep Maury Beautiful Contract

8.4. APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND TENNESSEE REHABILITATION CENTER AT COLUMBIA IN THE AMOUNT OF \$17,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This contract provides for the payment of \$17,000 to Tennessee Rehabilitation Center at Columbia for the purpose of training and assisting Columbia's residents in finding vocational opportunities.

CERTIFICATION: The Chief Financial Officer certifies that \$17,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Staff Report TN Rehab Contract, TN Rehab Contract

8.5. APPROVE THE CONTRACTUAL AGREEMENT FOR ECONOMIC DEVELOPMENT SERVICES BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE IN THE AMOUNT OF \$100,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The purpose of this contract is for the Maury County Chamber and Economic Alliance to promote the economic development and perform certain economic development services for the benefit of the City of Columbia. This agreement is in the amount of \$100,000 for a one-year term.

The contract calls for quarterly payments to the Maury County Chamber and Economic Alliance contingent upon quarterly presentation to the City Council.

CERTIFICATION: The Chief Financial Officer certifies that \$100,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Staff Report Maury County Chamber and Economic Alliance Contract, Maury County Chamber and Economic Alliance Contract

9 RESOLUTIONS.

9.1.RESOLUTION NO. 24-40 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-40.

INFORMATION: The City recorder is presenting tax corrections through 6/21/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-40 , RESOLUTION NO 24-40, 7-2024 Tax Corrections, Resolution No. 24-40 Exhibit A

9.2.RESOLUTION NO. 24-41 - A RESOLUTION AUTHORIZING THE CITY OF COLUMBIA TO JOIN THE STATE OF TENNESSEE AND OTHER LOCAL GOVERNMENTS IN AMENDING THE TENNESSEE STATE-SUBDIVISION OPIOID ABATEMENT AGREEMENT AND APPROVING THE RELATED SETTLEMENT AGREEMENT - FINANCE.

RECOMMENDATION: Approve Resolution No. 24-41.

INFORMATION: In December 2021, the City Council adopted Resolution No. 21-99, authorizing the City to join opioid litigation along the State of Tennessee and Tennessee local governments.

A third wave of anticipated settlements would require that the City

adopt a new resolution updating the Tennessee State-Subdivision Opioid Abatement Agreement with amendments shown in Exhibit B.

ATTACHMENTS: Staff Report - Resolution No. 24-41, Resolution No. 24-41, Resolution No. 24-41 Exhibit A, Resolution No. 24-41 Exhibit B

9.3. RESOLUTION NO. 24-42 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING TAYLOR LANDING SUBDIVISION, PHASE 3, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-42

INFORMATION: This Resolution refers to the acceptance of streets and drainage improvements serving Taylor Landing Subdivision, Phase 3, 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. 24-42 Staff Report, Resolution No. 24-42, Taylor Landing 3 Final Req, Phase 3 Plat

9.4. RESOLUTION NO. 24-43 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE PRESERVE AT DRUMWRIGHT PHASE 1 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-43.

INFORMATION: The Preserve at Drumwright Phase 1 consists of 3,978 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. 24-43, Resolution No. 24-43, Resolution No. 24-43 Dedication Letter

9.5. RESOLUTION NO. 24-44 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS

SERVING THE PRESERVE AT DRUMWRIGHT PHASE 2 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-44.

INFORMATION: The Preserve at Drumwright Phase 2 consists of 1,032 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. 24-44, Resolution No. 24-44, Resolution No. 24-44 Dedication Letter

10 ORDINANCES.

10.1.2ND CONSIDERATION ON ORDINANCE NO. 4508 AS AMENDED - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 901 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 as amended on second 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 As Amended, 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.

10.2.2ND 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 second 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.

10.3.2ND 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 second 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.

10.4.2ND 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 AUGUST 8, 2024, AS THE DATE OF PUBLIC HEARING

RECOMMENDATION: Defer Ordinance No. 4511 on second consideration.

INFORMATION: Deferral is requested to be able to run the proper notice for the Public Hearing. 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.

10.5.2ND 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 AUGUST 8, 2024, AS THE DATE OF PUBLIC HEARING

RECOMMENDATION: Defer Ordinance No. 4512 on second consideration.

INFORMATION: Deferral is being requested to be able to run the proper notice for the Public Hearing. CPWS has requested the impact fee schedule be increased across the board over a 3-year period. CPWS President and Chief Executive Officer Jonathan Hardin will be present to explain the request.

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

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.