



**City of Columbia City Council
Study Session Agenda
December 5, 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. 4534 (AS AMENDED) – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503, PROVIDING FOR REVISIONS TO THE GENERAL, CAPITAL PROJECTS, GRANTS AND WASTEWATER FUNDS - FINANCE.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: This public hearing is related to Item 10.3 on the agenda. The proposed ordinance is the first amendment of the FY 2025 Appropriation Ordinance and revises the General, Capital Projects, Grants and Wastewater Funds.

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 November 24, 2024.

This amendment increases the City's total budget for FY 2025 by \$1,782,383 from \$203,540,104 to \$205,322,487.

ATTACHMENTS: Staff Report Ordinance No. 4534 PH, Ordinance No. 4534 as amended, Ordinance No. 4534 - Supporting Docs, Ordinance No. 4534 - Budget Summary.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY CLAY GENTRY OF JACKSON HEIGHTS CHURCH OF CHRIST.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PRESENTATION OF AUDITOR'S REPORT BY GARRETT WILLIAMS OF HENDERSON, HUTCHERSON AND MCCULLOUGH (STUDY SESSION ONLY).

ATTACHMENTS: City of Columbia Auditors Report Presentation

5.2. DISCUSSION ON ACQUISITION OF MULE TOWN REC. (STUDY SESSION ONLY).

ATTACHMENTS: Mule Town Rec - City Manager Memo w/attachments, Mule Town Rec - Roof Info, Mule Town Rec - HVAC Info, Mule Town Rec - Pool Info, Mule Town Rec - Parks Director Memo, Mule Town Rec - Assistant City Manager/CFO Budget Memo

6 ORGANIZATIONAL BUSINESS.

6.1.ACCEPT RESIGNATION LETTER FROM WARD 5 COUNCIL MEMBER-ELECT ANDY HART.

ATTACHMENTS: Letter of Resignation.

6.2.APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT FOR LEGAL SERVICES WITH JAKE HUBBELL.

RECOMMENDATION: Approve.

INFORMATION: Attached is the employment agreement for Mr. Jake Hubbell to become City Attorney. The effective date is January 7, 2025, for two years.

CERTIFICATION: The Chief Financial Officer certifies that \$96,504 is budgeted and unencumbered in Legal - Professional Services.

ATTACHMENTS: Staff Report Legal Services, Agreement for Legal Services - Hubbell.

6.3.APPOINTMENT OF A CITY JUDGE (REGULAR MEETING ONLY).

6.4.APPROVE THE MINUTES OF THE NOVEMBER 14, 2024, CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: November 14, 2024 Minutes.

6.5. APPROVE THE RETIREMENT BENEFITS FOR NICOLE FALL, POLICE CAPTAIN, POLICE DEPARTMENT AND PRESENTATION OF GIFT CHECK AND RETIREMENT PLAQUE BY MAYOR MOLDER - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Nicole Fall has been an employee of the City of Columbia for 28 years. Her effective retirement date is December 13, 2024, with pension payments to begin on January 1, 2025.

ATTACHMENTS: Staff Report Fall.

6.6. APPROVE THE RETIREMENT BENEFITS FOR DONNA OSMON, SENIOR ADMINISTRATIVE ASSISTANT, PUBLIC WORKS AND PRESENTATION OF GIFT CHECK AND RETIREMENT PLAQUE BY MAYOR MOLDER - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Donna Osmon has been an employee of the City of Columbia for 20 years. Her effective retirement date is December 27, 2024, with pension payments to begin on January 1, 2025.

ATTACHMENTS: Staff Report Osmon.

6.7. APPROVE RETIREMENT BENEFITS FOR JAMES PENNINGTON, EQUIPMENT OPERATOR II, STREETS DEPARTMENT - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: James Pennington has been an employee of the City of Columbia for 27 years. His effective retirement date is December 13, 2024, with pension payments to begin on January 1, 2025.

ATTACHMENTS: Staff Report James Pennington.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF OCTOBER 2024 IN THE AMOUNT OF \$9,615,501.57 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: October 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: December 2024 Surplus List.

7.3. RECEIVE AND FILE INVESTMENT REPORT FOR THE PERIOD ENDING SEPTEMBER 30, 2024 PURSUANT TO THE CITY'S INVESTMENT AND INTERNAL CONTROLS POLICIES - FINANCE.

RECOMMENDATION: Acknowledge receipt of report on City investments for the period ending September 30, 2024.

INFORMATION: The State of Tennessee requires that any municipality investing City reserve funds shall adopt an investment policy. The City Council adopted an investment policy at the December 13, 2018 City Council meeting. According to internal controls developed subsequent to the policy, staff prepares and files investment reports with the City Council.

The City began investing excess reserve funds in treasuries in March 2019. The attached investment report reflects all investment activities ending September 30, 2024.

Highlights for the period ending September 30th include:

- \$68,312,349.02 represents funds invested or reinvested in treasuries.
- There were \$7,266,668.76 in withdrawals during the reporting

period.

- \$1,200,681.70 represents the investment income received for this reporting period.

ATTACHMENTS: Staff Report Investment Report - 09.30.24, Investment Report.

7.4. APPROVE AND AUTHORIZE THE EXECUTION OF AN INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT WITH EQUALIS GROUP - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Pursuant to Tennessee Code Annotated 12-3-1205, the City may enter into cooperative agreements with local governments for the purchase of goods and services. Equalis Group routinely invites bids and awards contracts for a variety of goods and services. From time to time it may be advantageous for the City of purchase goods or services utilizing Equalis Group contracts.

ATTACHMENTS: Staff Report - Equalis Group Cooperative Agreement , Equalis Group Master Intergovernmental Cooperative Purchasing Agreement.

7.5. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND THE NATIONAL PARK TRAVELERS IN THE AMOUNT OF \$4,000 FOR SOCIAL MEDIA INFLUENCER CONTENT MARKETING CAMPAIGN - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Visit Columbia is working more with social media influencers, like The National Park Travelers, as part of the targeted marketing strategy designed to reach travelers through Instagram, the Visit Columbia website, and blog posts. This strategy is designed to encourage and inspire travel to Columbia while building brand awareness.

CERTIFICATION: The Chief Financial Officer certifies that \$4,000 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report National Park Travelers, National Park Travelers Contract.

7.6. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT FOR ENGINEERING SERVICES FOR HONEY FARMS FORCE MAIN REALIGNMENT BETWEEN THE CITY OF COLUMBIA AND WATER MANAGEMENT SERVICES IN THE AMOUNT NOT TO EXCEED \$17,000 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the mayor to sign the Agreement for Engineering Services for Honey Farms Force Main Realignment between the City of Columbia and Water Management Services in the amount not to exceed \$17,000.

CERTIFICATION: The Chief Financial Officer certifies that \$17,000 is budgeted and unencumbered in Wastewater-Pumping Stations-Professional Services.

ATTACHMENTS: Staff Report Water Management Services Agreement - Honey Farms Force Main Realignment, Water Management Services Agreement for Honey Farms Force Main Realignment, MOU Storplace Honey Farm.

7.7. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT AND A MEMORANDUM OF UNDERSTANDING FOR THE MAURY EMERGENCY COMMUNICATIONS DISTRICT TO PROVIDE CENTRAL DISPATCH SERVICES FOR COLUMBIA FIRE & RESCUE - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Request for the City Council to review the attached Agreement and Memorandum of Understanding for the Maury Emergency Communications District to provide central dispatch services for the Columbia Fire & Rescue Department and authorize the Mayor to execute attached Agreement and Memorandum of Understanding. This Agreement, between the City of Columbia and

Maury Emergency Communications District, covers a period of three (3) years.

CERTIFICATION:

ATTACHMENTS: Staff Report MOU and Dispatch Services, E-911 Agreement, E-911 Agreement - MOU, CFR Dispatch Payments

**7.8. APPROVE AND AUTHORIZE THE PURCHASE OF FURNITURE FOR FIRE STATION NO. 1 IN THE AMOUNT OF \$225,874.02 FROM HITOUCH BUSINESS SERVICES UTILIZING THE INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT WITH EQUALIS GROUP CONTRACT NO. COG2152G
- FIRE & RESCUE.**

RECOMMENDATION: Approve.

INFORMATION: Pursuant to Tennessee Code Annotated 12-3-1205, the City may enter into cooperative agreements with local governments for the procurement of goods and services which can be advantageous utilizing these contracts. Interlocal purchasing is widely recognized as an effective, efficient manner to purchase. It can speed the procurement process and may result in larger cost savings on purchases by aggregating many potential sales into a single contract.

Columbia Fire & Rescue requests approval of the City Council to utilize Contract No. COG-2152G with Equalis Group for the procurement of furniture in the amount of \$225,874.02 for Fire Station No. 1.

CERTIFICATION: The Chief Financial Officer certifies that \$225,875 is budgeted and unencumbered in Capital Projects-Fire-Admin-Building.

ATTACHMENTS: Staff Report HiTouch, HiTouch Quote 1, HiTouch Quote 2, HT Quote Terms and Conditions.

7.9. APPROVE CHANGE ORDER NO. 6 WITH BRINDLEY CONSTRUCTION, LLC FOR THE CITY OF COLUMBIA FIRE

STATION PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY A TOTAL OF \$129,582.00 - - 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 \$27,887.00 resulting in a lower contract price of \$4,854,113.00. Change Order No. 3 increased the contract amount \$84,000.00 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 included 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 increased the contract price by \$8,876.00 to add receptacle in Compressor Room, add 2 receptacles in Apparatus Room, add 5 receptacles 8' high in apparatus Room, add 16 USB receptacles in living area between the beds.

Change Order No. 5 increased the contract price by \$99,762.86 to undercut concrete area at rear of building and rock removal.

Change Order No. 6 increases the contract price by \$129,582.00 as follows: Additional Asphalt Paving Work and Extruded Curb \$28,712.00; Change the Communications Tower Foundation from 8' x 8' x 2' to 10' x 10' x 4'-4" \$6,670.00; Furnish and Install Oil-Water Separator \$94,200.00.

Change Order No. 6 increases the total contract price to \$5,176,333.86.

CERTIFICATION: The Chief Financial Officer certifies that

ATTACHMENTS: Staff Report, Change Order 6

7.10. APPROVE THE PURCHASE OF A 2024 DODGE DURANGO IN THE AMOUNT OF \$50,125 FROM CHRYSLER DODGE JEEP RAM FIAT OF COLUMBIA UTILIZING SWC209 - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Columbia Fire & Rescue requests approval of the City Council for the acquisition of a 2024 Dodge Durango from Chrysler Dodge Jeep Ram Fiat of Columbia utilizing SWC209.

CERTIFICATION:

ATTACHMENTS: Staff Report, 2024 Dodge Durango Quote and SWC209

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 24-77 - A RESOLUTION TO ADOPT THE 2024 MAURY COUNTY NATURAL HAZARD MITIGATION PLAN - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 24-77.

INFORMATION: Columbia Fire & Rescue Office of Emergency Management requests approval of City Council to implement the adoption of the Maury County Hazard Mitigation Plan. The mitigation plan identifies and implements strategies to minimize the impact of disasters to our community. The mitigation plan will also enhance public safety by addressing potential hazards and implementing measures to reduce risks. Mitigation efforts strengthen our communities' ability to withstand and recover from disasters, ensuring essential services remain operational and residents can return to normalcy as quickly as possible. Adopting the mitigation plan makes our community eligible for increased funding opportunities from FEMA and other agencies for current and future projects.

ATTACHMENTS: Staff Report Resolution No. 24-77, Resolution No. 24-77 , Maury Co. TN APA Letter 10-16-2024.

9.2. RESOLUTION NO. 24-78 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HONEY FARMS PHASE 1A - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-78.

INFORMATION: Honey Farms Phase 1A consists of 276 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. 24-78, Resolution No. 24-78, Resolution No. 24-78 Dedication Letter.

9.3. RESOLUTION NO. 24-79 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HONEY FARMS PHASE 1B - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-79.

INFORMATION: Honey Farms Phase 1B consists of 1,966 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. 24-79, Resolution No. 24-79, Resolution No. 24-79 Dedication Letter.

9.4. RESOLUTION NO. 24-80 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTERS STATION PHASE 6.5 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-80.

INFORMATION: Independence at Carters Station Phase 6.5 consists of 1,807 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. 24-80, Resolution No. 24-80, Resolution No. 24-80 Dedication Letter.

9.5. RESOLUTION NO. 24-81 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING CARTERS STATION WEST PHASE 1A AND 1B - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-81.

INFORMATION: Summit at Carters Station West Phase 1A and 1B consists of 3,853 linear feet of 8" sanitary sewer main and a 190 GPM pump station. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-81, Resolution No. 24-81, Resolution No. 24-81 Dedication Letter.

9.6. RESOLUTION NO. 24-82 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING CARTERS STATION WEST PHASE 2 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-82.

INFORMATION: Summit at Carters Station West Phase 2 consists of 1,560 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. 24-82, Resolution No. 24-82, Resolution No. 24-82 Dedication Letter.

9.7. RESOLUTION NO. 24-83 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE LANDINGS AT GREENS MILL RD, PHASE 1A - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-83.

INFORMATION: The Landings at Greens Mill Rd, Phase 1A consists of 2,657 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. 24-83, Resolution No. 24-83, Resolution No. 24-83 Dedication Letter.

9.8. RESOLUTION NO. 24-84 - TAX CORRECTION - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-84.

INFORMATION: The City Recorder is presenting tax corrections through 11/20/2024 for Council considerations submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-84 , Resolution No. 24-84, Resolution No. 24-84 - Exhibit A.

10 ORDINANCES.

10.1. 2ND CONSIDERATION OF ORDINANCE NO. 4532 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2023 DELINQUENT PROPERTY TAXES - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4532 on second consideration.

INFORMATION: Per the Municipal Code, and in accordance with past City policy, the City Council annually considers an ordinance to provide for the collection of delinquent property taxes. Following adoption of the ordinance, the City Recorder provides the County Attorney with a certified list of delinquent 2023 property taxes. Upon receipt of said list, the County Attorney initiates the appropriate process to file suit in the Chancery Court of Maury County for the collection of the delinquent property taxes.

ATTACHMENTS: Staff Report Ordinance No. 4532, Ordinance No. 4532.

10.2.2ND CONSIDERATION OF ORDINANCE NO. 4533 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2023 DELINQUENT SPECIAL ASSESSMENTS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4533 on second consideration.

INFORMATION: Per the Municipal Code, and in accordance with past City policy, the City Council annually considers an ordinance to provide for the collection of delinquent special assessments. Following adoption of the ordinance, the City Recorder provides the County Attorney with a certified list of delinquent 2023 special assessments. Upon receipt of said list, the County Attorney initiates the appropriate process to file suit in the Chancery Court of Maury County for the collection of the delinquent special assessments.

ATTACHMENTS: Staff Report Ordinance No. 4533, Ordinance No. 4533.

10.3.2ND CONSIDERATION OF ORDINANCE NO. 4534 AS AMENDED – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL AND CAPITAL PROJECTS FUNDS - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4534, as amended, on second consideration.

INFORMATION: The proposed ordinance is the second amendment to the FY 2025 Appropriation Ordinance, impacting the Capital Projects, Grants, Wastewater and General Funds.

Within this budget amendment, the following items are included:

- Rebudget/transfer \$95,558 from General to Capital Projects,
- Budget transfer/expenses for Cap Projects totaling \$95,558.

On second consideration, the following was added:

- Rebudget/transfer \$723,396 from General to Capital Projects,
- Budget transfer/expenses from General Fund for Fire Vehicle funded with surplus totaling \$50,125,
- Budget transfer/expenses from General Fund for Fire Station No. 1 expenses totaling \$673,271,
- Budget Healthy Built Environment Grant totaling \$50,000,
- Budget funds for ESRI totaling \$19,850,
- Budget funds for FY 2025 vehicle replacement totaling \$37,200.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2025 by \$1,782,383 to \$205,322,487.

ATTACHMENTS: Staff Report Ordinance No. 4534, Ordinance No. 4534 As Amended, Ordinance No. 4534 Supporting Documents, Ordinance No. 4534 Budget Summary.

10.4.2ND CONSIDERATION ON ORDINANCE NO. 4535 - 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 AT TAX MAP 51 PARCEL 58.03 IN HONEY FARM CROSSING LOCATED OFF HONEY FARM WAY AND LEAFCUTTER BEE ROAD - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4535 on second consideration.

INFORMATION: The applicant is requesting to modify the PUD Master Plan for Honey Farm to allow a retail addition at the StorPlace site, which consists of three storage and one office building. This component will be with the office building. The Planning Commission reviewed this request and recommended approval by a vote of five to zero at the October 15, 2024 meeting.

ATTACHMENTS: Staff Report Ordinance No. 4535, Ordinance No. 4535, Ordinance No. 4535 Exhibit A, Ordinance No. 4535 Exhibit B, DS Staff Report.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.

15.1. TREE LIGHTING - FRIDAY, DECEMBER 6, 2024 - 5:30 P.M. - DOWNTOWN COLUMBIA

15.2. 39TH ANNUAL CHRISTMAS PARADE - SATURDAY, DECEMBER 7, 2024 - 6:00 P.M. - DOWNTOWN COLUMBIA

15.3. ANNUAL EMPLOYEE CHRISTMAS LUNCHEON - WEDNESDAY, DECEMBER 11, 2024 - 11:00 A.M.-1:00 P.M. - MEMORIAL BUILDING

15.4. RECEPTION - THURSDAY, DECEMBER 12, 2024 - 4:15 P.M.- 5:30 P.M. - CITY HALL, COUNCIL CHAMBER AREA



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad H. Jablonski, Assistant City Manager/CFO, tjablonski@columbiatn.gov, (931) 560-1559

AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4534 (AS AMENDED) – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503, PROVIDING FOR REVISIONS TO THE GENERAL, CAPITAL PROJECTS, GRANTS AND WASTEWATER FUNDS.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: This Public Hearing is related to Item 10.3 on the agenda. The proposed ordinance is the first amendment of the FY 2025 Appropriation Ordinance and revises the General, Capital Projects, Grants and Wastewater Funds.

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 November 24, 2024.

This amendment increases the City's total budget for FY 2025 by \$1,782,383 from \$203,540,104 to \$205,322,487.

ATTACHMENTS: Staff report Ordinance No. 4534 PH, Ordinance No. 4534 as amended, Supporting Documentation, FY 2025 Budgeted Expenditure Summary.

ORDINANCE NO. 4534 (AS AMENDED)

AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE
NO. 4503, AS AMENDED, PROVIDING FOR REVISIONS TO THE GENERAL,
CAPITAL PROJECTS, GRANTS AND WASTEWATER FUNDS

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That Ordinance No. 4503, as amended, the same being the
Appropriation Ordinance for the City of Columbia for the Fiscal Year July 1, 2024 through
June 30, 2025, be amended. That the total budget appropriation for the fiscal year be
increased from \$203,540,104 to \$205,322,487, an increase of \$1,782,383.

Section 2: That the budget appropriations shall be revised as follows:
General Government total of \$18,078,064 be amended to \$18,915,730, an increase of
\$837,666.

Capital Projects total of \$16,422,161 be amended to \$17,259,827, an increase of
\$837,666.

Grants total of \$11,639,053 be amended to \$11,689,053, an increase of \$50,000.

Wastewater total of \$113,774,084 be amended to \$113,831,134, an increase of \$57,050.

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 24th day of November, 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 DECEMBER, 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 #1
2nd Consideration - December 12th (12/12/24)

General Government

Budget transfer to Capital Projects	\$ 95,558.43
Total General Government	\$ 95,558.43
TOTAL GENERAL FUND	\$ 95,558.43

Capital Projects

Budget transfer/expenses from General Fund for Police cars	\$ 37,578.00
Budget transfer/expenses from General Fund for Garage project	\$ 42,350.00
Budget transfer/expenses from General Fund for Breezway repairs	\$ 15,630.43
Total Capital Projects	\$ 95,558.43

Total Increase - All Funds (First Consideration)	\$ 191,116.86
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General Government

Budget transfer to Capital Projects for projects	742,108.00
Total General Government	\$ 742,108.00
TOTAL GENERAL FUND	\$ 742,108.00

Capital Projects

Budget transfer/expenses from General Fund for Fire Vehicle funded with surplus	50,125.00
Budget transfer/expenses from General Fund for Fire Station No. 1 expenses	691,983.00
Total Capital Projects	\$ 742,108.00

Grants

Budget funds for HBE Grant	50,000.00
Total Grants	\$ 50,000.00

Wastewater (Sewer) Fund

Budget funds for ESRI	19,850.00
Budget funds for FY 2025 vehicle replacement	37,200.00
Total Wastewater (Sewer) Fund	\$ 57,050.00

Total Increase - All Funds (Second Consideration)	\$ 1,591,266.00
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Total Increase - All Funds (First and Second Consideration)	\$ 1,782,382.86
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CITY OF COLUMBIA
FY 2025 APPROPRIATION AMENDMENT #2
Second Consideration 12/12/24

1) Budget transfer to capital projects

Increase Revenues

11037110	\$	95,558.43	Prior Year Revenue
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Increase Expenditures

11041900-OC766	\$	95,558.43	General Govt - Transfer to Cap Proj
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2) Budget transfer and expenses for Capital Projects

Increase Revenues

31137940	\$	95,558.43	Transfer From General Fund
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Increase Expenditures

31141850-OC936	\$	37,578.00	State Street Aid - Software Services
31141850-OC936	\$	42,350.00	State Street Aid - Other Services
31141900-OC932		15,630.43	State Street Aid - Other Services
	\$	95,558.43	Total

3) Budget transfer to capital projects

Increase Revenues

11037110	\$	691,983.00	Prior Year Revenue
11036900	\$	50,125.00	Misc. Revenue from Surplus Property
	\$	742,108.00	Total

Increase Expenditures

11041900-OC766	\$	742,108.00	General Govt - Transfer to Cap Proj
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4) Budget transfer and expenses for Capital Projects

Increase Revenues

31137940	\$	742,108.00	Transfer From General Fund
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Increase Expenditures

31142220-OC941	\$	50,125.00	Capital - Fire Suppression - Vehicles
31142210-OC920	\$	691,983.00	Capital - Fire Admin - Buildings
	\$	742,108.00	Total

5) Budget Wastewater vehicle

Increase Revenues

41237110 \$ 37,200.00 Prior Year Revenue

Increase Expenditures

41252212-OC941 \$ 37,200.00 Wastewater - Pumping Station - Vehicle

5) Budget Wastewater vehicle

Increase Revenues

41237110 \$ 19,850.00 Prior Year Revenue

Increase Expenditures

41252213-OC255 \$ 19,850.00 Wastewater - Sewer Treatment Plant - Software

6) Budget Healthy Built Environment Grant vehicle

Increase Revenues

32233200 \$ 50,000.00 Healthy Built Environment Grant

Increase Expenditures

32243710-OC250 \$ 50,000.00 Grants-Development Services-Professional Services

FY 2025 Budget Summary - AA#2

12/12/2024						
		SERVICES &		CAPITAL	DEBT	AA#2
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2025
City Council	\$99,124	\$376,900	\$0	\$0	\$0	\$476,024
Legal Services	\$63,863	\$217,100	\$0	\$0	\$0	\$280,963
Management Info Systems	\$391,664	\$395,455	\$0	\$0	\$0	\$787,119
City Manager	\$540,785	\$301,888	\$0	\$0	\$0	\$842,673
Finance & City Recorder	\$1,139,889	\$60,398	\$0	\$0	\$0	\$1,200,287
Human Resources	\$302,056	\$33,988	\$0	\$0	\$0	\$336,044
General City Admin	\$1,646,479	\$6,217,785	\$11,051,465	\$0	\$0	\$18,915,730
Police	\$9,875,522	\$1,740,228	\$0	\$0	\$0	\$11,615,750
Fire	\$8,657,295	\$781,618	\$0	\$0	\$0	\$9,438,913
Streets & Maintenance	\$3,464,871	\$755,973	\$0	\$0	\$0	\$4,220,844
Development Services	\$2,239,950	\$427,020	\$0	\$0	\$0	\$2,666,970
Parks & Recreation	\$2,532,729	\$710,238	\$0	\$0	\$0	\$3,242,967
Total General Fund	\$30,954,227	\$12,018,591	\$11,051,465	\$0	\$0	\$54,024,283
State Street Aid Fund	\$0	\$2,107,885	\$0	\$209,271	\$0	\$2,317,156
N&V Chief's Fund	\$0	\$140,000	\$0	\$0	\$0	\$140,000
Street & Transportation Fund	\$0	\$80,000	\$0	\$0	\$0	\$80,000
Drug Fund	\$0	\$81,053	\$40,000	\$58,305	\$0	\$179,358
Solid Waste (Sanitation) Fund	\$1,925,173	\$2,383,346	\$76,063	\$0	\$0	\$4,384,582
Debt Service Fund	\$0	\$0	\$0	\$0	\$1,417,094	\$1,417,094
Capital Projects Fund	\$0	\$500,000	\$895,063	\$15,864,765	\$0	\$17,259,827
Grants Fund	\$533,736	\$1,255,115	\$0	\$9,900,201	\$0	\$11,689,053
Wastewater (Sewer) Fund	\$4,156,208	\$6,012,011	\$0	\$99,502,556	\$4,160,359	\$113,831,134
Grand Total	\$37,569,344	\$24,578,002	\$12,062,591	\$125,535,098	\$5,577,453	\$205,322,487



City of Columbia, TN

FYE 6/30/2024

PRESENTATION TO CITY COUNCIL

DECEMBER 5, 2024

GARRETT WILLIAMS, CPA

Required Communications to City Council

Our responsibility under U.S. Generally Accepted Auditing Standards and Government Auditing Standards – Our responsibility is to conduct the audit in accordance with *Generally Accepted Auditing Standards* and *Governmental Auditing Standards* and to plan and perform the audit to obtain reasonable assurance that the financial statements are free from material misstatements and are fairly presented in accordance with U.S. generally accepted accounting principles. Because an audit is designed to provide reasonable, but not absolute, assurance and because we did not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us.

Compliance with all ethical requirements regarding independence – The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

Planned scope and timing of audit – The objective of our audit and overview of procedures are stated in our engagement letter. We performed the audit according to the planned scope.

Significant accounting policies – These are discussed in Note 1 of the financial statements. No major changes in accounting policies noted during the fiscal year.

Accounting Estimates – We evaluated the estimates made by management and concluded that those estimates were reasonable based on evidence and circumstances. The most significant estimates related to: accrual for compensated absences, net pension liability and related deferrals, net OPEB obligation and related deferrals, and depreciable lives of capital assets.

Required Communications to City Council

Management and accounting staff – Very cooperative and professional. We had no disagreements with management regarding financial accounting or reporting matters.

Consultations with other accountants – We are not aware of any consultations with other accountants.

Corrected and Uncorrected misstatements – As part of our audit process we proposed adjustments to the City's financial records related to recording capital assets, adjusting investments balances, and adjusting for changes in net pension/OPEB liability. There were no uncorrected misstatements.

Deficiencies in internal control or compliance – None noted.

Fraud and Illegal Acts – During the conduct of our audit, we did not become aware of any fraudulent or illegal acts.

Difficulties encountered in the audit, errors or irregularities noted – None noted.

Representation letter – The representations requested from management are stated in the City's management representation letter.

Significant matters discussed with management – None.

Financial Highlights

Governmental Funds - Balance Sheet (in thousands)

Fund	Total Assets	Total Liabilities/Inflows	Fund Balance
General Fund	\$ 75,618	\$ 21,048	\$ 54,570
Sanitation Fund	\$ 2,148	\$ 298	\$ 1,850
Capital Project Fund	\$ 9,079	\$ 923	\$ 8,156
Nonmajor Governmental Funds	\$ 8,761	\$ 46	\$ 8,715

Financial Highlights

Governmental Funds – Statements of Revenues, Expenditures, and
Changes in Fund Balance (in thousands)

Fund	Total Revenues and Other Financing Sources	Total Expenditures and Other Financing Uses	Net Change
General Fund	\$ 52,837	\$ 47,903	\$ 4,934
Sanitation Fund	\$ 4,784	\$ 4,872	\$ (88)
Capital Project Fund	\$ 5,876	\$ 3,234	\$ 2,642
Nonmajor Governmental Funds	\$ 3,683	\$ 2,398	\$ 1,285

Financial Highlights

Proprietary Funds –Statement of Net Position (in thousands)

Fund	Total Assets /Outflows	Total Liabilities/Inflows	Net Position
Sewer System	\$ 116,929	\$ 19,873	\$ 97,056
Power System	\$ 138,895	\$ 31,879	\$ 107,016
Water System	\$ 126,497	\$ 26,079	\$ 100,418
Internal Service	\$ 1,875	\$ 57	\$ 1,818

Financial Highlights

Proprietary Funds –Statement of Revenues, Expenses, and Changes in Net Position (in thousands)

Fund	Total Revenues	Total Expenses	Change in Net Position
Sewer System	\$ 20,729	\$ 11,139	\$ 9,590
Power System	\$ 101,440	\$ 93,832	\$ 7,608
Water System	\$ 25,841	\$ 14,638	\$ 11,203
Internal Service	\$ 4,637	\$ 5,077	\$ (440)

General Fund Budgetary Highlights

(in thousands)

	Original Budget	Final Budget	Actual	Variance
Total Revenues	\$ 37,859	\$ 39,296	\$ 50,976	\$ 11,680
Expenditures				
General Government	\$ 9,989	\$ 15,026	\$ 9,974	\$ 5,052
Public Safety	\$ 21,512	\$ 23,215	\$ 21,573	\$ 1,642
Public Works	\$ 5,314	\$ 5,837	\$ 4,287	\$ 1,550
Development Services	\$ 2,208	\$ 2,433	\$ 2,132	\$ 301
Parks and Recreation	\$ 3,570	\$ 4,312	\$ 3,119	\$ 1,193
Total Expenditures	\$ 42,593	\$ 50,823	\$ 41,085	\$ 9,738
Excess Revenues over Expenditures	\$ (4,734)	\$ (11,527)	\$ 9,891	\$ 21,418
Other Financing Sources (Uses)	\$ (2,368)	\$ (5,124)	\$ (4,956)	\$ 168
Net Change in Fund Balance	\$ (7,102)	\$ (16,651)	\$ 4,935	\$ 21,586

General Fund Analysis

Fund Balance as Compared to Total Expenditures

Fund Balance at June 30, 2024 = \$54,570,000

Total Expenditures (inc. transfers) = \$47,902,645

Ratio of Fund Balance to CY Expenditures = 114% or 13.7 months



OFFICE OF THE CITY MANAGER

To: City Council

From: Tony Massey, City Manager

A handwritten signature in dark ink, appearing to be "T. Massey", is written over the "From:" line.

Date: December 4, 2024

Subject: Mule Town Rec Center

On February 8, 2024, City Council approved a one-year extension to the City of Columbia agreement with Mule Town Rec. LLC for employees to utilize the fitness center. An addendum signed in March 2024 stated the City would share all information from due diligence efforts on the facility with the owner, David Baxter. The addendum also stated Baxter would credit the City \$100,000 towards the purchase price from payments made by the City for employees' use (see attachments).

During the course of the year, due diligence studies were made for the building's roof, HVAC and pools (see attachments). An estimated \$4 million in improvements were identified from those engineering reports. An additional \$285,000 has also been identified in improvements before the City's Parks and Recreation Department could relocate there (office remodeling, ADA modifications, restroom renovations, new computers, etc.).

The owner has acknowledged this and offered to lower the purchase price an additional \$100,000 (\$4.3 million total).

If City Council decides to move forward with acquisition of MTR, it would be recommended the City's General Fund Reserve Fund be utilized to purchase it. A plan would then be needed to be put in place regarding the transition, renovation schedule, and funding.

MEMBERSHIP SERVICES AGREEMENT

This MEMBERSHIP SERVICES AGREEMENT (this "Agreement") is made effective on this 17th day of February, 2021 ("Effective Date"), by and between Muletown Rec, LLC, a Tennessee Limited Liability Company (hereinafter "MTR"), with its principal place of business at 1446 Oak Springs Drive, Columbia, TN 38401, and the City of Columbia, a government entity (hereinafter "City") with its principal address at 700 North Garden St., Columbia, TN 38401. MTR and City are collectively referred to throughout as the "Parties" or individually as a "Party."

Recitals:

WHEREAS, MTR operates fitness facilities and indoor pools and provides related services to members at 1446 Oak Springs Drive, Columbia, TN 38401 (the "MTR Facilities"),

WHEREAS, MTR and the City desire for City's Employees to receive certain memberships at MTR Facilities in exchange for MTR's receipt of recurring Quarterly Fee from City, pursuant to the terms and conditions set forth herein,

NOW, THEREFORE, in consideration of the foregoing recitals and mutual agreements set forth herein, and for other good and valuable consideration, the adequacy of which is hereby acknowledged, the Parties agree as follows:

Agreement:

1. **Definition of City Employees.** For purposes of this Agreement, "City Employees" shall mean all individuals employed by the City, whether employed on a part-time or full-time basis, who are under direct payroll with the City as of the date of this Agreement and during the Term. City Employees do not include former employees of the City or those employees who are no longer employed with the City during the Term of this Agreement, nor shall City Employees include Columbia Power & Water Systems' employees or any other entities employees who are not under direct payroll of the City. "City Employee" shall have the same meaning as City Employees but applicable in the singular form.

2. **Individual Membership to City Employees.** During the Term, and subject to the provisions of this Agreement and the receipt of Quarterly Fee set forth in Section 4 hereof, MTR shall provide thirty-six (36) month individual memberships to all City Employees at no cost to City Employees. Immediately upon separation of employment with City, City Employee will cease to be a City Employee as defined herein and individual membership provided hereunder shall terminate as of date of separation.

3. **Family Membership to City Employees.** During the Term, and subject to the provisions of this Agreement and the receipt of Quarterly Fee set forth in Section 4 hereof, MTR shall offer City Employees the option of a thirty-six (36) month family membership at the discounted rate of Forty Dollars and 0/100 (\$40.00) a month while employed by City. Immediately upon separation of employment with City, City Employee will cease to be a City Employee as defined herein, and the remaining term of any family membership shall continue in effect at MTR's then current monthly rate.

4. **City Quarterly Fee; Payment Schedule.** Throughout the Term, City shall pay a recurring advance quarterly fee to MTR in the amount of Twenty-Five Thousand Dollars and 0/100 (\$25,000.00) ("Quarterly Fee") to grant City Employees access to MTR's indoor pools. Quarterly Fee shall be first due upon the Effective Date of this Agreement and thereafter by the first day of the month of each calendar quarter. MTR

will invoice City on the 15th calendar day of the quarter end month for each subsequent calendar quarter (March 15th, June 15th, September 15th, December 15th) or the next business day where such date falls on a weekend or holiday. Quarterly Fee shall be due regardless of how many City Employees enroll in any membership offered hereunder. Any amounts not paid when due shall bear interest at the rate of one- and one-half percent (1½) per month or the maximum legal rate, if less. MTR reserves the right for failure of timely payment to (i) terminate this Agreement as a material breach in accordance with Section 7 hereof, (ii) suspend individual memberships to City Employees until payment in full has been paid or suspend family memberships at the discounted rate until payment in full has been paid, or (iii) require other reasonable assurances, as determined by MTR in its sole discretion, to secure City's payment obligations hereunder.

5. Reconciliation of City Employees. Throughout the Term, City shall have a designated representative to provide notice to MTR's designated representative of separation of employment by City Employees and any new hires becoming City Employees. The parties agree reconciliation of City Employees shall be monthly, and City shall submit an accounting to MTR of all employee separations and new hires from the prior month no later than the tenth (10th) calendar day of each calendar month. For all new hires becoming City Employees, City agrees to inform new City Employees of the individual and family memberships offered by MTR hereunder and shall contact MTR's designated representative with each new City Employee's information such as City Employee name, phone number, and email address. City's designated representative shall respond timely to any request by MTR's designated representative of confirmation of employment with City or separation of employment with City.

6. Term. The term of this Agreement will commence on the Effective Date and will continue for an initial period of twelve (12) consecutive calendar months from the Effective Date (the "Initial Term"). Thereafter, this Agreement may be renewed for two (2) additional and successive one-year terms (each a "Renewal Term"), such Renewal Term(s) to commence immediately upon the review and approval of City Council following the Initial Term, or the immediately preceding Renewal Term, as the case may be, upon the same terms, covenants and conditions as contained in this Agreement. City agrees it shall present this Agreement for renewal and approval by City Council at the first available City Council meeting prior to the end of the Initial Term or the immediately preceding Renewal Term, as the case may be. For avoidance of doubt, "Term" shall include the Initial Term or any Renewal term.

7. Termination. This Agreement may be terminated (a) by either party if the other party breaches this Agreement and such breach is not cured within ten (10) calendar days after the breaching party receives notice of the specific breach from the non-breaching party; (b) by either party immediately upon written notice to the other party if a voluntary proceeding by the other party or any involuntary proceeding against the other party is commenced under any federal or state bankruptcy or insolvency law, or (c) upon mutual written agreement of the parties.

8. Effect of Termination. Upon the termination of this Agreement, all individual memberships offered hereunder to City Employees will immediately terminate, and all family memberships offered hereunder shall continue under the term of the family membership at MTR's then current monthly rate.

9. Operation of Indoor Pools. During the Term, MTR agrees to provide City Employees with access to MTR's indoor pools, MTR makes no other representations to City of continued operations at MTR Facilities, specific hours of operation or specific programs or services offered.

10. Notices. Any notice required or permitted to be given under this Agreement must be given in writing and will be effective if sent by facsimile transmission, email, or certified or registered mail, or insured courier, return receipt requested, to the appropriate party at the facsimile number, email address or street

address set forth below and with the appropriate postage affixed. Either party may change its street or email address or facsimile number for receipt of notice by notice to the other party in accordance with this Section 10. Notices are deemed given when sent by email or two (2) business days following the date of mailing or, one business day following delivery to a courier, in either case to the correct address or, if sent by facsimile transmission, upon electronic confirmation of receipt.

If to MTR:

Muletown Rec, LLC
C/O Baxter Management, LLC
1100 Hatcher Lane
Columbia, TN 38402
Email: michael@baxtercos.com

If to City:

City of Columbia City Manager's Office
700 North Garden Street
Columbia, TN 38401
Email: *tmccassey@columbiatn.com*
Fax: *931-540-0675*

11. Governing Law; Consent to Jurisdiction. The laws of the State of Tennessee govern this Agreement without giving effect to provisions related to choice of laws or conflict of laws. The prevailing party in any lawsuit arising from or relating to this Agreement is entitled to recover its costs, including reasonable attorney fees. Each of the parties hereto irrevocably submits to the exclusive jurisdiction of the state courts of Maury County, Tennessee and the U.S. district court for the district located in Maury county, Tennessee and agrees to commence any action, suit or proceeding relating hereto only in such courts.

12. Miscellaneous.

12.1 Severability. If any provision of this Agreement should be determined to be illegal, invalid, or otherwise unenforceable by a court of competent jurisdiction or be invalid or invalidated or unenforceable by reason of any law or statute, then to the extent invalid or unenforceable, it shall be limited, construed or severed and deleted therefrom, and the remaining portions of this Agreement shall survive, remain in full force and effect, and continue to be binding and shall not be affected and shall be interpreted to give effect to the intention of the parties insofar as that is possible.

12.2. Independent Contractors. The parties to this Agreement are that of independent contractors. By entering into this Agreement, neither party is an agent, representative, partner, employee or joint venture of the other party. Neither party will have any right, power, or authority to enter into any agreement on behalf of, or incur any obligation or liability of, or to otherwise bind the other party.

12.3 Drafting Conventions and Interpretation. The Parties have had an equal opportunity to participate in the drafting of this Agreement. No ambiguity will be construed against any party based upon a claim that that party drafted the ambiguous language. The captions and headings used in this Agreement are inserted for convenience only and will not affect the meaning or interpretation of the Agreement.

12.4 Entire Agreement; Integration; Counterparts. This Agreement is the final and complete expression of all agreements between the Parties and supersedes all previous agreements, whether written, oral, express, or implied of the Parties with respect to the transactions set forth herein. This Agreement may be changed only by a written agreement signed by both Parties. This Agreement may be executed in counterparts and delivered by facsimile or email, each of which will be deemed an original and all of which taken together

will constitute but one and the same instrument. Documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such facsimile, scanned and electronic signatures having the same legal effect as original signatures.

12.5 Non-Assignability and Binding Effect. Neither party may assign its rights and obligations under this Agreement without the prior written consent of the other party, provided, however that MTR may assign its obligations under this Agreement without the consent of the other party in the event of a sale of all or substantially all of its assets (whether structured as an asset sale, merger or other form of business combination or reorganization) to a third party. Subject to the foregoing, the Agreement will be fully binding upon and insure to the benefit of the Parties hereto and their respective heirs, executors, administrators, representatives, successors and permitted assigns. The Parties agree that this Agreement is binding on them and does not and will not be interpreted to benefit or create any rights of any third parties.

12.6 Waiver. No waiver of any provision of the Agreement, or any default or breach in the performance of this Agreement, shall be deemed a waiver of any other provision, or of any subsequent default or breach, nor shall any waiver constitute a continuing waiver.

IN WITNESS WHEREOF, MTR and City, through each of their representatives with authorization to bind the parties to this Agreement, have executed this Agreement as of the Effective Date written above.

MULETOWN REC, LLC

("MTR")

By: [Signature]

Print Name: MICHAEL McINTYRE

Title: CHIEF OPERATING OFFICER

CITY OF COLUMBIA

("City")

By: [Signature]

Print Name: Charles (Chaz) M. Molder

Title: Mayor [Signature] 2/17/21

APPROVED CC to Legal Form:

By: [Signature]
C. Tim Tisher, City Attorney

EXTENSION OF MEMBERSHIP SERVICES AGREEMENT

WHEREAS, on the 17th day of February 2021, Muletown Rec., LLC., a Tennessee Limited Liability Company (hereinafter "MTR") and the City of Columbia, a governmental entity (hereinafter "City") entered into a membership services agreement, which is attached hereto and incorporated herein by reference as Exhibit 1; and

WHEREAS, MTR and City desire to extend such agreement for an additional one (1) year with the addition of the following terms:

1. MTR shall not sell, transfer or convey the business which is the subject of such agreement located at 1446 Oak Springs Drive, Columbia, TN 38401, during the term of such one (1) year extension. The purpose of this revision is to enable City to perform due diligence to explore the possible purchase of such property.
2. In the event, City elects to purchase such property, the Twenty-Five Thousand (\$25,000) Dollars quarterly payments made by City pursuant to this extension shall be credited on the purchase price of the property.

NOW THEREFORE, in consideration of the forgoing recitals and mutual agreements as set forth herein the parties do hereby agree to extend such agreement for an additional one (1) year under the original terms with the addition of the two terms expressed herein above.

*City agrees to have all evaluations completed prior to October 1, 2024, and share all inspections and appraisals with David Baxter. City agrees that the exclusivity for Baxter to be able to find another buyer ends February 1, 2025.

Entered this 20th day of March 2024.

David Baxter
Chaz Molder

MULETOWN REC, LLC ("MTR")

By: [Signature]

Print Name: David Baxter

Title: president

CITY OF COLUMBIA ("CITY")

By: [Signature]

Print Name: Morgan, Chaz

Title: Mayor

Approved as to Legal Form:

By: [Signature]
C. Tim Tisher, City Attorney

From: Travis Neas <tneas@columbiatn.com>

Sent: Thursday, March 14, 2024 3:21 PM

To: Mackel Reagan <mreagan@columbiatn.com>; Tony Massey <tmassey@columbiatn.com>

Subject: FW: [Caution External Email] - Fwd: Muletown Rec Proposals and conditions reports attached

Gentlemen,

Roof Systems Inc. has performed an evaluation of the roofs at the Muletown Rec facility and provided us with their evaluations. They have also provided estimated costs for correcting the items that they have identified within the report.

In summary they have identified 7 different roof areas at the facility and graded them on a scale of A through F. For reference A is a new roof condition and F is a roof that has failed.

- Roof area #1 has been graded a C, recommended work costing \$9,420.00 to extend its life
- Roof area #2 has been graded a C, recommended work costing \$4,186.00 to extend its life
- Roof area #3 has been graded an F, recommended replacement at a cost of \$65,597.00
- Roof area #4 has been graded a B, no work required at this time. If it was replaced it would cost \$25,335.00
- Roof area #5 has been graded an F, recommended replacement at a cost of \$19,245.00
- Roof area #6 has been graded an F, recommended replacement at a cost of \$12,119.00
- Roof area #7 has been graded an F, recommended replacement at a cost of \$22,936.00

Cost of the work needing to be performed immediately, \$119,897.00

Cost of the work that should be performed to stop leaks and extend the life of the roof areas identified, \$13,606.00

I have extended my gratitude the Roof Systems for performing this evaluation and providing recommendations and cost estimates.

Respectfully,

Travis Neas

Building Official

City Of Columbia, TN

931-560-1535

tneas@columbiatn.com

www.columbiatn.com

From: Cody Goins <cgoins@roofsystems-inc.com>

Sent: Thursday, March 14, 2024 2:18 PM

To: Travis Neas <tneas@columbiatn.com>

Subject: [Caution External Email] - Fwd: Muletown Rec Proposals and conditions reports attached

Travis,

See attached scopes of work and inspection report for Muletown rec from our recent site visit. Please call me with any questions. Thanks

Cody Goins

Roof Systems, Inc

202 Nicholas Long Drive

Columbia, TN 38401

(931) 398-5977

www.roofsystems-inc.com

----- Forwarded message -----

From: Benjamin Varga <bvarga@roofsystems-inc.com>

Date: Thu, Mar 14, 2024 at 1:24 PM

Subject: Muletown Rec Proposals and conditions reports attached

To: Cody Goins <cgoins@roofsystems-inc.com>

--

Ben Varga

Estimator

RSI

O 931 398 5977



Inspection Report



Prepared For:

City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



Site Overview

Total Sections: 7
Total Sq/Ft: 40,794



Map	Section Name	Sq/Ft	Grade
1	Section 1	17,406	C
2	Section 2	6,316	C
3	Section 3	9,801	F
4	Section 4	3,251	B-
5	Section 5	1,270	F
6	Section 6	658	F
7	Section 7	2,092	F

ROOF SYSTEMS
INCORPORATED

Section Overview

Section: Section 1

Size: 17,406

Overall Grade: C

Inspection Date:

Inspected By:



Section 1 - Metal



Section 1 - Metal



Section 1 - Metal

Deficiencies

Section: Section 1

Size: 17,406

Overall Grade: C

Inspection Date:

Inspected By:



Fasteners - Failing/Missing (Emergency)

Quantity: 185 LF

Deficiency:

As the building moves and flexes the fasteners will loosen up and eventually back out completely resulting in water infiltration.

Corrective Action:

A new fastener, 1 size larger would be installed per industry standards to ensure a water tight seal.

Estimated Repair Cost:

\$0



Perimeter - Metal Edge - Loose (Fasteners)

Quantity: 100 LF

Deficiency:

As the building moves and flexes the fasteners will loosen up and eventually back out completely resulting in water infiltration.

Corrective Action:

A new fastener, one size larger would be installed per industry standards to ensure a water tight seal.

Estimated Repair Cost:

\$300

INCORPORATED

Summary

Section: Section 1

Size: 17,406

Overall Grade: C

Inspection Date:

Inspected By:



Condition Summary

Membrane:

Flashings:

Sheet Metal:

F

C

Overall:

C

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Estimated Replace:

Recommendations:

The metal itself is in good shape. There are few minor repairs needed to ensure the lifespan of the existing roof. The ridge cap and rake metal both need to be replaced. These areas are a potential leaks currently and will continue to be a problem until they are addressed.

Estimated Repair Cost: \$300

Estimated Replacement Cost: \$0



Budget Module

Section: Section 1
Size: 17,406
Overall Grade: C

Inspection Date:
Inspected By:



1 - Section 1 (17,406 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Fasteners - Failing/Missing	185 LF	\$0		
Perimeter - Metal Edge - Loose (Fasteners)	100 LF		\$300	
Full Replacement	17,406 SF			\$0
Total		\$0	\$300	\$0

Section Overview

Section: Section 2

Size: 6,316

Overall Grade: C

Inspection Date:

Inspected By:



Section 2 Overview



Section 2 Overview

Deficiencies

Section: Section 2

Size: 6,316

Overall Grade: C

Inspection Date:

Inspected By:



1

Ridge-improperly fastened

Quantity: 110 LF

Deficiency:

Ridge cap is improperly fastened. Wrong type of fasteners were used to affix the ridge cap.

Corrective Action:

Remove and replace improper fasteners. Replace ridge cap if necessary.

Estimated Repair Cost:

\$0



Summary

Section: Section 2
Size: 6,316
Overall Grade: C

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal: C
Overall: C

- A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.
- B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Estimated Replace:

Recommendations:

Much like Section 1, the ridge cap need to be replaced with a fitted ridge cap. The existing ridge cap is over sized which increases the chance for a leak.

Estimated Repair Cost: \$0

Estimated Replacement Cost: \$0

ROOF SYSTEMS
INCORPORATED



Budget Module

Section: Section 2

Size: 6,316

Overall Grade: C

Inspection Date:

Inspected By:



2 - Section 2 (6,316 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Ridge-improperly fastened	110 LF		\$0	
Full Replacement	6,316 SF			\$0
Total		\$0	\$0	\$0

City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



Composition

Section: Section 3

Size: 9,801

Overall Grade: F

Inspection Date:

Inspected By:



Test Cut #1

Concrete deck

Section Overview

Section: Section 3

Size: 9,801

Overall Grade: F

Inspection Date:

Inspected By:



Section 3 Overview



Section 3 Overview



Section 3 Overview



Section 3 Overview

Deficiencies

Section: Section 3

Size: 9,801

Overall Grade: F

Inspection Date:

Inspected By:



Membrane - Deteriorated Membrane

Quantity: 0 SF

Deficiency:

Deterioration may be a result of excessive weathering or lack of protective roof surfacing.

Corrective Action:

Completely remove the deteriorated areas and replace with new roofing membrane suitable to the existing roof system.

Estimated Repair Cost:

\$0



Summary

Section: Section 3
Size: 9,801
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:	F
Flashings:	F
Sheet Metal:	F
Overall:	F

- A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.
- B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Estimated Replace:

Recommendations:

Due to the existing condition of this roof, a replacement roof is recommended to ensure no further water penetration. The metal coping also needs to be replaced as failed attempts the seal the seams has occurred over the years.

Estimated Repair Cost: \$0

Estimated Replacement Cost: \$0

ROOF SYSTEMS
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Budget Module

Section: Section 3

Size: 9,801

Overall Grade: F

Inspection Date:

Inspected By:



3 - Section 3 (9,801 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Membrane - Deteriorated Membrane	0 SF		\$0	
Full Replacement	9,801 SF			\$0
Total		\$0	\$0	\$0

Section Overview

Section: Section 4

Size: 3,251

Overall Grade: B-

Inspection Date:

Inspected By:



Section 4 Overview



Section 4 Overview



Section 4 Overview



Section 4 Overview

Deficiencies

Section: Section 4

Size: 3,251

Overall Grade: B-

Inspection Date:

Inspected By:



1

Curb - Flashing Failure (Emergency)

Quantity: 1 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing, or the simple aging and failure of the original flashing.

Corrective Action:

Clean and prepare the area and install new flashing material for a watertight condition.

Estimated Repair Cost:

\$0

Summary

Section: Section 4

Size: 3,251

Overall Grade: B-

Inspection Date:

Inspected By:



Condition Summary

Membrane: B

Flashings: C

Sheet Metal: B-

Overall: B-

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Estimated Replace:

Recommendations:

The membrane is in good functional shape. The only work needed on Section 4 is to replace the flashing around the one vent.

Estimated Repair Cost: \$0

Estimated Replacement Cost: \$0

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Budget Module

Section: Section 4
Size: 3,251
Overall Grade: B-

Inspection Date:
Inspected By:



4 - Section 4 (3,251 SF) Grade B-

Deficiencies	Qty	Emergency	Proactive	Replacement
Curb - Flashing Failure	1 EA	\$0		
Full Replacement	3,251 SF			\$0
Total		\$0	\$0	\$0

City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



Composition

Section: Section 5

Size: 1,270

Overall Grade: F

Inspection Date:

Inspected By:



Test Cut #1

Metal Deck



Section Overview

Section: Section 5

Size: 1,270

Overall Grade: F

Inspection Date:

Inspected By:



Section 5 Overview

Section 5 Overview

ROOF SYSTEMS
INCORPORATED



Summary

Section: Section 5

Size: 1,270

Overall Grade: F

Inspection Date:

Inspected By:



Condition Summary

Membrane: F

Flashings: F

Sheet Metal: F

Overall: F

- A** Roof is "New" or in "Like New" condition. Continue to monitor and maintain.
- B** Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks
- C** Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D** Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.
- F** Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Estimated Replace:

Recommendations:

Due to the condition of this roof section, a replacement roof is recommended to ensure no further water penetration.

Estimated Repair Cost: \$0

Estimated Replacement Cost: \$0

ROOF SYSTEMS
INCORPORATED

Composition

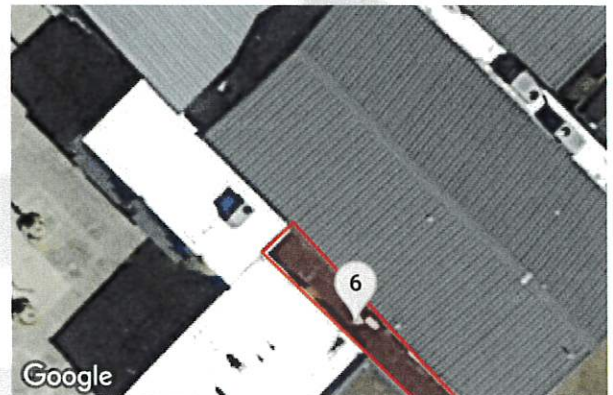
Section: Section 6

Size: 658

Overall Grade: F

Inspection Date:

Inspected By:



Test Cut 1

Metal Deck

Section Overview

Section: Section 6

Size: 658

Overall Grade: F

Inspection Date:

Inspected By:



Section 6 Overview



Section 6 Overview

ROOF SYSTEMS
INCORPORATED

Summary

Section: Section 6

Size: 658

Overall Grade: F

Inspection Date:

Inspected By:



Condition Summary

Membrane: F

Flashings: F

Sheet Metal: F

Overall: F

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Estimated Replace:

Recommendations:

Due to the condition of Section 6, a replacement roof is recommended to ensure no further water penetration.

Estimated Repair Cost: \$0

Estimated Replacement Cost: \$0

Section Overview

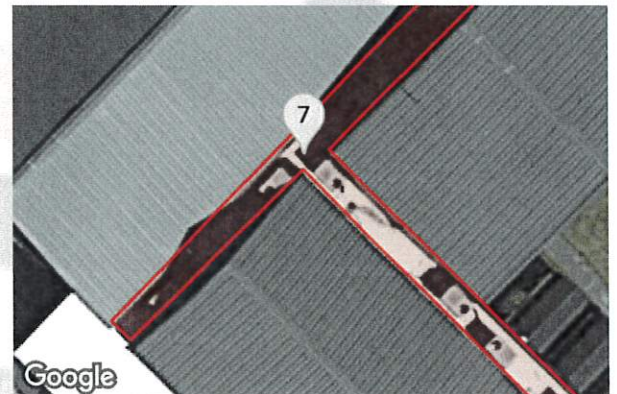
Section: Section 7

Size: 2,092

Overall Grade: F

Inspection Date:

Inspected By:



Section 7 Overview



Section 7 Overview

ROOF SYSTEMS
INCORPORATED

Summary

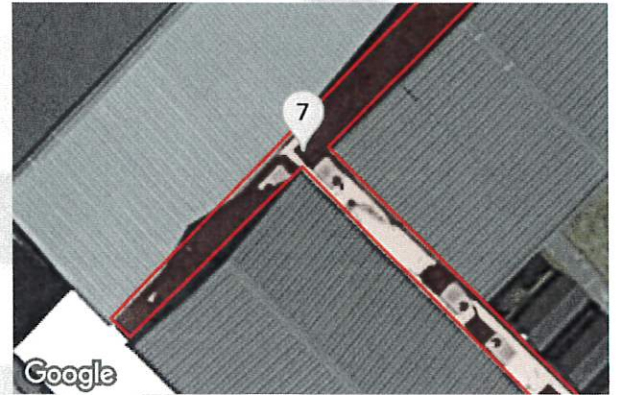
Section: Section 7

Size: 2,092

Overall Grade: F

Inspection Date:

Inspected By:



Condition Summary

Membrane: F

Flashings: F

Sheet Metal: F

Overall: F

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Estimated Replace:

Recommendations:

Due to the condition of this roof section, a replacement roof is recommended to ensure no further water penetration.

Estimated Repair Cost: \$0

Estimated Replacement Cost: \$0

Site Overview

Total Sections: 7

Total Sq/Ft: 40,794

- A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.
- B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.



1 - Section 1 (17,406 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Fasteners - Failing/Missing	185 LF	\$0		
Perimeter - Metal Edge - Loose (Fasteners)	100 LF		\$300	
Full Replacement	17,406 SF			\$0
Total		\$0	\$300	\$0

2 - Section 2 (6,316 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Ridge-improperly fastened	110 LF		\$0	
Full Replacement	6,316 SF			\$0
Total		\$0	\$0	\$0

3 - Section 3 (9,801 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Membrane - Deteriorated Membrane	0 SF		\$0	
Full Replacement	9,801 SF			\$0
Total		\$0	\$0	\$0

4 - Section 4 (3,251 SF) Grade B-

Deficiencies	Qty	Emergency	Proactive	Replacement
Curb - Flashing Failure	1 EA	\$0		
Full Replacement	3,251 SF			\$0
Total		\$0	\$0	\$0

5 - Section 5 (1,270 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	1,270 SF			\$0
Total		\$0	\$0	\$0

6 - Section 6 (658 SF) Grade F

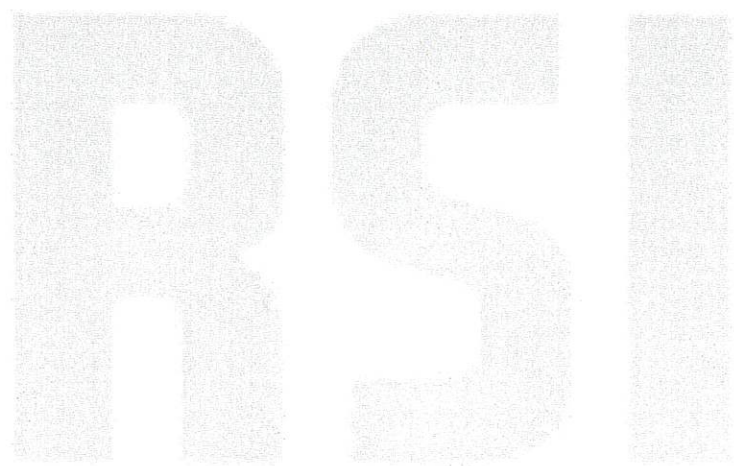
Deficiencies	Qty	Emergency	Proactive	Replacement
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Full Replacement	658 SF			\$0
Total		\$0	\$0	\$0

7 - Section 7 (2,092 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	2,092 SF			\$0
Total		\$0	\$0	\$0

	Emergency	Proactive	Replacement
Budget Totals	\$0	\$300	\$0



ROOF SYSTEMS
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City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



Work Proposed: Approximately 110' of ridge cap replacement

- Install new vented zee at ridge location to serve as cleat for new metal ridge cap
- Install a new 22 gauge ridge cap to eliminate exposed fasteners in order to minimize chances of water intrusion
- Seal watertight with butyl tape and caulking as needed

Note: Due to discoloration of metal panels from UV exposure, there will likely be a variation in color of finished product and existing system(RSI will try to match as closely as possible with standard color options)

Price.....\$4,186

Signature: _____

Date: _____

Printed Name: _____

PO#: _____

RSI
ROOF SYSTEMS
INCORPORATED

City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



3/14/24

Attention: Travis Neas,

Thank you for the opportunity to provide a quote for the above referenced project. We are grateful and look forward to the chance to work for you. Should you have any questions, please feel free to contact me at any time.

EXHIBIT A

Scope of Work: Approximately 9,800 sq. ft.

- Perform all work according to OSHA regulations
- Remove ballast in areas in order to remove existing membrane and replace with a new 60 mil EPDM membrane prior to placing ballast back above new membrane per manufacturer's specifications
- Remove existing edge metal and replace with new 24 gauge Kynar 500 finish to match existing edge conditions
- Flash all penetrations per manufacturer's specifications
- Supply a RSI 2-year warranty
- Supply a 20-year manufacturer's warranty

TOTAL COST....65,597

Unit Costs: If any wood nailer is needing replaced it will be done at \$1.75 per board foot

Any insulation needing replacement will be done at \$1.50 per board foot

Exclusions:

- **No EIFS, wood blocking, or sheathing**
- **Anything not included in the above scope of work**

Sincerely,
Ben Varga
bvarga@roofsystems-inc.com
Estimating
(931) 398-5977

ROOF SYSTEMS
INCORPORATED

City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



Pricing is valid for 30 days from 3/14/24

Signature: _____

Date: _____

Printed Name: _____

PO#: _____



City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



3/14/24

Attention: Travis Neas,

Thank you for the opportunity to provide a quote for the above referenced project. We are grateful and look forward to the chance to work for you. Should you have any questions, please feel free to contact me at any time.

EXHIBIT A

Scope of Work: Approximately 3,300 sq. ft.

- Perform all work according to OSHA regulations
- Remove existing membrane
- Supply and install 60-Mil Mechanically Fastened TPO Roof System, installed to meet manufacturer's specifications
- Flash all penetrations per manufacturer's specifications
- Install new tbar and counterflashing at current locations
- Supply and install fabricated 24-gauge coping, fascia and gutters to match existing conditions manufacturer's standard colors
- Supply a RSI 2-year warranty
- Supply a 20-year NDL manufacturer's warranty

TOTAL COST....\$25,335

Unit Costs: If any wood nailer is needing replaced it will be done at \$1.75 per board foot
Any insulation needing replacement will be done at \$1.50 per board foot

Exclusions:

- **No EIFS, wood blocking, or sheathing**
- **Anything not included in the above scope of work**

Sincerely,
Ben Varga
bvarga@roofsystems-inc.com
Estimating
(931) 398-5977

ROOF SYSTEMS
INCORPORATED

City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



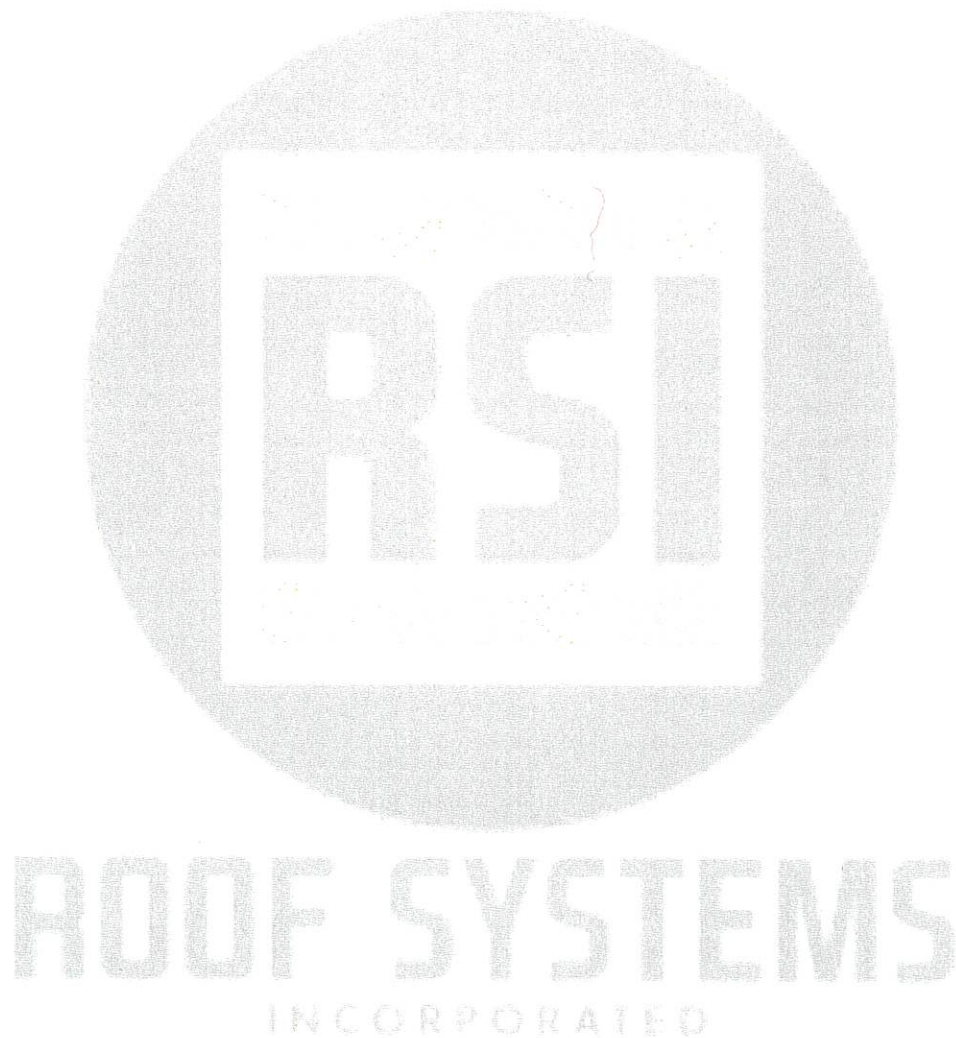
Pricing is valid for 30 days from 3/14/24

Signature: _____

Date: _____

Printed Name: _____

PO#: _____





3/14/24

Attention: Travis Neas,

Thank you for the opportunity to provide a quote for the above referenced project. We are grateful and look forward to the chance to work for you. Should you have any questions, please feel free to contact me at any time.

EXHIBIT A

Scope of Work: Approximately 1,700 sq. ft.

- Perform all work according to OSHA regulations
- Sweep loose gravel into piles to be removed from roof and disposed of into dumpsters
- Supply and install a layer of 1" polyiso
- Insulation to be fastened at a rate of 6 screws and plates per 4'x8' sheet
- Supply and install 60-Mil Mechanically Fastened TPO Roof System, installed to meet manufacturer's specifications
- Flash all penetrations per manufacturer's specifications
- Supply and install new tbar and counterflashing where present, supply and install new 24 gauge coping at wall sections where present after encapsulating wall with new membrane
- Supply a RSI 2-year warranty
- Supply a 20-year manufacturer's warranty

TOTAL COST....\$19,245

Unit Costs: If any wood nailer is needing replaced it will be done at \$1.75 per board foot
Any insulation needing replacement will be done at \$1.50 per board foot

Exclusions:

- **No EIFS, wood blocking, or sheathing**
- **Anything not included in the above scope of work**

Sincerely,
Ben Varga
bvarga@roofsystems-inc.com
Estimating
(931) 398-5977

ROOF SYSTEMS
INCORPORATED

City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



Pricing is valid for 30 days from 3/14/24

Signature: _____

Date: _____

Printed Name: _____

PO#: _____



City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



3/14/24

Attention: Travis Neas,

Thank you for the opportunity to provide a quote for the above referenced project. We are grateful and look forward to the chance to work for you. Should you have any questions, please feel free to contact me at any time.

EXHIBIT A

Scope of Work: Approximately 700 sq. ft.

- Perform all work according to OSHA regulations
- Remove existing EPDM membrane
- Supply and install 60-Mil Mechanically Fastened TPO Roof System, installed to meet manufacturer's specifications
- Flash all penetrations per manufacturer's specifications
- Supply and install new t bar and counter flashings at locations where currently present
- Supply and install new edge metal to match existing conditions
- Supply a RSI 2-year warranty
- Supply a 20-year manufacturer's warranty

TOTAL COST....12,119

Unit Costs: Any wet iso to be replaced at \$1.50 per square foot

Exclusions:

- **No EIFS, wood blocking, or sheathing**
- **Anything not included in the above scope of work**

Sincerely,
Ben Varga
bvarga@roofsystems-inc.com
Estimating
(931) 398-5977

RSI
ROOF SYSTEMS
INCORPORATED

City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



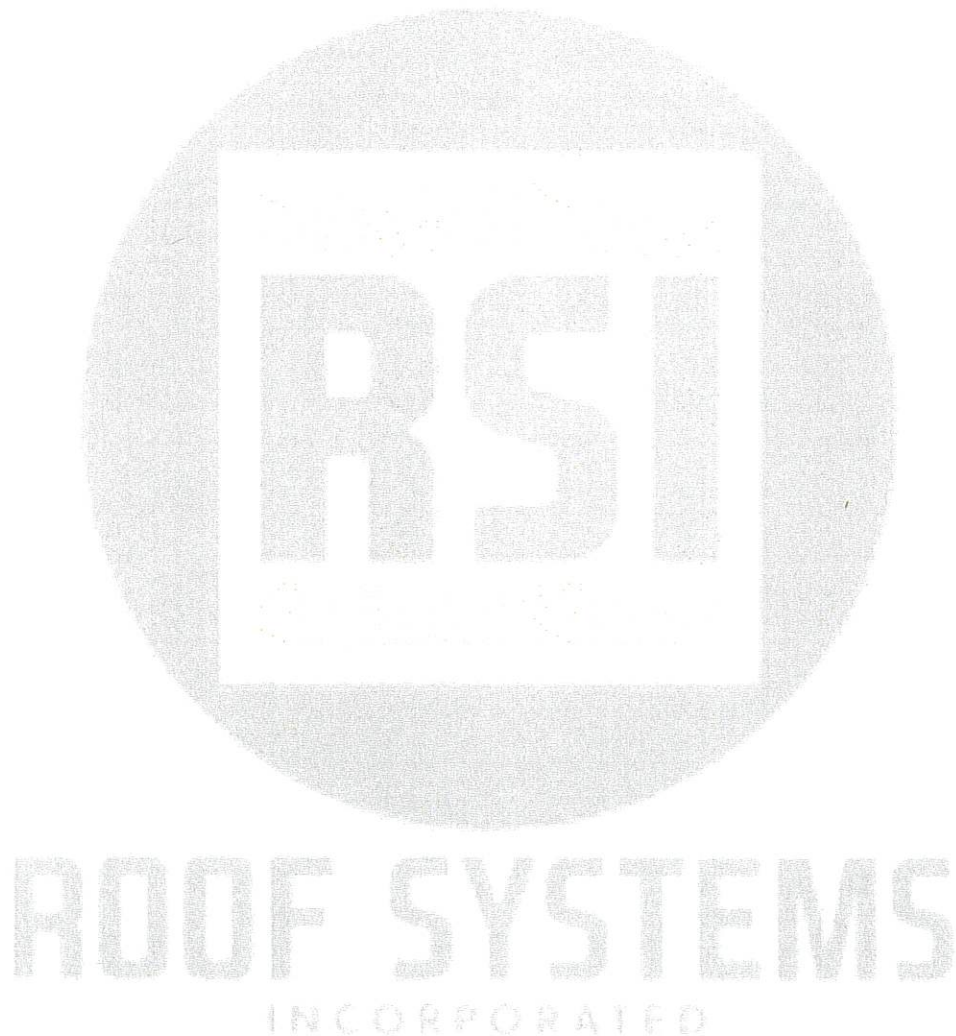
Pricing is valid for 30 days from 3/14/24

Signature: _____

Date: _____

Printed Name: _____

PO#: _____





3/14/24

Attention: Travis Neas,

Thank you for the opportunity to provide a quote for the above referenced project. We are grateful and look forward to the chance to work for you. Should you have any questions, please feel free to contact me at any time.

EXHIBIT A

Scope of Work: Approximately 2,200 sq. ft.

- Perform all work according to OSHA regulations
- Remove existing membrane and dispose of properly
- Supply and install 60-Mil Mechanically Fastened TPO Roof System, installed to meet manufacturer's specifications
- Supply and install new t bar at current locations where the roof level meets the other sections
- Flash all penetrations per manufacturer's specifications
- Supply and install new coping at the ends where currently present
- Supply a RSI 2-year warranty
- Supply a 20-year NDL manufacturer's warranty

TOTAL COST....22,936

Unit Costs: If any wood nailer is needing replaced it will be done at \$1.75 per board foot
Any insulation needing replacement will be done at \$1.50 per board foot

Exclusions:

- **No EIFS, wood blocking, or sheathing**
- **Anything not included in the above scope of work**

Sincerely,
Ben Varga
bvarga@roofsystems-inc.com
Estimating
(931) 398-5977

ROOF SYSTEMS
INCORPORATED

City of Columbia
1446 Oak Springs Dr
Columbia, TN 38401



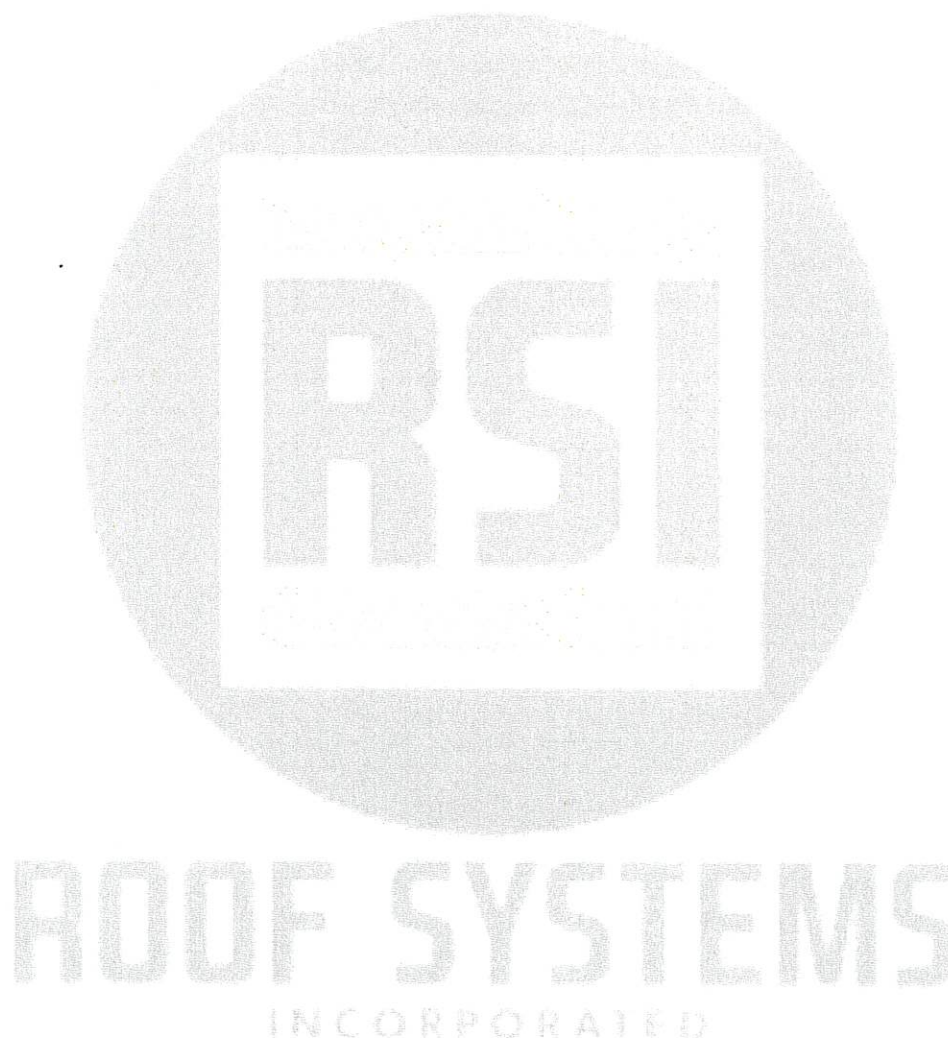
Pricing is valid for 30 days from 3/14/24

Signature: _____

Date: _____

Printed Name: _____

PO#: _____



Mule Town Rec Center

HVAC Assessment

May 9th, 2024

HVAC Equipment Summary & Recommendations

Muletown Recreation Center was built in 1995. The HVAC system consists of (14) unitary packaged and DX Split systems and (1) Water Cooled Pool Dehumidification Unit. Most of the systems have been replaced since 1995 with the exception of the (5) air handlers associated with the roof-mounted condensing units. The total capacity of the HVAC systems is 123-tons and the average age of the equipment is 14 years. Unitary equipment expected life according to ASHRAE is 15 years. At this point, it is expected that this category of equipment will begin to fail in the upcoming years. Path recommends budgeting to replace equipment 9 years or older over the next 1-5 years. This includes (12) packaged RTUs and DX Split Systems with a total capacity of 70-tons. This approach will prevent "replace-on-failure" which will result in higher aggregate replacement costs. Additionally, Path recommends hiring a service contractor to conduct regular preventative maintenance so that the equipment will remain in good working order. A summary of equipment information is attached.

HVAC Controls Summary & Recommendations

All HVAC equipment is operated by programmable thermostats except for the pool dehumidification unit which is operated by stand-alone DDC controls. Path recommends the installation of BACnet thermostats accessible through a web-based building management system for the packaged and DX split systems. This will allow remote access and troubleshooting as well as temperature limits and scheduling. Proper control of the pool dehumidification unit is critical for the safety of the occupants in the natatorium and the longevity of the building. If this equipment is not properly controlled, issues with the building envelope will cause damage to the building. To ensure proper operation, access to the unit's control is critical. Path recommends integration of the units onboard BACnet controls into the proposed building management system for this capability.

Lighting Systems Summary & Recommendations

The lighting in this facility is predominantly T8 fluorescent. Path recommends considering upgrading the interior and exterior lighting to LED immediately if this building is purchased by the City. This project will reduce operational and energy cost associated with the building and improve the overall lighting levels.

Pool Equipment Summary & Recommendations

The pool equipment is in poor condition. It is Path's recommendation that the City of Columbia considers upgrading this equipment and factoring in these upgrades to the purchase of the facility. Severe corrosion is present on piping and equipment in this space likely due to inadequate ventilation in the pool equipment room. Galvanic corrosion was noted in several locations which is caused by the direct coupling of two dissimilar metals. Path also recommends requesting operating costs associated with

pool chemicals and consideration of on-site chemical production as a part of the upgrades to the pool equipment. If requested, Path will complete a follow-up site visit to produce a budget for required upgrades and include budgets for on-site chemical production.

Incentives

The HVAC system, controls, and lighting upgrades are eligible for utility incentives through TVA's EnergyRight program. Path recommends planning to file the eligible incentives to defray the costs associated with the projects.

Project Budget & Savings

HVAC Equipment Upgrades (1-5 years):

- Estimated 2024 Project Budget: \$472,500
- Estimated 2029 Project Budget: \$581,811
 - 4.25% annual construction cost escalation
- Net Present Value: \$554,106
 - 5% Discount Rate
- Estimated Utility Incentive: \$5,600-\$12,250
- Estimated Utility Savings: \$3,990

HVAC Controls (Immediate):

- Estimated 2024 Project Budget: \$79,250
- Estimated Utility Incentives: \$6,000-8,500
- Estimated Utility Savings: \$4,750

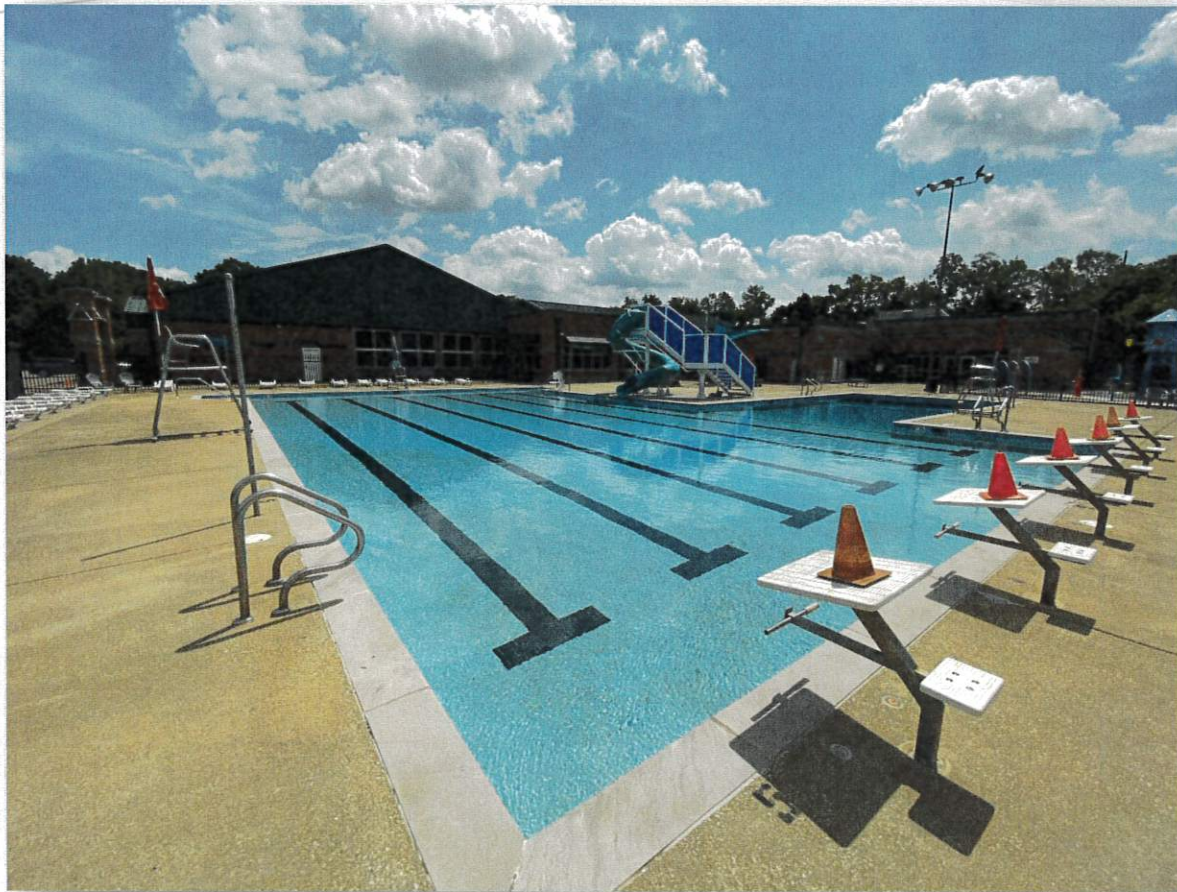
LED Lighting Upgrades (Immediate):

- Estimated 2024 Budget: \$107,900
- Estimated Utility Incentives: \$10,050
- Estimated Annual Utility Savings: \$11,150

Pool Equipment Budgets:

TBD





CITY OF COLUMBIA, TENNESSEE
MULETOWN REC
SWIMMING POOL ASSESSMENTS
JULY 5. 2024

Contents

Executive Summary	4
Scope of Work	6
Swimming Pool General Information	7
Indoor Lap Pool	7
Indoor Program Pool	8
Outdoor Lap/Recreation Pool	9
Outdoor Spraypad	10
Administrative Code	11
Swimming Pool Overview	12
Opinion of Probable Cost	14
Muletown Rec Swimming Pool Analysis	16
1. Pool Structure:	16
a. Indoor Pool:	16
b. Outdoor Recreation Pool:	16
c. Program Pool:	16
d. Splash Park:	16
2. Perimeter Overflow System:	16
3. Pool Inlets:	17
4. ADA Accessibility:	17
a. Indoor Lap Pool	17
b. Indoor Program Pool:	17
c. Outdoor Recreation Pool:	17
d. Splash Park:	17
5. Main Drains:	17
i. Indoor Pool:	17
ii. Outdoor Recreation Pool:	17
iii. Children's Pool:	17
iv. Splash Park:	17
6. Filtration:	17
a. Indoor Pool:	17
b. Indoor Program Pool:	18
c. Outdoor Rec Pool:	18
d. Spraypad	18
7. Recirculation Pump:	18
a. The specific rating for the recirculation pumps for the swimming pool systems could not be verified but are all assumed to be original to time of construction. Each pump is fed by a Century motor. All three of the pumps were in functional condition but showed signs of corrosion, similar to the other components of their respective mechanical systems.	18

b. Spraypad:	18
8. Flow Meter:.....	18
9. Variable Frequency Drive:.....	18
10. Piping:	18
11. Pool Sanitation:.....	18
a. Indoor Pools Outdoor Recreation Pool:	18
b. Spraypad:	19
12. Chemical Controller:.....	19
13. Ultraviolet Treatment System:	19
14. Mechanical Systems:	19
15. Depth Markings:	19
16. Pool Deck:.....	19
17. Starting Blocks:.....	19
Summary	21
Appendix A: General Limiting Conditions.....	37

Executive Summary

The City of Columbia, Tennessee and Kimley-Horn commissioned Counsilman-Hunsaker to provide a swimming pool assessment study of the indoor and outdoor pools at the Muletown Rec to help determine their existing condition and any major repairs that would need to take place within the next 5 years if the City were to purchase the recreation facility. A site visit was performed on May 23, 2024 by Counsilman-Hunsaker. Muletown Rec consists of the following pools:

- Outdoor 6-lane, 25-yard lap pool with deep area
- Outdoor spraypad
- Indoor lap pool
- Indoor programming pool
- Indoor hot tub (never been functional)

The swimming pool facility opened in the mid-1990s.

Muletown Rec was previously a YMCA and currently offers memberships to the Columbia community. The aquatics area is utilized for a variety of seasonal aquatic activities and programs including:

- Recreational swim
- Community fitness lap swim
- Swimming lessons (group and private)
- Water fitness classes (shallow and deep water)
- High school swim team practice
- Summer swim team practice

The indoor swimming pools operate year-round and are open from 6:00 a.m. to 11:00 p.m., Monday through Friday. The outdoor pools are operated seasonally during the summer, Memorial Day to Labor Day, and are open from 11:00 a.m. to 6:00 p.m. Monday through Saturday, and 1:00 p.m. to 6:00 p.m. on Sunday. Water fitness classes are offered Monday through Friday at various times in the day.

The purpose of the swimming pool needs assessment is to identify items that are substandard in the pools, identify items not to current industry swimming pool design standards, or equipment not operating as designed, and to assist in defining a course of action regarding the future of the Swimming Pool. For this reason, the City of Columbia is conducting this assessment to better understand the existing deficiencies with the pools and the necessary repairs and associated costs to keep them operational if the City purchases the Muletown Rec facility.

Counsilman-Hunsaker typically estimates the average lifespan of an outdoor aquatic facility to be approximately 30 to 40 years and indoor pools at 50+ years depending on a variety of factors including quality of construction, the presence of a preventative maintenance plan, climate, amount of usage, etc.

The outdoor pools at Muletown Rec are closing in on this approximate range, but their lifespan can be extended with a renovation. The indoor pools are close to halfway through their expected lifespan and recommendations will be made in this report to help give the City the appropriate steps to take to keep them functional. The condition of all three swimming pools and the spraypad should be carefully monitored for critical issues that could arise such as significant water loss,

Review Existing Information	Facility Drawings
	Prior Studies/Reports
	Observations/Goals of Town
Conduct On-Site Audit of Facility	Pools and All Equipment
	Support Facilities
	Code Compliance including ADA Review
Review Findings with Town	Recommendations for Physical Issue Corrections
	Recommendations for Addressing Functional Issues
	Cost Implications of Identified Action Plan
	Forecasting Remaining Life of Systems
	Identification of "fatal flaws" or Major Concerns

AQUATICS SCHEDULE



CLASS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Water Aerobics	8:15am-9:15am		8:15am-9:15am		8:15am-9:15am
Deep Water Aerobics		9:15am-10:15am		9:15am-10:15am	
Power Circuit		5:30pm-6:30pm		5:30pm-6:30pm	
Warm Water Tai Chi			9:15am-10:15am		9:15am-10:15am

Inability to reach State Code turnover requirements, and safety-related items that cannot be rectified due to the pool's age.

This assessment report will help the City:

- Determine existing condition and expected lifespan for the swimming pools and spraypad;
- Development of cost estimates to extend the life of the pools;
- Safety, code and operations needs for the next 5 years.
- Timeline for operating lifespan of equipment.

While repairs, renovations and updates are necessary, consideration should be given to the functional condition of the pools before proceeding with a substantial project, e.g., do the pools meet the needs of Columbia community for aquatic programs, recreation, competition and fitness.

Scope of Work

- Review of any documents regarding the existing condition of the indoor and outdoor pools.
- Site Visit of the Muletown Rec indoor and outdoor aquatics areas.
- Provide visual inspection of the pools and pool mechanical equipment.
 - Provide commentary on immediate and future needs for repairs and renovations.
 - Develop opinion of probable costs for any noted repairs.
- Prepare a swimming pool assessment report based on the above.

Swimming Pool General Information

Indoor Lap Pool

Swimming Pool Opening: Mid-1990s

Surface Area: 4,000 SF (approximate)

Lanes: 6, 25-yard lanes

Water Depth: 3'6" to 6'0"

Pool Volume: 150,000

Water temperature: 81°

Turnover: Not observed (450 GPM required to meet State Code 6-hour turnover)



Indoor Program Pool

Surface Area:	1,300 to 1,600 SF (approximate)
Water Depth:	0'0" to 4'0"
Pool Volume:	30,000 (approximate)
Water temperature:	90°
Turnover:	2.1 hours based on 250GPM and 30,000 gallons



Outdoor Lap/Recreation Pool

Surface Area: 4,800 SF (approximate)

Lap Lanes: 6, 25-meter lanes

Water Depth: 3'0" to 10'0"

Pool Volume: 215,000 gallons

Turnover: Not observed (must be greater than 600 GPM to meet State Code requirement of 6 hours)



Outdoor Spraypad

Surface Area: 2,600 SF

Water Depth: 0'0"

Pool Volume: Unknown

Turnover: Not observed (must meet State Code requirement of 1 hour)



Administrative Code

The state administrative swimming pool code referenced as "State Code" in the report is as follows.

Rules of Tennessee Department of Health

Bureau of Health Services Administration

Division of General Environmental Health

Chapter 1200-23-5

Public Swimming Pools

Applicable Federal Code Section

Virginia Graeme Baker Pool and Spa Safety Act (VGB)

ASME/ANSI A112.19.81

Signed into Law on December 19, 2007

CPSC Staff Interpretation of Section 1404 issued on June 18, 2008

Successor standard ANSI/APSP/ICC-16 2017 currently adopted

Americans with Disabilities Act (ADA)

U.S.C. 12101 et seq.

Signed into Law on July 26, 1990

Revisions published September 15, 2010

https://www.ada.gov/2010ADASTandards_index.htm

Swimming Pool Overview

The following bullet points summarize the primary findings of the aquatics assessment.

Indoor Pool

- The lap pool's ADA chair lift needs a new battery to keep it operable.
- Corrosion was observed on the ADA lift.
- The pool deck has signs of cracking, but it does not appear to be extensive.
- There is a missing deck drain grate near the hot tub.
- The pool's stainless-steel perimeter overflow gutter has signs of corrosion.
- Caulking is missing in the pool's expansion joint and cracking/missing concrete was observed.
- Discoloration was observed on the base plates of the pool ladder grab rails.
- The starting block does not meet the current standard for length and width of competitive starting blocks.

Indoor Program Pool

- The mushroom feature on the zero-beach entry does not currently function.
- The water supply feed for the frog waterslides is not working.
- There is an area of missing tile behind the frog waterslide.
- A section of gutter grating in the corner has come loose.
- The zero-depth entry does not meet the ADA standard for an accessible entry due to the lack of handrails.
- The pool does not have depth markers until the 2'0" mark.
- Cracking on the pool surface was observed in the 4-foot area of the pool.
- The interior of the children's waterslide needs resurfacing.

Outdoor Recreation Pool

- Deck corrosion exists from the supports for the diving board which was removed due to an incompliant depth.
- Some of the pool's underwater lights were not flush with the walls.
- The pool does not have depth markings around the entire perimeter of the deck.
- A hole exists in the plaster in lane 4 of the lap lane area.
- Chips and cracks in the plaster were observed in several areas of the shallow area of the pool.
- One of the skimmer baskets is raised by the corner of the deep end and has cracking through it.
- Corrosion was observed on the outdoor pool starting blocks.
- Areas of broken coping stone and gaps beneath the coping stone exist.
- Grout is missing in the pool's perimeter tile.
- Near the shallow end stair entry there is missing coping stone and caulking.
- The pool had return inlets that did not have an inlet cover on them.
- The pool does not have markings on the pool deck notating pool depths in feet and inches at each area of the pool.
- The outdoor pool has one ADA accessible entry and needs one additional point of access to be compliant with the 2010 ADA standards.
- The starting blocks do not meet the current standard for length and width of competitive starting blocks.

Spraypad

- Staff report that leaks exist in the spraypad surge tank and it is difficult to maintain the water level.
- The splashpad needs a chemical feeder for the pH buffer, muriatic acid.
- The spraypad's sanitizer and pH buffer are stored within the mechanical room that contains the pool pump, filtration and other recirculation components.
- Corrosion on the spraypad deck was observed where water leaks from the mechanical building.
- Some of the ground sprays were not functioning at their full capacity.
- Weeds were growing through the spraypad slab and the adjacent tree drops debris onto the spraypad.

Other Items

- A secure exit to the outdoor pool was not observed.
- Equipment storage bins placed on the pool deck by the indoor lap and program pools blocked circulation around the perimeter of the pool.
- The indoor lap pool filters are in poor condition and have significant corrosion.
- A leak exists in the outdoor pool recirculation piping.
- The mechanical room for the indoor pool and outdoor pools shows signs of significant corrosion on the metal components within the space.
- The outdoor pool and outdoor spraypad mechanical systems are in two different locations due to the timing in which they were constructed with the spraypad being a later addition to the facility.
- Components for the four mechanical systems vary in equipment and layout which creates issues when trying to consistently maintain all four systems.
- The chemical feed lines are not under dual containment.
- The stairs leading down into the pool mechanical room have falling concrete.
- Exposed rebar was observed on the concrete support slab for the pool filter.
- The exhaust fan for the mechanical room has significant corrosion.
- Directional arrows are not provided on the recirculation piping.
- An Automated External Defibrillator (AED) is not located on site.
- There is a lack of air flow from the HVAC dehumidification system at the shallow end of the pool.

Opinion of Probable Cost

The chart below details the costs associated with the immediate to short-term needs for the indoor lap pool, indoor program pool, outdoor recreation pool and spraypad. These costs do not include any building upgrades or new construction of support spaces.

Priority 1 – +/- 6 months

Priority 2 – 6 months to 1 year

Indoor Lap Pool	Priority Ranking
Ensure ADA pool lift is functional.	1
Replace missing drain grate adjacent to the hot tub.	2
Address corrosion and staining on stainless-steel gutter system and base plates of ladder rails.	2
Ensure all perimeter gutter grating is secure.	
Install new caulking in expansion joint and tile lane lines.	1
Monitor condition of pool deck.	2
Check expiration dates on VGB main drain grates	1
Install functioning flow meter on the recirculation system	1

Indoor Program Pool	Priority Ranking
Repair missing tile near frog waterslide.	1
Ensure ADA pool lift is functional.	1
Install depth markers in the shallow area of the pool.	1
Resurface children's waterslide	1
Address corrosion and staining on stainless-steel gutter system and base plates of ladder rails.	2
Check expiration dates on VGB main drain grates	1

Outdoor Recreation Pool	Priority Ranking
Secure underwater lights.	1
Patch areas of missing plaster.	1
Ensure all skimmer baskets are flush with the pool deck.	1
Patch areas of coping stone with missing concrete.	1

Install new grout/caulk in pool tile and coping stone.	1
Monitor condition of pool deck.	2
Install eyeball covers for pool return inlets.	1
Install depth markings on the pool deck notating feed and inches	1
Install one additional ADA means of entry	1
Check expiration dates on VGB main drain grates	1
Install functioning flow meter on the recirculation system	1

Spraypad	Priority Ranking
Install a chemical feeder for the muriatic acid	1
Perform routine maintenance on vertical spraypad features	2

Pool Mechanical Systems	Priority Ranking
Plan for replacement of indoor lap pool, program pool and outdoor pool mechanical systems	1
Remove equipment storage bin from area that blocks access to pool deck circulation	1
Identify and repair leak in outdoor pool recirculation piping	2
Provide dual-containment for chemical lines in mechanical room	1
Repair areas on entry stairs to the pool mechanical room	1
Replace mechanical room exhaust fan	2

Muletown Rec Swimming Pool Analysis

The following narrative summarizes the facility conditions assessment for the swimming pools and spraypad at the Muletown Rec. This report is based on visual observations made during the site visit on May 23, 2024 but is not all inclusive.

1. Pool Structure:

- a. Indoor Pool: The indoor pool is a concrete structure with a plaster surface and tile lap lane markings. The pool has an expansion joint with a tile band on either side. The expansion joint had missing caulking and needs to be re-caulked to avoid water penetrating the joint and reaching the concrete pool structure and risk corrosion of any exposed rebar. Surface staining on the plaster was also observed.
 - b. Outdoor Recreation Pool: The outdoor pool is a concrete structure with a plaster surface, tile lane markings, perimeter tile band and precast, concrete coping stone. Several issues were found with the pool surface and structure:
 - i. The pool has several areas where the plaster surface has delaminated, and the pool concrete is exposed. One area was located beneath the starting blocks in lane 4 and another adjacent to the tile lane markings in lane 2. These areas could be patched with an underwater plaster patch.
 - ii. Several areas of the pool coping stone are chipped, cracked and have chunks of concrete that are missing. Gaps between stones exist as the grout and mortar have failed.
 - iii. Grout is missing between the blue perimeter tile below the coping stone.
 - iv. Grout is missing between the black lane line tiles.
 - v. The mortar bed is failing in multiple areas below the coping stone where it connects to the blue perimeter tile. Large gaps and missing concrete were observed around the entire pool.
 - vi. All areas of missing grout should be repaired to mitigate the amount of water that can get behind the tile, reached the concrete pool structure and caused tiles to pop and risk corrosion of any exposed rebar.
 - c. Program Pool: The program pool is similarly constructed to the lap pool with a concrete structure and plaster surface. The pool appeared to be in good condition with the exception of one area of missing tile observed in the zero-depth entry near the frog waterslide and the plaster surface had staining in the 4-foot area. The area of missing tile could cause injury to a pool user and should be addressed ASAP.
 - d. Splash Park: The Splash Park has a concrete wet deck that consists of a cool deck type top coating. Minimal cracking was observed in the surface and delamination of the top coating did not appear to be an issue at the time of the site visit.
 - e. If staff notices water loss occurring (other than normal evaporation and splashout) a static water tightness test is recommended to be completed prior to the replacement of any finishes for the swimming pool. The static test allows the contractor to isolate the pool structure from the piping system and test the pool shell for water tightness. It is not uncommon for pools to leak over time at structural joints. Other common leak sources include the main drains, floor or wall inlets, skimmers, and any other major penetrations into the pool shell.
 - f. The date of the plaster surface installation on all three pools is unknown. A plaster surface typically has an average lifespan of 7 to 10 years dependent upon the quality of installation and chemical balance.
- ### 2. Perimeter Overflow System:
- The indoor lap pool and program pools both have a stainless-steel perimeter overflow gutter system which is assumed to be original to the pool construction. Some corrosion, staining and discoloration were observed on the gutter on both pools. A stainless-steel gutter will have a lifespan that can exceed 20 years. There were several areas where there was a cracked grate, unsecured grating or the grating was bowing. Staff should secure and install new grating in these areas to avoid any injury to pool users. Lawson Aquatics Grating could be used to replace the existing grating if the decision is made to replace all of the grating. Regular maintenance should be performed on all stainless-steel components in the indoor pool area.
- a. The outdoor recreation pool has a skimmer system with 9 skimmer boxes around the perimeter of the pool that are under direct suction to the pool mechanical room. A skimmer pool design permits the swimming pool to serve as the repository of water displacement when swimmers enter the pool. With the water being accommodated inside the pool rather than overflowing the gutter lip and flowing to the surge tank where displacement is accommodated as is typical on a traditional lap pool. The tile freeboard in the pool creates a choppy water surface during swimming races and practices. Surface turbulence is the biggest factor in a slow pool, i.e., a smooth water surface is the ideal for minimizing surface resistance to the forward motion of a swimmer or any form moving along the water surface. The exposed freeboard

of tile around the pool perimeter adds to the in demand for custodial cleaning and polishing. Consideration could be given to the installation of a new stainless-steel gutter overflow system on the outdoor pool due to the condition of the coping stone and if competitive swimming will be a key programmatic component of the facility moving forward.

3. **Pool Inlets:** Both of the indoor pools have supply returns within the stainless-steel gutter system and the outdoor pool has wall inlets. None of the pools have floor inlets. Of the two inlet systems (floor and wall), the floor inlets are usually recommended over wall inlet systems for larger pools. The reason is that a relatively equidistant location of the floor inlets provides a more uniform distribution of filtered water over the floor. This situation affects, in a positive way, the subsurface turbulence created by the swimmers overhead. The floor system also provides a "sweep and clean" movement of the water across the pool floor, picking up small dirt and debris. While floor inlets are optimal for lap pools, it's not a very practical renovation to undertake due to the invasiveness of the construction.
4. **ADA Accessibility:** In 2010, the Department of Justice implemented the Americans with Disabilities Act (ADA) requiring compliant accessibility to all pools, including those in operation at the time the law was enacted. The ADA requires that a swimming pool with a perimeter that is more than 300' to have at least two accessible means of entry, provided that the primary accessible means of entry is an ADA compliant swimming pool lift or ADA compliant swimming pool ramp with handrails, while the secondary means of access can be either a ramp, lift or compliant stair entry. Pools under a perimeter of 300' need only a single primary entry which can be a ADA lift or compliant ramp entry with handrails.
 - a. **Indoor Lap Pool:** The Indoor Pool's size necessitates one means of entry. The pool has a compliant lift to meet the requirements of the ADA 2010 standards. Staff should confirm it is functioning properly, is self-operable and has a charged battery.
 - b. **Indoor Program Pool:** The Program Pool's size necessitates one means of entry. The pool has a compliant lift to meet the requirements of the ADA 2010 standards. Staff should confirm it is functioning properly, is self-operable and has a charged battery.
 - c. **Outdoor Recreation Pool:** The Outdoor Recreation Pool's perimeter of approximately 350' necessitates two means of compliant entry and currently has ADA lift rails as a primary means of access. The installation of a second pool lift or making the handrails on the stair entry compliant. This would meet the additional requirement of the ADA 2010 standards.
 - d. **Splash Park:** The Splash Park does not require an accessible means of entry.
5. **Main Drains:** The Virginia Graeme Baker Pool and Spa Safety Act (VGB), ASME/ANSI A112.19.81 requires that pool main drains and grates be suction and hair entrapment certified. VGBA grates have expiration dates on them, and staff should confirm the existing grates are still within their usable lifespan. All main drains with dimensions 18" x 23" or smaller are classified as "blockable" and must have a VGB stamped and certified "unblockable" grate cover with tamper proof screws. The federal regulations of VGB were passed by Congress in 2008 and are designed to reduce the potential for suction and hair entrapment in commercial swimming pools at all suction outlets (e.g., main drains, skimmer equalizer lines, etc.). The Consumer Product Safety Commission (CPSC) is tasked with federally enforcing all VGB regulations, but due to the vast number of commercial swimming pools in the United States, enforcement most commonly is the responsibility of the local governing agencies (e.g., public health departments, building departments, etc.).
 - a. Staff report all the main drains have been addressed to comply with the VGB Act, but that they are due for an upgrade. All drain expiration dates should be confirmed, and appropriate action taken to replace them based on the date.
 - i. **Indoor Pool:** The indoor pool contains two, 24"x24" grates.
 - ii. **Outdoor Recreation Pool:** The outdoor pool contains three, 24"x24" grates.
 - iii. **Children's Pool:** The pool contains two, 24"x4" drains with a backup SVRS system on the mechanical system.
 - iv. **Splash Park:** The VGB Act does not apply to wet decks.
6. **Filtration:** Each of the swimming pools and the spraypad contain their own recirculation and filtration system as required by code and industry standard.
 - a. **Indoor Pool:** The pool's filtration consists of two, steel high-rate sand filters that are original to the facility. Significant corrosion was observed on the top, sides, underneath and on the base supports of the filters. These filters should be replaced if the facility continues in operation.

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- b. Indoor Program Pool: The indoor program pool contains two Triton fiberglass TR140 high-rate sand filters. It is unknown if these are original to the pool construction. No leaks were observed, and the filter rating is within the pool's flow rate of 250 GPM.
 - c. Outdoor Rec Pool: The pool contains six Triton TR140 fiberglass high-rate sand filters. Leaks were observed beneath the filters but it's unknown if the leak was from one of the filters of the recirculation piping. The age of these filters is unknown. This type of filtration design is more for a residential or "commercial-light" application as opposed to a municipal swimming pool. High-rate sand filters with a deep sand bed would prove to be helpful in providing better water quality for the outdoor pool and an increased turnover rate to achieve a 2-to-3-hour turnover.
 - d. Spraypad: The spraypad recirculation system contains a Pentair Cartridge filter that is rated for 150 GPM. Cartridge filters have historically been more maintenance intensive than high-rate sand filters due to the cleaning of the filters as opposed to a traditional backwash. If a renovation of the other swimming pool mechanical systems is undertaken, consideration should be given for replacing the spraypad filter as well.
7. Recirculation Pump:
- a. The specific rating for the recirculation pumps for the swimming pool systems could not be verified but are all assumed to be original to time of construction. Each pump is fed by a Century motor. All three of the pumps were in functional condition but showed signs of corrosion, similar to the other components of their respective mechanical systems.
 - b. Spraypad: The spraypad recirculation system contains a Hayward pool pump that is in good and functioning condition.
 - c. CH typically recommends more aggressive recirculation rates for outdoor recreation and spraypads due to the higher bather loads and lower water volumes compared to more traditional pools. For example, CH would recommend the outdoor recreation pool to be designed at a 3-hour turnover requiring a recirculation rate of 1,200 GPM based on the approximate pool gallonage of 215,000. Similarly, CH would recommend the spraypad to be designed at a 15-30-minute turnover rate.
8. Flow Meter: A flow meter were observed on three of the four the recirculation systems, the indoor lap pool, indoor program pool and outdoor recreation pool. The flow meters for the indoor lap pool and outdoor recreation pool were not operational during the site visit. The indoor program pool was running at 250 GPMs. It is recommended that flow meters be installed with at least ten pipe diameters downstream and five pipe diameters upstream of the pump impeller on a straight run of piping to ensure that inaccurate readings are not given due to the turbulence caused by not having it installed on a straight run of piping.
9. Variable Frequency Drive: A variable frequency drive is not installed on any of the pool recirculation systems. A variable-frequency drive (VFD) is a system for controlling the rotational speed of an alternating current (AC) electric motor by controlling the frequency of the electrical power supplied to the motor. They increase the efficiency of the pump operation and extend the operational life of the pump. VFDs would be designed as part of a future mechanical system renovation on the pool's recirculation pumps.
10. Piping:
- a. The recirculation piping for the indoor lap pool, indoor program pool and outdoor recreation pool is Schedule 40 PVC. The piping appeared to be in fair condition. There was a piping leak on the outdoor pool recirculation system as water was observed on the floor of the mechanical room. As part of a future mechanical renovation or pool reconstruction/addition all the piping should be replaced with Schedule 80 PVC.
 - b. The spraypad piping is also schedule 40 PVC and appears to be in better condition than the pool piping as it was constructed at a later date. No leaks were observed in the spraypad mechanical room during the site visit.
11. Pool Sanitation:
- a. Indoor Pools | Outdoor Recreation Pool: The pools utilize sodium hypochlorite (liquid chlorine) for the sanitizer via a storage container that in a chemical storage outdoor, fenced enclosure adjacent to the outdoor pool deck. Acid drums housing muriatic acid for the pH buffer is located in the same area. The area is outdoor but is not covered overhead. Sodium hypochlorite is susceptible to the heat and sun and can drop to as low as a 5 percent solution in one month whereas at the manufacturing facility, the liquid

is mixed to a 14 to 16 percent solution, but typically deteriorates to about a 12 percent solution by the time it reaches the supplier and to a 10 percent solution at poolside.

- b. **Spraypad:** The spraypad utilizes calcium hypochlorite (tablet chlorine) through a Pentair erosion feeder and muriatic acid for the pH buffer. The chemical storage containers are located within the mechanical room.
- c. A mechanical building that will allow for separate chemical storage rooms with an installed ventilation system is recommended. These spaces are strongly recommended to be exhausted independently to the exterior, typically at rates around 15-20 air changes per hour, depending on specific code requirements. These dedicated spaces should be planned for in a future renovation.

12. Chemical Controller:

All four bodies of water contain a IPS-M920 chemical controller that measures both pH and ORP levels. The chemical controller automatically calls for feed of the sanitizer and the pH buffer as necessary minimizing the peaks and valleys common when the chemical feed is controlled manually. The chemical controllers are within current industry standards for these types of pools and Splash Park though a newer model could be installed to would allow for remotely capability. A new controller such as a BECSys3/5/7 manufactured by BECS Technology, Inc., Chemtrol by SB Control Systems, or AcuTrol by Pentair should be considered.

- 13. Ultraviolet Treatment System:** The outdoor spraypad contains an Ultraviolet Treatment System, but a system was not observed for the indoor lap pool or the indoor program pool. The UV system helps protect against Recreational Water Illnesses and is industry standard for secondary sanitation for these pools, specifically the spraypad. The UV system on the indoor pool helps to alleviate chloramines which helps with the overall indoor air quality. UV has been shown to be highly effective against chlorine resistant pathogens like Cryptosporidium and Giardia; as well as most bacteria, viruses, yeast, and mold. According to the Model Aquatic Health Code, "Due to the risk of outbreaks of Recreational Water Illnesses (RWIs) associated with the -disinfectant -tolerant parasite cryptosporidium, it is strongly recommended that all aquatic facilities include secondary disinfection systems to minimize the risk to the public associated with these outbreaks."
- 14. Mechanical Systems:** Counsellman-Hunsaker typically assigns a lifespan of 15-20 years for the major components of a pool's mechanical system. The systems for the pools have exceeded this lifespan and are in poor condition with the extensive amount of corrosion on the filters, pumps, motors, piping connections, and mechanical space. If the pools are kept in operation, then the indoor lap pool, indoor program pool, and outdoor recreation pool mechanical systems will need a full renovation to all components.
- 15. Depth Markings:** The indoor lap and program pools have tile depth markings around the perimeter of the pool. The program pool does not have depth markings until the 2'0" mark. Depth markers should be installed denoting the depth of the zero-entry to 2'0' depth mark. The outdoor pool has depth markings in the perimeter tile and painted markings on the pool deck. The pool depth markings do not denote feet and inches. These markings should be updated to reflect feet and inches.
- 16. Pool Deck:** The pool deck for both the indoor pool and outdoor pools was observed to have cracking in several areas. For the outdoor pool, cracking was seen around the skimmer baskets and towards the lounge chair area. Patches have been made to the outdoor deck in multiple areas. Cracks were primarily observed around the program pool from the pool gutter outwards toward the wall. When performing a facility assessment, CH looks for cracking, heaving, or settling concrete. While there are some areas where cracking in the pool deck was observed, most of the cracks are in limited areas and do not have spans that run over 8 to 10 feet (except for a large crack in the outdoor pool deck). Staff should continue to observe the pool deck to ensure that expansive cracks, delamination of concrete, and trip hazards do not exist. Deck materials should have a slip resistance (coefficient of friction) factor of 0.6 or better. Enhancements to the indoor and outdoor pools decks could be considered in a future renovation.
- 17. Starting Blocks:** The indoor and outdoor pools consist of 21"x20" starting blocks. The current standard for starting blocks is 28"x32" with the inclusion of an angular wedge. The wedge is contained within acetal tracks mounted on both sides of the platform, which allow it to slide to the desired distance or to be stowed underneath the platform. New starting blocks that meet the current standard could be considered if competitive swimming is to continue to be offered at the facility. The City should ensure the depths beneath the blocks meet the current code before installing new blocks.

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18. **Water Loss:** If staff notices any future water loss occurring (other than normal evaporation and splashout) a static water tightness test is recommended to be completed prior to the replacement of any finishes for the swimming pools. The static test allows the contractor to isolate the pool structure from the piping system and test the pool shell for water tightness. It is not uncommon for pools to leak over time at structural joints. Other common leak sources include the main drains, floor or wall inlets, skimmers, and any other major penetrations into the pool shell.

Summary

The following chart details the costs associated with a mechanical system renovation for the indoor lap pool, indoor program pool, outdoor pool and spraypad. These costs include above-grade equipment and piping (pumps, motors, filters, chemical controllers, variable frequency drives, ultraviolet treatment system, etc.).

 Counsilman Hunsaker AQUATICS FOR LIFE		
Columbia, TN		7/5/2024
*PRELIMINARY Opinion of Probable Construction Cost		
ITEM	COST	
Indoor Lap	\$642,098.45	
Deck Equipment	\$65,355.56	
Loose Equipment	\$9,888.89	
Maintenance Equipment	\$8,944.44	
Safety Equipment	\$3,450.00	
Pool Subtotal		\$729,737.34
Indoor Program	\$355,101.09	
Deck Equipment	\$22,333.33	
Loose Equipment	\$22,222.22	
Maintenance Equipment	\$8,805.56	
Safety Equipment	\$1,055.56	
Pool Subtotal		\$409,517.75
Outdoor Rec	\$992,455.04	
Deck Equipment	\$59,966.67	
Loose Equipment	\$6,722.22	
Maintenance Equipment	\$8,944.44	
Safety Equipment	\$3,450.00	
Pool Subtotal		\$1,071,538.37
Spraypad	\$161,173.35	
Deck Equipment	\$0.00	
Pool Subtotal		\$161,173.35
TOTAL AQUATICS COST ESTIMATE		\$2,371,966.81
Contingency	20%	\$2,846,360.18
TOTAL AQUATICS COST ESTIMATE		\$2,847,000.00

The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable cost are representative only of the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs.



Figure 1 Outdoor pool



Figure 2 Outdoor Spraypad



Figure 3 Indoor lap pool



Figure 4 Indoor program pool



Figure 5 Indoor pool features



Figure 6 Outdoor pool waterslide

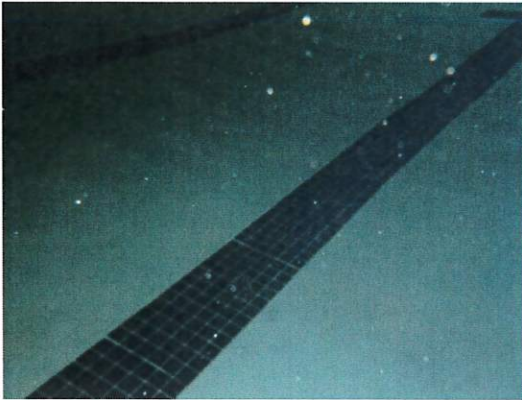


Figure 7 Lap pool surface and tile lane marking

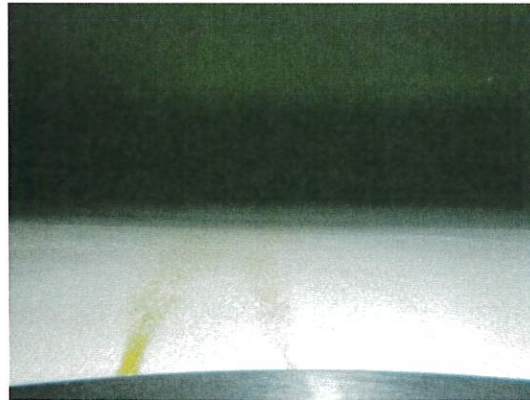


Figure 8 Plaster discoloration below return inlets



Figure 9 Cracking at pool expansion joint

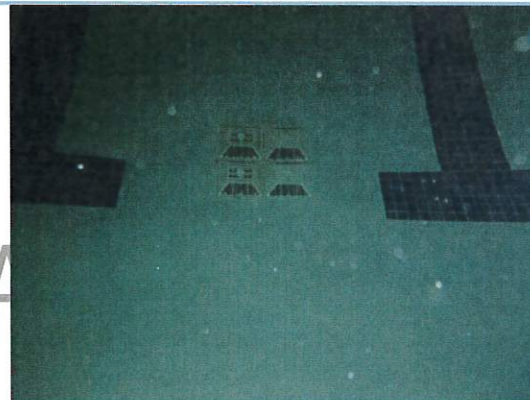


Figure 10 Lap pool main drain

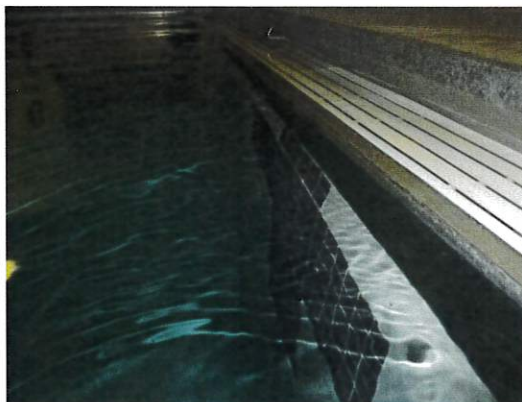


Figure 11 Bowing wall on end of lap pool

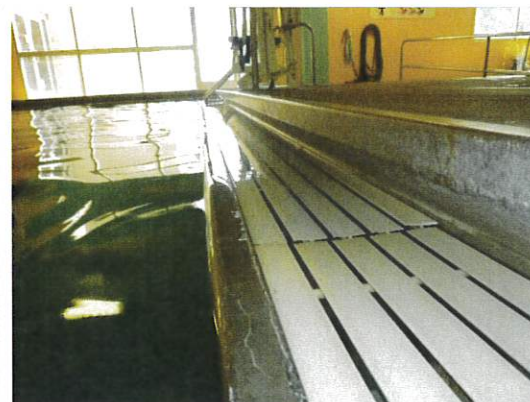


Figure 12 Lap pool perimeter overflow system



Figure 13 Lap pool perimeter overflow system

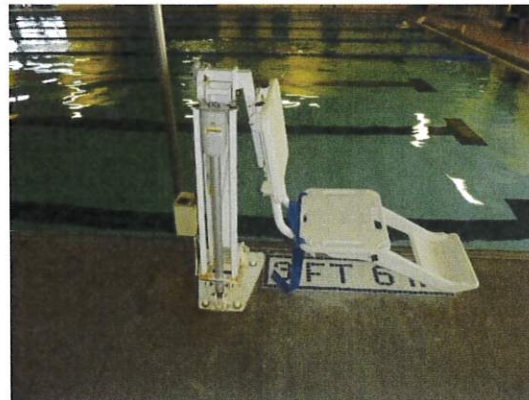


Figure 14 Indoor lap pool ADA lift



Figure 15 Lap pool ladder grab rails

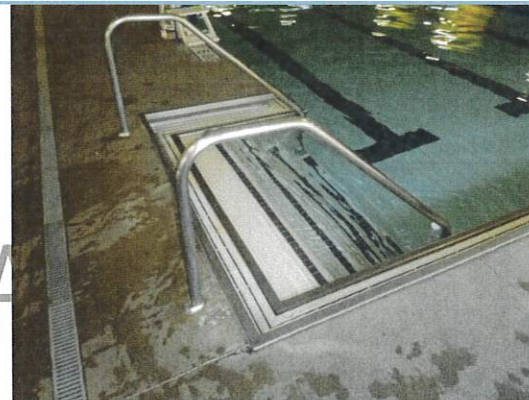


Figure 16 Lap pool stair entry



Figure 17 Lap pool starting block



Figure 18 Equipment storage box blocking pool deck circulation



Figure 19 Program pool surface staining



Figure 20 Program pool missing tile



Figure 21 Program pool grating gap



Figure 22 Program pool waterslide (finish coming off)

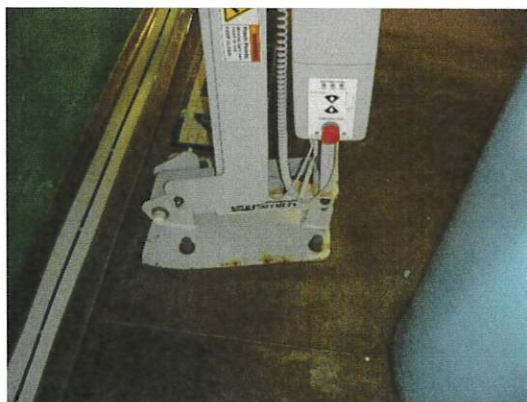


Figure 23 Program pool ADA lift corrosion



Figure 24 Program pool ADA lift



Figure 25 Program pool deck cracking

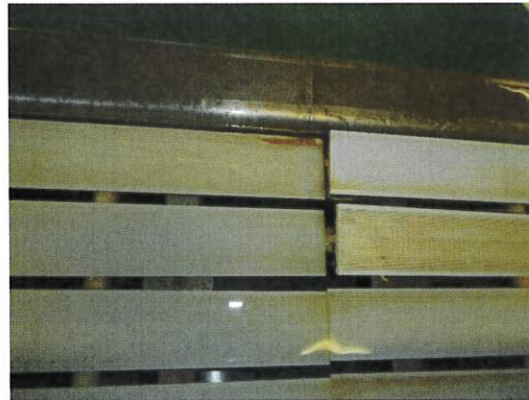


Figure 26 Program pool loose grating



Figure 27 Program pool main drains



Figure 28 Program pool depth marker (cracking)



Figure 29 Program pool surface staining

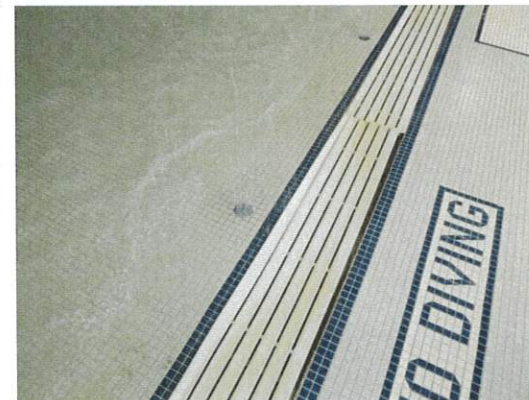


Figure 30 Program pool grating discoloration



Figure 31 Outdoor pool



Figure 32 Coping stone missing grout/mortar



Figure 33 Mortar bed failure beneath coping stone



Figure 34 Chipped and cracking coping stone



Figure 35 Gaps beneath coping stone, concrete failure



Figure 36 Coping stone missing grout/mortar



Figure 37 Raised skimmer basket



Figure 38 Broken/chipped coping stone



Figure 39 Hole in pool's plaster surface



Figure 40 Diving board base corrosion



Figure 41 Missing grout in pool perimeter tile



Figure 42 Pool deck repairs/cracking



Figure 43 Pool plaster delamination



Figure 44 Uncovered pool inlet



Figure 45 Missing grout in perimeter pool tile



Figure 46 Waterslide



Figure 47 Waterslide interior

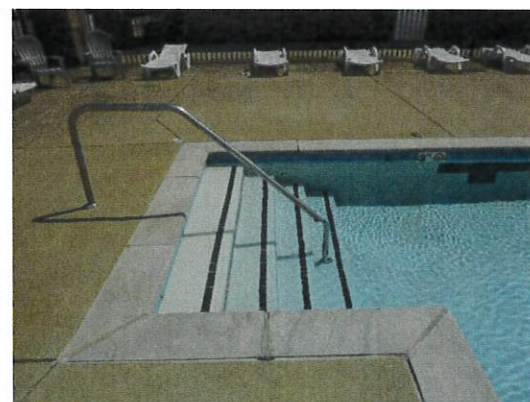


Figure 48 Pool stair entry



Figure 49 Outdoor spraypad



Figure 50 Spraypad watertower



Figure 51 Spraypad rings feature



Figure 52 Spraypad mushroom feature



Figure 53 Cracking in spraypad surface



Figure 54 Deck corrosion from building water discharge



Figure 55 Foliage growing through spraypad deck



Figure 56 Spraypad recirculation system



Figure 57 Spraypad chemical storage



Figure 58 Spraypad chemical feeder and UV system

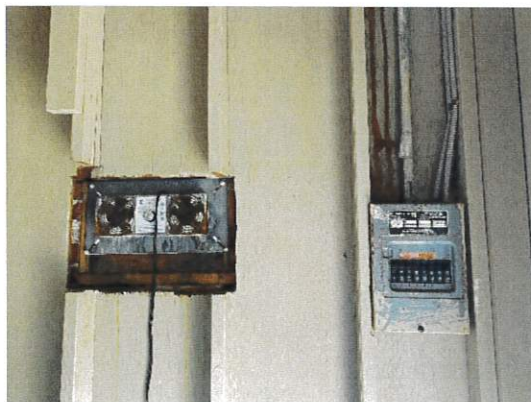


Figure 59 Spraypad mechanical room corrosion



Figure 60 Spraypad chemical controller



Figure 61 Outdoor pool filtration



Figure 62 Outdoor pool pump/motor corrosion

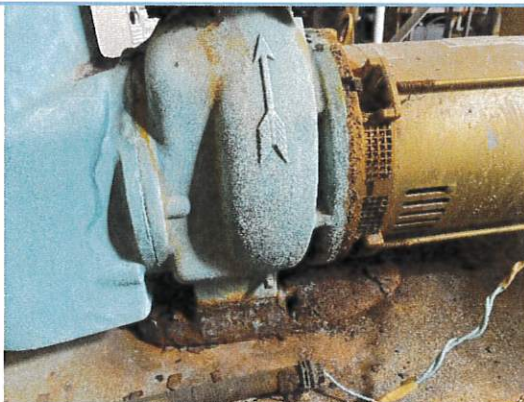


Figure 63 Outdoor pool pump corrosion



Figure 64 Outdoor pool filter piping



Figure 65 Outdoor pool chemical controller

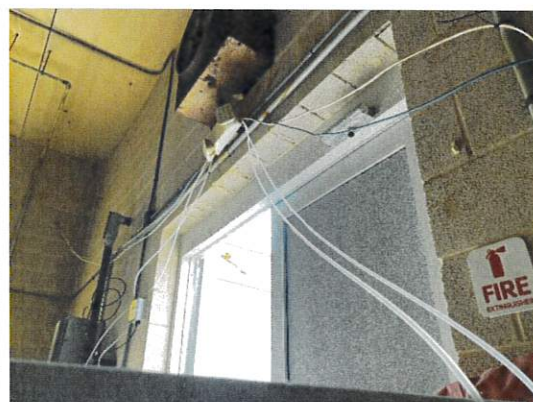


Figure 66 Outdoor pool chemical feed lines



Figure 67 Pipe support corrosion



Figure 68 Mechanical room entry stairs concrete delamination



Figure 69 Mechanical room exhaust fan corrosion



Figure 70 Mechanical room light fixture corrosion



Figure 71 Chemical storage area



Figure 72 Indoor pool heater

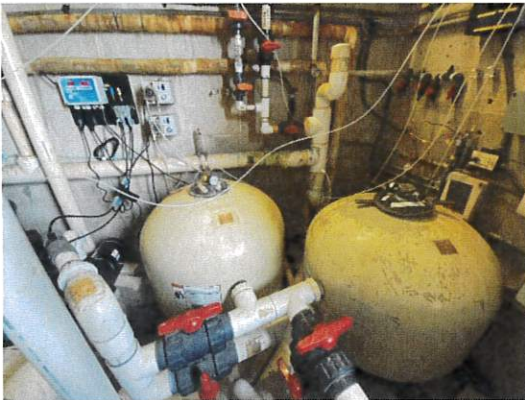


Figure 73 Program pool filtration



Figure 74 Program pool piping



Figure 75 Program pool piping valve corrosion



Figure 76 Program pool piping/chemical controller



Figure 77 Program pool recirculation pump



Figure 78 Program pool piping runs beneath lap pool filter



Figure 79 Lap pool filtration



Figure 80 Lap pool filter corrosion



Figure 81 Lap pool filter corrosion



Figure 82 Lap pool piping valve corrosion



Figure 83 Lap pool recirculation pump (corrosion)



Figure 84 Lap pool filter base corrosion



Figure 85 Lap pool chemical controller



Figure 86 Lap pool flow meter

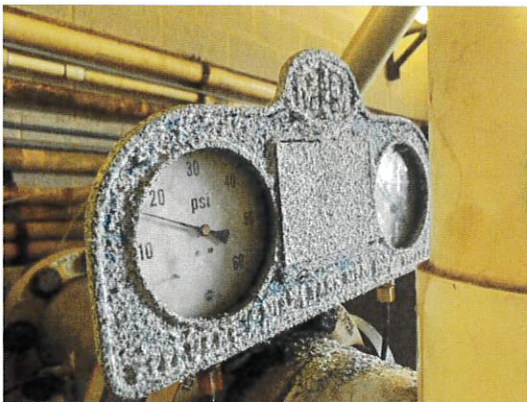


Figure 87 Lap pool filter pressure gauge corrosion



Figure 88 Lap pool chemical feed line



Figure 89 Lap pool recirculation piping



Figure 90 Lap pool piping connection corrosion

Appendix A: General Limiting Conditions

This assessment is based on information that was current as of July 2024. Every reasonable effort has been made in order that the data reflects the most timely and current information possible and is believed to be reliable. This study is based on estimates, assumptions, and other information developed by the consulting team from independent research. No warranty or representation is made by the consultants that any of the projected values or results contained in this study will actually be achieved. No responsibility is assumed for inaccuracies in reporting by the client, its agents and representatives, or any other data source used in preparing or presenting this study. This entire report is qualified and should be considered in light of the above conditions and limitations.

DRAFT



PARKS AND RECREATION DEPARTMENT

To: City Manager Tony Massey

From: Parks and Recreation Director Mackel Reagan

Date: December 4, 2024

Subject: Mule Town Rec Facility Purchase Impact and Staffing Needs

If the Mule Town Rec facility is purchased, we anticipate that 25 current staff members would transition to the new facility in some capacity. Additionally, we would need to hire 35 part-time pool staff, 1 full-time pool staff member, 5 part-time front desk staff, and 1 maintenance staff member.

Currently, our three existing facilities operate for 90 hours per week. With the addition of Mule Town Rec, we would provide an additional 77 hours of service each week. Moreover, the acquisition of Mule Town Rec would significantly expand our square footage, increasing from 14,000 square feet across our current three facilities to an additional 40,000 square feet.

New programs at Mule Town Rec would include:

- Senior recreation programs
- After-school and youth programs
- Aquatic and pool programs
- Outdoor recreation and trail programs
- Fitness programs
- Art classes and workshops
- E-sports program
- Astronomy program
- Potential future programming

Please let me know if you have any questions or need further details.



MEMORANDUM

TO: City Council

FROM: Thad Jablonski, Assistant City Manager/CFO

DATE: December 5, 2024

SUBJECT: Muletown Rec Model Budget and Estimated Operating Costs

Finance personnel recently evaluated three years' worth of financial and operating information provided by Muletown Rec (MTR) owners. This evaluation was part of the City's due diligence to consider operating costs associated with the proposal to purchase the facility. Using actual financial information from MTR for the last three years, a model budget was compiled.

The model budget provides an account of estimated revenues and expenditures for a scenario of the City operating MTR. Actual figures were adjusted to account for the City's pay scales, one-time facility costs and recreational programming objectives. Park Director Mack Reagan assisted Finance in compiling the model budget. Finance took a conservative approach towards estimating revenues and expenditures using the same principles used in developing budget estimates.

The attached model budget summary anticipates \$430,940 in annual revenue. Membership dues make up the largest source of revenue totaling \$300,000, or approximately 70%. Total expenditures are estimated at \$1,140,781 with personnel costs (\$720,781) making up approximately 63% of estimated operating expenditures. Estimated expenditures over revenues total \$709,841.

Finance identified operating savings from existing budgeted funds that would be reduced if the facility were operated by the Parks Department. These savings would reduce required operating expenditures by \$113,605 for **an annual total of \$596,237 – this is the amount of additional funds estimated to operate the facility year-over-year.**

For the first year, \$285,000 in one-time capital expenditures are recommended to ensure that the facility is ready for use. Operating expenditures net of revenues and one-time capital recommended the first year totals an estimated \$881,236. After the first year, annual operating expenditures would be reduced to the \$596,237 amount noted previously.

REVENUES	
<u>Account Name</u>	<u>Budgeted Revenues</u> <u>2024-2025</u>
Membership Dues	300,000
Rental/Event Fees	17,500
Fitness/Personal Training Rev	1,440
Day Pass Rev	30,000
Aquatics Rev	75,000
Snack Sales	7,000
Total Revenues	430,940
EXPENDITURES	
PERSONNEL SERVICES	
Wages	635,896
Salary Adjustment	26,156
FICA	48,646
Group Insurance	6,879
Retirement	2,989
Dental Insurance	216
Total Personnel	720,781
SERVICES AND SUPPLIES	
Office Services	4,000
Utilities	125,000
Telephones	5,000
Professional Services	50,000
Software Maintenance	5,000
Maintenance & Repair-Other	50,000
Travel	6,000
Other Services	35,000
Office Supplies	6,500
Operating Supplies	50,000
Chemical & Cleaning Supp.	55,000
Concession Supplies	7,500
Wearing Apparel	8,500
Cleaning Uniforms	4,500
Small Tools --Pool Gear/Training Equip.	2,500
Rentals	3,000
Awards	2,500
Reserves	-
Total Services & Supplies	420,000
CAPITAL	
Total Capital	-
Total Expenditures	1,140,781

Revised Operating Expenditures	(709,841)
(Revenues less expenditures)	

Operating Savings

Reduction in expenditures within other Park divisions	74,716
Savings on MTR memberships	38,889
Add Savings	113,605
Revised Operating Expenditures	(596,237)

One-time Capital Expenditures

Building Repairs	250,000
Computer Equipment	35,000
Total Capital	285,000
Net Operating Expenditures	(881,237)

Andy Hart

Columbia City Council - Ward 5

November 18, 2024

Tony Massey

Columbia City Manager

Tony,

Due to family considerations, I will be unable to be sworn in and serve my term as 5th Ward City Council member. I am grateful to have had the city of Columbia believe in me enough to vote me in, however this is not a good season for me and my family at this time. I will be praying over this process, my replacement, and for the city of Columbia.

Respectfully,

A handwritten signature in black ink that reads "Andy Hart". The signature is written in a cursive, flowing style.

Andy Hart



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, lb Bermudez@columbiatn.gov 931.560.1510

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT FOR LEGAL SERVICES WITH JAKE HUBBELL

RECOMMENDATION: Approve

INFORMATION: Attached is the employment agreement for Mr. Jake Hubbell to become City Attorney. The effective date is January 7, 2025, for two years.

CERTIFICATION: The Chief Financial Officer certifies that \$96,504 is budgeted and unencumbered in Legal - Professional Services.

ATTACHMENTS: Legal Services Contract.

AGREEMENT FOR LEGAL SERVICES

This Agreement made this 12th day of December, 2024, by and between the City of Columbia, Tennessee, a Municipal Corporation (hereafter referred to as "City") and Jake Hubbell, Attorney, an attorney whose offices are located at 410 West 7th Street, Columbia, Tennessee 38401 (hereinafter referred to as "Attorney")

In consideration of the mutual covenants contained herein, the sufficiency of which are hereby acknowledged, the parties agree as follows:

1. ENGAGEMENT:

City, acting by and through its City Council, hereby appoints Attorney as Attorney for the City of Columbia, Tennessee pursuant to Article IX of the City Charter, and Attorney hereby accepts such appointment.

2. SCOPE OF SERVICES:

Attorney shall provide the following services:

Act as legal advisor and attorney for City

Advise the City Manager, Mayor, City Council Members and Department Heads in matters relative to their official duties

Provide legal opinions upon request by City Manager, Mayor, City Council or other designated representatives of City

Act as legal advisor to advisory commissions and boards of City

Approve, as to form (and often draft), all contracts, deeds, bonds, ordinances, resolutions and other documents to be signed in the name of or made by or with City

Update the City Council, Mayor and City Manager and Department Heads as to changes and developments in the law affecting the City

Assure compliance with all laws (Federal, State and Local), rules, regulations and policies applicable to City

Attend all regular and Special Called City Council meetings and attend study sessions
Attend meetings of department heads

Attend meetings of advisory commissions, boards, etc if required by the City Charter and /or when requested by the Mayor, City Manager, Department Head or chairman of such board

File and prosecute any condemnation suits

File and prosecute the annual real, personal and special assessment property tax lawsuits
Serve as Trustee of the City's Retirement Plan, along with the Mayor, City Recorder, a member of the City Council and a representative of the employees of the City

Defend at the request of the Mayor, City Manager, or City Council any lawsuits not covered by the City's Public Entity Partners Insurance.

Oversee along with the City's designated Public Entity Partners Insurance Attorney any litigation in which the City is a party

Perform other duties prescribed by the City Charter, City Code, or as requested by the Mayor, City Manager or City Council

3. COMPENSATION:

City shall pay to Attorney the following monthly retainer for services rendered within the scope of services:

Fourteen Thousand Five Hundred Eighty-three Dollars and Thirty-three Cents (\$14,583.33) per month, effective January 1, 2025.

Billing Procedures:

Attorney shall submit a monthly statement each month to City. In addition, City shall reimburse Attorney for actual, reasonable and necessary out-of-pocket expenses incurred by Attorney in connection with the legal services rendered under this agreement. Invoices or receipts for all expenses billed to the City, shall be retained by Attorney for a period two (2) years and, upon request of the Mayor, City Manager, or City Council shall be made available for inspection or copying.

4. TERM OF AGREEMENT:

This Agreement shall commence on the 7th day of January, 2025 and goes until January 7, 2027.

5. CANCELLATION:

This Agreement may be terminated at the option of either party, without cause, upon thirty (30) days' prior written notice to the other party; provided, however, that City may terminate this Agreement at any time, without prior written notice for cause.

6. SEVERANCE PAY:

In the event City terminates this contract for any reason other than for cause, prior to the expiration of the two (2) year term specified above, Attorney shall receive from City four (4) months' severance pay with such pay to begin on the 1st day of the month following the month in which the termination occurred.

7. INSURANCE:

Attorney shall carry and produce evidence thereof to City, a professional liability policy with coverage of not less than One Million Dollars (\$1,000,000.00) per occurrence

8. MISCELLANEOUS:

Upon the recommendation of Attorney, or upon its own initiative, City may retain special counsel to handle any matter in which City has an interest, or to assist Attorney in any matter.

9. MODIFICATION

No modification of this Agreement shall be effective unless such modifications is expressly outlined in writing and executed by both parties.

10. SEVERABILITY:

In the event any provision of this Agreement shall be held invalid by a court of competent jurisdiction, such individual provision shall not affect the other provisions of this Agreement, said provision being severable.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

ATTEST:

CITY OF COLUMBIA

Thad H. Jablonski, City Recorder

Charles (Chaz) M. Molder, Mayor

Jake Hubbell, Attorney

November 14, 2024 - 5:30 PM

PUBLIC HEARINGS

Item 1. - PUBLIC HEARING ON ORDINANCE NO. 4535 - 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 AT TAX MAP 51 PARCEL 58.03 OFF HONEY FARM WAY AND LEAFCUTTER BEE ROAD - WARD 5

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Council Danny Coleman, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. City Attorney Tim Tisher 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. 4535. Council Member Marshall seconded the motion.

All Council Members present voted aye.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

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

INVOCATION BY ERIC NICHOLS OF CONNECTION CHURCH

PLEDGE OF ALLEGIANCE

Vice Mayor McBroom led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Molder requested Item 10.4, Ordinance No. 4529 be moved on the agenda to after Item 5.2. Mayor Molder moved to approve the agenda as amended with Item 10.4 moving to after Item 5.2. Council Member Greene seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

Item 5.1. - INTRODUCTION OF THE 2024-2025 COLUMBIA MAYOR'S YOUTH

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

November 14, 2024 - 5:30 PM

COUNCIL MEMBERS

Mayor Molder read comments that were prepared for him and introduced the 2024-2025 Mayor's Youth Council Members. The Mayor's Youth Council participated in a group swearing-in ceremony. City of Columbia Intern and Youth Council Member Tre Martin also spoke about what it means to be part of the Mayor's Youth Council. The prepared comments for Mayor Molder are attached to the minutes to be part of the record.

Item 5.2. - QUARTERLY PRESENTATION BY TRAVIS GROTH, VICE PRESIDENT OF MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE

Travis Groth provided a brief update to City Council on economic activities occurring throughout Columbia and the Maury County area.

Item 10.4. - 2ND CONSIDERATION ON ORDINANCE NO. 4529 AS AMENDED - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE VILLAGES AT CARTERS CREEK PUD MASTER PLAN AT TAX MAP 51 PARCEL 22.03 OFF NASHVILLE HIGHWAY AND NAPA VALLEY WAY - WARD 5.

There was discussion before the vote. Mayor Molder moved to approve Ordinance No. 4529 as amended on second consideration with Exhibit C replacing Exhibit A and Exhibit D replacing Exhibit B. Council Member Greene seconded the motion.

All Council Members present voted aye.

ORGANIZATIONAL BUSINESS

Item 6.1. - APPROVE THE MINUTES OF THE OCTOBER 10, 2024 CITY COUNCIL MEETING

Council Member Marshall moved to approve the October 10, 2024 City Council Meeting Minutes. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 6.2. - APPOINTMENT OF A CITY ATTORNEY

Mayor Molder moved to approve appointing Jake Hubbell as the next City Attorney. Council Member Greene seconded the motion.

All Council Members present voted aye.

It was advised that Mayor would negotiate a contract with Mr. Hubbell for the December agenda and Mr. Hubbell would take on his new role in January.

Mayor Molder left the meeting at 6:06 p.m. Vice Mayor McBroom took over the rest of the proceedings.

CONSENT AGENDA

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

November 14, 2024 - 5:30 PM

Council Member Coleman moved to approve the 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 SEPTEMBER 2024 IN THE AMOUNT OF \$7,449,436.44

Item 7.2. - APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE FIRST QUARTER OF FY 2025 \$67,500

Item 7.3. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AMENDMENT TO THE CONTRACT WITH TENNESSEE PROPERTY MANAGEMENT LLC IN THE AMOUNT OF \$18,000

Item 7.4. - APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE CONTRACT WITH BLUEBIRD ROOFING FOR ROOF REPLACEMENT AT CITY HALL IN THE AMOUNT OF \$200,000.

Item 7.5. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN GREEN TRAILS, LLC, BOBBY SANDS AND BETH SANDS, AND THE CITY OF COLUMBIA REGARDING THE RELOCATION AND IMPROVEMENT OF BAKER ROAD AT BEAR CREEK PIKE, AND THE SUBSEQUENT ABANDONMENT OF EXCESS RIGHT-OF-WAY - WARD 5

Item 7.6. - APPROVE REIMBURSEMENT IN THE AMOUNT OF \$130,000 TO LENNAR HOMES OF TENNESSEE, LLC FOR HONEY FARMS TOWNHOMES, PHASE 1A

Item 7.7. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT FOR ENGINEERING SERVICES ASSET MANAGEMENT PLAN CONTRACT BETWEEN THE CITY OF COLUMBIA AND J.R. WAUFORD & COMPANY IN THE AMOUNT OF \$49,000

Item 7.8. - APPROVE THE PURCHASE OF DESKTOP, TOWERS, TABLETS AND ACCESSORIES FROM DELL TECHNOLOGIES IN THE AMOUNT OF \$72,850.39

Item 7.9. - APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A ONE-YEAR AGREEMENT WITH WORKPLACE SERVICES CORPORATION, DBA LIFESERVICES EAP FOR EMPLOYEE ASSISTANCE PROGRAM SERVICES

ADMINISTRATION

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

November 14, 2024 - 5:30 PM

RESOLUTIONS

Item 9.1. - RESOLUTION NO. 24-67 - A RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY AND EASEMENTS INCLUDING THE AUTHORIZATION OF EMINENT DOMAIN PROCEEDING IF NECESSARY FOR THE BEAR CREEK PIKE PUMP STATION RELOCATION AND SEWER IMPROVEMENTS PROJECT

Council Member Coleman moved to approve Resolution No. 24-67. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.2. - RESOLUTION NO. 24-71 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING DOLLAR GENERAL - BEAR CREEK PIKE

Council Member Coleman moved to approve Resolution No. 24-71. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.3. - RESOLUTION NO. 24-72 - TAX CORRECTIONS

Council Member Coleman moved to approve Resolution No. 24-72. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.4. - RESOLUTION NO. 24-73 - A RESOLUTION ACCEPTING A DONATION OF \$3,058.14 (THREE THOUSAND FIFTY-EIGHT DOLLARS AND FOURTEEN CENTS) FOR THE PURCHASE OF EQUIPMENT AND SUPPLIES FOR COLUMBIA FIRE & RESCUE -

Council Member Coleman moved to approve Resolution No. 24-73. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.5. - RESOLUTION NO. 24-74 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING QUAIL RUN, PHASE 4

Council Member Coleman moved to approve Resolution No. 24-74. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.6. - RESOLUTION NO. 24-75 – SPECIAL ASSESSMENT CORRECTIONS

Council Member Coleman moved to approve Resolution No. 24-75. Council Member Greene seconded the motion.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

November 14, 2024 - 5:30 PM

All Council Members present voted aye.

Item 9.7. - RESOLUTION NO. 24-76 - A RESOLUTION ACCEPTING DONATIONS VALUED AT APPROXIMATELY ONE THOUSAND DOLLARS (\$1,000) FROM MR. AND MRS. TONY AND CONNIE MASSEY TO THE CITY OF COLUMBIA FOR THE CITY OF COLUMBIA ANNUAL EMPLOYEE CHRISTMAS PARTY

Council Member Coleman moved to approve Resolution No. 24-76. Council Member Greene seconded the motion.

All Council Members present voted aye.

Vice Mayor McBroom thanked Mr. Massey for this donation.

ORDINANCES

2ND CONSIDERATION OF ORDINANCE NO. 4527 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - CITYWIDE

Council Member Coleman moved to approve Ordinance No. 4527 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

2ND CONSIDERATION OF ORDINANCE NO. 4528 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN STANDARDS IN ARTICLE 7 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 7 SIGN SITE STANDARDS - CITYWIDE

Council Member Coleman moved to approve Ordinance No. 4528 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

2ND CONSIDERATION ON ORDINANCE NO. 4530 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT CARMACK BLVD., CEMETERY AVE., AND PENCIL ALLEY, BEING TAX MAP 99I GROUP D PARCELS 3, 7, 7.01, 7.02 AND 7.04 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3

Mr. Robert Scribner and Ms. Dollie Shipp spoke against this item referencing property values decreasing, privacy issues and not being family oriented. There was discussion between Council and Development Services Director Keltner on the differences

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

November 14, 2024 - 5:30 PM

between the current zoning and the recommended zoning.

Council Member Greene moved to approve Ordinance No. 4530 on second consideration. Council Member Coleman seconded the motion.

All Council Members present voted aye.

2ND CONSIDERATION OF ORDINANCE NO. 4531 - AN ORDINANCE TO ABANDON AN EASEMENT ON PROPERTY LOCATED ON N. JAMES CAMPBELL BLVD AND BEING TAX MAP 089 PARCELS 41.00 AND 41.13 AND REPLACING SUCH EASEMENT WITH A NEW DEFINED EASEMENT AND AUTHORIZING THE CONVEYANCE OF SUCH ABANDONED EASEMENT TO THE PROPERTY OWNERS

Council Member Greene moved to approve Ordinance No. 4531 on second consideration. Council Member Coleman seconded the motion.

All Council Members present voted aye.

1ST CONSIDERATION OF ORDINANCE NO. 4532 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2023 DELINQUENT PROPERTY TAXES

Council Member Coleman moved to approve Ordinance No. 4532 on first consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

1ST CONSIDERATION OF ORDINANCE NO. 4533 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2023 DELINQUENT SPECIAL ASSESSMENTS

Council Member Coleman moved to approve Ordinance No. 4533 on first consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

1ST CONSIDERATION OF ORDINANCE NO. 4534 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL AND CAPITAL PROJECTS FUNDS AND ESTABLISH THE DATE OF DECEMBER 12, 2024 AS THE DATE OF PUBLIC HEARING

Council Member Coleman moved to approve Ordinance No. 4534 on first consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

1ST CONSIDERATION ON ORDINANCE NO. 4535 - 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 AT TAX MAP 51 PARCEL 58.03 IN HONEY FARM CROSSING LOCATED OFF HONEY FARM WAY AND LEAFCUTTER BEE ROAD - WARD 5

After a brief discussion, Council Member Coleman moved to approve Ordinance No.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

November 14, 2024 - 5:30 PM

4535 on first consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

OTHER BUSINESS

Tourism and Marketing Director Kellye Murphy advised the Christmas Parade and Christmas Tree Lighting will be separate events this year. The tree lighting would take place during First Friday on December 6th around 5:30 p.m. and the Christmas Parade will be on Saturday, December 7th.

EXECUTIVE SESSION

ADJOURNMENT

There being no further business Council Member Coleman moved to adjourn the meeting. Council Member Greene seconded the motion. All members present voted aye. The meeting adjourned at 06:37 PM.

UPCOMING EVENTS

Item 14.1. - **ANNUAL CITY OF COLUMBIA EMPLOYEE CHRISTMAS LUNCHEON - 11 A.M. - 1 P.M. - MEMORIAL BUILDING - WEDNESDAY, DECEMBER 11, 2024**

Item 14.2. - **RECEPTION - 4:15 P.M. - 5:30 P.M. - CITY HALL, AREA OUTSIDE OF COUNCIL CHAMBERS - THURSDAY, DECEMBER 12, 2024**



CMYC INTRODUCTION & SWEARING IN

November 14, 2024 5:30 PM
City of Columbia Council Chambers

Mayor's Comments

Thank you, Council Members, for the opportunity to introduce the 2024-2025 Mayor's Youth Council.

This is the fourth year of the Mayor's Youth Council, and I am proud to present a group of exceptional young leaders. These students represent schools across Columbia and Maury County—Columbia Central, Columbia Academy, Mount Pleasant, Hampshire, Culleoka, Spring Hill, Zion, and Agathos. Many of them are student council members or presidents, already taking on leadership roles and representing a diverse range of voices and perspectives. Five of these students are returning members, bringing their invaluable experience to the table.

Over the past four years, the Mayor's Youth Council has worked on several meaningful projects aimed at bettering our community, with a particular focus on environmental issues. Last year, the Council partnered with Kids On Stage of Maury County and McEwen Group to address the pressing water conservation challenges facing the Duck River. The students collaborated to propose innovative policy ideas and produced a powerful video that was presented to the Columbia City Council.

This year, they are continuing their efforts, working to further educate and engage our community on the importance of water conservation, which remains a vital issue as our city grows. But it's not just about the projects they're working on. These students are gaining invaluable, hands-on experience by attending City Council meetings, learning about city departments and services and dedicating time to volunteer and serve others. These experiences are giving them a deeper understanding of how local government functions and how they, as future leaders, can be a force for positive change.

As Columbia continues to grow, the Mayor's Youth Council will be key in cultivating leadership and civic involvement among our young people. The Council's objectives are to educate students about local government, provide them direct access to city leaders, and create a network of student representatives who can serve as liaisons between their schools and our city.

These students are not just the leaders of tomorrow—they are the leaders of today, already contributing to their community in impactful ways. Their participation in the Mayor's Youth Council will help build a stronger, more engaged, and more informed future for Columbia.

Thank you for your continued support of this outstanding group of students. With your help, we are empowering them to make a lasting difference in our city.

Swear CMYC in as a group



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: APPROVE THE RETIREMENT BENEFITS FOR NICOLE FALL, POLICE CAPTAIN, POLICE DEPARTMENT AND PRESENTATION OF GIFT CHECK AND RETIREMENT PLAQUE BY MAYOR MOLDER

RECOMMENDATION: Approve.

INFORMATION: Nicole Fall has been an employee of the City of Columbia for 28 years. Her effective retirement date is December 13, 2024 with pension payments to begin on January 1, 2025.

CERTIFICATION:

ATTACHMENTS: None



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: APPROVE THE RETIREMENT BENEFITS FOR DONNA OSMON, SENIOR ADMINISTRATIVE ASSISTANT, PUBLIC WORKS AND PRESENTATION OF GIFT CHECK AND RETIREMENT PLAQUE BY MAYOR MOLDER

RECOMMENDATION: Approve.

INFORMATION: Donna Osmon has been an employee of the City of Columbia for 20 years. Her effective retirement date is December 27, 2024 with pension payments to begin on January 1, 2025.

CERTIFICATION:

ATTACHMENTS: None



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: APPROVE THE RETIREMENT BENEFITS FOR JAMES PENNINGTON,
EQUIPMENT OPERATOR II, STREETS DEPARTMENT

RECOMMENDATION: Approve.

INFORMATION: James Pennington has been an employee of the City of Columbia for 27 years. His effective retirement date is December 13, 2024 with pension payments to begin on January 1, 2025.

CERTIFICATION:

ATTACHMENTS: None

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING OCTOBER 31, 2024

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	4,477,496.82	1,089,989.17	1,524,487.01	1,863,020.64
Sanitation Fund	430,353.42	40,297.29	85,810.59	304,245.54
Wastewater Fund	1,451,921.76	88,996.74	198,034.74	1,164,890.28
Street & Transportation Fund				-
State Street Aid	35,858.90			35,858.90
Drug Fund	3,309.24			3,309.24
Debt Service Fund	680,048.27			680,048.27
Capital Projects Fund	2,096,869.24	709,942.86		1,386,926.38
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	431,541.92	267,808.26		163,733.66
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board				-
Grant Fund	8,102.00			8,102.00
	\$ 9,615,501.57	\$ 2,197,034.32	\$ 1,808,332.34	\$ 5,610,134.91

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

POOLED CASH CHECK LISTING

PAGE 1

200967	10/3/2024	City Of Col Employees Retireme	732,925.35
200968	10/3/2024	ACE HARDWARE	273.04
200969	10/3/2024	Atmos Energy	133.40
200970	10/3/2024	BEST CLEANERS OF COLUMBIA, LLC	751.10
200971	10/3/2024	BREAK TIME SERVICES	112.50
200972	10/3/2024	Break Time Services	80.00
200973	10/3/2024	Cintas Corporation #241	1,268.26
200974	10/3/2024	City Of Col Employees Retireme	191,171.74
200975	10/3/2024	City Of Col Tn Retirement	25,035.08
200976	10/3/2024	CMS Uniforms & Equipment	1,228.40
200977	10/3/2024	Columbia Firefighter Assn	496.25
200978	10/3/2024	COLUMBIA PEACE AND JUSTICE INITIATIVE	2,000.00
200979	10/3/2024	COLUMBIA POWER & WATER SYSTEMS	20,580.20
200980	10/3/2024	COMMONWEALTH HERITAGE GROUP LLC	15,148.35
200981	10/3/2024	Culleoka Company LLC	833.00
200982	10/3/2024	Duck River Electric	2,550.57
200983	10/3/2024	Ford of Columbia	3,892.28
200984	10/3/2024	Freedom Hill Land Management	17,117.90
200985	10/3/2024	Daily Herald (Ads)	1,596.09
200986	10/3/2024	GULF STATES DISTRIBUTORS INC	18,761.40
200987	10/3/2024	Hach Company	3,000.00
200988	10/3/2024	Heritage-Crystal Clean, LLC	1,272.16
200989	10/3/2024	Hughes Building Group LLC	10,195.43
200990	10/3/2024	IDEXX Distribution, Inc.	1,305.80
200991	10/3/2024	Impressions	58.98
200992	10/3/2024	In & Around Nashville	5,210.00
200993	10/3/2024	JOURNAL COMMUNICATIONS INC	6,535.00
200994	10/3/2024	Law Enforcement Accreditation	300.00
200995	10/3/2024	Leaf Capital Funding LLC	643.00
200996	10/3/2024	Marshall County Solid Waste and Recycling	2,063.10
200997	10/3/2024	Maury Co United Way	538.25
200998	10/3/2024	Maury County 911	21,549.00
200999	10/3/2024	Maury County Solid Waste	108,248.16
201000	10/3/2024	Mid Tn Painting Pros	4,827.00
201001	10/3/2024	Mike Dawson Electrical	3,025.00
201002	10/3/2024	Mutual Of Omaha	16,225.57
201003	10/3/2024	N & S Waterproofing, Llc	53,900.00
201004	10/3/2024	Parman Energy Group LLC	436.92
201005	10/3/2024	Phillips Distributing	1,725.00
201006	10/3/2024	PROCARE PBM	46,473.06
201007	10/3/2024	Randolph Electronics	39.72
201008	10/3/2024	KAMRAN HAIDARI	250.00
201009	10/3/2024	S & W Contracting Co Inc	39,238.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

POOLED CASH CHECK LISTING

PAGE 2

201010	10/3/2024	Safe Industries	513.00
201011	10/3/2024	Sherrill Morgan	9,875.00
201012	10/3/2024	Simpleview, LLC	1,312.50
201013	10/3/2024	SRM Concrete	2,956.00
201014	10/3/2024	State Of TN Attn: Lily White	114.00
201015	10/3/2024	State Of TN Dept Of Revenue	9.50
201016	10/3/2024	StyleBlueprint LLC	3,250.00
201017	10/3/2024	Ted's Sporting Goods	150.00
201018	10/3/2024	Temple Inc	185.00
201019	10/3/2024	Tennessee Electrical Inc	2,220.00
201020	10/3/2024	Tn Dept Of Revenue	489.63
201021	10/3/2024	TN Property Management	6,966.93
201022	10/3/2024	Tri Star Energy	2,556.34
201023	10/3/2024	TriStar Elevator LLC	1,142.00
201024	10/3/2024	VERIZON CONNECT	322.15
201025	10/3/2024	Volunteer Paving LLC	1,092.84
201026	10/3/2024	W W Grainger Inc	138.16
201027	10/3/2024	Waynes Pest Control	485.00
201028	10/3/2024	Wells Fargo Financial Leasing, Inc	523.39
201029	10/3/2024	Xylem Dewatering Solutions Inc	5,714.75
201030	10/10/2024	ACE HARDWARE	304.68
201031	10/10/2024	Applied Industrial Technologies	403.21
201032	10/10/2024	Applied Thermal System	393.29
201033	10/10/2024	AT&T	73.52
201034	10/10/2024	CHOICE SCREENING	95.00
201035	10/10/2024	Cintas Corporation #241	1,186.47
201036	10/10/2024	CMS Uniforms & Equipment	760.00
201037	10/10/2024	Columbia Oil Company Inc	7,315.75
201038	10/10/2024	COLUMBIA POWER & WATER SYSTEMS	92,075.75
201039	10/10/2024	COMBINED INSURANCE, A CHUBB COMPANY	901.76
201040	10/10/2024	CPWS - Broadband	600.00
201041	10/10/2024	David's Lock & Key Inc	607.10
201042	10/10/2024	Defense Technology LLC	1,990.00
201043	10/10/2024	Dell Marketing L P	134.35
201044	10/10/2024	Duck River Electric	421.65
201045	10/10/2024	Ford of Columbia	735.00
201046	10/10/2024	GALLATIN POLICE DEPARTMENT	50.00
201047	10/10/2024	Guthrie Sales & Service Inc	515.29
201048	10/10/2024	Henry E Hildebrand III	56.71
201049	10/10/2024	J R Wauford & Co Cons Eng, Inc	7,500.00
201050	10/10/2024	K & K SAFETY	294.62
201051	10/10/2024	Kelli Johnson	0.00
201052	10/10/2024	Kim Dale	151.42

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

POOLED CASH CHECK LISTING

PAGE 3

201053	10/10/2024	Maury County 911	7,806.96
201054	10/10/2024	Motorola Solutions Inc	69,687.00
201055	10/10/2024	Muletown Rec	25,000.00
201056	10/10/2024	Music City Publications, Inc.	8,500.00
201057	10/10/2024	Needle And Grain	166.25
201058	10/10/2024	NEXUS HOLDING	2,558.50
201059	10/10/2024	Office Warehouse LLC	19.99
201060	10/10/2024	OnSite Environmental	2,583.72
201061	10/10/2024	PLACER LABS INC	24,000.00
201062	10/10/2024	PRIME CONTROLS LP	1,418.00
201063	10/10/2024	Reach Technologies	244.78
201064	10/10/2024	Robert J Young Company LLC	41.22
201065	10/10/2024	SDH Nashville LLC	33,336.48
201066	10/10/2024	Siddons-Martin Emergency Group LLC	499.91
201067	10/10/2024	Simple Com	36.00
201068	10/10/2024	Southern Duplicating of Middle Tennessee	650.78
201069	10/10/2024	Sun Life Financial	20,056.60
201070	10/10/2024	Ted's Sporting Goods	6,247.49
201071	10/10/2024	TEMPLETON & ASSOCIATES EQUIPMENT SALES, INC	7,185.00
201072	10/10/2024	TKC ARCHITECTURE & ENGINEERING	225.00
201073	10/10/2024	TN Property Management	7,266.93
201074	10/10/2024	Tri Star Energy	2,340.21
201075	10/10/2024	TRUE OMNI LLC	23,750.00
201076	10/10/2024	Valorence, LLC	2,796.00
201077	10/10/2024	Vulcan Materials Co	273.65
201078	10/10/2024	Waynes Pest Control	175.00
201079	10/10/2024	Waypoint Analytical, LLC	1,473.00
201080	10/10/2024	WM CORPORATE SERVICES, INC	16,690.31
201081	10/17/2024	ACE HARDWARE	483.70
201082	10/17/2024	Advance Paving	11,000.00
201083	10/17/2024	AMER FAMILY LIFE ASSURANCE	40.30
201084	10/17/2024	AT&T	1,424.65
201085	10/17/2024	AT&T	148.59
201086	10/17/2024	Atmos Energy	1,278.99
201087	10/17/2024	Best One Tire	4,879.09
201088	10/17/2024	Better Business Solutions	247.50
201089	10/17/2024	Break Time Services	96.00
201090	10/17/2024	Cintas Corporation #241	2,368.13
201091	10/17/2024	Columbia Firefighter Assn	496.25
201092	10/17/2024	Columbia Oil Company Inc	3,230.11
201093	10/17/2024	COLUMBIA POWER & WATER SYSTEMS	13,356.47
201094	10/17/2024	COMMONWEALTH HERITAGE GROUP LLC	29,850.00
201095	10/17/2024	Complete Forms Supply Co LLC	1,317.90

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

POOLED CASH CHECK LISTING

PAGE 4

201096	10/17/2024	Dominion Window Washing	40.00
201097	10/17/2024	Environmental Products Group Inc	7,769.45
201098	10/17/2024	FLOYD APPRAISAL WORKS INC	900.00
201099	10/17/2024	Freedom Hill Land Management	1,345.00
201100	10/17/2024	Daily Herald (Ads)	71.88
201101	10/17/2024	GAS APPLIANCE REPAIR SERVICE	225.00
201102	10/17/2024	J & M Supply Solutions	28.56
201103	10/17/2024	J R Wauford & Co Cons Eng, Inc	37,000.00
201104	10/17/2024	Jacob Potts	137.18
201105	10/17/2024	Jim's Auto Accessories Inc	140.13
201106	10/17/2024	Kimley-Horn & Associates, Inc	10,500.00
201107	10/17/2024	Leaf Capital Funding LLC	643.00
201108	10/17/2024	LIGHT BULB DEPOT 7 LLC	782.10
201109	10/17/2024	Liquidity Services Operations LLC	453.74
201110	10/17/2024	Lose Design - Lose & Associates, Inc	23,887.40
201111	10/17/2024	Mail Call	1,504.60
201112	10/17/2024	Mark Evans And Associates	1,800.00
201113	10/17/2024	Maury Co United Way	538.25
201114	10/17/2024	Maury Regional Medical Group	40.00
201115	10/17/2024	NAFECO Inc	42,283.19
201116	10/17/2024	Needle And Grain	95.00
201117	10/17/2024	NexAir LLC	40.58
201118	10/17/2024	D Nickell Company LLC	196,831.14
201119	10/17/2024	Public Entity Partners	38,301.91
201120	10/17/2024	Gholamreza Ebrahimzadeh	495.00
201121	10/17/2024	Naomi Lutz	384.77
201122	10/17/2024	Rogers Group Inc	462.26
201123	10/17/2024	Ryan Homes	954.00
201124	10/17/2024	Safe Industries	600.00
201125	10/17/2024	SRM Concrete	1,260.00
201126	10/17/2024	State Systems, LLC	675.00
201127	10/17/2024	Trailer Store	3,900.00
201128	10/17/2024	Tri Star Energy	1,391.36
201129	10/17/2024	TURF TANK	20.95
201130	10/17/2024	UNITED FARM & HOME COOPERATIVE	4,829.55
201131	10/17/2024	United Waste Haulers Of TN LLC	5,522.48
201132	10/17/2024	US Bank Trust Natl Assn	1,023,870.00
201133	10/17/2024	Visual Media Co LLC	600.00
201134	10/17/2024	Volkert Inc	2,249.00
201135	10/17/2024	Volunteer Paving LLC	340.56
201136	10/17/2024	Waynes Pest Control	175.00
201137	10/17/2024	Waypoint Analytical, LLC	358.00
201138	10/17/2024	Whitney Herrington	300.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

POOLED CASH CHECK LISTING

PAGE 5

201139	10/17/2024	WM CORPORATE SERVICES, INC	18,249.57
201140	10/17/2024	JUDY - ESCROW	9,514.47
201141	10/17/2024	Judy Construction Company	222,095.63
201142	10/24/2024	COMMISSION ON ACCREDITATION	746.63
201143	10/24/2024	Aaron Jackson Lancaster Jr.	362.00
201144	10/24/2024	ACE HARDWARE	353.72
201145	10/24/2024	Atmos Energy	334.20
201146	10/24/2024	Auto Trim Design	2,250.00
201147	10/24/2024	Break Time Services	232.50
201148	10/24/2024	Certified Languages International	101.50
201149	10/24/2024	C.E.S. CITY ELECTRIC SUPPLY CO	785.19
201150	10/24/2024	CHARLES MURPHY	120.00
201151	10/24/2024	Chrysler Dodge Jeep Ram of Columbia	35,328.00
201152	10/24/2024	Cintas Corporation #241	1,951.43
201153	10/24/2024	CMS Uniforms & Equipment	276.64
201154	10/24/2024	Colorkraft Auto Refinishers, LLC	3,712.50
201155	10/24/2024	Columbia Oil Company Inc	35,782.00
201156	10/24/2024	COLUMBIA POWER & WATER SYSTEMS	26,871.27
201157	10/24/2024	Consolidated Pipe & Supply	494.00
201158	10/24/2024	Cook's Pest Control Inc	117.00
201159	10/24/2024	Culleoka Company LLC	1,653.00
201160	10/24/2024	D & D Towing & Recovery	175.00
201161	10/24/2024	David C Williams	362.00
201162	10/24/2024	David's Lock & Key Inc	184.45
201163	10/24/2024	Defense Technology LLC	1,501.92
201164	10/24/2024	Dell Marketing L P	293.11
201165	10/24/2024	Dickens Turf & Landscape Supply	1,004.40
201166	10/24/2024	Dixie Diesel Service	3,908.34
201167	10/24/2024	Duck River Electric	361.48
201168	10/24/2024	FedEx Freight	184.00
201169	10/24/2024	Firstnet Services Provided By AT&T Mobility	412.84
201170	10/24/2024	Fleming Sheet Metal Shop	900.00
201171	10/24/2024	Ford of Columbia	3,595.68
201172	10/24/2024	GEO-TECHNOLOGY ASSOCIATES, INC	783.75
201173	10/24/2024	Glen Alexander, R.L.S. #2035	940.00
201174	10/24/2024	Gresham Smith & Partners	3,376.61
201175	10/24/2024	Hach Company	578.20
201176	10/24/2024	HURST-ROSCHKE, INC	16,031.50
201177	10/24/2024	INTERSTATE BILLING SERVICE, INC	102.64
201178	10/24/2024	Jeff DeWire	153.00
201179	10/24/2024	Jeff Riggins	153.00
201180	10/24/2024	Jim's Auto Accessories Inc	37.14
201181	10/24/2024	JOSEPH BOSHERS	49.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

POOLED CASH CHECK LISTING

PAGE 6

201182	10/24/2024	JOSHUA GUTTOWSKY	49.00
201183	10/24/2024	Joshua Seltz	362.00
201184	10/24/2024	KCS BUILDING GROUP LLC	284,109.60
201185	10/24/2024	LADD'S	308.69
201186	10/24/2024	LANDSCAPE STRUCTURES INC	683,405.69
201187	10/24/2024	Leaf Capital Funding LLC	737.00
201188	10/24/2024	Lifestyle Publications, LLC	1,440.00
201189	10/24/2024	Maury Co Government	14,791.06
201190	10/24/2024	Maury County Equipment	1,024.74
201191	10/24/2024	Maury County Solid Waste	101,284.88
201192	10/24/2024	MAURY REGIONAL MEDICAL CENTER	30.00
201193	10/24/2024	Maury Regional Hospital Marshall Medical Ctr	10,657.00
201194	10/24/2024	Maury Regional Medical Group	1,724.00
201195	10/24/2024	Melissa Sanders	75.00
201196	10/24/2024	MICHAEL BARNICK	49.00
201197	10/24/2024	Municipal Emergency Services	3,381.84
201198	10/24/2024	Parman Energy Group LLC	431.42
201199	10/24/2024	Playpower Lt Farmington, Inc.	20,835.00
201200	10/24/2024	Preventia Security	84.00
201201	10/24/2024	PROCARE PBM	51,091.00
201202	10/24/2024	20/20 TITLE LLC	44.30
201203	10/24/2024	Richard Timberlake	125.00
201204	10/24/2024	Robert J Young Company LLC	162.00
201205	10/24/2024	Robert McKeon	362.00
201206	10/24/2024	Rogers Group Inc	92.44
201207	10/24/2024	Roof Systems, Inc.	1,850.00
201208	10/24/2024	Samsara Inc	993.57
201209	10/24/2024	Siddons-Martin Emergency Group LLC	779.11
201210	10/24/2024	SOUTH CENTRAL SERVICES	150.00
201211	10/24/2024	SRM Concrete	1,416.43
201212	10/24/2024	Sunbelt Rentals Inc	802.40
201213	10/24/2024	T-MOBILE	96.54
201214	10/24/2024	The Hogan Company	3,497.91
201215	10/24/2024	TN ELECTRICAL INC	5,100.00
201216	10/24/2024	TN Fire Equipment &	14,438.40
201217	10/24/2024	TRAVIS HANVY	49.00
201218	10/24/2024	TRISTAR BANK	75,973.27
201219	10/24/2024	Turner & Osborne Tire Co	194.38
201220	10/24/2024	UNITED FARM & HOME COOPERATIVE	1,404.40
201221	10/24/2024	United Waste Haulers Of TN LLC	1,969.08
201222	10/24/2024	Unum Life Insurance Co Of Amer	3,946.00
201223	10/24/2024	Verizon	4,320.32
201224	10/24/2024	Verizon Wireless 01	177.76

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

POOLED CASH CHECK LISTING

PAGE 7

201225	10/24/2024	Verizon Wireless	04	2,514.99
201226	10/24/2024	Verizon Wireless	09	88.88
201227	10/24/2024	Volunteer Paving LLC		136.40
201228	10/24/2024	Vulcan Materials Co		247.23
201229	10/24/2024	W W Grainger Inc		59.70
201230	10/24/2024	WAVETRONIX, LLC		124,180.00
201231	10/24/2024	Zachary E Garner		362.00
201232	10/31/2024	ACE HARDWARE		277.07
201233	10/31/2024	Alex Troge		272.39
201234	10/31/2024	AT&T		1,425.07
201235	10/31/2024	AT&T (Fiber Optics)		711.92
201236	10/31/2024	Atmos Energy		479.70
201237	10/31/2024	Better Business Solutions		128.70
201238	10/31/2024	BLUE RIDGE MOUNTAIN DRONES, LLC		1,200.00
201239	10/31/2024	Break Time Services		176.50
201240	10/31/2024	CHARTER COMMUNICATIONS		1,099.00
201241	10/31/2024	Chrysler Dodge Jeep Ram of Columbia		260.00
201242	10/31/2024	Chrysler Dodge Jeep Ram of Columbia		54,308.00
201243	10/31/2024	Cintas Corporation #241		675.09
201244	10/31/2024	City Of Col Employees Retireme		216,384.54
201245	10/31/2024	City Of Col Tn Retirement		24,644.26
201246	10/31/2024	CMS Uniforms & Equipment		760.00
201247	10/31/2024	Colonial Life		7,267.30
201248	10/31/2024	Columbia Firefighter Assn		496.25
201249	10/31/2024	COLUMBIA POWER & WATER SYSTEMS		2,156.21
201250	10/31/2024	Complete Forms Supply Co LLC		4,020.57
201251	10/31/2024	County Record Services LLC		4,933.07
201252	10/31/2024	Cumberland International		120,963.91
201253	10/31/2024	D & D Towing & Recovery		350.00
201254	10/31/2024	David's Lock & Key Inc		114.00
201255	10/31/2024	Duck River Electric		248.79
201256	10/31/2024	Eco-Tech Inc		1,053.50
201257	10/31/2024	Rod Guttowsky		8.00
201258	10/31/2024	Firstnet Services Provided By AT&T Mobility		1,784.41
201259	10/31/2024	Fleming Sheet Metal Shop		1,800.00
201260	10/31/2024	Hach Company		190.00
201261	10/31/2024	Holston Gases		7,147.95
201262	10/31/2024	Impressions		368.00
201263	10/31/2024	Jim's Auto Accessories Inc		117.44
201264	10/31/2024	Johnson Controls		119.00
201265	10/31/2024	Jones & Lang Sporting Goods		120.00
201266	10/31/2024	KCS BUILDING GROUP LLC		4,404.00
201267	10/31/2024	Mackel Reagan		149.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

POOLED CASH CHECK LISTING

PAGE 8

201268	10/31/2024	Maury Co United Way	538.25
201269	10/31/2024	Maury Regional Hospital Marshall Medical Ctr	13,081.00
201270	10/31/2024	Maury Regional Medical Group	1,370.00
201271	10/31/2024	JOHN P ROBERTS	75.00
201272	10/31/2024	SHEILA WITHERSPOON	75.00
201273	10/31/2024	MissionSquare Retirement	250.00
201274	10/31/2024	Neel-Schaffer	1,800.00
201275	10/31/2024	Nixon Power Services LLC	335.00
201276	10/31/2024	North Central Laboratories-NCL of Wisconsin, Inc	1,801.33
201277	10/31/2024	REA Service, LLC	1,050.00
201278	10/31/2024	Lovell Construction	100.00
201279	10/31/2024	Regina Connelly	67.67
201280	10/31/2024	Robert J Young Company LLC	308.74
201281	10/31/2024	Simple Com	6.00
201282	10/31/2024	Simple Com	3,002.00
201283	10/31/2024	Southern Sales Co	1,137.50
201284	10/31/2024	SRM Concrete	668.50
201285	10/31/2024	Sunbelt Rentals Inc	595.80
201286	10/31/2024	Tennessee One-Call	327.00
201287	10/31/2024	Thomson Reuters - West	74.00
201288	10/31/2024	TN BUREAU OF INVESTIGATION	1,120.00
201289	10/31/2024	Trent Thomson	315.00
201290	10/31/2024	United Waste Haulers Of TN LLC	986.86
201291	10/31/2024	Verizon Wireless 03	41.94
201292	10/31/2024	Volunteer Paving LLC	89.76
201293	10/31/2024	Vulcan Materials Co	97.16
201294	10/31/2024	VULCAN, INC	1,790.00
201295	10/31/2024	Water Management Services LLC	1,350.00
201296	10/31/2024	Waypoint Business Solutions LLC	4,767.37
201297	10/31/2024	Wells Fargo Financial Leasing, Inc	243.57
201298	10/31/2024	WILCOLOCAL MEDIA	810.00
201299	10/31/2024	WM CORPORATE SERVICES, INC	22,431.95
201300	10/31/2024	Xylem Dewatering Solutions Inc	2,298.03

GENERAL FUND

Total Purchase Cards:	\$	-
Total Payroll Transfers:	\$	1,524,487.01
Total Misc. Transfers:	\$	1,089,989.17
Total Checks:	\$	<u>1,863,020.64</u>
Total:	\$	4,477,496.82

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

PAGE 9

STATE STREET AID

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>35,858.90</u>
Total:	\$	35,858.90

SANITATION

Total Purchase Cards:	\$	-
Total Payroll Transfers:	\$	85,810.59
Total Misc. Transfers:	\$	40,297.29
Total Checks:	\$	<u>304,245.54</u>
Total:	\$	430,353.42

WASTEWATER

Total Purchase Cards:	\$	-
Total Payroll Transfers:	\$	198,034.74
Total Misc. Transfers:	\$	88,996.74
Total Checks:	\$	<u>1,164,890.28</u>
Total:	\$	1,451,921.76

DRUG

Total Purchase Cards:	\$	-
Total Checks:	\$	<u>3,309.24</u>
Total:	\$	3,309.24

INSURANCE

Total Misc. Transfers:	\$	267,808.26
Total Checks:	\$	<u>163,733.66</u>
Total:	\$	431,541.92

CAPITAL PROJECTS

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	709,942.86
Total Checks:	\$	<u>1,386,926.38</u>
Total:	\$	2,096,869.24

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2024 - 10/31/2024**

PAGE 10

GRANT FUND

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>8,102.00</u>
Total:	\$	8,102.00

DEBT SERVICE

Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>680,048.27</u>
Total:	\$	680,048.27

Surplus Listing for Council Agenda 12/12/2024

<u>Inv ID</u>	<u>Description</u>	<u>Serial#</u>	<u>Department</u>
3848	(2) Bed Covers		Fire
3849	Ladders		Fire
3850	Fire Hose		Fire
3851	Craftsman Push Mower	022406M002843	Fire
3852	Office Chair		Dev Services
3853	Desk		Dev Services
3854	Divider		Dev Services
3855	2000 Dodge Durango (Seized)	1B4HR28Y2YF178996	Police
3856	2003 Chevy Suburban (Seized)	1GNFK16Z63J199545	Police
3857	2004 BMW (Seized)	WBXPA93464WA66964	Police
3858	2006 Ford Fusion (Seized)	3FAFP07246R249734	Police
3859	2014 Dodge Charger (Seized)	2C3CDXBG9EH192563	Police
3860	Deltair Avon SCBA's (168)		Fire



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad H. Jablonski, Assistant City Manager/CFO, tjablonski@columbiatn.gov, (931) 560-1559

AGENDA ITEM TITLE: RECEIVE AND FILE INVESTMENT REPORT FOR THE PERIOD ENDING SEPTEMBER 30, 2024 PURSUANT TO THE CITY'S INVESTMENT AND INTERNAL CONTROLS POLICIES – FINANCE – SPG, FINANCIALLY RESPONSIBLE CITY PROVIDING EXCELLENT SERVICES

RECOMMENDATION: Acknowledge receipt of report on City investments for the period ending September 30, 2024.

INFORMATION: The State of Tennessee requires that any municipality investing City reserve funds shall adopt an investment policy. The City Council adopted an investment policy at the December 13, 2018 City Council meeting. According to internal controls developed subsequent to the policy, staff prepares and files investment reports with the City Council.

The City began investing excess reserve funds in treasuries in March 2019. The attached investment report reflects all investment activities ending September 30, 2024.

Highlights for the period ending September 30th include:

- \$68,312,349.02 represents funds invested or reinvested in treasuries.
- There were \$7,266,668.76 in withdrawals during the reporting period.
- \$1,200,681.70 represents the investment income received for this reporting period.

ATTACHMENTS: Investment Report for the period ending September 30, 2024.

City of Columbia
Investment Report
10/1/2023 - 9/30/2024

Reported to City Council on December 5, 2024

Delivered by:

A handwritten signature in blue ink, appearing to read 'Thad H. Jablonski', is written over a horizontal line.

Thad H. Jablonski
Assistant City Manager, CFO & City Recorder

Account	CUSIP#	Transaction #	Purchase Date	Trade Amount	Maturity Date	Face Value
893XC307	912797HF7	003395992	10/17/2023	974,211.11	4/11/2024	1,000,000.00
721MA073	91282CDD0	007863793	10/31/2023	7,986,250.00	10/31/2023	8,000,000.00
113VP215	912797HG5	002706466	10/31/2023	1,003,362.48	4/24/2024	1,030,000.00
628D5005	912797GW1	002706309	10/31/2023	6,094,147.56	10/3/2024	6,400,000.00
721MA073	91282CGX3	002718647	10/31/2023	4,318,875.00	4/30/2025	4,400,000.00
721MA073	91282CJE2	002713312	10/31/2023	3,999,218.75	10/31/2025	4,000,000.00
893XC307	91282CCG4	006004972	11/1/2023	1,027,123.44	6/15/2024	1,060,000.00
264D4835	912797JG3	006223824	12/5/2023	1,011,924.42	3/5/2024	1,025,000.00
803MP434	912797JG3	006224130	12/5/2023	4,176,039.30	3/5/2024	4,230,000.00
893XC307	91282CFX4	003868472	1/11/2024	1,046,759.77	11/30/2024	1,050,000.00
721MA073	91282CDS7	005059431	1/16/2024	3,140,947.27	1/15/2025	3,250,000.00
721MA073	91282CEY3	005092037	1/16/2024	3,110,810.16	7/18/2025	3,170,000.00
628D5005	91282CJV4	003721011	1/26/2024	2,497,265.63	1/31/2026	2,500,000.00
628D5005	9128283V0	004288504	1/29/2024	2,681,775.00	1/31/2025	2,740,000.00
264D4835	91282CDZ1	001499324	3/5/2024	1,026,005.47	2/15/2025	1,060,000.00
893XC307	912797KLO	009208709	4/11/2024	999,667.08	9/19/2024	1,023,000.00
628D5005	91282CKK6	002262440	4/26/2024	2,498,046.88	4/30/2026	2,500,000.00
721MA073	91282CKK6	002262165	4/26/2024	6,594,843.75	4/30/2026	6,600,000.00
113VP215	912797JU2	004025353	4/30/2024	1,026,083.07	8/1/2024	1,040,000.00
628D5005	9128284M9	004025134	4/30/2024	2,659,648.64	4/30/2025	2,720,000.00
264D4835	912797HP5	005923240	5/31/2024	1,027,891.92	11/29/2024	1,055,000.00
893XC307	912797LN5	001796524	6/17/2024	1,085,365.50	6/12/2025	1,140,000.00
721MA073	91282CLB5	003790344	7/29/2024	3,002,343.75	7/31/2026	3,000,000.00
721MA073	91282CJV4	005287602	7/31/2024	3,258,631.64	1/31/2026	3,270,000.00
113VP215	912797MG9	006729776	8/8/2024	1,043,441.32	8/7/2025	1,090,000.00
893XC307	912797MH7	007544945	9/19/2024	1,021,670.11	9/4/2025	1,060,000.00

City of Columbia
Investment Report
Ending September 30, 2024

Beginning Investment Balance	
\$	63,239,570.54

Deposits	
\$	8,000,000.00

Withdrawals	
\$	(7,266,668.76)

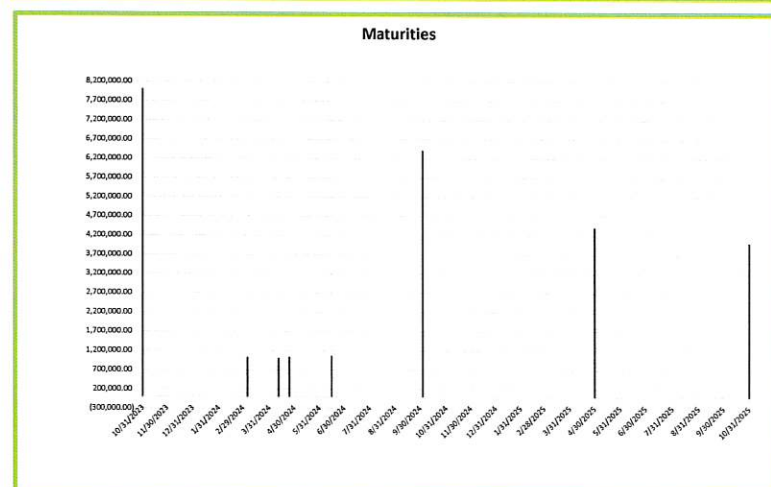
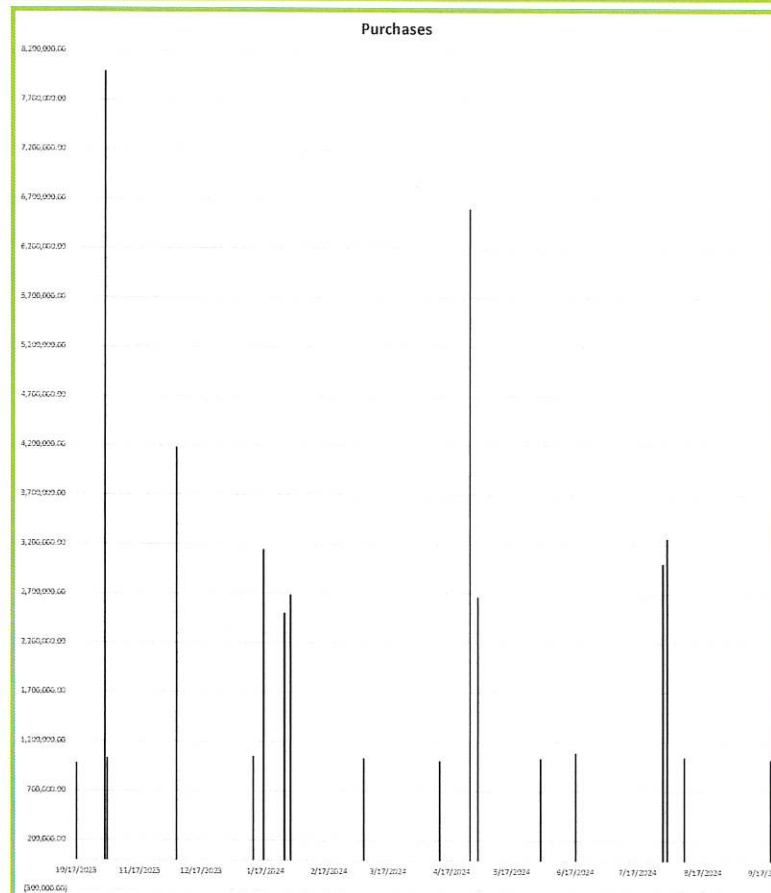
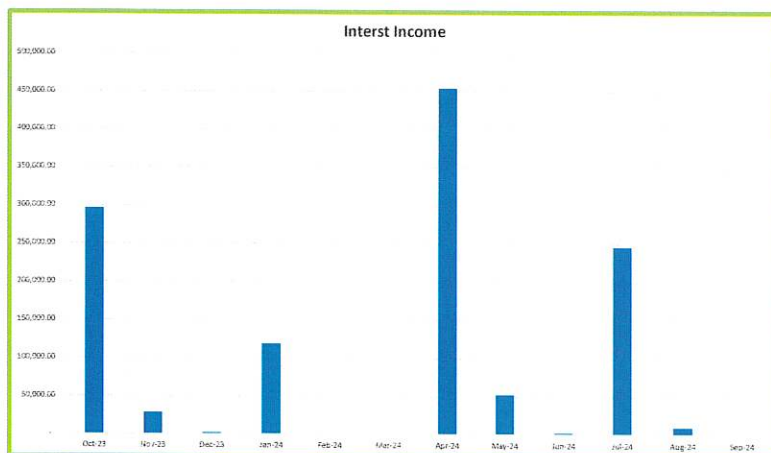
Interest	
\$	1,200,681.70

Ending Investment Balance	
\$	67,236,315.56

Maturities	
\$	18,408,000.00

Purchases	
\$	68,312,349.02

Beginning Investment Balance	\$	63,239,570.54
Ending Investment Balance	\$	67,236,315.56
Change	\$	3,996,745.02





CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Sommar Jaynes, Purchasing Agent, sjaynes@columbiatn.gov, 931-560-1580

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE EXECUTION OF AN INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT WITH EQUALIS GROUP

RECOMMENDATION: Approve

INFORMATION: Pursuant to Tennessee Code Annotated 12-3-1205, the City may enter into cooperative agreements with local governments for the purchase of goods and services. Equalis Group routinely invites bids and awards contracts for a variety of goods and services. From time to time it may be advantageous for the City of purchase goods or services utilizing Equalis Group contracts.

CERTIFICATION:

ATTACHMENTS:



MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

This Master Intergovernmental Cooperative Purchasing Agreement (the "**Agreement**") is entered into by and between those certain government agencies that execute a Management Services Agreement ("**Lead Agencies**") with Equalis Group LLC ("**Equalis Group**") to be appended and made a part hereof and such other public agencies, non-profit organizations, and businesses (each a "**Purchasing Group Member**") who register to participate in the cooperative purchasing programs administered by Equalis Group and its affiliates and subsidiaries (collectively, "**Equalis Group Purchasing Program**") by either registering on an Equalis Group Purchasing Program website (such as www.equalisgroup.org) or by executing a copy of this Agreement.

RECITALS

WHEREAS, after a competitive solicitation and selection process conducted by Lead Agencies, Lead Agencies enter into master agreements ("**Master Agreements**") with awarded suppliers to provide a variety of goods, products, and services ("**Products**") to the applicable Lead Agency and Purchasing Group Members;

WHEREAS, Master Agreements are made available to Purchasing Group Members by Lead Agencies through the Equalis Group Purchasing Program and provide that Purchasing Group Members may voluntarily purchase Products on the same terms, conditions, and pricing as the Lead Agency, subject to any applicable federal and/or local purchasing ordinances and the laws of the State of purchase; and

WHEREAS, in addition to Master Agreements, the Equalis Group Purchasing Program may from time to time offer Purchasing Group Members the opportunity to acquire Products through other group purchasing agreements.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and of the mutual benefits to result, the parties hereto agree as follows:

1. Each party will facilitate the cooperative procurement of Products.
2. The procurement of Products by Purchasing Group Member party to this Agreement shall be conducted in accordance with and subject to the relevant federal, state, and local statutes, ordinances, rules, and regulations that govern Purchasing Group Member's procurement practices.
3. The cooperative use of Master Agreements and other group purchasing agreements shall be conducted in accordance with the terms and conditions of such agreements, except as modification of those terms and conditions is otherwise allowed or required by applicable federal, state, or local law.
4. The Lead Agencies will make available, upon reasonable request and subject to convenience, information about Master Agreements which may assist in facilitating and improving the procurement of Products by the Purchasing Group Member.
5. Purchasing Group Member agrees that Equalis Group Purchasing Program may provide access to group purchasing organization ("**GPO**") agreements directly or indirectly by enrolling Purchasing Group Member in another GPO's purchasing program; provided that the purchase of Products shall be at Purchasing Group Member's sole discretion.
6. Purchasing Group Member shall make timely payments to the distributor, manufacturer, or other vendor (each a "**Supplier**") for Products procured and received through any Master Agreement or GPO group purchasing agreement (each an "**Equalis Agreement**") in accordance with the terms and conditions of this Agreement and of the Equalis Agreement, as applicable.
7. Purchasing Group Member acknowledges and agrees that Equalis Group may receive fees ("**Administrative Fees**") from Suppliers, which are typically calculated as a percentage of the dollar value of purchases made by Purchasing Group Member under an Equalis Agreement. Equalis Group's standard Administrative Fees are two percent (2%) or less. Equalis Group shall provide Purchasing Group Member with access to a listing of Equalis Agreements that provide for the payment to Equalis of



Administrative Fee in excess of three percent (3%). Additionally, Equalis Group shall provide Purchasing Group Member with access to an annual report listing Purchasing Group Member's purchases of Products through Equalis Agreements and the associated Administrative Fees received by Equalis Group.

8. Purchasing Group Member agrees that Products purchased under Equalis Agreements are for Purchasing Group Member's own use in the conduct of its business, and in no event shall Purchasing Group Member sell, resell, lease, or otherwise transfer goods purchased through Equalis Agreements to an unrelated third party unless expressly permitted by the terms of the applicable Equalis Agreement.
9. Payment for Products and inspections and acceptance of Products ordered by Purchasing Group Member shall be the exclusive obligation of Purchasing Group Member. Disputes between Purchasing Group Member and any Supplier shall be resolved in accordance with the law and venue rules of the State of purchase unless otherwise agreed to by Purchasing Group Member and the Supplier. The exercise of any rights or remedies by Purchasing Group Member shall be the exclusive obligation of Purchasing Group Member.
10. Purchasing Group Member shall not use this Agreement or the terms and conditions of any Equalis Agreement as a method for obtaining additional concessions or reduced prices for similar products or services.
11. Purchasing Group Member shall be responsible for the ordering of Products under this Agreement. A non-procuring party shall not be liable in any fashion for any violation by a party procuring Products under this Agreement. Without limiting the generality of the foregoing, Equalis Group Purchasing Program makes no representations or warranties regarding any Product or Equalis Agreement and shall have no liability for any act or omission by a Supplier or other party under an Equalis Agreement.
12. This Agreement shall remain in effect unless terminated by one party giving thirty (30) days' written notice to the other party. The provisions of Sections 5, 6, 7, 8, and 9 hereof shall survive any such termination.
13. If any term or provision of this Agreement is held 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.
14. This Agreement and the rights and obligations hereunder may not be assignable by either party hereto without the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed, provided, however, that Purchasing Group Member and Equalis Group may assign their respective rights and obligations under this Agreement without the consent of the other party in the event either Purchasing Group Member or Equalis Group shall hereafter effect a corporate reorganization, consolidation, merger, merge into, sell to, or transfer all or substantially all of its properties or assets to another entity. Subject to the preceding sentence, this Agreement will be binding upon, inure to the benefit of, and be enforceable by the parties and their respective successors and assigns. Any instrument purporting to make an assignment in violation of this Section 14 will be null and void.
15. This Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter.
16. Equalis shall not be liable to Purchasing Group for any action, or failure to take action, of a Supplier in connection with the performance of Supplier's obligations under an Equalis Agreement.
17. Each party to this Agreement acknowledges it has read the Agreement and represents and warrants that it has the necessary legal authority and is legally authorized to execute and enter into this Agreement.
18. This Agreement shall take effect upon Purchasing Group Member (i) executing a copy of this Agreement, or (ii) registering on an Equalis Group Purchasing Program website.



The easiest way to complete this form is to visit: www.equalisgroup.org/member-registration. You may also fill out this form electronically, print and sign it, then scan and email the fully completed document to membership@equalisgroup.org.

Agency Information			
Agency Name:	City of Columbia		
Agency Type:	Government		
Agency Department:	All Departments		
Street Address:	700 N Garden St		
City / St / Zip:	Columbia	TN	38401
Phone #:	931-560-1580		
Federal Tax ID:	62-6000270		
Website URL:	www.columbiatn.gov		

Primary Contact Information	
Name:	Sommar Jaynes
Title:	Purchasing Agent
Phone #:	931-560-1580
Email:	sjaynes@columbiatn.gov
Which contract(s) are you interested in?:	COG-2152G

IN WITNESS WHEREOF, I hereby acknowledge, on behalf of _____, that I have read and agreed to the general terms and conditions set forth in the Equalis Group Master Intergovernmental Purchasing Agreement.

Authorized Signator	
Name:	
Title:	
Date:	

Signed: _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kellye Murphy, Tourism & Marketing Director, kmurphy@columbiatn.gov, 931.560.1510

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND THE NATIONAL PARK TRAVELERS IN THE AMOUNT OF \$4,000 FOR SOCIAL MEDIA INFLUENCER CONTENT MARKETING CAMPAIGN

RECOMMENDATION: Approve.

INFORMATION: Visit Columbia is working more with social media influencers, like The National Park Travelers, as part of the targeted marketing strategy designed to reach travelers through Instagram, the Visit Columbia website, and blog posts. This strategy is designed to encourage and inspire travel to Columbia while building brand awareness.

CERTIFICATION: The Chief Financial Officer certifies that \$4,000 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report, National Park Travelers Contract.

Client Service Agreement

Contract Date: 10/30/2024

Parties:

Known as "Provider"

The National Park Travelers

and City of Columbia TN

Collectively, all of the above people or businesses entering this Agreement will be referred to as the "Parties."

Purpose of the Agreement

Client wishes to hire Provider to provide services as detailed in this Agreement. Provider has agreed to provide such services according to the terms of this Agreement.

Terms

Services

Provider shall provide Client with the following services and/or products

- o Daily Instagram Stories
- o 2 Instagram reels reposted to Facebook
- o 5 images and 5 videos (Unlimited use for social, web, visitor guide), All images will be high resolution original files, that include both vertical and horizontal formats with the ability to resize

Cost, Fees and Payment

Cost.

City of Columbia TN will pay \$4,000

Impossibility

Force Majeure. Notwithstanding the above, either party may choose to be excused of any further performance obligations in the event of a disastrous occurrence outside the control of either party, such as, but not limited to:

1. A natural disaster (fires, explosions, earthquakes, hurricane, flooding, storms or infestation); or
2. War, Invasion, Act of Foreign Enemies, Embargo, or other Hostility (whether declared or not); or

3. Any hazardous situation created outside the control of either party such as a riot, disorder, nuclear leak or explosion, or act or threat of terrorism.

General Provisions

1. Email

1. Provider's Email:

2. Client Email:

Merger. This Agreement constitutes the final, exclusive agreement between the parties relating to the fee and Services contained in this Agreement. All earlier and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement.

Amendment. The parties may amend this Agreement only by the parties' written consent via proper Notice.

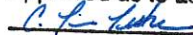
The content created pursuant to this agreement is a "work for hire" and is owned by client. Provider warrants that the content is created by the provider for client and provider has the legal right to use all images and content for the product being delivered.

Connor Ursin

The National Park Travelers

Charles (Chaz) M. Molder Mayor

Approved as to Legal Form:



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: APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT FOR ENGINEERING SERVICES FOR HONEY FARMS FORCE MAIN REALIGNMENT BETWEEN THE CITY OF COLUMBIA AND WATER MANAGEMENT SERVICES

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the mayor to sign the Agreement for Engineering Services for Honey Farms Force Main Realignment between the City of Columbia and Water Management Services in the amount not to exceed \$17,000.

CERTIFICATION: The Chief Financial Officer certifies that \$17,000 is budgeted and unencumbered in Wastewater-Pumping Stations-Professional Services.

ATTACHMENTS:

Water Management Services Agreement for Honey Farms Force Main Realignment
MOU Storplace Honey Farm

AGREEMENT FOR HONEY FARMS FORCE MAIN REALIGNMENT

Agreement for Engineering Services between the City of Columbia and Water Management Services, LLC, Consulting Engineers, 2 International Plaza; Suite 401, Nashville, Tennessee 37217. This Agreement is entered into on the ____ day of _____, 2024, by and between Water Management Services, LLC, hereinafter called the "ENGINEER" and the City of Columbia, Tennessee hereinafter called the "OWNER".

WITNESSETH:

WHEREAS, the **OWNER** desires to enter into an agreement with a qualified consultant engineering firm for the preparation of plans and specifications to protect the existing force main adjacent to the Honey Farms development that is proposing to add fill material on top of the force main. The construction of the proposed building will result in the existing force main being within the area of influence of the buildings footings resulting in a need to either relocate the force main or provide additional protection for the pipe if it remains in place.

WHEREAS, services to be provided by the **ENGINEER** shall and evaluation of alternatives, recommendation for addressing the issue, and preparation of construction plans and specifications for the identified corrective actions as are deemed appropriate for review and approval by Tennessee Department of Environment and Conservation of construction plans and other required construction permits.

NOW, THEREFORE, for and in consideration of certain compensation provisions hereinafter specified, the **ENGINEER** agrees to do, at their own cost and expense, all of the engineering work as hereinafter specified under Article III - Scope of Services of this Agreement.

ARTICLE I - RESPONSIBILITY OF THE ENGINEER

The **ENGINEER** is responsible for the professional quality, technical accuracy, timely completion and coordination of all designs, drawings, specifications, reports, and other services furnished by the **ENGINEER** under this Agreement. The **ENGINEER** shall, without additional compensation, correct or revise any errors, omissions, or other deficiencies in his designs, drawings, specifications, reports, and other services.

The **OWNER'S** approval of reports and incidental work or materials furnished hereunder shall not relieve, in any way, the **ENGINEER** of responsibility for the technical adequacy of his work. The **OWNER'S** review, approval, acceptance, or payment of his work shall not be construed as a waiver of any rights under this Agreement or of any cause for action arising out of the performances of this Agreement.

ARTICLE II - RESPONSIBILITY OF THE OWNER

Furnish to the **ENGINEER** copies of all resolutions and other documents pertaining to the work covered by this Agreement and appropriate funds necessary to pay the **ENGINEER** for work performed.

Provide the **ENGINEER** by placing at his disposal available information pertinent to the services to be rendered. Provide for the excavation of the force main as required to allow for the testing of the pipe thickness.

Examine all studies, reports, proposals, and other documents presented by the **ENGINEER** and render decisions pertaining thereto so as not to delay the work of the **ENGINEER**.

ARTICLE III - SCOPE OF SERVICES

Authorized engineering services performed by the **ENGINEER** under the Agreement shall include the services as hereinafter specified under Division "A" through Division "D" of this Agreement.

DIVISION "A" - PRELIMINARY DESIGN PHASE

Services performed by the **ENGINEER** under this Division "A" shall include the assembly and review of developer drawings supplemented, as required, by on-site measurements and other information gathering methods to facilitate the Design Phase.

DIVISION "B" - DESIGN PHASE:

Upon authorization of the **OWNER**, the **ENGINEER** shall provide the following:

1. Prepare final plans and specifications including bidding and contract documents;
2. Upon approval by the **OWNER**, submittal of the plans and specifications to the Tennessee Department of Environment and Conservation; and

DIVISION "C" - CONSTRUCTION PHASE:

Under this division, the **ENGINEER**, if authorized, shall include:

1. When requested, provide site visits to confer with the **OWNER**, the **OWNER's** field personnel, and the Contractor on construction progress and/or problems.
2. Reviewing of Contractor submittals and shop drawings on materials to be incorporated in these projects.

DIVISION "D" - FIELD INSPECTION PHASE

Under this Division and upon execution of construction contract the **ENGINEER** will provide field project representative to assist in field checks of materials and contractor's workmanship of those portions of the work to which they are assigned to report any and all deviations from the Contract Drawings, Contract Specifications, and other Contract provisions which may come to their notice.

The **ENGINEER'S** undertaking hereunder shall not relieve the contractor of his obligation to perform the work in conformity with the drawings and specifications and in a workmanlike manner; shall not make the **ENGINEER** an insurer of the contractor's performance; and shall not impose upon the **ENGINEER** any obligation to see that the work is performed in a safe manner. The furnishing of a resident project representative will not make the **ENGINEER** responsible for or give the **ENGINEER** control over construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or responsibility for the contractor's failure to perform the work in accordance with the construction contract documents.

ARTICLE IV - PERIOD OF SERVICE

Division of Engineering Services	Start Date	Completion
Preliminary and Design Phases	Upon Execution	60 days
Construction	Upon Authorization	To be established

If, without the fault or negligence of the **ENGINEER**, the performance of all or any part of the work is suspended, delayed, or interrupted by an act of the **OWNER** or any government agency, an adjustment may be necessary in the cost of and time for performance of such an Agreement. Such amendment to the Agreement shall be negotiated between the **OWNER** and **ENGINEER** to establish a modified amount and the amount shall be set forth in writing accordingly.

It is understood and agreed by the **OWNER** and the **ENGINEER** that the cost ceiling established in Article V - Compensation - for the services delineated in Article III is based upon the completion of the engineering services with the periods set forth herein. Should any other conditions outside the control of the **ENGINEER** create a need for a longer period, all or part of the costs set forth hereto may be renegotiated by the **OWNER** and the **ENGINEER**.

ARTICLE V - COMPENSATION

The **OWNER** and the **ENGINEER**, having negotiated for the performance of certain engineering services in Article III as described herein before, mutually agree to a "not-to-exceed" fee ceiling that shall not exceed the amounts shown in the following table.

Division of Engineering Services	Basis of Fee	Not-to Exceed Fee Amount
Preliminary and Design Phases	Hourly Rate	\$10,000.00
Construction (Contract Monitoring) Phase	Hourly Rate	\$2,000.00
Construction Inspection	Hourly Rate	\$5,000.00

Services to be performed under **ARTICLE III** shall be undertaken subsequent to the execution of this agreement by the **ENGINEER** and the **OWNER**. The **OWNER** agrees to compensate the **ENGINEER** by making payments based upon the services performed by personnel of the **ENGINEER**. These rates include payroll-related overhead costs such as social security, group insurance and taxes, as well as general office overhead and profit. No separate charge is made for secretarial time, other office administrative personnel, and incidental expenses such as highway travel, telephone, report printing, computer time and mailing expenses. All of these are included in the overhead costs and are not separately charged to the client.

The **ENGINEER** reviews scheduled fees on an annual basis. New fee schedules are issued as warranted but no more frequently than once annually. The standard billing rates as established in the attached current schedule of fees.

Overtime, if any, of non-exempt personnel (Technician and Inspector) shall be 1.5 times the indicated rate. Services provided to the **ENGINEER** on a sub-consultant or sub-contract basis such as, but not limited to, survey, subsurface investigation and material testing, shall be paid for in the amount billed to the **ENGINEER**.

ARTICLE V -- TERMINATION

This Agreement may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party; provided that no termination may be affected unless the other party is given (1) not less than ten (10) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination. Lack of orderly progress of an assignment caused by the **ENGINEER** shall constitute substantial failure.

This Agreement may be terminated in whole or in part in writing by the **OWNER** for its convenience, provided that the **ENGINEER** is given (1) not less than ten (10) calendar days' written notice of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination.

ARTICLE VI -- LIMIT OF LIABILITY

To the fullest extent permitted by Laws and Regulations, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of **ENGINEER** and to **OWNER** and anyone claiming by, through, or under the **OWNER** for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty express or implied of **ENGINEER** shall not exceed the total compensation received by **ENGINEER** under this Agreement.

To the fullest extent permitted by Laws and Regulations, **OWNER** shall indemnify and hold harmless **ENGINEER** from and against any and all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of **OWNER** or **OWNER'S** officers, directors, members, partners, agents, employees, consultants, or others retained by or under contract to the **OWNER** with respect to this Agreement or to the Project. Nothing in this agreement shall be construed as a waiver of any defenses, immunities or liability limits that **OWNER** may have under the Tennessee Governmental Liability Act or other applicable law.

ARTICLE VII - GENERAL TERMS AND CONDITIONS

The **OWNER** and the **ENGINEER** bind themselves, their partners, successors, executors, administrators and assigns to the other party of this Agreement, and neither the **OWNER** nor the **ENGINEER** shall assign, sublet or transfer his interest in this Agreement without written consent of the other. It is understood and agreed that minor changes in the Partnership of the **ENGINEER** shall not operate to cancel this Agreement.

IN WITNESS THEREOF, the parties have made and executed this Agreement as of the day and year first above written.

OWNER: City of Columbia

Witness:

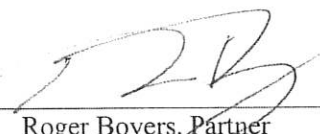
BY: _____
Mayor – Chaz Molder

BY: _____
Witness

ENGINEER: Water Management Services, LLC

Witness:

BY:  _____
Steven M. Jones, Partner

BY:  _____
Roger Boyers, Partner

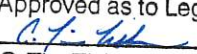
Approved as to Legal Form:
 _____
C. Tim Tisher, City Attorney

TABLE 1 - SCHEDULE OF FEES

<u>Classification</u>	<u>Hourly Rate</u>
Project Manager	\$160.00
Project Engineer	\$150.00
Construction Manager	\$140.00
Senior Engineer	\$135.00
Engineer III	\$120.00
Engineer II	\$105.00
Engineer I	\$95.00
Senior Designer/ Technician	\$110.00
Designer/Technician II	\$100.00
Designer/Technician I	\$90.00
Inspection	\$80.00

CITY OF COLUMBIA – WASTEWATER DEPARTMENT

WASTEWATER DESIGN MEMORANDUM OF UNDERSTANDING (MOU) & AGREEMENT

CONTACT INFO (Identify primary point of contact)	
DEVELOPER/OWNER ☒ PRIMARY CONTACT	CIVIL CONSULTANT ☒ PRIMARY CONTACT
Contact Name: Ed Freeman	Contact Name: Chase Kerr
Company: Freegard Partners X.	Company: Crunk Engineering LLC
Address: 109 Murphy Court Nashville, TN 37203	Address: 7112 Crossroads Blvd., Suite 201 Brentwood, TN 37027
Email: ed@storplace.com	Email: chase@crunkeng.com
Phone: (615) 397-6981	Phone: (615) 972-5030
DEVELOPERS CONSULTANT CONTACT INFO: <i>complete if design was completed by Developer's consultant.</i>	
Contact Name:	Company:
Address:	
Email:	Phone:

INDICATE THE TYPE OF REVIEW TO BE PERFORMED BY 3RD PARTY CONSULTANT (TYPE IS SUBJECT TO STAFF CONFIRMATION AND COST DETERMINED BY 3RD PARTY CONSULTANT ON CASE-BY-CASE BASIS):

* Type determined by Wastewater Civil Engineer.

☐ Flow Study
 ☐ Relocation
 ☒ Upgrade Design

WASTEWATER DESIGN – MEMORANDUM OF UNDERSTANDING (MOU)	
This MOU acknowledges that the Wastewater Design for the following project will be prepared in accordance with the latest version of the City of Columbia standard sewer specs and TDEC regulations	
PROJECT INFORMATION:	
Name:	Storplace Honey Farm
Address:	2309 Leaf Cutter Bee Road, Columbia, TN 38401
Description:	New Construction - Self-Storage Building
Existing Land Use (be specific):	Land not in use.
Proposed Land Use (be specific):	Commercial Use - Self-Storage Building
Reason for Request: (Planned Unit Development, Site Plan, Rezoning)	Developer & Contractor propose to provide shot-rock slope fill behind Storage Building #3.
Potential Development Yield (number of residential units; building square footage, projected number of employees, hours of operations):	Zero Residential Units. Building #3 square footage = 11,698 SF Zero Employees. Hours of Operation = 6:00 AM - 10:00 PM.
☐ Attach a site map with a description of the proposed land uses and a spreadsheet of preliminary wastewater calculations.	
☐ Attach a conceptual development plan including plans affecting existing infrastructure	

Project Buildout Year: 2024-2025

WASTEWATER AREA(S) OF CONCERN: *use additional pages as necessary

1. Existing Force Main on South Side of Storplace Building #3

9.

2.

10.

3.

11.

4.

12.

5.

13.

6.

14.

7.

15.

8.

16.

MEMORANDUM OF UNDERSTANDING SIGN OFF:

APPLICANT:

Ed Freeman

Name

Signature

11/14/2024

Date

*As applicant, I agree to pay 100% of the review fees and design fees. Paid to the City of Columbia.
I understand that no work will commence until FULL payment is received and that it is NON-REFUNDABLE.

3RD PARTY

WASTEWATER
CONSULTANT:

Steven M Jones

Name

Signature

11-20-24

Date

WASTEWATER
CIVIL
ENGINEER:

Ryan Filipkowski

Name

Signature

11-20-24

Date

DIRECTOR OF
WASTEWATER:

Donald J. Boskers

Name

Signature

11/20/2024

Date

Questions may be submitted and the completed form shall be emailed for review to: Ryan Filipkowski, Wastewater Civil Engineer rfilipkowski@columbiatn.gov



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Ginger Adams, SR. Administrative Assistant, gadams@columbiatn.gov, 931-560-1723

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT AND A MEMORANDUM OF UNDERSTANDING FOR THE MAURY EMERGENCY COMMUNICATIONS DISTRICT TO PROVIDE CENTRAL DISPATCH SERVICES FOR COLUMBIA FIRE & RESCUE -

RECOMMENDATION: Approve.

INFORMATION: Request for the City Council to review the attached Agreement and Memorandum of Understanding for the Maury Emergency Communications District to provide central dispatch services for the Columbia Fire & Rescue Department and authorize the Mayor to execute attached Agreement and Memorandum of Understanding. This Agreement, between the City of Columbia and Maury Emergency Communications District, covers a period of three (3) years.

CERTIFICATION:

ATTACHMENTS: Staff Report; Agreement; Exhibit A Memorandum of Understanding; CFR Dispatch Payments.

AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Columbia, Tennessee, a municipal corporation, located at 700 North Garden Street, Columbia, Tennessee 38401 (hereinafter referred to as "City") and Maury Emergency Communications District, P.O. Box 1171, Columbia, Tennessee 38401 (hereinafter referred to as "E-911").

WHEREAS City and E-911 recognize that it is in the public interest and the best interest of each respective entity for them to continue a working relationship concerning the dispatching and communication of calls to E-911 related to the City of Columbia Fire & Rescue.

NOW, THEREFORE, in consideration of the foregoing and following covenants, terms and premises, City and E-911 agree as follows:

1. The parties agree for E-911 to perform all dispatching and related communication services for the City of Columbia Fire & Rescue.

2. E-911 shall provide a sufficient number of Public Safety Telecommunicators (PST/dispatchers) to enable the City of Columbia Fire & Rescue to maintain maximum I.S.O. credit for handling fire alarms and automatic aid agreements.

3. City hereby designates that the Fire Chief will appoint a designee of Columbia Fire & Rescue as the liaison between E-911 and Columbia Fire & Rescue.

4. E-911 shall provide written notification to the Fire Chief and his or her liaison anytime an open record request has been submitted involving Columbia Fire & Rescue records.

5. City and E-911 shall provide all communications equipment, computer hardware, computer software and all other equipment necessary to carry out the terms of this contract and to comply with the terms of the Memorandum of Understanding entered into between the parties and attached hereto as "Exhibit A" and incorporated herein by reference as a part of this agreement.

6. City shall provide E-911 Public Safety Telecommunicators with all specific training related to City of Columbia Fire & Rescue's operations and incident response procedures, as outlined in Exhibit "A" which is referred to above.

7. City shall pay to E-911 the sum of Seven Thousand Eight Hundred Six Dollars and Ninety-Six Cents (\$7,806.96) per month as compensation for the communications and dispatching services provided by E-911. E-911 shall invoice City on a monthly basis on or before the end of the preceding month. Payment shall be made on or before the 10th day of the month for which the invoice has been submitted. This agreement shall be adjusted annually, effective July 1 of each year, based on an agreed upon three percent increase.

8. The term of this agreement shall be for a period of three (3) years beginning January 1, 2025, subject to annual appropriation. During its term, this agreement may be modified by the written agreement of both parties. Either party may terminate this agreement with or without cause with at least ninety (90) days written notice to the other party.

WITNESS THE PARTIES HANDS AND SEALS the day and date first above written.

ATTEST:

THAD H. JABLONSKI
CITY RECORDER

CITY OF COLUMBIA,
TENNESSEE

By: _____
CHARLES (CHAZ) M. MOLDER, MAYOR
Dated: _____

MAURY EMERGENCY
COMMUNICATIONS DISTRICT

By: _____
KEITH WINCHESTER, CHAIRMAN
Dated: _____

LEGAL FORM APPROVED:



C. TIM TISHER,
CITY ATTORNEY

Columbia Fire & Rescue
City of Columbia, Tennessee
Memorandum Of Understanding

This memorandum of understanding has been developed and duly executed to define the scope of services to be provided by the Columbia Fire & Rescue of Columbia, Tennessee and the Maury Emergency Communications District referenced as an exhibit A in a contract for dispatch services between the Fire & Rescue Department of Columbia, Tennessee and the Maury Emergency Communications District.

Scope of Services to be provided by the Maury Emergency Communications District, Fire Comm, For the Columbia Fire & Rescue Department of Columbia, Tennessee:

The Maury Emergency Communications District, Fire Comm, will provide the Columbia Fire & Rescue Department of Columbia, Tennessee with the following services realizing that the Fire Department provides a wide variety of non-emergency and emergency services 24 hours a day and 7 days a week for the citizens and visitors of our community.

A. Administrative considerations.

1. The Maury Emergency Communications District will have the radio designation of, "Fire Comm".
2. The Fire Chief will appoint a designee of the Columbia Fire & Rescue Department of Columbia, Tennessee to act as the fire department's liaison between the two agencies named in this contract.
3. E-911 will provide trained and competent Public Safety Communicators (PST/Dispatchers) to staff the Fire Comm dispatch position(s) in the Communications Center and work to meet national benchmarks in emergency communications excellence as set by nationally recognized agencies such as the Commission on Fire Accreditation International (CFAI).

B. Emergency Incident Communications/Documentation.

1. Alert responders, via approved media, of emergency incidents.
 - a. Responders should be notified of the nature of the incident, incident address, and cross street to incident address.
2. Accurate Documentation of Columbia Fire & Rescue units assigned to each incident and incident related times to include but not be limited to time of 911 call, time fire department alerted, units responding, units arrival on scene time, incident under control time, and etc. on the approved radio communications log.

Columbia Fire & Rescue
City of Columbia, Tennessee
Memorandum Of Understanding

3. Public Safety Communicators should conduct Personnel Accountability Report (PAR) for each Columbia Fire & Rescue unit on scene per Incident Commander's instructions.
 4. In the event that a fire department Incident Commander initiates a "Mayday", then the Public Safety Communicator shall be prepared to initiate the fire department's Mayday Standard Operating Guideline/ Best Practice.
 5. Notify responders of pre-incident plan information such as fire hydrant locations, chemical storage, target hazards, etc.
 6. Access chemical data software and communicate any requested hazardous materials information to responders.
 7. Initiate emergency recall of Columbia Fire & Rescue members when requested by Fire Department command staff.
 8. Initiate incident reporting/documentation utilizing the approved Fire Department records management system software.
- C. Non-Emergency Communications/Notifications as needed by the Official Divisions of the Columbia Fire & Rescue Department of Columbia, Tennessee. (Administration, Suppression, Training, Prevention, City Office of Emergency Management)
1. Notification of staff members of current events such as but not limited to local, regional, national weather advisories, catastrophic events, and major incidents.
 2. Non-emergency radio messages to and from staff as needed.
- D. Staffing and Training
1. The Maury Emergency Communications District must be staffed with the average number of Public Safety Communicators required to meet national benchmarks in emergency communications excellence as set by nationally recognized agencies such as the Commission on Fire Accreditation International (CFAI) and to obtain maximum ISO (Insurance Service Organization) credit for handling fire alarms. This number is based on call volume and number of agencies represented at the dispatch center.

Columbia Fire & Rescue
City of Columbia, Tennessee
Memorandum Of Understanding

2. The Maury Emergency Communications District must provide a Fire Comm Public Safety Communicator with primary responsibility to Columbia Fire & Rescue communications for the duration of time between the time of call through the time the Incident Commander places the status of the incident under control.
3. Public Safety Communicators must be trained to and receive State of Tennessee and/or National certification in emergency communications.
4. Public Safety Communicators must be trained in the proper utilization of City of Columbia Fire & Rescue software/hardware.
5. Public Safety Communicators shall be trained in the current automatic aid agreements and the proper process for dispatching these incidents.

E. Evaluation of Services Provided.

1. The Director of Maury Emergency Communications District will meet regularly with Columbia Fire & Rescue Liaison to critique services provided.
2. Each party in this agreement agrees to implement administrative and/or operational change(s), as needed, to meet the mission of the Columbia Fire & Rescue Department.

Scope of Services and Consideration to be provided by the Columbia Fire & Rescue Department of Columbia, Tennessee for the Maury Emergency Communications District.

The Columbia Fire & Rescue Department of Columbia, Tennessee will provide the Maury Emergency Communications District with the following services and consideration to ensure the seamless integration of their communications services into the mission of the Columbia Fire & Rescue Department of Columbia, Tennessee.

A. Communications Equipment

1. The Maury Emergency Communications District will provide and maintain communications equipment that will ensure compatibility with the District's other equipment and the Columbia Fire & Rescue Department's equipment.

Columbia Fire & Rescue
City of Columbia, Tennessee
Memorandum Of Understanding

2. Computer hardware and software licenses will be provided and maintained by the Communications District to meet the documentation and communications needs of the Columbia Fire & Rescue Department of Columbia, Tennessee. (ESO software, Southern software, Cameo, Outlook, etc.)

B. Training.

1. The Columbia Fire & Rescue Department of Columbia, Tennessee will provide Communications District with appropriate levels of training in topics, such as but not limited to the following, to ensure the Columbia Fire & Rescue Department's primary mission is met.
 - i. Incident documentation software
 - ii. Hazardous materials information.
 - iii. Pre-incident plan information.
 - iv. National Incident Management System (NIMS).
 - v. Radio/Communications log.
 - vi. Automatic Aid

C. Consideration and Compensation.

1. The Columbia Fire & Rescue Department of Columbia, Tennessee will compensate the Maury Emergency Communications District at a rate as specified in the service agreement.

D. Evaluation of Services Provided

1. The Columbia Fire & Rescue Department's Fire Chief or designee shall regularly attend Maury Communications District Board meetings in order to facilitate communications between the agencies.

Memorandum Authentication:

Mayor of Columbia, Tennessee

Date

Maury Emergency Communications District Board Chairman

Date

C. L. Lohr
City Attorney of Columbia, Tennessee

Date

Maury Emergency Communications District Attorney

Date

COLUMBIA FIRE RESCUE DISPATCH PAYMENT SCHEDULE

FISCAL YEAR	PER MONTH	AMOUNT	YEARLY TOTALS
2024	July 1	\$7,806.96	\$93,683.52
2025	July 1	\$8,041.17	\$96,494.03
2026	July 1	\$8,282.04	\$99,388.85
2027	July 1	\$8,530.88	\$102,370.52



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Ginger Adams, SR. Administrative Assistant, gadams@columbiatn.gov, 931-560-1723

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE PURCHASE OF FURNITURE FOR FIRE STATION 1 IN THE AMOUNT OF \$ 225,874.02 FROM HITOUCH BUSINESS SERVICES UTILIZING THE INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT WITH EQUALIS GROUP CONTRACT NO. COG-2152G

RECOMMENDATION: Approve.

INFORMATION: Pursuant to Tennessee Code Annotated 12-3-1205, the City may enter into cooperative agreements with local governments for the procurement of goods and services which can be advantageous utilizing these contracts. Interlocal purchasing is widely recognized as an effective, efficient manner to purchase. It can speed the procurement process and may result in larger cost savings on purchases by aggregating many potential sales into a single contract.

Columbia Fire & Rescue requests approval of the City Council to utilize Contract No. COG-2152G with Equalis Group for the procurement of furniture in the amount of \$225,874.02 for Fire Station No. 1.

CERTIFICATION: The Chief Financial Officer certifies that \$225,875 is budgeted and unencumbered in Capital Projects-Fire-Admin-Building.

ATTACHMENTS: Staff Report HiTouch; Quotes.



HiTouch Business Services
601 Mason Drive
Laverne, TN 37086

QUOTATION

Job: 0005857293

Page: 1

SOLD TO:

JOEY NORMAL
CITY OF COLUMBIA
1000 S GARDEN ST
COLUMBIA, TN 38401
931 797-8540

SHIP TO:

JOEY NORMAL
CITY OF COLUMBIA
1000 S GARDEN ST
COLUMBIA, TN 38401
931 797-8540

Terms: HiTouch X-Sell

QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON	
0005857293	12/03/24	BI-347352	H000000032	Connie Roach	
LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
		Special Instructions			
		CUSTOMER SIGNATURE AUTHORIZES HITOUCH TO PURCHASE PRODUCTS AND SERVICES CONTAINED HEREIN. SALE IS SUBJECT TO HITOUCH BUSINESS SVCS. TERMS & CONDITIONS. QUOTE IS GOOD FOR 30 DAYS UNLESS NOTED OTHERWISE. APPLICABLE TAX WILL BE ADDED AT INVOICING.			
0001	50	HMN2 HON COMPANY	Motivate Nest/Stack Chair-Flex Bck-Uph Seat .F Fixed Arm .H Hard .PS Plastic Shell .CR Cherry \$(3) Grade 3 Uph .SX Moxie 59 Midnight .PLAT Platinum Metall Tag For: 101 TRAINING/CONF RM	337.01	16850.50
0002	4	HMVMB-3672WW HON COMPANY	Mkbd-Mob Bd 36Wx72H Whtbd/Whtbd .C Caster \$(P2) P2 Paint Opts .T1 Platinum Metallic Tag For: 101 TRAINING/CONF RM	788.94	3155.76
0003	10	HMVR-2466G-NS HON COMPANY	Motivate Table Rect 24Dx66W 2mm Edge Nesting Base .N No Grommets \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu .KI Kingswood Walnu .C Caster \$(P2) P2 Paint Opts .T1 Platinum Metall Tag For: 101 TRAINING/CONF RM	669.50	6695.00

ACCEPTED BY _____

TITLE _____

DATE _____



HiTouch Business Services
601 Mason Drive
Laverne, TN 37086

QUOTATION

Job: 0005857293

Page: 2

SOLD TO:

JOEY NORMAL
CITY OF COLUMBIA
1000 S GARDEN ST
COLUMBIA, TN 38401
931 797-8540

SHIP TO:

JOEY NORMAL
CITY OF COLUMBIA
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931 797-8540

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0004	1	M1-46-4 GHENT MANUFACTURING	Aluminum Frame Porcelain Magnetic 4'x6' Whiteboard, 1 Marker, 1 Eraser FS Orders over 3,000.00 NET = Free, exclusions apply Tag For: 104 OFFICE	880.00	880.00
0005	1	H10504 HON COMPANY	10500 Series Floorstanding Full Ht Ped F/F 15-5/8W x 22-3/4D \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu Tag For: 104 OFFICE	362.22	362.22
0006	1	H105106 HON COMPANY	10500 Series 15 3/4Wx18 7/8Dx21 7/ 8H Mobile Ped B/F \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu LK11 Kingswood Walnu Tag For: 104 OFFICE	376.87	376.87
0007	1	H105209E HON COMPANY	Pennisula w/ End Panel 72"W x 30"D x 29 1/2"H \$(L1STD) Grd L1 Standard .LDW1 Designer White LK11 Kingswood Walnu \$(P1) P1 Paint Opts .P Black Tag For: 104 OFFICE	440.52	440.52
0008	1	H10528 HON COMPANY	10500 Series Modesty Panel for Pen insulas \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu Tag For: 104 OFFICE	101.76	101.76
0009	1	H105301R HON COMPANY	10500 Series Personal Wardrobe/Str g Cab 24W 24D 66-5/8"H \$(L1STD) Grd L1 Standard	1127.27	1127.27

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0009 continued)					
0010	1	H105380 HON COMPANY	.LKI1 Kingswood Walnu LKI1 Kingswood Walnu Tag For: 104 OFFICE 10500 Series Wall Mounted Storage Cab 30"W x 14-5/8"D \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu Tag For: 104 OFFICE	368.50	368.50
0011	1	H105381 HON COMPANY	10500 Series Wall Mounted Storage Cab 36"W x 14-5/8"D \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu Tag For: 104 OFFICE	394.88	394.88
0012	1	H105412 HON COMPANY	Credenza Shell Full Mod Panel 90Wx 24Dx29-1/2H \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu Tag For: 104 OFFICE	508.78	508.78
0013	1	H10560 HON COMPANY	10500 Series Bridge 42W x 24D x 29-1/2H \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu Tag For: 104 OFFICE	185.09	185.09
0014	4	HF23B HON COMPANY	Black Removable Lock Core Kit .X105E 105E Tag For: 104 OFFICE	19.26	77.04
0015	6	HLINEARA2 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 2-pack	33.92	203.52

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0015 continued)					
0016	2	HIGS6DF HON COMPANY	Tag For: 104 OFFICE Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed .H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett 64 Red .PLAT Textured Platin	283.39	566.78
0017	1	HIWMM HON COMPANY	Tag For: 104 OFFICE Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .H Hard Caster .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black	370.42	370.42
0018	1	HLED17A HON COMPANY	Tag For: 104 OFFICE 17" LED Light W/PwrSupplyForDaisyC hain(STARTER)	178.89	178.89
0019	1	HLED31AUO HON COMPANY	Tag For: 104 OFFICE 31"LED Lt W/8"JmprCordDaisyChain(F OLLOWER)	195.64	195.64

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0020	1	HLSL66TW HON COMPANY	Tackboard for 66" W Wallmount Tackboard \$(A) Grd A Fabric .VST Vast 06 Atmosphere Tag For: 104 OFFICE	204.77	204.77
0021	1	M1-46-4 GHENT MANUFACTURING	Aluminum Frame Porcelain Magnetic 4'x6' Whiteboard, 1 Marker, 1 Eraser FS Orders over 3,000.00 NET = Free, exclusions apply Tag For: 105 ASST CHIEF	880.00	880.00
0022	1	H10504 HON COMPANY	10500 Series Floorstanding Full Ht Ped F/F 15-5/8W x 22-3/4D \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu Tag For: 105 ASST CHIEF	362.22	362.22
0023	1	H105106 HON COMPANY	10500 Series 15 3/4Wx18 7/8Dx21 7/ 8H Mobile Ped B/F \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu LK11 Kingswood Walnu Tag For: 105 ASST CHIEF	376.87	376.87
0024	1	H105209E HON COMPANY	Pennisula w/ End Panel 72"W x 30"D x 29 1/2"H \$(L1STD) Grd L1 Standard .LDW1 Designer White LK11 Kingswood Walnu \$(P1) P1 Paint Opts .P Black Tag For: 105 ASST CHIEF	440.52	440.52
0025	1	H10528 HON COMPANY	10500 Series Modesty Panel for Pen insulas \$(L1STD) Grd L1 Standard	101.76	101.76

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0025 continued)					
0026	1	H105301R HON COMPANY	.LKII1 Kingswood Walnu Tag For: 105 ASST CHIEF 10500 Series Personal Wardrobe/Str g Cab 24W 24D 66-5/8"H \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu LKII1 Kingswood Walnu Tag For: 105 ASST CHIEF	1127.27	1127.27
0027	1	H105380 HON COMPANY	10500 Series Wall Mounted Storage Cab 30"W x 14-5/8"D \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu LKII1 Kingswood Walnu Tag For: 105 ASST CHIEF	368.50	368.50
0028	1	H105381 HON COMPANY	10500 Series Wall Mounted Storage Cab 36"W x 14-5/8"D \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu LKII1 Kingswood Walnu Tag For: 105 ASST CHIEF	394.88	394.88
0029	1	H105412 HON COMPANY	Credenza Shell Full Mod Panel 90Wx 24Dx29-1/2H \$(L1STD) Grd L1 Standard .LDW1 Designer White LKII1 Kingswood Walnu Tag For: 105 ASST CHIEF	508.78	508.78
0030	1	H10560 HON COMPANY	10500 Series Bridge 42W x 24D x 29-1/2H \$(L1STD) Grd L1 Standard .LDW1 Designer White LKII1 Kingswood Walnu Tag For: 105 ASST CHIEF	185.09	185.09

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0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0031	4	HF23B HON COMPANY Tag For:	Black Removable Lock Core Kit .X105E 105E 105 ASST CHIEF	19.26	77.04
0032	6	HLINEARA2 HON COMPANY Tag For:	Field Install Dwr/Door Kits Linear Blk 2-pack 105 ASST CHIEF	33.92	203.52
0033	2	HIGS6DF HON COMPANY Tag For:	Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed .H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett 64 Red .PLAT Textured Platin 105 ASST CHIEF	283.39	566.78
0034	1	HIWMM HON COMPANY Tag For:	Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .H Hard Caster .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black 105 ASST CHIEF	370.42	370.42
0035	1	HLED17A HON COMPANY Tag For:	17" LED Light W/PwrSupplyForDaisyC hain(STARTER) 105 ASST CHIEF	178.89	178.89

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0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0036	1	HLED31AUO HON COMPANY Tag For:	31"LED Lt W/8"JmprCordDaisyChain(F OLLOWER) 105 ASST CHIEF	195.64	195.64
0037	1	HLSL66TW HON COMPANY Tag For:	Tackboard for 66" W Wallmount Tackboard \$(A) Grd A Fabric .VST Vast 06 Atmosphere 105 ASST CHIEF	204.77	204.77
0038	1	M1-46-4 GHENT MANUFACTURING Tag For:	Aluminum Frame Porcelain Magnetic 4'x6' Whiteboard, 1 Marker, 1 Eraser FS Orders over 3,000.00 NET = Free, exclusions apply 106 ASST CHIEF	880.00	880.00
0039	1	H10504 HON COMPANY Tag For:	10500 Series Floorstanding Full Ht Ped F/F 15-5/8W x 22-3/4D \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu 106 ASST CHIEF	362.22	362.22
0040	1	H105106 HON COMPANY Tag For:	10500 Series 15 3/4Wx18 7/8Dx21 7/ 8H Mobile Ped B/F \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu LK11 Kingswood Walnu 106 ASST CHIEF	376.87	376.87
0041	1	H105209E HON COMPANY	Pennisula w/ End Panel 72"W x 30"D x 29 1/2"H \$(L1STD) Grd L1 Standard .LDW1 Designer White LK11 Kingswood Walnu \$(P1) P1 Paint Opts .P Black	440.52	440.52

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0041 continued)					
0042	1	H10528 HON COMPANY	Tag For: 106 ASST CHIEF 10500 Series Modesty Panel for Pen insulas \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu	101.76	101.76
0043	1	H105302L HON COMPANY	Tag For: 106 ASST CHIEF 10500 Series Personal Wardrobe/Str g Cab 24W 24D 66-5/8"H \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu	1127.27	1127.27
0044	1	H105380 HON COMPANY	Tag For: 106 ASST CHIEF 10500 Series Wall Mounted Storage Cab 30"W x 14-5/8"D \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu	368.50	368.50
0045	1	H105381 HON COMPANY	Tag For: 106 ASST CHIEF 10500 Series Wall Mounted Storage Cabt 36"W x 14-5/8"D \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu	394.88	394.88
0046	1	H105412 HON COMPANY	Tag For: 106 ASST CHIEF Credenza Shell Full Mod Panel 90Wx 24Dx29-1/2H \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu	508.78	508.78

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0047	1	H10560 HON COMPANY	10500 Series Bridge 42W x 24D x 29-1/2H \$(L1STD) Grd L1 Standard .LDW1 Designer White LK11 Kingswood Walnu Tag For: 106 ASST CHIEF	185.09	185.09
0048	4	HF23B HON COMPANY	Black Removable Lock Core Kit .X106E 106E Tag For: 106 ASST CHIEF	19.26	77.04
0049	6	HLINEARA2 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 2-pack Tag For: 106 ASST CHIEF	33.92	203.52
0050	2	HIGS6DF HON COMPANY	Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed .H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett 64 Red .PLAT Textured Platin Tag For: 106 ASST CHIEF	283.39	566.78
0051	1	HIWMM HON COMPANY	Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .H Hard Caster .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base	370.42	370.42

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0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0051 continued)					
			.T Black Tag For: 106 ASST CHIEF		
0052	1	HLED17A HON COMPANY	17" LED Light W/PwrSupplyForDaisyChain(STARTER) Tag For: 106 ASST CHIEF	178.89	178.89
0053	1	HLED31AUO HON COMPANY	31"LED Lt W/8"JmprCordDaisyChain(FOLLOWER) Tag For: 106 ASST CHIEF	195.64	195.64
0054	1	HLSL66TW HON COMPANY	Tackboard for 66" W Wallmount Tackboard \$(A) Grd A Fabric .VST Vast 06 Atmosphere Tag For: 106 ASST CHIEF	204.77	204.77
0055	1	M1-46-4 GHENT MANUFACTURING	Aluminum Frame Porcelain Magnetic 4'x6' Whiteboard, 1 Marker, 1 Eraser FS Orders over 3,000.00 NET = Free, exclusions apply Tag For: 107 ASST CHIEF	880.00	880.00
0056	1	H10504 HON COMPANY	10500 Series Floorstanding Full Ht Ped F/F 15-5/8W x 22-3/4D \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu Tag For: 107 ASST CHIEF	362.22	362.22
0057	1	H105106 HON COMPANY	10500 Series 15 3/4Wx18 7/8Dx21 7/8H Mobile Ped B/F \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu LK11 Kingswood Walnu Tag For: 107 ASST CHIEF	376.87	376.87

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0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0058	1	H105209E HON COMPANY	Penninsula w/ End Panel 72"W x 30"D x 29 1/2"H \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu \$(P1) P1 Paint Opts .P Black Tag For: 107 ASST CHIEF	440.52	440.52
0059	1	H10528 HON COMPANY	10500 Series Modesty Panel for Pen insulas \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu Tag For: 107 ASST CHIEF	101.76	101.76
0060	1	H105302L HON COMPANY	10500 Series Personal Wardrobe/Str g Cab 24W 24D 66-5/8"H \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu Tag For: 107 ASST CHIEF	1127.27	1127.27
0061	1	H105380 HON COMPANY	10500 Series Wall Mounted Storage Cab 30"W x 14-5/8"D \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu Tag For: 107 ASST CHIEF	368.50	368.50
0062	1	H105381 HON COMPANY	10500 Series Wall Mounted Storage Cabt 36"W x 14-5/8"D \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu Tag For: 107 ASST CHIEF	394.88	394.88
0063	1	H105412 HON COMPANY	Credenza Shell Full Mod Panel 90Wx 24Dx29-1/2H	508.78	508.78

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0063 continued)					
0064	1	H10560 HON COMPANY	\$(L1STD) Grd L1 Standard .LDW1 Designer White LK11 Kingswood Walnu Tag For: 107 ASST CHIEF	185.09	185.09
0065	4	HF23B HON COMPANY	10500 Series Bridge 42W x 24D x 29-1/2H \$(L1STD) Grd L1 Standard .LDW1 Designer White LK11 Kingswood Walnu Tag For: 107 ASST CHIEF	19.26	77.04
0066	6	HLINEARA2 HON COMPANY	Black Removable Lock Core Kit .X107E 107E Tag For: 107 ASST CHIEF	33.92	203.52
0067	2	HIGS6DF HON COMPANY	Field Install Dwr/Door Kits Linear Blk 2-pack Tag For: 107 ASST CHIEF	283.39	566.78
0068	1	HIWMM HON COMPANY	Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed .H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett 64 Red .PLAT Textured Platin Tag For: 107 ASST CHIEF	370.42	370.42

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0068 continued)					
			.IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: 107 ASST CHIEF		
0069	1	HLED17A HON COMPANY	17" LED Light W/PwrSupplyForDaisyC hain(STARTER) Tag For: 107 ASST CHIEF	178.89	178.89
0070	1	HLED31AUO HON COMPANY	31"LED Lt W/8"JmprCordDaisyChain(F OLLOWER) Tag For: 107 ASST CHIEF	195.64	195.64
0071	1	HLSL66TW HON COMPANY	Tackboard for 66" W Wallmount Tackboard \$(A) Grd A Fabric .VST Vast 06 Atmosphere Tag For: 107 ASST CHIEF	204.77	204.77
0072	1	M1-46-4 GHENT MANUFACTURING	Aluminum Frame Porcelain Magnetic 4'x6' Whiteboard, 1 Marker, 1 Eraser FS Orders over 3,000.00 NET = Free, exclusions apply Tag For: 109 CHIEF ADMIN ASST	880.00	880.00
0073	1	H10516 HON COMPANY	10500 Series Lat File 4-Dr36W 20D 59-1/8H \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu Tag For: 109 CHIEF ADMIN ASST	1109.69	1109.69

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0074	1	H105290 HON COMPANY	10500 Series 36Wx24Dx29-1/2H Stora ge Cabinet with Doors \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu Tag For: 109 CHIEF ADMIN ASST	489.10	489.10
0075	1	H105890 HON COMPANY	10500 Series 72Wx36Dx29-1/2H Dbl P ed Dsk 3/2 Rect Top \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu Tag For: 109 CHIEF ADMIN ASST	897.80	897.80
0076	4	HF23B HON COMPANY	Black Removable Lock Core Kit .X109E 109E Tag For: 109 CHIEF ADMIN ASST	19.26	77.04
0077	6	HLINEARA2 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 2-pack Tag For: 109 CHIEF ADMIN ASST	33.92	203.52
0078	1	HLINEARA3 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 3-pack Tag For: 109 CHIEF ADMIN ASST	37.69	37.69
0079	2	HIGS6DF HON COMPANY	Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed .H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett 64 Red .PLAT Textured Platin	283.39	566.78

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Page: 16

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0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0079 continued)					
0080	1	HIWMM HON COMPANY	Tag For: 109 CHIEF ADMIN ASST Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .H Hard Caster .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black	370.42	370.42
0081	1	H105891 HON COMPANY	Tag For: 109 CHIEF ADMIN ASST 10500 Series 66Wx30Dx29-1/2H Dbl P ed Dsk 3/2 Rect Top \$(L1STD) Grd L1 Standard .LDW1 Designer White LK11 Kingswood Walnu	836.66	836.66
0082	2	HF23B HON COMPANY	Tag For: 110 SHARED OFFICE Black Removable Lock Core Kit .X110E 110E	19.26	38.52
0083	1	HLINEARA2 HON COMPANY	Tag For: 110 SHARED OFFICE Field Install Dwr/Door Kits Linear Blk 2-pack	33.92	33.92
0084	1	HLINEARA3 HON COMPANY	Tag For: 110 SHARED OFFICE Field Install Dwr/Door Kits Linear Blk 3-pack	37.69	37.69
0085	1	HIGS6DF HON COMPANY	Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed	283.39	283.39

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0085 continued)					
			.H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett 64 Red .PLAT Textured Platin Tag For: 110 SHARED OFFICE		
0086	1	HIWMM HON COMPANY	Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .H Hard Caster .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: 110 SHARED OFFICE	370.42	370.42
0087	1	M1-46-4 GHENT MANUFACTURING	Aluminum Frame Porcelain Magnetic 4'x6' Whiteboard, 1 Marker, 1 Eraser FS Orders over 3,000.00 NET = Free, exclusions apply Tag For: 111 FIRE CHIEF	880.00	880.00
0088	6	HF23B HON COMPANY	Black Removable Lock Core Kit .X111E 111E Tag For: 111 FIRE CHIEF	19.26	115.56
0089	1	HNL2116MBF HON COMPANY	15-3/4x20-1/8x21-1/2 Mobile Pedest al box/file	434.66	434.66

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0089 continued)					
0090	3	HNL231628PFF HON COMPANY	.D Canopy/Black \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu Tag For: 111 FIRE CHIEF 15-3/4Wx23-1/8Dx28-1/2H File/File Pedestal	408.28	1224.84
0091	1	HNL241879WLL HON COMPANY	.D Canopy/Black .P Black \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu Tag For: 111 FIRE CHIEF 18x24x78-1/8 Wardrobe/Storage Cab lam dr Lf	988.67	988.67
0092	1	HNL241879WLR HON COMPANY	.D Canopy/Black \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu Tag For: 111 FIRE CHIEF 18x24x78-1/8 Wardrobe/Storage Cab lam dr Rt	988.67	988.67
0093	1	HNL2948LD HON COMPANY	.D Canopy/Black \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu Tag For: 111 FIRE CHIEF 48x15x28-1/2 Wall Mount Storage la m doors	669.58	669.58

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0093 continued)					
			\$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu Tag For: 111 FIRE CHIEF		
0094	1	HNLMP4828 HON COMPANY	48W x 27-7/8H Modesty / Back Panel .P Black \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu Tag For: 111 FIRE CHIEF	128.14	128.14
0095	1	HNLRC2448 HON COMPANY	48W x 24D Rectangle Worksurface .G Smooth, Flat DW Designer White .X No Grommet \$(L1STD) Grd L1 Standard .LDW1 Designer White Tag For: 111 FIRE CHIEF	157.87	157.87
0096	1	HUSLMOD1348 HON COMPANY	Laminate Modesty 13h x 48w \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu .KI Kingswood Walnu .P Black Tag For: 111 FIRE CHIEF	189.76	189.76
0097	2	HIGS6DF HON COMPANY	Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed .H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett	283.39	566.78

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0097 continued)					
0098	1	HIWMM HON COMPANY	64 Red .PLAT Textured Platin Tag For: 111 FIRE CHIEF Ignition 2 Task Mid-back, ilira back .Y1 Synchron-Tilt W .A Height and Widt .H Hard Caster .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: 111 FIRE CHIEF	370.42	370.42
0099	1	HML1SDF HON COMPANY	Grove Single Seat Lounge Dual Fabric .A Straight \$(3) Grade 3 Uph .SX Moxie 59 Midnight \$(3) Grade 3 Uph .SX Moxie 46 Punch .TS Tapered Square .PR8 Silver Texture Tag For: 111 FIRE CHIEF	1027.95	1027.95
0100	1	HFTPTL18 HON COMPANY	Flock 18 Personal Table Laminate .G 2MM Edge KI Kingswood Walnu \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu \$(P2) P2 Paint Opts .PR8 Silver Texture Tag For: 111 FIRE CHIEF	373.34	373.34

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0101	1	HT29AL72 HON COMPANY	Preside 29.5H Angled Leg for 72W Top \$(P1) P1 Paint Opts .P Black Tag For: 111 FIRE CHIEF	684.94	684.94
0102	1	HTLA3672 HON COMPANY	Preside 72W x 36D Racetrack Shaped Laminate Top .G 2MM/Flat DW Designer White .N No Grommets \$(L1STD) Grd L1 Standard .LDW1 Designer White Tag For: 111 FIRE CHIEF	321.34	321.34
0103	1	HLED31AS HON COMPANY	31" LED LIGHT W/ POWER SUPPLY (SINGLE) Tag For: 111 FIRE CHIEF	218.84	218.84
0104	1	HLSL48TW HON COMPANY	WM Tackboard for 48W WM Overhead \$(A) Grd A Fabric .VST Vast 06 Atmosphere Tag For: 111 FIRE CHIEF	159.12	159.12
0105	1	M1-46-4 GHENT MANUFACTURING	Aluminum Frame Porcelain Magnetic 4'x6' Whiteboard, 1 Marker, 1 Eraser FS Orders over 3,000.00 NET = Free, exclusions apply Tag For: 115 FIRE MARSHALL	880.00	880.00
0106	1	H105492 HON COMPANY	10500 Series Cred w/Lateral File L eft Storage 24x72 \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu Tag For: 115 FIRE MARSHALL	931.72	931.72

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0107	1	H105535 HON COMPANY	10500 Series Bookcase 5-shelf 36Wx 13-1/8Dx71H \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu LKI1 Kingswood Walnu Tag For: 115 FIRE MARSHALL	435.08	435.08
0108	1	H105890 HON COMPANY	10500 Series 72Wx36Dx29-1/2H Dbl P ed Dsk 3/2 Rect Top \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu Tag For: 115 FIRE MARSHALL	897.80	897.80
0109	4	HF23B HON COMPANY	Black Removable Lock Core Kit .X115E 115E Tag For: 115 FIRE MARSHALL	19.26	77.04
0110	3	HLINEARA2 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 2-pack Tag For: 115 FIRE MARSHALL	33.92	101.76
0111	1	HLINEARA3 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 3-pack Tag For: 115 FIRE MARSHALL	37.69	37.69
0112	2	HIGS6DF HON COMPANY	Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed .H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett 64 Red	283.39	566.78

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0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0112 continued)					
0113	1	HIWMM HON COMPANY	.PLAT Textured Platin Tag For: 115 FIRE MARSHALL Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .H Hard Caster .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: 115 FIRE MARSHALL	370.42	370.42
0114	3	MRB6-3680-C1NA-5 STAPLES BUS ADV FURN	NORIX-Comfort Shield Remedy-Sealed Seam Mattress Tag For: 117 SHIFT COMM	390.38	1171.14
0115	3	TNT1212X-NL1002T STAPLES BUS ADV FURN	NORIX-Titan Panel Base Bunkable Be d w/ Laminate Drawers, Right Laminate: Wild Steel Finish: E Tag For: 117 SHIFT COMM	1282.50	3847.50
0116	1	TNT6011-NL1002T STAPLES BUS ADV FURN	NORIX-Titan Table Desk Laminate: Wild Steel Finish: E Tag For: 117 SHIFT COMM	623.81	623.81
0117	3	PROT810 STAPLES BUS ADV FURN	NORIX-Protege Locker 70Hx18Wx18D w/ Laminate Accent, Left Laminate: Wild Steel Finish: E Tag For: 117 SHIFT COMM	577.29	1731.87

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0118	1	HITLM HON COMPANY	Ignition 2 Task Low-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .S Black All-Surfa .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: 117 SHIFT COMM	362.59	362.59
0119	1	M1-46-4 GHENT MANUFACTURING	Aluminum Frame Porcelain Magnetic 4'x6' Whiteboard, 1 Marker, 1 Eraser FS Orders over 3,000.00 NET = Free, exclusions apply Tag For: 123 OFFICE	880.00	880.00
0120	1	H105891 HON COMPANY	10500 Series 66Wx30Dx29-1/2H Db1 P ed Dsk 3/2 Rect Top \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu Tag For: 123 OFFICE	836.66	836.66
0121	2	HF23B HON COMPANY	Black Removable Lock Core Kit .X110E 110E Tag For: 123 OFFICE	19.26	38.52
0122	1	HLINEARA2 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 2-pack Tag For: 123 OFFICE	33.92	33.92
0123	1	HLINEARA3 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 3-pack Tag For: 123 OFFICE	37.69	37.69

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0124	1	HIGS6DF HON COMPANY	Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed .H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett 64 Red .PLAT Textured Platin Tag For: 123 OFFICE	283.39	283.39
0125	1	HIWMM HON COMPANY	Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .H Hard Caster .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: 123 OFFICE	370.42	370.42
0126	2	M1-23-1 GHENT MANUFACTURING	Aluminum Frame Porcelain Magnetic 2'x3' Whiteboard FS Orders over 3,000.00 NET = Free, exclusions apply Tag For: 125 BATTALION CHIEF	322.50	645.00
0127	2	H10517 HON COMPANY	10500 Series 36Wx20Dx45-1/2H Later al File-Three-Drawer \$(L1STD) Grd L1 Standard .LKI1 Kingswood Walnu	842.52	1685.04

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0127 continued)					
0128	1	H105890 HON COMPANY	LKI1 Kingswood Walnu Tag For: 125 BATTALION CHIEF 10500 Series 72Wx36Dx29-1/2H Dbl P ed Dsk 3/2 Rect Top \$(L1STD) Grd L1 Standard .LDW1 Designer White LKI1 Kingswood Walnu Tag For: 125 BATTALION CHIEF	897.80	897.80
0129	4	HF23B HON COMPANY	Black Removable Lock Core Kit .X125E 125E Tag For: 125 BATTALION CHIEF	19.26	77.04
0130	7	HLINEARA2 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 2-pack Tag For: 125 BATTALION CHIEF	33.92	237.44
0131	1	HLINEARA3 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 3-pack Tag For: 125 BATTALION CHIEF	37.69	37.69
0132	2	HIGS6DF HON COMPANY	Ignition 2 Multi-purp Stack Chair, Four Leg, Dual Fab .F Fixed .H Hard Caster .U Upholstered \$(1) Grade 1 Uph .EMP Emphasis 01 Obsidian \$(1) Grade 1 Uph .UR Contourett 64 Red .PLAT Textured Platin Tag For: 125 BATTALION CHIEF	283.39	566.78

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0133	1	HIWMM HON COMPANY	Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .H Hard Caster .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: 125 BATTALION CHIEF	370.42	370.42
0134	2	H105692 HON COMPANY	10500 Series Cred Shell 48W x 24D x 29-1/2H \$(L1STD) Grd L1 Standard .LDW1 Designer White LK11 Kingswood Walnu Tag For: 126 FF LOUNGE	322.86	645.72
0135	1	HAUFHL15N HON COMPANY	Undermount Cubby with Locking Door Flush Mount .L Linear P Black \$(P1) Select Grade 1 .P Black \$(P3) Select Grade 3 .PJF Bullseye .L Lock Tag For: 126 FF LOUNGE	257.56	257.56
0136	1	HAUFHR15N HON COMPANY	Undermount Cubby with Locking Door Flush Mount .L Linear P Black \$(P1) Select Grade 1 .P Black \$(P3) Select Grade 3	257.56	257.56

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(Line 0136 continued)					
0137	2	HIWMM HON COMPANY	.PJF Bullseye .L Lock Tag For: 126 FF LOUNGE Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Width .S Black All-Surfa .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: 126 FF LOUNGE	388.57	777.14
0138	2	HML3SDF HON COMPANY	Grove Three Seat Lounge Dual Fabric .A Straight \$(3) Grade 3 Uph .SX Moxie 59 Midnight \$(3) Grade 3 Uph .SX Moxie 46 Punch .TS Tapered Square .PR8 Silver Texture Tag For: 126 FF LOUNGE	2004.75	4009.50
0139	2	HMS1 HON COMPANY	Motivate High Density Stacker-Sled Base-Set/4 .N No Arm .ON Onyx .PLAT Platinum Metall Tag For: 126 FF LOUNGE	472.72	945.44

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Page: 29

SOLD TO:

JOEY NORMAL
CITY OF COLUMBIA
1000 S GARDEN ST
COLUMBIA, TN 38401
931 797-8540

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CITY OF COLUMBIA
1000 S GARDEN ST
COLUMBIA, TN 38401
931 797-8540

Terms: HiTouch X-Sell

QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0140	1	HSLMSS HON COMPANY	HON SoCo Single Seat .FSC FSC Wood \$(3) Grade 3 Uph .SX Moxie 59 Midnight Tag For: 126 FF LOUNGE	654.64	654.64
0141	4	HFTLR12 HON COMPANY	Flock Rectangle Table Laminate .N No Grommet .0 No Ports \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu .TS Tapered Square \$(P2) P2 Paint Opts .PR8 Silver Texture Tag For: 126 FF LOUNGE	291.28	1165.12
0142	1	HTLCRED72S HON COMPANY	Preside 20x72 36H Hospitality Cred enza w/Shelf \$(L1STD) Grd L1 Standard .LDW1 Designer White .DW Designer White \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu .V HL5L Door Pull P Black .N No Cutout \$(L1STD) Grd L1 Standard .LDW1 Designer White Tag For: 126 FF LOUNGE	1546.59	1546.59
0143	1	HTMC304296BB HON COMPANY	Preside 42x96 Seated Mobile Collab Tbl w/ BB Top .N No Grommets .LH903 Birch Butcherbl .C Caster \$(P2) P2 Paint Opts .T1 Platinum Metall	1760.69	1760.69

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0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0143 continued)					
0144	1	HIWMM HON COMPANY	Tag For: 126 FF LOUNGE Ignition 2 Task Mid-back, ilira back .Y1 Synchro-Tilt W .A Height and Widt .S Black All-Surfa .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black	388.57	388.57
0145	1	HIB50 HON COMPANY	Tag For: 129 RECEPT Ignition Bariatric Chair .F Fixed .E Glide .U Upholstered \$(3) Grade 3 Uph .SX Moxie 46 Punch .PLAT Textured Platin	811.39	811.39
0146	4	HIGCL HON COMPANY	Tag For: 130 WAITING Ignition Guest Chair Four Leg Frame Arms .E Glide .U Upholstered \$(3) Grade 3 Uph .SX Moxie 59 Midnight .PLAT Textured Platin	304.42	1217.68
0147	10	HCLQT HON COMPANY	Tag For: 130 WAITING HON Cliq Task Chair .W0 Weight Activate .CC1 Conference Cyli	331.65	3316.50

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0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0147 continued)					
			.F Fixed		
			.S Black All-Surfa		
			.IM 4-Way Black		
			\$(1) Grade 1 Uph		
			.UR Contourett		
			64 Red		
			.NL No Lumbar		
			.SB Standard Base		
			.T Black		
		Tag For:	133 COMMAND ROOM		
0148	1	HQB HON COMPANY	Interlink IQ Power Base In-Feed	283.16	283.16
		Tag For:	133 COMMAND ROOM		
0149	1	HQH5-E-3P1E HON COMPANY	ElloraB G2 Flptop for IQ-3 AC Pwr/ 1 Extron Open	226.28	226.28
			.SVR Silver		
		Tag For:	133 COMMAND ROOM		
0150	1	HQH5-E-3P1U2B HON COMPANY	ElloraB G2 Flptop for IQ/3 Pwr/1 D ual USB/2 Blnk	236.03	236.03
			.SVR Silver		
		Tag For:	133 COMMAND ROOM		
0151	1	HQJ3 HON COMPANY	Interlink IQ Power Jumper 3ft	59.31	59.31
		Tag For:	133 COMMAND ROOM		
0152	1	HTLA42144 HON COMPANY	Preside 42x144 Racetrack Top - 2-piece	661.37	661.37
			.G 2mm Edgeband		
			KI Kingswood Walnu		
			.G2 Cut Out For Fli		
			\$(L1STD) Grd L1 Standard		
			.LK11 Kingswood Walnu		
		Tag For:	133 COMMAND ROOM		

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LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0153	1	HTLHP144 HON COMPANY	Preside Laminate Hollow Panel Base For 144" W Table Tops \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu .LKII1 Kingswood Walnu Tag For: 133 COMMAND ROOM	1004.25	1004.25
0154	2	H105380 HON COMPANY	10500 Series Wall Mounted Storage Cab 30"W x 14-5/8"D \$(L1STD) Grd L1 Standard .LKII1 Kingswood Walnu LKII1 Kingswood Walnu Tag For: 134 EOC ROOM	368.50	737.00
0155	2	H105892 HON COMPANY	10500 Series 60Wx30Dx29-1/2H Db1 P ed Dsk 3/2 Rect Top \$(L1STD) Grd L1 Standard .LDW1 Designer White LKII1 Kingswood Walnu Tag For: 134 EOC ROOM	785.99	1571.98
0156	2	HF23B HON COMPANY	Black Removable Lock Core Kit .X134E 134E Tag For: 134 EOC ROOM	19.26	38.52
0157	2	HF23B HON COMPANY	Black Removable Lock Core Kit .X135E 135E Tag For: 134 EOC ROOM	19.26	38.52
0158	4	HLINEARA2 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 2-pack Tag For: 134 EOC ROOM	33.92	135.68
0159	2	HLINEARA3 HON COMPANY	Field Install Dwr/Door Kits Linear Blk 3-pack Tag For: 134 EOC ROOM	37.69	75.38

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0160	2	HUVSLFS3267LC HON COMPANY	Softline Floor Scrn 32Wx67H Fab Le gs Casters \$(A) Grd A Fab .SLS Salsa 36 Middle Grey .SVR Silver Generic Tag For: 134 EOC ROOM	1058.75	2117.50
0161	6	HCLQT HON COMPANY	HON Cliq Task Chair .W0 Weight Activate .CC1 Conference Cyli .F Fixed .S Black All-Surfa .IM 4-Way Black \$(1) Grade 1 Uph .UR Contourett 64 Red .NL No Lumbar .SB Standard Base .T Black Tag For: 134 EOC ROOM	331.65	1989.90
0162	2	HMVMB-3672WW HON COMPANY	Mkbd-Mob Bd 36Wx72H Whtbd/Whtbd .C Caster \$(P2) P2 Paint Opts .T1 Platinum Metall Tag For: 134 EOC ROOM	788.94	1577.88
0163	2	HMVR-2466G-NS HON COMPANY	Motivate Table Rect 24Dx66W 2mm Ed ge Nesting Base .N No Grommets \$(L1STD) Grd L1 Standard .LK11 Kingswood Walnu .KI Kingswood Walnu .C Caster \$(P2) P2 Paint Opts .T1 Platinum Metall Tag For: 134 EOC ROOM	669.50	1339.00

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0005857293	12/03/24	BI-347352	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0164	1	HLED17A HON COMPANY Tag For: 134 EOC ROOM	17" LED Light W/PwrSupplyForDaisyChain(STARTER)	178.89	178.89
0165	1	HLED17AUO HON COMPANY Tag For: 134 EOC ROOM	17"LED Lt w/8"JmprCordDaisyChain(FOLLOWR)	146.58	146.58
0166	1	HLSL60TW HON COMPANY Tag For: 134 EOC ROOM	Tackboard for 60" W Wallmount Tackboard \$ (A) Grd A Fabric .VST Vast 06 Atmosphere	182.16	182.16
0167	1	HF22 HON COMPANY Tag For: HF22	Master Key (One Key)	16.66	16.66
0168	1	CFSINSTALLEX SKU: 421091 STAPLES HiTouch BREN	ENHANCED FURNITURE SERVICES	15356.00	15356.00
M001	1	FREIGHT NORIX GROUP INC	NORIX FREIGHT	607.18	607.18
				Total	133972.52

Approved as to Legal Form:
C. Tim Tisher
C. Tim Tisher, City Attorney

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HiTouch Business Services
601 Mason Drive
Laverne, TN 37086

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857486	12/03/24	BI-356497	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
Special Instructions CUSTOMER SIGNATURE AUTHORIZES HITOUCH TO PURCHASE PRODUCTS AND SERVICES CONTAINED HEREIN. SALE IS SUBJECT TO HITOUCH BUSINESS SVCS. TERMS & CONDITIONS. QUOTE IS GOOD FOR 30 DAYS UNLESS NOTED OTHERWISE. APPLICABLE TAX WILL BE ADDED AT INVOICING.					
0001	6	MRB6-3680-C1NA-5 STAPLES BUS ADV FURN Tag For:	NORIX-Comfort Shield Remedy-Sealed Seam Mattress FEMALE DORM	390.38	2342.28
0002	3	TNT1212X-NL1002T STAPLES BUS ADV FURN Tag For:	NORIX-Titan Panel Base Bunkable Bed w/ Laminate Drawers, Left Laminate: Wild Cherry Steel Finish: Ebony FEMALE DORM	1282.50	3847.50
0003	3	TNT1212X-NL1002T STAPLES BUS ADV FURN Tag For:	NORIX-Titan Panel Base Bunkable Bed w/ Laminate Drawers, Right Laminate: Wild Cherry Steel Finish: Ebony FEMALE DORM	1282.50	3847.50
0004	2	TNT6011-NL1002T STAPLES BUS ADV FURN Tag For:	NORIX-Titan Table Desk Laminate: Wild Cherry Steel Finish: Ebony FEMALE DORM	623.81	1247.62
0005	3	PROT810 STAPLES BUS ADV FURN Tag For:	NORIX-Protege Locker 70Hx18Wx18D w/ Laminate Accent, Left Laminate: Wild Cherry Steel Finish: Ebony FEMALE DORM	577.29	1731.87
0006	3	PROT810 STAPLES BUS ADV FURN	NORIX-Protege Locker 70Hx18Wx18D w/ Laminate Accent, Right Laminate: Wild Cherry	577.29	1731.87

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HiTouch Business Services
601 Mason Drive
Laverge, TN 37086

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857486	12/03/24	BI-356497	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0006 continued)					
0007	2	HITLM HON COMPANY	Steel Finish: Ebony Tag For: FEMALE DORM Ignition 2 Task Low-back, ilira back .Yl Synchro-Tilt W .A Height and Widt .S Black All-Surfa .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: FEMALE DORM	362.59	725.18
0008	1	MRB6-3680-C1NA-5 STAPLES BUS ADV FURN	NORIX-Comfort Shield Remedy-Sealed Seam Mattress Tag For: FEMALE SHIFT COMM	390.38	390.38
0009	1	TNT1212X-NL1002T STAPLES BUS ADV FURN	NORIX-Titan Panel Base Bunkable Be d w/ Laminate Drawers, Right Laminate: Wild Steel Finish: E Tag For: FEMALE SHIFT COMM	1282.50	1282.50
0010	1	TNT6011-NL1002T STAPLES BUS ADV FURN	NORIX-Titan Table Desk Laminate: Wild Steel Finish: E Tag For: FEMALE SHIFT COMM	623.81	623.81
0011	1	PROT810 STAPLES BUS ADV FURN	NORIX-Protege Locker 70Hx18Wx18D w/ Laminate Accent, Left Laminate: Wild Steel Finish: E Tag For: FEMALE SHIFT COMM	577.29	577.29

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HiTouch Business Services
601 Mason Drive
Laverne, TN 37086

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QUOTE NO	DATE	CUSTOMER PO NO	CUSTOMER NO	SALESPERSON
0005857486	12/03/24	BI-356497	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
0012	1	HITLM HON COMPANY	Ignition 2 Task Low-back, ilira back .Yl Synchro-Tilt W .A Height and Widt .S Black All-Surfa .IM 4-Way Black \$(2) Grade 2 Uph .KAI Kai 26 Orca .BY Bullseye Adjust .SB Standard Base .T Black Tag For: FEMALE SHIFT COMM	362.59	362.59
0013	24	MRB6-3680-C1NA-5 STAPLES BUS ADV FURN	NORIX-Comfort Shield Remedy-Sealed Seam Mattress Tag For: MALE DORM	390.38	9369.12
0014	6	TNT1212X-NL1002T STAPLES BUS ADV FURN	NORIX-Titan Panel Base Bunkable Be d w/ Laminate Drawers, Left Laminate: Wild Steel Finish: E Tag For: MALE DORM	1282.50	7695.00
0015	18	TNT1212X-NL1002T STAPLES BUS ADV FURN	NORIX-Titan Panel Base Bunkable Be d w/ Laminate Drawers, Right Laminate: Wild Steel Finish: E Tag For: MALE DORM	1282.50	23085.00
0016	6	PROT810 STAPLES BUS ADV FURN	NORIX-Protege Locker 70Hx18Wx18D w/ Laminate Accent, Left Laminate: Wild Steel Finish: E Tag For: MALE DORM	577.29	3463.74
0017	18	PROT810 STAPLES BUS ADV FURN	NORIX-Protege Locker 70Hx18Wx18D w/ Laminate Accent, Right Laminate: Wild	577.29	10391.22

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HiTouch Business Services
601 Mason Drive
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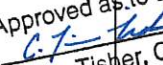
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0005857486	12/03/24	BI-356497	H000000032	Connie Roach

LINE	QUANTITY	CATALOG NO / VENDOR	DESCRIPTION	UNIT SELL	EXTENSION
(Line 0017 continued)					
			Steel Finish: E Tag For: MALE DORM		
0018	1	CFSINSTALLEX SKU: 421091 STAPLES HiTouch BREN	RECEIVE, DELIVER AND INSTALL	10320.00	10320.00
M001	1	FREIGHT NORIX GROUP INC	NORIX FREIGHT	8685.74	8685.74
M002	1	FREIGHT HON COMPANY	HON FREIGHT	181.29	181.29
				Total	91901.50

Approved as to Legal Form:

C. Tim Tisher, City Attorney

ACCEPTED BY _____

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DATE _____

At **HiTouch Business Services** we are committed to providing quality products and services to the marketplace. We would like to review key details related to your (project/order) to ensure your satisfaction.

Our Order Process

- ☐ A credit application is required for all **NEW** customers.
- ☐ Details of the delivery/service including the “ship to” address, building access, second contact, etc. to be provided prior to the purchase order.
- ☐ A **50** % deposit and signed agreement are required on this order.
- ☐ All orders are placed once a completed signed purchase agreement, purchase order and deposit are received.
- ☐ A mutually agreeable Customer Required Date will be determined based on estimated vendor lead-times.
- ☐ All product is custom manufactured to your specifications and therefore cannot be returned. Restocking programs are not an option.
- ☐ Customer acknowledgements are available to you, upon request.
- ☐ If we are installing workstations with powered panels you will need to coordinate with an electrician to connect the building power interface.
- ☐ If you are receiving product “drop ship” (product is being shipped directly from the manufacturer to you without HiTouch personnel to unload and place) you are responsible for inspecting the product for freight related damages. If product is damaged it must be noted on the bill of lading. Please contact HiTouch immediately.

Scheduling & Confirmation

- ☐ We will confirm your scheduled delivery/service date 48 hours in advance; any changes to the original order should be communicated at this time. Please note that additional requests may result in scheduling changes and or additional charges.
- ☐ Consider the disposition of your existing product. If existing product needs to be moved or removed when new product is delivered, we would be happy to quote you for this service. Labor will be charged at a rate of \$55.00 per hour per man or as quoted.

Project Changes

- ☐ If the job site is not ready on the mutually agreed upon customer required date, the product will be invoiced. Any additional expense incurred to handle, store and/or redeliver your order will be submitted to you for payment.

Delivery, Installation, Services

- ☐ Delivery and installation will be conducted, during normal working hours, by our professional, non-union personnel. Should after business hours or weekend install be required, and union personnel be required we shall provide a quote accordingly.
- ☐ We require the job site to be safe, accessible, clean, clear of debris and free from other trades. Unacceptable job site conditions may result in additional charges for excessive handling, storage and transportation.
- ☐ Removal of contents including desktop items may be required, depending on the service we are providing.
- ☐ Changes to the original scope of the job will be submitted for your approval and payment.

Job Completion

- ☐ Upon delivery of new or pre-owned product, we will complete a general “wipe down” cleaning of all products.
- ☐ We will complete a walkthrough with you at a prearranged time upon completion of your order/project.

Invoicing & Payment

- ☐ Product will be invoiced upon receipt of the products at the job site or sooner as required.
- ☐ Final payment is due in full net **20** days from the date of the invoice.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Ginger Adams, SR. Administrative Assistant to Fire Chief, gadams@columbiatn.gov, 931-560-1723

AGENDA ITEM TITLE: APPROVE CHANGE ORDER NO. 6 WITH BRINDLEY CONSTRUCTION, LLC FOR THE CITY OF COLUMBIA FIRE STATION PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY A TOTAL OF \$129,582.00 – 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 \$27,887.00 resulting in a lower contract price of \$4,854,113.00. Change Order No. 3 increased the contract amount \$84,000.00 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 included 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 increased the contract price by \$8,876.00 to add receptacle in Compressor Room, add 2 receptacles in Apparatus Room, add 5 receptacles 8' high in apparatus Room, add 16 USB receptacles in living area between the beds.

Change Order No. 5 increased the contract price by \$99,762.86 to undercut concrete area at rear of building and rock removal.

Change Order No. 6 increases the contract price by \$129,582.00 as follows: Additional Asphalt Paving Work and Extruded Curb \$28,712.00; Change the Communications Tower Foundation from 8' x 8' x 2' to 10' x 10' x 4'-4" \$6,670.00; Furnish and Install Oil-Water Separator \$94,200.00.

Change Order No. 6 increases the total contract price to \$5,176,333.86.

ATTACHMENTS: Staff Report; Change Order No. 6.

CERTIFICATION: The Chief Financial Officer certifies that



PO Box 303
Pulaski, TN 38478
Ph : (931)363-4544

Change Order

Project:

23-131 City of Columbia Fire Station
1000 South Garden Street
Columbia, TN 38401

Change Order: 6

Date: 12/2/2024

Architect's Project:**To Contractor:**

Brindley Construction, LLC
PO Box 303
Pulaski, TN 38478

The Contract is changed as follows:

Additional asphalt in rear drive, additional concrete for radio tower, and oil separator.

6 02-620, 03-180, 09-900, 15-100, and 01-110

\$129,582.00

The original Contract Amount was	\$4,882,000.00
Net change by previously authorized Change Orders	\$164,751.86
The Contract Amount prior to this Change Order was	\$5,046,751.86
The Contract will be increased by this Change Order in the amount of	\$129,582.00
The new Contract Amount including this Change Order will be	\$5,176,333.86

The date of Substantial Completion as of the date of this Change Order therefore is

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACT AND OWNER.

Nuber Architecture, LLC
ARCHITECT
1069 Rolling Fields Circle
Columbia, TN 38401

Brindley Construction, LLC
CONTRACTOR
PO Box 303
Pulaski, TN 38478

City of Columbia
OWNER
700 N Garden Street
Columbia, TN 38401

(Signature)

George Nuber, Architect

By 12-05-2024

Date

(Signature)

Ronnie Brindley

By 12-5-24

Date

(Signature)

By

Date

December 5, 2024

Mr. George Nuber
Nuber Architecture
1069 Rolling Fields Circle
Columbia, TN 38401

RE: Proposed Renovations and Additions to Fire Station No. 1
Change Order No. 6 Breakdown
Columbia, TN

Dear George:

Pursuant to your request, we are pleased to submit the following Change Order No. 6 Breakdown on the above referenced project located in Columbia, TN.

Additional Asphalt Paving Work and Extruded Curb

- Remove approximately 1,900 SF of existing asphalt paving (9-1/2" depth) and haul-off site.
- Furnish and install 6" of crushed stone aggregate base (65 Tons).
- Furnish and install 2" of Asphalt Binder BM Mix with Prime and Chip (210 SY).
- Furnish and install 1.5" of Asphalt Topping 411E with Tack Coat (210 SY).
- Furnish and install new 12" x 8" extruded concrete curb (124 LF).

Total Cost for the work above.....\$28,712.00

Change the Communications Tower Foundation from 8' x 8' x 2' to 10' x 10' x 4'-4"

- Additional Excavation work: 16 CY
- Additional Concrete: 13 CY
- Additional Rebar: 1 Ton
- Additional Formwork: 120 SF

Total Cost for the work above.....\$6,670.00

Furnish and Install Oil-Water Separator

- Saw-cut and remove existing concrete (40 SF).
- Remove the existing oil separator.
- Furnish and install one (1) new MIFAB MI-O-14 Oil-Water Separator with non-traffic rated lid and high-level alarm.
- Excavate new trench and furnish and install new PVC waste piping from fire station and connect to oil separator and to the existing city sewer line (120 LF).
- Furnish and install stone backfill for the trench (10 Tons).

Total Cost for the work above.....\$94,200.00

We appreciate the opportunity to submit this information. If you have any questions or need any additional information, please feel free to give me a call.

Sincerely,



Robert J. Masucci, Jr.
Brindley Construction, L.L.C.

Cc: Ronnie Brindley, Brindley Construction, L.L.C.
Tim Rohling, Brindley Construction, L.L.C.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Ginger Adams, SR. Administrative Assistant, GAdams@columbiatn.gov, 931-560-1723

AGENDA ITEM TITLE: APPROVE THE PURCHASE OF A 2024 DODGE DURANGO IN THE AMOUNT OF \$50,125 FROM CHRYSLER DODGE JEEP RAM FIAT OF COLUMBIA UTILIZING SWC209 -

RECOMMENDATION: Approve.

INFORMATION: Columbia Fire & Rescue requests approval of the City Council for the acquisition of a 2024 Dodge Durango from Chrysler Dodge Jeep Ram Fiat of Columbia utilizing SWC209.

CERTIFICATION: The Chief Financial Officer certifies that

ATTACHMENTS: Staff Report; Quote with SWC209.

Chrysler Dodge Jeep RAM Fiat of Columbia
106 S. James Campbell Boulevard
Columbia, TN 38401



QUOTE

RAMQ5568
Aug 12, 2024

Tennessee State Wide Contract # 209

Quoted To:

Chris Cummins
City of Columbia
1000 South Garden Street
Columbia, TN 38401

Prepared By:

Russell Alan Moles
Director of Fleet & Commercial Operations

Phone: 931-560-7100
Fax:

Phone: 865-285-0348
Email: rmoles@cdjrcolumbia.com

PO Number:

Valid Through: Dec. 31, 2024

Payment Terms: NET 15

V6 - WDEE75-DURANGO PURSUIT VEHICLE AWD (SAP)

\$40,814.00

2BZ BASE VEHICLE & STANDARD EQUIPMENT	\$40,814.00	1	\$40,814.00
PACKAGE CONTENTS:			
3.6L V6 24V VVT ENGINE W/ESS (ERC)			
8-SPD AUTO 850RE TRANS (MAKE) (DFT)			
CLOTH BUCKET SEATS W/ SHIFT INSERT/BLACK			

FACTORY INSTALLED OPTIONS & CHARGES

\$910.00

CKD FLOOR CARPET (OPTIONAL - SELECTED)	\$150.00	1	\$150.00
CUF FULL LENGTH FLOOR CONSOLE (OPTIONAL - SELECTED)	\$350.00	1	\$350.00
WP1 18X8.0 PAINTED ALUMINUM WHEELS (OPTIONAL - SELECTED)	\$410.00	1	\$410.00

DEALER INSTALLED OPTIONS & CHARGES

\$0.00

DRIVER DELIVERY TO CUSTOMER	\$0.00	1	\$0.00
PACK - FIXED COST & OVERHEAD	\$0.00	1	\$0.00

Created 8/12/2024

Reprinted 8/12/2024

Superceeded : N

1 of 9

Exterior Paint Colors**\$395.00****Factory Standard N/C**

Unit Price	Qty	Ext. Price
\$0.00	1	\$0.00
\$0.00	1	\$0.00

*DB BLACK CLEAR COAT (OPTIONAL)**BRIGHT WHITE (OPTIONAL)***Additional Factory Orderable Exterior Colors**

Unit Price	Qty	Ext. Price
\$395.00	1	\$395.00
\$395.00	1	\$395.00
\$395.00	1	\$395.00
\$395.00	1	\$395.00
\$395.00	1	\$395.00
\$395.00	1	\$395.00
\$395.00	1	\$395.00

*DESTROYER GREY CLEAR COAT (OPTIONAL - SELECTED)**FROSTBITE PEARL COAT (OPTIONAL)**NIGHT MOVES (OPTIONAL)**OCTANE RED PEARL COAT (OPTIONAL)**RED OXIDE (OPTIONAL)**TRIPLE NICKEL SILVER (BRIGHT) (OPTIONAL)**VAPOR GREY (OPTIONAL)***Factory Special Order Paint (Extended Lead Time/Added Cost)**

Unit Price	Qty	Ext. Price
\$600.00	1	\$600.00
\$600.00	1	\$600.00

*BLU BY YOU PEARL COAT
HANG ON PARTS ARE BLACK W/ POLICE SPECIAL PAINTS (MIRRORS/DOOR
HANDLES/ETC) (OPTIONAL)**MICHIGAN STATE POLICE BLUE
HANG ON PARTS ARE BLACK W/ POLICE SPECIAL PAINT (MIRRORS/DOOR
HANDLES/ETC) (OPTIONAL)***AFTERMARKET EQUIPMENT****\$8,006.00**

NFORCE FRONT INTERIOR BAR R/W	\$1,088.00	1	\$1,088.00
NFORCE REAR INTERIOR CAR R/A	\$845.00	1	\$845.00
BLUE PRINT 500 SERIES HANDHELD	\$832.00	1	\$832.00
LF AFTERSHOCK SIREN SYSTEM	\$503.00	1	\$503.00
AFTER SHOCK BRACKET FOR DURANGO	\$31.00	1	\$31.00

Created 8/12/2024

Reprinted 8/12/2024

Superceeded : N

2 of 9

	Unit Price	Qty	Ext. Price
12 LED R/W MOUNTED IN GRILL AREA	\$127.00	4	\$508.00
6 LED RED 2 ON REAR BUMPER 2 IN CARGO	\$108.00	4	\$432.00
WINDOW SHROUD FOR CARGO WINDOWS	\$14.00	2	\$28.00
72" RUNNING BOARD LIGHTS R/W	\$388.00	2	\$776.00
RUNNING BOARD BRACKETS FOR DURANGO	\$40.00	2	\$80.00
INTERSECTOR LIGHTS FOR MIRROR R/W	\$192.00	2	\$384.00
CURVED SURFACE BRACKET FOR DURANGO	\$9.00	1	\$9.00
RACETRACK FLASHER	\$86.00	1	\$86.00
RADIO POWER WIRE	\$0.00	1	\$0.00
RADIO COAX	\$36.00	1	\$36.00
SHARKFIN ANTENNA UHF	\$68.00	1	\$68.00
EQUIPMENT DISCONNECT	\$0.00	1	\$0.00
SHIPPING CHARGES	\$150.00	1	\$150.00
INSTALLATION LABOR HOURS	\$80.00	25	\$2,000.00
SHOP SUPPLIES	\$150.00	1	\$150.00

Totals

Subtotal	\$50,125.00
Tax	\$0.00
Shipping	\$0.00
Grand Total	\$50,125.00

Units Quoted from Ground Stock or In-Bound Inventory Are Subject to Prior Sale
Pricing Good For Current Date & Model Year Only Subsequent Model & Option Pricing May Vary
Vehicles Subject to Production by Stellantis (formerly Fiat-Chrysler Automobiles)
Production Lead Times Vary by Model & Options are controlled by FCA Group
Standard Color is White Unless Noted Otherwise



**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:  Digitally signed by Michael F. Perry
DN: cn=Michael F. Perry, o=State of TN
CPO, ou=Department of General
Services, email=Mike.Perry@tn.gov, c=US
Date: 2023.09.06 10:30:20 -05'00'

CHIEF PROCUREMENT OFFICER

BY: Mike Neely Digitally signed by Mike
Neely
Date: 2023.09.06 10:04:06
-05'00'

PURCHASING AGENT

DATE

State of Tennessee (State)

CDJR- 2024 Model Year Fleet (1 Year Fixed) Pricing

Dealer Name: TT Columbia				
Model	Model Number	Description	Required Entry for MSRP	Required Entry
EXAMPLE ONLY:				
POLICE PURSUIT SUV			\$31,000.00	\$25,750.00
	WDEE75	DURANGO PPV - AWD - 3.6L V6	\$ 45,900.00	\$40,814.00
	WDEE75	DURANGO PPV - AWD - 3.6L V6 (ADMIN)	\$ 45,580.00	\$40,146.00
	WDEE75	DURANGO PPV - AWD - 5.7L V8 HEMI	\$ 49,015.00	\$43,517.00
	WDEE75	DURANGO PPV - AWD - 5.7L V8 HEMI (ADMIN)	\$ 48,695.00	\$42,948.00
SPECIAL SERVICE VEHICLE				
	DJ7L91	RAM 2500 CREW 4X4 SSV - SWB - GAS	\$ 56,065.00	\$44,246.00
	DJ7L91	RAM 2500 CREW 4X4 SSV - SWB - DIESEL	\$ 65,860.00	\$52,972.00
	DJ7L92	RAM 2500 CREW 4X4 SSV - LWB - GAS	\$ 56,265.00	\$44,424.00
	DJ7L92	RAM 2500 CREW 4X4 SSV - LWB - DIESEL	\$ 66,060.00	\$53,150.00
	D28L91	RAM 3500 CREW 4X4 SSV - SWB - GAS	\$ 57,555.00	\$45,607.00
	D28L91	RAM 3500 CREW 4X4 SSV - SWB - DIESEL	\$ 67,350.00	\$54,335.00
	D28L92	RAM 3500 CREW 4X4 SSV - LWB - GAS	\$ 57,755.00	\$45,784.00
	DS6T98	1500 CREW 4X4 SSV - V8	\$ 53,490.00	\$40,600.00
	D28L92	RAM 3500 CREW 4X4 SSV - LWB - DIESEL	\$ 67,550.00	\$54,514.00
CHRYSLER PACIFICA				
	RUCH53	PACIFICA TOURING L	\$ 43,280.00	\$41,690.00
	RUFH53	PACIFICA TOURING L AWD	\$ 46,275.00	\$44,435.00
	RUCT53	PACIFICA LIMITED	\$ 50,550.00	\$48,379.00
	RUFT53	PACIFICA LIMITED AWD	\$ 53,545.00	\$50,990.00
	RUET53	PACIFICA SELECT HYBRID	\$ 54,090.00	\$53,443.00
	RUES53	PACIFICA PINNACLE HYBRID	\$ 62,820.00	\$61,061.00
JEEP WRANGLER				
	JLJL72	WRANGLER SPORT 2-DOOR	\$ 37,385.00	\$35,984.00
	JLJS72	WRANGLER RUBICON 2-DOOR	\$ 51,690.00	\$48,736.00
	JLJL74	WRANGLER SPORT 4-DOOR	\$ 41,385.00	\$39,737.00
	JLJP74	WRANGLER SAHARA 4-DOOR	\$ 50,815.00	\$48,323.00
	JLXL74	WRANGLER SPORT 4XE (ELECTRIC)	\$ 52,985.00	\$51,895.00
ALL NEW RAM 1500 QUAD 4X2				
	DTIH41	ALL NEW 1500 QUAD 4X2 BIG HORN - V6	\$ 45,625.00	\$39,688.00
	DTIH41	ALL NEW 1500 QUAD 4X2 BIG HORN - V8	\$ 48,670.00	\$42,385.00
ALL NEW RAM 1500 QUAD 4X4				
	DT6H41	ALL NEW 1500 QUAD 4X4 BIG HORN - V6	\$ 52,110.00	\$45,431.00

ALL NEW RAM 1500 CREW 4X2	DT6H41	ALL NEW 1500 QUAD 4X4 BIG HORN - V8	\$ 55,155.00	\$48,240.00
	DTIH98	ALL NEW 1500 CREW 4X2 BIG HORN - SWB - V6	\$ 48,375.00	\$42,125.00
	DTIH98	ALL NEW 1500 CREW 4X2 BIG HORN - SWB - V8	\$ 51,420.00	\$44,851.00
	DTIH91	ALL NEW 1500 CREW 4X2 BIG HORN - LWB - V8	\$ 51,670.00	\$45,128.00
	DTIP98	ALL NEW 1500 CREW 4X2 LARAMIE - SWB - V6	\$ 55,625.00	\$47,805.00
	DTIP98	ALL NEW 1500 CREW 4X2 LARAMIE - SWB - V8	\$ 58,670.00	\$50,485.00
	DTIP91	ALL NEW 1500 CREW 4X2 LARAMIE - LWB - V8	\$ 58,920.00	\$50,753.00
ALL NEW RAM 1500 CREW 4X4	DT6H98	ALL NEW 1500 CREW 4X4 BIG HORN - SWB - V6	\$ 54,860.00	\$48,022.00
	DT6H98	ALL NEW 1500 CREW 4X4 BIG HORN - SWB - V8	\$ 57,905.00	\$50,731.00
	DT6H91	ALL NEW 1500 CREW 4X4 BIG HORN - LWB - V8	\$ 58,155.00	\$51,000.00
	DT6P98	ALL NEW 1500 CREW 4X4 LARAMIE - SWB - V6	\$ 59,920.00	\$51,655.00
	DT6P98	ALL NEW 1500 CREW 4X4 LARAMIE - SWB - V8	\$ 62,965.00	\$54,330.00
	DT6P91	ALL NEW 1500 CREW 4X4 LARAMIE - LWB - V8	\$ 63,215.00	\$54,580.00
RAM 2500 REG 4X2	DJ2L62	2500 REG 4X2 TRADESMAN - STD. OEM GAS	\$ 50,365.00	\$39,246.00
	DJ2L62	2500 REG 4X2 TRADESMAN - STD. OEM DIESEL	\$ 60,160.00	\$47,965.00
	DJ2H62	2500 REG 4X2 BIG HORN - STD. OEM GAS	\$ 53,140.00	\$41,767.00
	DJ2H62	2500 REG 4X2 BIG HORN - STD. OEM DIESEL	\$ 62,810.00	\$50,403.00
RAM 2500 REG 4X4	DJ7L62	2500 REG 4X4 TRADESMAN - STD. OEM GAS	\$ 51,560.00	\$40,331.00
	DJ7L62	2500 REG 4X4 TRADESMAN - STD. OEM DIESEL	\$ 61,355.00	\$49,066.00
	DJ7H62	2500 REG 4X4 BIG HORN - STD. OEM GAS	\$ 56,090.00	\$44,448.00
	DJ7H62	2500 REG 4X4 BIG HORN - STD. OEM DIESEL	\$ 65,885.00	\$53,162.00
RAM 2500 CREW 4X2	DJ2L91	2500 CREW 4X2 TRADESMAN - SWB - STD. OEM GAS	\$ 52,300.00	\$41,001.00
	DJ2L91	2500 CREW 4X2 TRADESMAN - SWB - STD. OEM DIESEL	\$ 62,095.00	\$49,735.00
	DJ2L92	2500 CREW 4X2 TRADESMAN - LWB - STD. OEM GAS	\$ 52,500.00	\$41,197.00
	DJ2L92	2500 CREW 4X2 TRADESMAN - LWB - STD. OEM DIESEL	\$ 62,295.00	\$49,920.00
	DJ2H91	2500 CREW 4X2 BIG HORN - SWB - STD. OEM GAS	\$ 57,545.00	\$45,751.00
	DJ2H91	2500 CREW 4X2 BIG HORN - SWB - STD. OEM DIESEL	\$ 67,340.00	\$54,486.00
	DJ2H92	2500 CREW 4X2 BIG HORN - LWB - STD. OEM GAS	\$ 57,745.00	\$45,945.00
	DJ2H92	2500 CREW 4X2 BIG HORN - LWB - STD. OEM DIESEL	\$ 67,540.00	\$54,679.00
RAM 2500 CREW 4X4	DJ7L91	2500 CREW 4X4 TRADESMAN - SWB - STD. OEM GAS	\$ 55,375.00	\$43,781.00
	DJ7L91	2500 CREW 4X4 TRADESMAN - SWB - STD. OEM DIESEL	\$ 65,120.00	\$52,476.00
	DJ7L92	2500 CREW 4X4 TRADESMAN - LWB - STD. OEM GAS	\$ 55,575.00	\$43,986.00
	DJ7L92	2500 CREW 4X4 TRADESMAN - LWB - STD. OEM DIESEL	\$ 65,320.00	\$52,641.00
	DJ7H91	2500 CREW 4X4 BIG HORN - SWB - STD. OEM GAS	\$ 60,620.00	\$48,536.00
	DJ7H91	2500 CREW 4X4 BIG HORN - SWB - STD. OEM DIESEL	\$ 70,365.00	\$57,226.00
	DJ7H92	2500 CREW 4X4 BIG HORN - LWB - STD. OEM GAS	\$ 60,820.00	\$48,717.00
	DJ7H92	2500 CREW 4X4 BIG HORN - LWB - STD. OEM DIESEL	\$ 70,565.00	\$57,387.00
RAM 2500 MEGA 4X4	DJ7P81	2500 MEGA 4X4 LARAMIE - STD. OEM GAS	\$ 74,340.00	\$60,893.00

	DJ7P81	2500 MEGA 4X4 LARAMIE - STD. OEM DIESEL	\$ 84,085.00	\$69,583.00
	DJ7R81	2500 MEGA 4X4 LONGHORN - STD. OEM GAS	\$ 82,340.00	\$68,114.00
	DJ7R81	2500 MEGA 4X4 LONGHORN - STD. OEM DIESEL	\$ 92,135.00	\$76,856.00
RAM 3500 REG 4X2				
	D23L62	3500 REG 4X2 TRADESMAN - STD. OEM GAS	\$ 51,975.00	\$40,698.00
	D23L62	3500 REG 4X2 TRADESMAN - STD. OEM DIESEL	\$ 61,770.00	\$49,427.00
	D23H62	3500 REG 4X2 BIG HORN - STD. OEM GAS	\$ 54,625.00	\$43,124.00
	D23H62	3500 REG 4X2 BIG HORN - STD. OEM DIESEL	\$ 64,420.00	\$51,837.00
RAM 3500 REG 4X4				
	D28L62	3500 REG 4X4 TRADESMAN - STD. OEM GAS	\$ 54,945.00	\$43,379.00
	D28L62	3500 REG 4X4 TRADESMAN - STD. OEM DIESEL	\$ 64,740.00	\$52,108.00
	D28H62	3500 REG 4X4 BIG HORN - STD. OEM GAS	\$ 57,595.00	\$45,820.00
	D28H62	3500 REG 4X4 BIG HORN - STD. OEM DIESEL	\$ 67,390.00	\$54,525.00
RAM 3500 CREW 4X2				
	D23L91	3500 CREW 4X2 TRADESMAN - SWB - STD. OEM GAS	\$ 53,830.00	\$42,400.00
	D23L91	3500 CREW 4X2 TRADESMAN - SWB - STD. OEM DIESEL	\$ 63,625.00	\$51,133.00
	D23L92	3500 CREW 4X2 TRADESMAN - LWB - STD. OEM GAS	\$ 54,030.00	\$42,583.00
	D23L92	3500 CREW 4X2 TRADESMAN - LWB - STD. OEM DIESEL	\$ 63,825.00	\$51,320.00
	D23H91	3500 CREW 4X2 BIG HORN - SWB - STD. OEM GAS	\$ 59,075.00	\$47,138.00
	D23H91	3500 CREW 4X2 BIG HORN - SWB - STD. OEM DIESEL	\$ 68,870.00	\$55,874.00
	D23H92	3500 CREW 4X2 BIG HORN - LWB - STD. OEM GAS	\$ 59,275.00	\$47,338.00
	D23H92	3500 CREW 4X2 BIG HORN - LWB - STD. OEM DIESEL	\$ 69,070.00	\$56,071.00
RAM 3500 CREW 4X4				
	D28L91	3500 CREW 4X4 TRADESMAN - SWB - STD. OEM GAS	\$ 56,905.00	\$45,170.00
	D28L91	3500 CREW 4X4 TRADESMAN - SWB - STD. OEM DIESEL	\$ 66,700.00	\$53,910.00
	D28L92	3500 CREW 4X4 TRADESMAN - LWB - STD. OEM GAS	\$ 57,105.00	\$45,371.00
	D28L92	3500 CREW 4X4 TRADESMAN - LWB - STD. OEM DIESEL	\$ 66,900.00	\$54,105.00
	D28H91	3500 CREW 4X4 BIG HORN - SWB - STD. OEM GAS	\$ 62,145.00	\$49,913.00
	D28H91	3500 CREW 4X4 BIG HORN - SWB - STD. OEM DIESEL	\$ 71,940.00	\$58,645.00
	D28H92	3500 CREW 4X4 BIG HORN - LWB - STD. OEM GAS	\$ 62,350.00	\$50,115.00
	D28H92	3500 CREW 4X4 BIG HORN - LWB - STD. OEM DIESEL	\$ 72,145.00	\$58,826.00
RAM 3500 MEGA 4X4				
	D28P81	3500 MEGA 4X4 LARAMIE - STD. OEM GAS	\$ 75,870.00	\$62,280.00
	D28P81	3500 MEGA 4X4 LARAMIE - STD. OEM DIESEL	\$ 85,665.00	\$71,013.00
	D28R81	3500 MEGA 4X4 LONGHORN - STD. OEM GAS	\$ 83,865.00	\$69,496.00
	D28R81	3500 MEGA 4X4 LONGHORN - STD. OEM DIESEL	\$ 93,660.00	\$78,251.00
JEEP GRAND CHEROKEE				
	WLTH74	GRAND CHEROKEE (2-ROW) LAREDO 4X2	\$42,325.00	\$39,276.00
	WLJH74	GRAND CHEROKEE (2-ROW) LAREDO 4X4	\$44,325.00	\$41,199.00
	WLTH75	GRAND CHEROKEE L (3-ROW) LAREDO 4X2	\$43,330.00	\$40,269.00
	WLJH75	GRAND CHEROKEE L (3-ROW) LAREDO 4X4	\$46,325.00	\$43,045.00



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jennifer Luffman, Administrative Assistant, jluffman@columbiatn.gov, 931.560.1734

AGENDA ITEM TITLE: A RESOLUTION TO ADOPT THE 2024 MAURY COUNTY NATURAL HAZARD MITIGATION PLAN -

RECOMMENDATION: Approve Resolution No. 24-77.

INFORMATION: Columbia Fire & Rescue Office of Emergency Management requests approval of City Council to implement the adoption of the Maury County Hazard Mitigation Plan. The mitigation plan identifies and implements strategies to minimize the impact of disasters to our community. The mitigation plan will also enhance public safety by addressing potential hazards and implementing measures to reduce risks. Mitigation efforts strengthen our communities' ability to withstand and recover from disasters, ensuring essential services remain operational and residents can return to normalcy as quickly as possible. Adopting the mitigation plan makes our community eligible for increased funding opportunities from FEMA and other agencies for current and future projects.

CERTIFICATION: None

ATTACHMENTS: Staff Report; Resolution 24-77; FEMA letter.

A RESOLUTION TO ADOPT THE 2024 MAURY COUNTY NATURAL HAZARD
MITIGATION PLAN

WHEREAS, the participating jurisdictions of Maury County have worked together to develop a strategy known as the Maury County Hazard Mitigation Plan to improve disaster resistance in the planning area; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 (DMA2000) pursuant 44 CFR Part 201 and the Federal Emergency Management Agency (FEMA) require communities to adopt an approved hazard mitigation plan in order to be eligible to receive pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the participating jurisdiction has participated in the hazard mitigation plan by the formation of a Mitigation Planning Committee (MPC); and

WHEREAS, the MPC recommends the formal adoption of the Maury County Hazard Mitigation Plan dated 12/12/2024 by the passing of this resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

1. That the City of Columbia approves and adopts the updated hazard mitigation plan in its entirety with projects as adopted by the MPC, and agrees to be governed by the Hazard Mitigation Plan;
2. The City Council of Columbia authorizes the appropriate participating officials to pursue funding opportunities for the implementation of proposals designated therein; and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the hazard mitigation plan;
3. The City Council of Columbia will continue to cooperate and participate in the hazard mitigation planning process, holding regular meetings, including reporting progress required by FEMA, the Tennessee Emergency Management Agency (TEMA), and the MPC.

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

CHARLES (CHAZ) M. MOLDER, MAYOR

Resolution No. 24-77
Page 1

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER, CITY ATTORNEY



FEMA

October 16, 2024

Mr. Shannon Ball
State Hazard Mitigation Officer
Tennessee Emergency Management Agency
3041 Sidco Drive
Nashville, TN 37204

Reference: Maury County Hazard Mitigation Plan

Dear Mr. Ball:

The Federal review of the draft Maury County Hazard Mitigation Plan for compliance with the planning requirements contained in 44 CFR §201.6 is complete. The plan is compliant with Federal requirements, subject to formal community adoption.

For our office to issue formal approval of the plan, the jurisdiction(s) must submit adoption documentation. Upon receipt of the adoption resolution(s) to our office, we will issue formal approval of the Maury County Hazard Mitigation Plan. Once approved, please submit a final copy of the Plan, without draft notations and track changes.

If you or any plan participant need assistance, please do not hesitate to contact Kymberly Kudla, of my staff, at (202) 655-6712.

Sincerely,

A handwritten signature in blue ink that reads "Kristen M. Martinenza".

Kristen M. Martinenza, P.E., CFM
Branch Chief, Risk Analysis Branch



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. 24-78 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HONEY FARMS PHASE 1A

RECOMMENDATION: Approve Resolution No. 24-78.

INFORMATION: Honey Farms Phase 1A consists of 276 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.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 24-78

Resolution No. 24-78 Dedication Letter

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING HONEY FARMS PHASE 1A**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 276 linear feet of 8" gravity main serving Honey Farms Phase 1A; 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 Honey Farms Phase 1A.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of December, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY



October 22, 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service Honey Farms Phase 1A in the amount of 276 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of \$6,693.00, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dylan Ray", written over a horizontal line.

Dylan Ray
VP of Land Development
Lennar Homes of Tennessee, LLC

Lot Numbers included in this dedication: 77 through 94



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. 24-79 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HONEY FARMS PHASE 1B

RECOMMENDATION: Approve Resolution No. 24-79.

INFORMATION: Honey Farms Phase 1B consists of 1,966 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.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 24-79

Resolution No. 24-79 Dedication Letter

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING HONEY FARMS PHASE 1B**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1,966 linear feet of 8" gravity main serving Honey Farms Phase 1B; 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 Honey Farms Phase 1B.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of December, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY



October 22, 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service Honey Farms Phase 1B in the amount of 1966 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of \$47,675.50, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,



Dylan Ray
VP of Land Development
Lennar Homes of Tennessee, LLC

Lot Numbers included in this dedication: 95 through 194



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. 24-80 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTERS STATION PHASE 6.5

RECOMMENDATION: Approve Resolution No. 24-80.

INFORMATION: Independence at Carters Station Phase 6.5 consists of 1,807 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.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 24-80

Resolution No. 24-80 Dedication Letter

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING INDEPENDENCE AT CARTERS
STATION PHASE 6.5**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1,807 linear feet of 8" gravity main serving Independence at Carters Station Phase 6.5; 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 Independence at Carters Station Phase 6.5.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of December, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY



October 30, 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the City of Columbia, Tennessee, the wastewater system improvements installed to service Independence at Carters Station phase 6.5, in the amount of 1807 linear feet. The contractor installed the sanitary sewer according to Standard Sewer Specifications.

You have been provided with CCTV and as-built drawings of the project and testing has been completed and have been provided a one-year maintenance surety in the amount of \$43,819.75, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,



Jason Demuth

Division President

Pulte Homes Tennessee Limited Partnership



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. 24-81 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING CARTERS STATION WEST PHASE 1A AND 1B

RECOMMENDATION: Approve Resolution No. 24-81.

INFORMATION: Summit at Carters Station West Phase 1A and 1B consists of 3,853 linear feet of 8" sanitary sewer main and a 190 GPM pump station. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 24-81

Resolution No. 24-81 Dedication Letter

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING SUMMIT AT CARTERS STATION
WEST PHASE 1A AND 1B**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 3,853 linear feet of 8" gravity main and a 190 GPM pump station serving Summit at Carters Station Phase 1A and 1B; 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 Summit at Carters Station Phase 1A and 1B.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of December, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY



October 30, 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the City of Columbia, Tennessee, the wastewater system improvements installed to service Summit at Carters Station *West* Phases 1A and 1B, in the amount of 3,853 linear feet, and a pump station. The contractor installed the sanitary sewer according to Standard Sewer Specifications.

You have been provided with CCTV and as-built drawings of the project and testing has been completed and have been provided a one-year maintenance surety in the amount of \$263,480.62, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,

Jason Demuth

Division President

Pulte Homes Tennessee Limited Partnership



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. 24-82 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING CARTERS STATION WEST PHASE 2

RECOMMENDATION: Approve Resolution No. 24-82.

INFORMATION: Summit at Carters Station West Phase 2 consists of 1,560 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.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 24-82

Resolution No. 24-82 Dedication Letter

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING SUMMIT AT CARTERS STATION
WEST PHASE 2**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1,908 linear feet of 8" gravity main serving Summit at Carters Station West Phase 2; 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 Summit at Carters Station West Phase 2.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of December, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY



October 30, 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the City of Columbia, Tennessee, the wastewater system improvements installed to service Summit at Carters Station ~~Weg~~ Phase 2, in the amount of 1,560 linear feet. The contractor installed the sanitary sewer according to Standard Sewer Specifications.

You have been provided with CCTV and as-built drawings of the project and testing has been completed and have been provided a one-year maintenance surety in the amount of \$37,830.00, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,

Jason Demuth

Division President

Pulte Homes Tennessee Limited Partnership



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. 24-83 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE LANDINGS AT GREENS MILL RD, PHASE 1A

RECOMMENDATION: Approve Resolution No. 24-83.

INFORMATION: The Landings at Greens Mill Rd, Phase 1A consists of 2,657 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.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 24-83

Resolution No. 24-83 Dedication Letter

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING THE LANDINGS AT GREENS MILL
RD, PHASE 1A**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 2,657 linear feet of 8" gravity main serving The Landings at Greens Mill Rd, Phase 1A; 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 The Landings at Greens Mill Rd, Phase 1A.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of December, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY

Date: 22 October 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service The Landings at Greens Mill Rd, Phase 1A in the amount of 2,657 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of \$64,432.25, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,

Signed:



Print:

Koby D. Mont

Lot Numbers included in this dedication:

1001-1011, 1025-1036, 1040-1047, 1051-1052



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. 24-84 – TAX CORRECTIONS

RECOMMENDATION: Approve Resolution No. 24-84.

INFORMATION: The City Recorder is presenting tax corrections through 11/20/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

CERTIFICATION:

ATTACHMENTS: Staff Report for Resolution 24-84; Resolution No. 24-84; Resolution No. 24-84 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



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. 24-84 – TAX CORRECTIONS

RECOMMENDATION: Approve Resolution No. 24-84.

INFORMATION: The City Recorder is presenting tax corrections through 11/20/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

CERTIFICATION:

ATTACHMENTS: Staff Report for Resolution 24-84; Resolution No. 24-84; Resolution No. 24-84 Exhibit A.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4532 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2023 DELINQUENT PROPERTY TAXES

RECOMMENDATION: Approve Ordinance No. 4532 on second consideration

INFORMATION: Per the Municipal Code, and in accordance with past City policy, the City Council annually considers an ordinance to provide for the collection of delinquent property taxes. Following adoption of the ordinance, the City Recorder provides the County Attorney with a certified list of delinquent 2023 property taxes. Upon receipt of said list, the County Attorney initiates the appropriate process to file suit in the Chancery Court of Maury County for the collection of the delinquent property taxes.

AN ORDINANCE PROVIDING FOR THE COLLECTION OF
2023 DELINQUENT PROPERTY TAXES

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City Recorder is hereby directed at his earliest convenience to provide to the County Attorney a certified list of real property within the City of Columbia on which municipal taxes for the year 2023 are delinquent, said list to set forth a description of the property, the person or persons assessed, the assessed value thereof, and the taxes and penalties due thereon.

Section 2: That upon receipt of such list the County Attorney is directed to file suit in the Chancery Court for Maury County and proceed as provided by the Charter and the general law controlling delinquent taxes.

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 FOR FIRST CONSIDERATION:

TONY MASSEY, CITY MANAGER

Passed on 1st Consideration: _____
Passed on 2nd Consideration: _____

Ordinance No. 4532
Page 1 of 1 Page



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4533 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2023 DELINQUENT SPECIAL ASSESSMENTS

RECOMMENDATION: Approve Ordinance No. 4533 on second consideration.

INFORMATION: Per the Municipal Code, and in accordance with past City policy, the City Council annually considers an ordinance to provide for the collection of delinquent special assessments. Following adoption of the ordinance, the City Recorder provides the County Attorney with a certified list of delinquent 2023 special assessments. Upon receipt of said list, the County Attorney initiates the appropriate process to file suit in the Chancery Court of Maury County for the collection of the delinquent special assessments.

AN ORDINANCE PROVIDING FOR THE COLLECTION OF
2023 DELINQUENT SPECIAL ASSESSMENTS

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City Recorder is hereby directed at his earliest convenience to provide to the County Attorney a certified list of real property within the City of Columbia on which special assessments for the year 2023 are delinquent, said list to set forth a description of the property, the person or persons assessed, the assessed value thereof, and the taxes and penalties due thereon.

Section 2: That upon receipt of such list the County Attorney is directed to file suit in the Chancery Court for Maury County and proceed as provided by the Charter and the general law controlling delinquent taxes.

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 FOR FIRST CONSIDERATION:

TONY MASSEY, CITY MANAGER

Passed on 1st Consideration: _____
Passed on 2nd Consideration: _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad H. Jablonski, Assistant City Manager/CFO, tjablonski@columbiatn.gov, (931) 560-1559

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4534 (AS AMENDED) – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503, PROVIDING FOR REVISIONS TO THE GENERAL, CAPITAL PROJECTS, GRANTS AND WASTEWATER FUNDS.

RECOMMENDATION: Approve Ordinance No. 4534 as amended on second consideration.

INFORMATION: The proposed ordinance is the second amendment to the FY 2025 Appropriation Ordinance, impacting the Capital Projects, Grants, Wastewater and General Funds.

Within this budget amendment, the following items are included:

- Rebudget/transfer \$95,558 from General to Capital Projects,
- Budget transfer/expenses for Cap Projects totaling \$95,558.

On second consideration, the following was added:

- Rebudget/transfer \$723,396 from General to Capital Projects,
- Budget transfer/expenses from General Fund for Fire Vehicle funded with surplus totaling \$50,125,
- Budget transfer/expenses from General Fund for Fire Station No. 1 expenses totaling \$673,271,
- Budget Healthy Built Environment Grant totaling \$50,000,
- Budget funds for ESRI totaling \$19,850,
- Budget funds for FY 2025 vehicle replacement totaling \$37,200.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2025 by \$1,782,383 to \$205,322,487.

ATTACHMENTS: Staff report Ordinance No. 4534 as amended, Ordinance No. 4534 as amended, Supporting Documentation, FY 2025 Budgeted Expenditure Summary.

ORDINANCE NO. 4534 (AS AMENDED)

AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE
NO. 4503, AS AMENDED, PROVIDING FOR REVISIONS TO THE GENERAL,
CAPITAL PROJECTS, GRANTS AND WASTEWATER FUNDS

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That Ordinance No. 4503, as amended, the same being the
Appropriation Ordinance for the City of Columbia for the Fiscal Year July 1, 2024 through
June 30, 2025, be amended. That the total budget appropriation for the fiscal year be
increased from \$203,540,104 to \$205,322,487, an increase of \$1,782,383.

Section 2: That the budget appropriations shall be revised as follows:

General Government total of \$18,078,064 be amended to \$18,915,730, an increase of
\$837,666.

Capital Projects total of \$16,422,161 be amended to \$17,259,827, an increase of
\$837,666.

Grants total of \$11,639,053 be amended to \$11,689,053, an increase of \$50,000.

Wastewater total of \$113,774,084 be amended to \$113,831,134, an increase of \$57,050.

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 24th day of November, 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 DECEMBER, 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 #1
2nd Consideration - December 12th (12/12/24)

General Government

Budget transfer to Capital Projects	\$ 95,558.43
Total General Government	\$ 95,558.43
TOTAL GENERAL FUND	\$ 95,558.43

Capital Projects

Budget transfer/expenses from General Fund for Police cars	\$ 37,578.00
Budget transfer/expenses from General Fund for Garage project	\$ 42,350.00
Budget transfer/expenses from General Fund for Breezway repairs	\$ 15,630.43
Total Capital Projects	\$ 95,558.43

Total Increase - All Funds (First Consideration)	\$ 191,116.86
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General Government

Budget transfer to Capital Projects for projects	742,108.00
Total General Government	\$ 742,108.00
TOTAL GENERAL FUND	\$ 742,108.00

Capital Projects

Budget transfer/expenses from General Fund for Fire Vehicle funded with surplus	50,125.00
Budget transfer/expenses from General Fund for Fire Station No. 1 expenses	691,983.00
Total Capital Projects	\$ 742,108.00

Grants

Budget funds for HBE Grant	50,000.00
Total Grants	\$ 50,000.00

Wastewater (Sewer) Fund

Budget funds for ESRI	19,850.00
Budget funds for FY 2025 vehicle replacement	37,200.00
Total Wastewater (Sewer) Fund	\$ 57,050.00

Total Increase - All Funds (Second Consideration)	\$ 1,591,266.00
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Total Increase - All Funds (First and Second Consideration)	\$ 1,782,382.86
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CITY OF COLUMBIA
FY 2025 APPROPRIATION AMENDMENT #2
Second Consideration 12/12/24

1) Budget transfer to capital projects

Increase Revenues

11037110	\$	95,558.43	Prior Year Revenue
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Increase Expenditures

11041900-OC766	\$	95,558.43	General Govt - Transfer to Cap Proj
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2) Budget transfer and expenses for Capital Projects

Increase Revenues

31137940	\$	95,558.43	Transfer From General Fund
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Increase Expenditures

31141850-OC936	\$	37,578.00	State Street Aid - Software Services
31141850-OC936	\$	42,350.00	State Street Aid - Other Services
31141900-OC932		15,630.43	State Street Aid - Other Services
	\$	95,558.43	Total

3) Budget transfer to capital projects

Increase Revenues

11037110	\$	691,983.00	Prior Year Revenue
11036900	\$	50,125.00	Misc. Revenue from Surplus Property
	\$	742,108.00	Total

Increase Expenditures

11041900-OC766	\$	742,108.00	General Govt - Transfer to Cap Proj
----------------	----	------------	-------------------------------------

4) Budget transfer and expenses for Capital Projects

Increase Revenues

31137940	\$	742,108.00	Transfer From General Fund
----------	----	------------	----------------------------

Increase Expenditures

31142220-OC941	\$	50,125.00	Capital - Fire Suppression - Vehicles
31142210-OC920	\$	691,983.00	Capital - Fire Admin - Buildings
	\$	742,108.00	Total

5) Budget Wastewater vehicle

Increase Revenues

41237110 \$ 37,200.00 Prior Year Revenue

Increase Expenditures

41252212-OC941 \$ 37,200.00 Wastewater - Pumping Station - Vehicle

5) Budget Wastewater vehicle

Increase Revenues

41237110 \$ 19,850.00 Prior Year Revenue

Increase Expenditures

41252213-OC255 \$ 19,850.00 Wastewater - Sewer Treatment Plant - Software

6) Budget Healthy Built Environment Grant vehicle

Increase Revenues

32233200 \$ 50,000.00 Healthy Built Environment Grant

Increase Expenditures

32243710-OC250 \$ 50,000.00 Grants-Development Services-Professional Services

FY 2025 Budget Summary - AA#2

12/12/2024						
		SERVICES &		CAPITAL	DEBT	AA#2
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2025
City Council	\$99,124	\$376,900	\$0	\$0	\$0	\$476,024
Legal Services	\$63,863	\$217,100	\$0	\$0	\$0	\$280,963
Management Info Systems	\$391,664	\$395,455	\$0	\$0	\$0	\$787,119
City Manager	\$540,785	\$301,888	\$0	\$0	\$0	\$842,673
Finance & City Recorder	\$1,139,889	\$60,398	\$0	\$0	\$0	\$1,200,287
Human Resources	\$302,056	\$33,988	\$0	\$0	\$0	\$336,044
General City Admin	\$1,646,479	\$6,217,785	\$11,051,465	\$0	\$0	\$18,915,730
Police	\$9,875,522	\$1,740,228	\$0	\$0	\$0	\$11,615,750
Fire	\$8,657,295	\$781,618	\$0	\$0	\$0	\$9,438,913
Streets & Maintenance	\$3,464,871	\$755,973	\$0	\$0	\$0	\$4,220,844
Development Services	\$2,239,950	\$427,020	\$0	\$0	\$0	\$2,666,970
Parks & Recreation	\$2,532,729	\$710,238	\$0	\$0	\$0	\$3,242,967
Total General Fund	\$30,954,227	\$12,018,591	\$11,051,465	\$0	\$0	\$54,024,283
State Street Aid Fund	\$0	\$2,107,885	\$0	\$209,271	\$0	\$2,317,156
N&V Chief's Fund	\$0	\$140,000	\$0	\$0	\$0	\$140,000
Street & Transportation Fund	\$0	\$80,000	\$0	\$0	\$0	\$80,000
Drug Fund	\$0	\$81,053	\$40,000	\$58,305	\$0	\$179,358
Solid Waste (Sanitation) Fund	\$1,925,173	\$2,383,346	\$76,063	\$0	\$0	\$4,384,582
Debt Service Fund	\$0	\$0	\$0	\$0	\$1,417,094	\$1,417,094
Capital Projects Fund	\$0	\$500,000	\$895,063	\$15,864,765	\$0	\$17,259,827
Grants Fund	\$533,736	\$1,255,115	\$0	\$9,900,201	\$0	\$11,689,053
Wastewater (Sewer) Fund	\$4,156,208	\$6,012,011	\$0	\$99,502,556	\$4,160,359	\$113,831,134
Grand Total	\$37,569,344	\$24,578,002	\$12,062,591	\$125,535,098	\$5,577,453	\$205,322,487



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4535 - 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 AT TAX MAP 51 PARCEL 58.03 OFF HONEY FARM WAY AND LEAFCUTTER BEE ROAD - WARD 5.

RECOMMENDATION: Approve Ordinance No. 4535 on second consideration.

INFORMATION: The applicant is requesting to modify the PUD Master Plan for Honey Farm to allow a retail addition at the StorPlace site, which consists of three storage and one office building. This component will be with the office building. The Planning Commission reviewed the request and recommended approval by a vote of five to zero at the October 15, 2024 meeting.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report for Ordinance No. 4535, Ordinance No. 4535, Exhibit A, Exhibit B, Development Services 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 AT TAX MAP 51
PARCEL 58.03 IN HONEY FARM CROSSING LOCATED OFF HONEY FARM
WAY AND LEAFCUTTER BEE ROAD.**

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 Honey Farm PUD Master Plan at Tax Map 51 Parcel 58.03 in Honey Farm Crossing located off Honey Farm Way and Leafcutter Bee Road.

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 15th day of October, 2024, and after a public hearing held on the 14th day of November, 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 12th day of December, 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: _____

HONEY FARM STORPLACE RETAIL ADDITION

NASHVILLE HWY (HWY 31)

COLUMBIA, TN 38401

PRELIMINARY PLANNED UNIT DEVELOPMENT REVISION

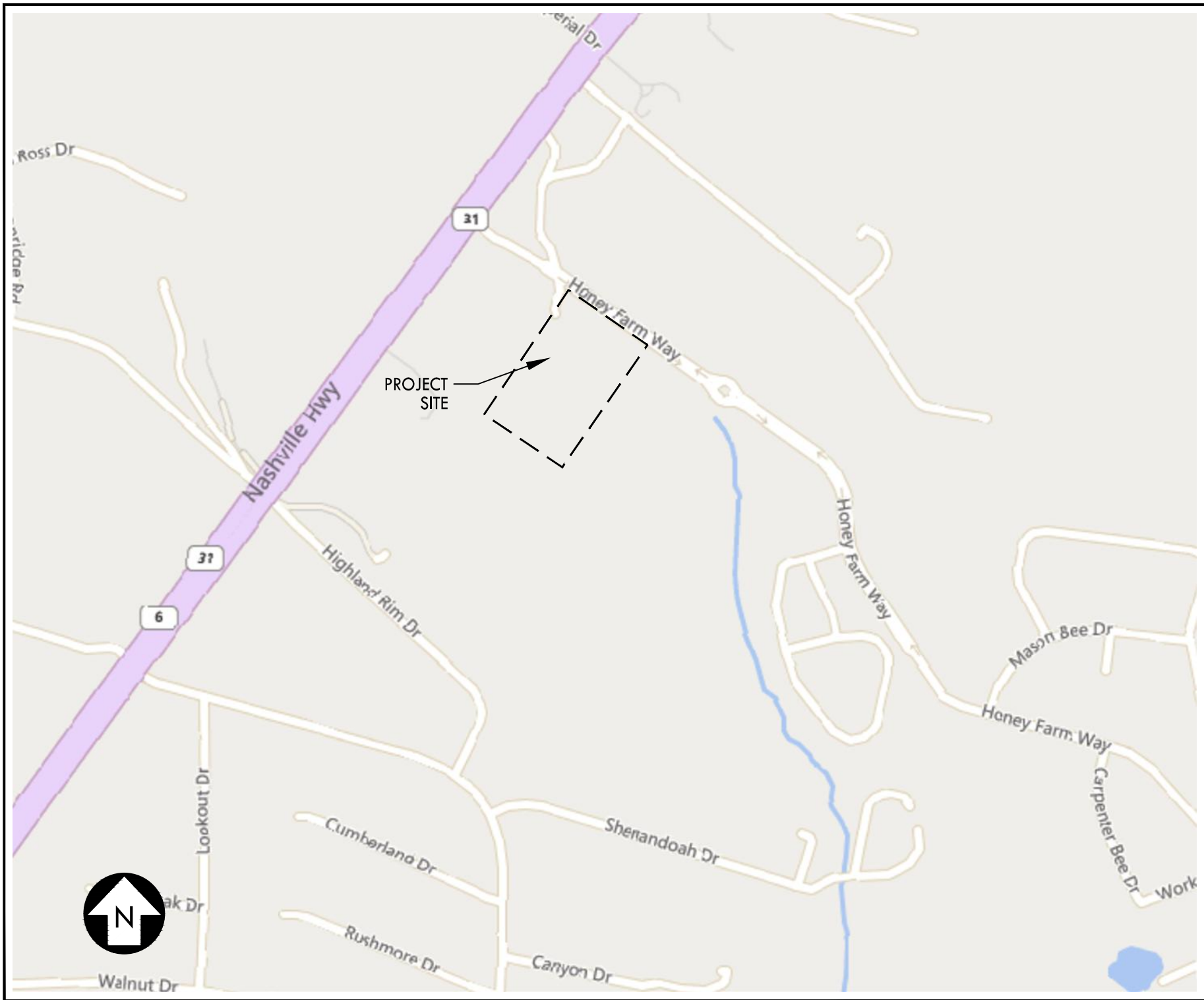
GENERAL INFORMATION

DEVELOPER

STORPLACE SELF STORAGE
109 MURPHY COURT
NASHVILLE, TN 37203-1005
Contact: J. EDMOND FREEMAN, JR.
Phone: 615-383-3111
Email: ed@storplace.com

CIVIL ENGINEER

Crunk Engineering LLC
7112 Crossroads Boulevard, Suite 201
Brentwood, TN 37027
Contact: Adam Crunk, PE
Phone: 615.873.1795
Email: adam@crunkeng.com



LOCATION MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	SITE LAYOUT PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
E1.0	SITE PHOTOMETRIC PLAN
E1.1	EXTERIOR LIGHTING DETAIL

DEVIATION TABLE		
CODE	DEVIATION	REASONING
ZONING ORDINANCE 6.3.B	PUBLIC FRONTAGE ELEMENTS	SIDEWALK, PLANTER, AND STREET LIGHTS ARE NOT BEING PROPOSED AT THIS TIME. PUBLIC SIDEWALK WOULD LEAD TO THE DEDICATED POND LOT, RESULTING IN A DEAD END SIDEWALK. THE EXISTING PUBLIC SIDEWALK LOCATED ON THE NORTH SIDE OF HONEY FARM WAY AND THE SIDEWALK ALONG LEAFCUTTER BEE ROAD SHALL BE UTILIZED FOR PEDESTRIAN ACCESS TO THE LOT.

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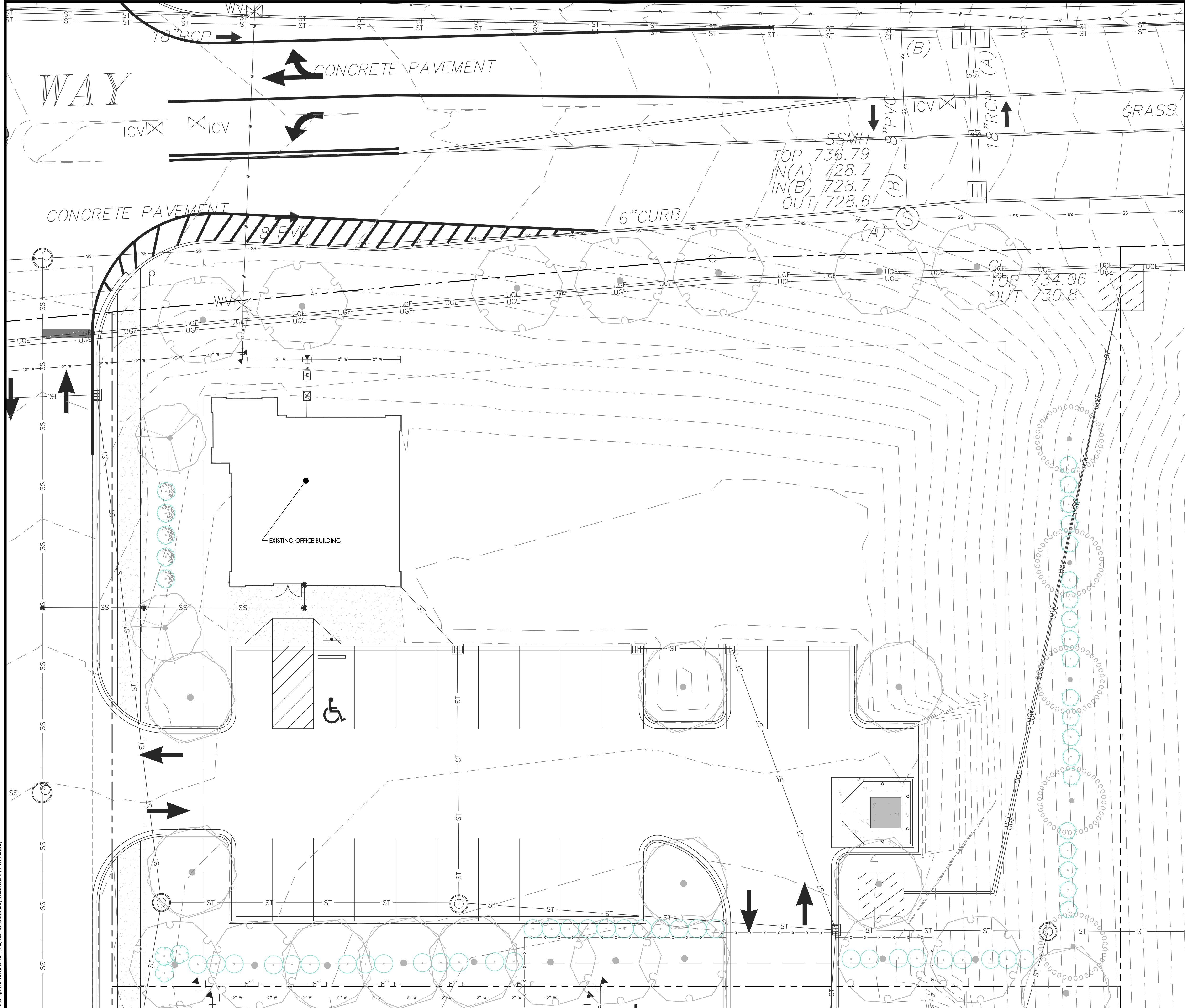


HONEY FARM RETAIL

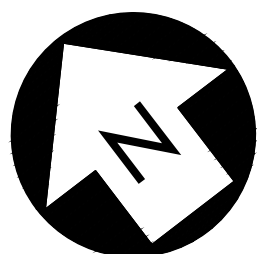
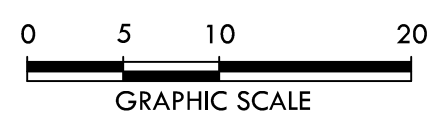
COLUMBIA, TN

REVISIONS		DATE	
No.			
09/16/2024		22132	

C0.0
COVER



HONEY FARM STORPLACE LANDSCAPE PLANT SCHEDULE				
PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES				
	4	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B
	6	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	2" Cal.	B&B
	18	Fagus grandifolia / American Beech	2" Cal.	B&B
	29	Magnolia acuminata / Cucumber Tree Magnolia	2" Cal.	B&B
	23	Quercus nuttallii / Nuttall Oak	2" Cal.	B&B
SHRUBS				
	20	Ilex x 'Little Red' / Little Red Holly	3 gal.	Pot
	71	Lonicera chinensis rubrum / Purpleleaf Fringe Flower	3 gal.	Pot
	26	Myrica cerifera 'Doris Dwarf' / Doris Dwarf Wax Myrtle	3 gal.	Pot
	64	Prunus laurocerasus / English Laurel	3 gal.	Pot
	34	Rosa x 'Radtko' / Double Knock Out® Red Rose	3 gal.	Pot



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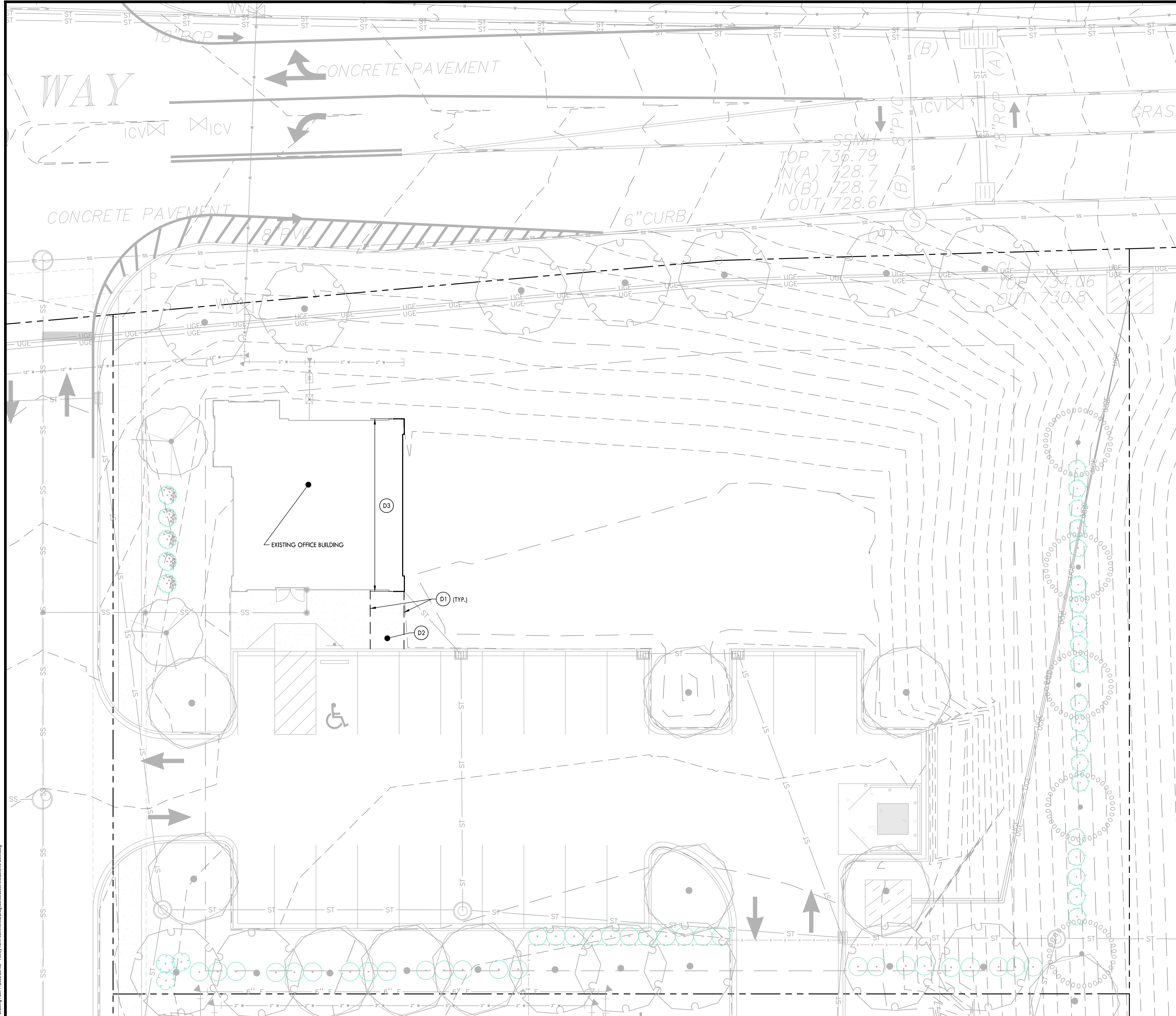
HONEY FARM RETAIL

COLUMBIA, TN

REVISIONS	No.	DATE

C1.0

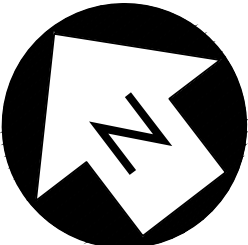
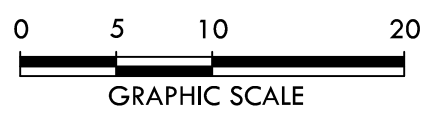
EXISTING CONDITIONS



DEMOLITION PLAN KEYNOTES	
CODE	DESCRIPTION
D1	SAWCUT EDGE OF PAVEMENT DEMOLITION
D2	SIDEWALK DEMOLITION
D3	EXISTING BUILDING WALL DEMOLITION

PROPOSED DEMOLITION
LEGEND

--- EDGE OF PAVEMENT REMOVAL



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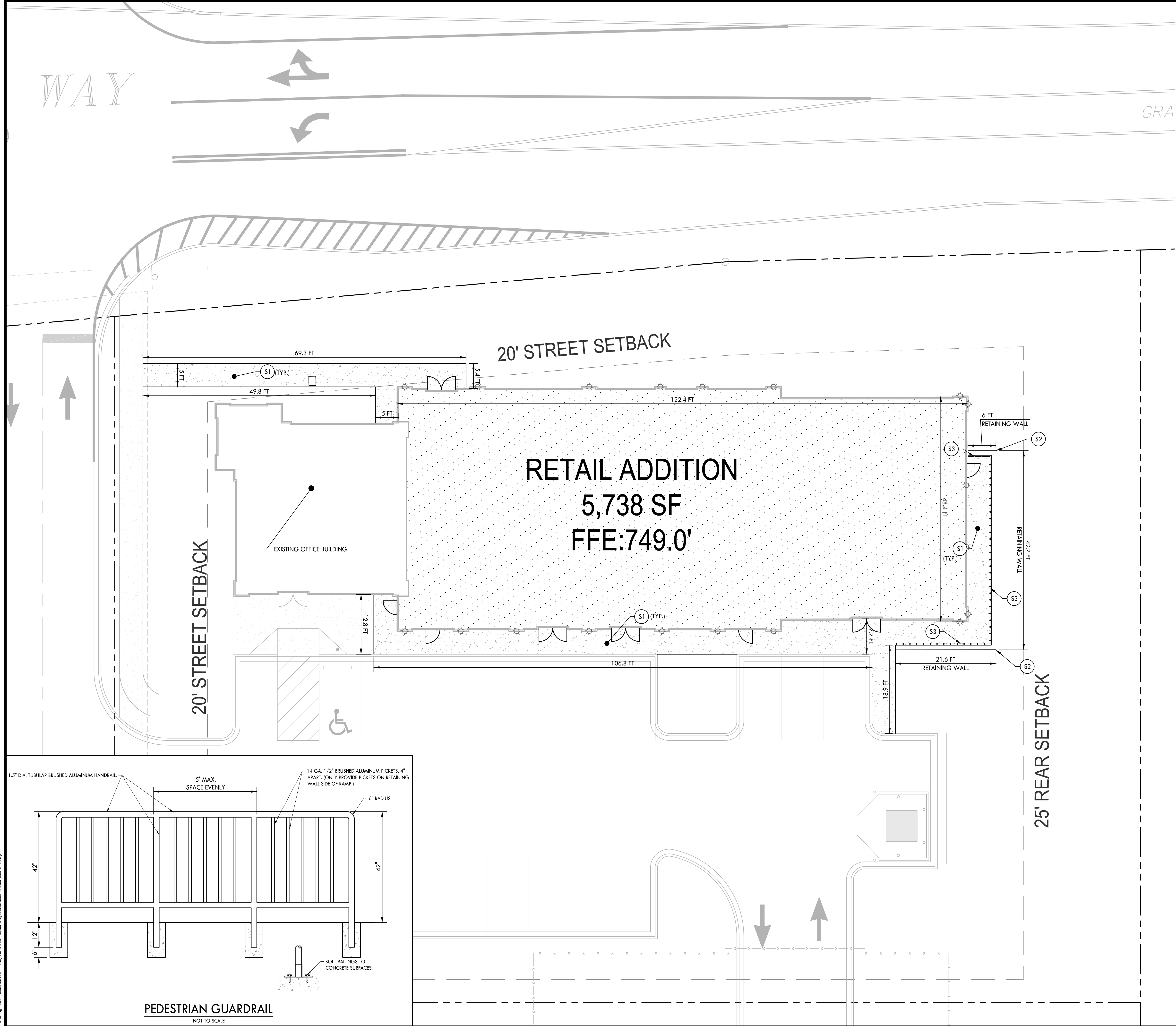
HONEY FARM RETAIL

COLUMBIA, TN

REVISIONS	
No.	DATE

09/16/2024 22132

C2.0
DEMOLITION PLAN



LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION
(S1)	CONCRETE SIDEWALK
(S2)	RETAINING WALL
(S3)	PEDESTRIAN GUARDRAIL

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- PROPERTY LINE

SITE SUMMARY TABLE

ADDRESS	2301 LEAF CUTTER BEE ROAD, COLUMBIA, TN 38401
ZONING	PUD-MU
EXISTING PARCEL ID	PORTION OF 051 058.03
EXISTING PARCEL ACREAGE	132,858 SF (3.05 AC)
EXISTING PARKING REQUIREMENTS (OFFICE)	1 PER 300 SF = 5 SPACES
EXISTING PARKING PROVIDED	22 SPACES
PROPOSED SITE	34,285 SF (0.79 AC)
PROPOSED PARKING REQUIREMENT (RETAIL)	1 PER 500 SF = 12 SPACES
PARKING REQUIRED (TOTAL)	17 SPACES
PARKING PROVIDED	22 SPACES

LAND USE SUMMARY TABLE

LOT AREA	34,285 SF (0.79 AC)
EXISTING OFFICE BUILDING AREA	1,258 SF / 0.029 AC
EXISTING SIDEWALK AREA	1,070 SF / 0.025 AC
EXISTING PARKING AREA	9,179 SF / 0.21 AC
PROPOSED RETAIL BUILDING AREA	5,738 SF / 0.13 AC
PROPOSED SIDEWALK AREA	1,133 SF / 0.026 AC

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HONEY FARM RETAIL

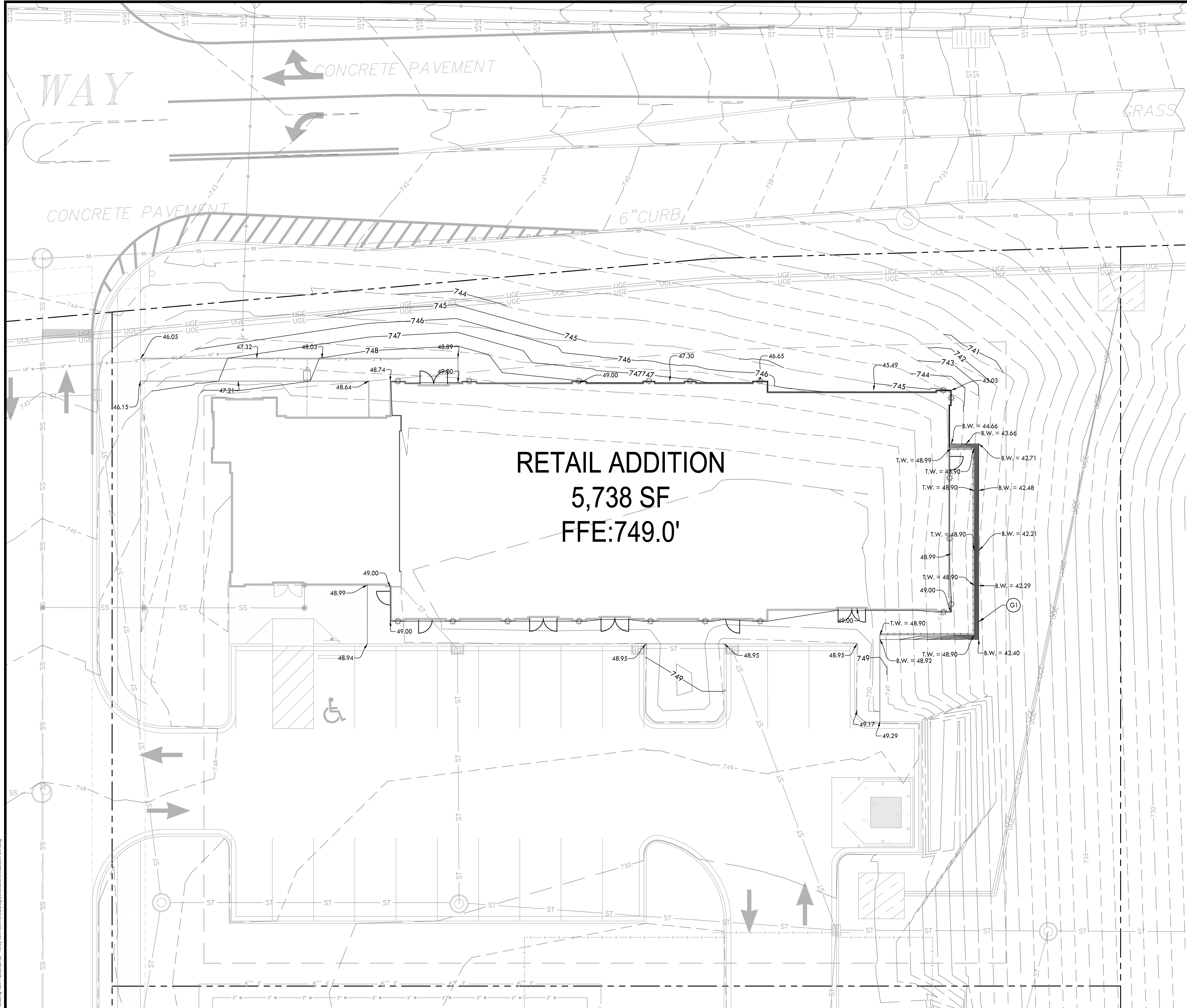
COLUMBIA, TN

REVISIONS	No.	DATE

09/16/2024 22132

C3.0
SITE LAYOUT PLAN

Drawn by: JRP 11/20/2023 22132 Honey Farm Commercial Deep Construction Plans C3.0.dwg

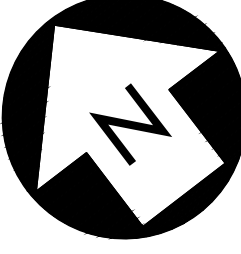
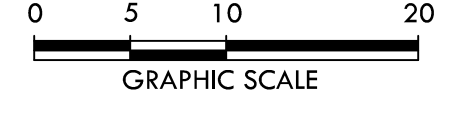


GRADING PLAN KEYNOTES

CODE	DESCRIPTION
G1	RETAINING WALL

PROPOSED GRADING LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE
- EXISTING SINGLE CURB INLET
- EXISTING JUNCTION BOX



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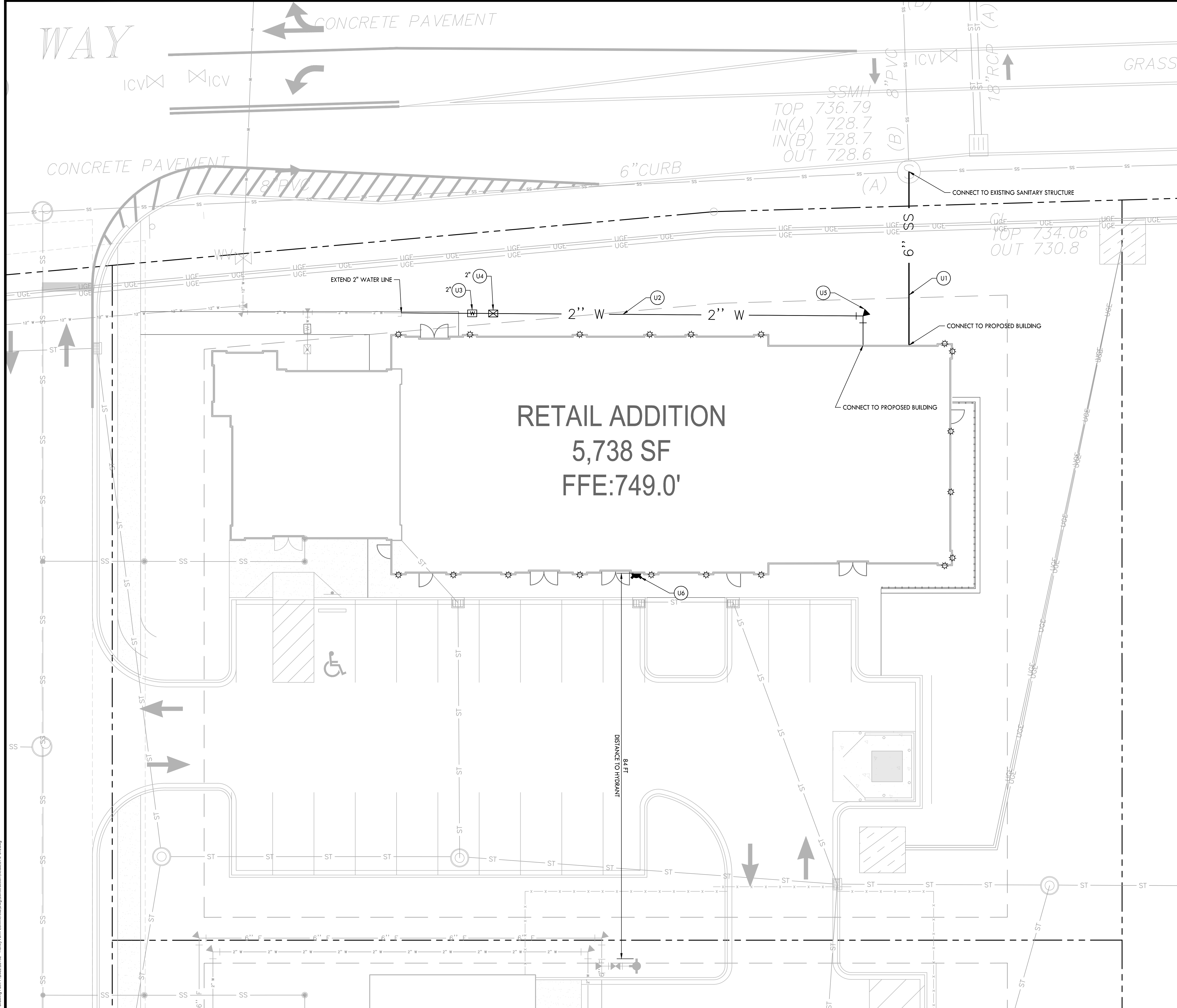


HONEY FARM RETAIL
COLUMBIA, TN

REVISIONS	No.	DATE

09/16/2024 22132

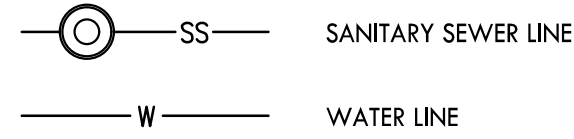
C4.0
GRADING PLAN



UTILITY PLAN KEYNOTES	
CODE	DESCRIPTION
U1	SANITARY SEWER SERVICE LINE - 6"
U2	WATER SERVICE LINE - 2"
U3	WATER METER
U4	REDUCE PRESSURE BACKFLOW PREVENTER
U5	THRUST BLOCK
U6	FIRE DEPARTMENT CONNECTION

NOTES:
1. BUILDER TO INSTALL CLEANOUTS AT BUILDING, PROPERTY LINE, AND EVERY 50 FEET.

PROPOSED UTILITY LEGEND



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HONEY FARM RETAIL

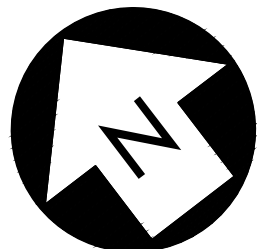
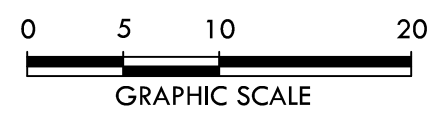
COLUMBIA, TN

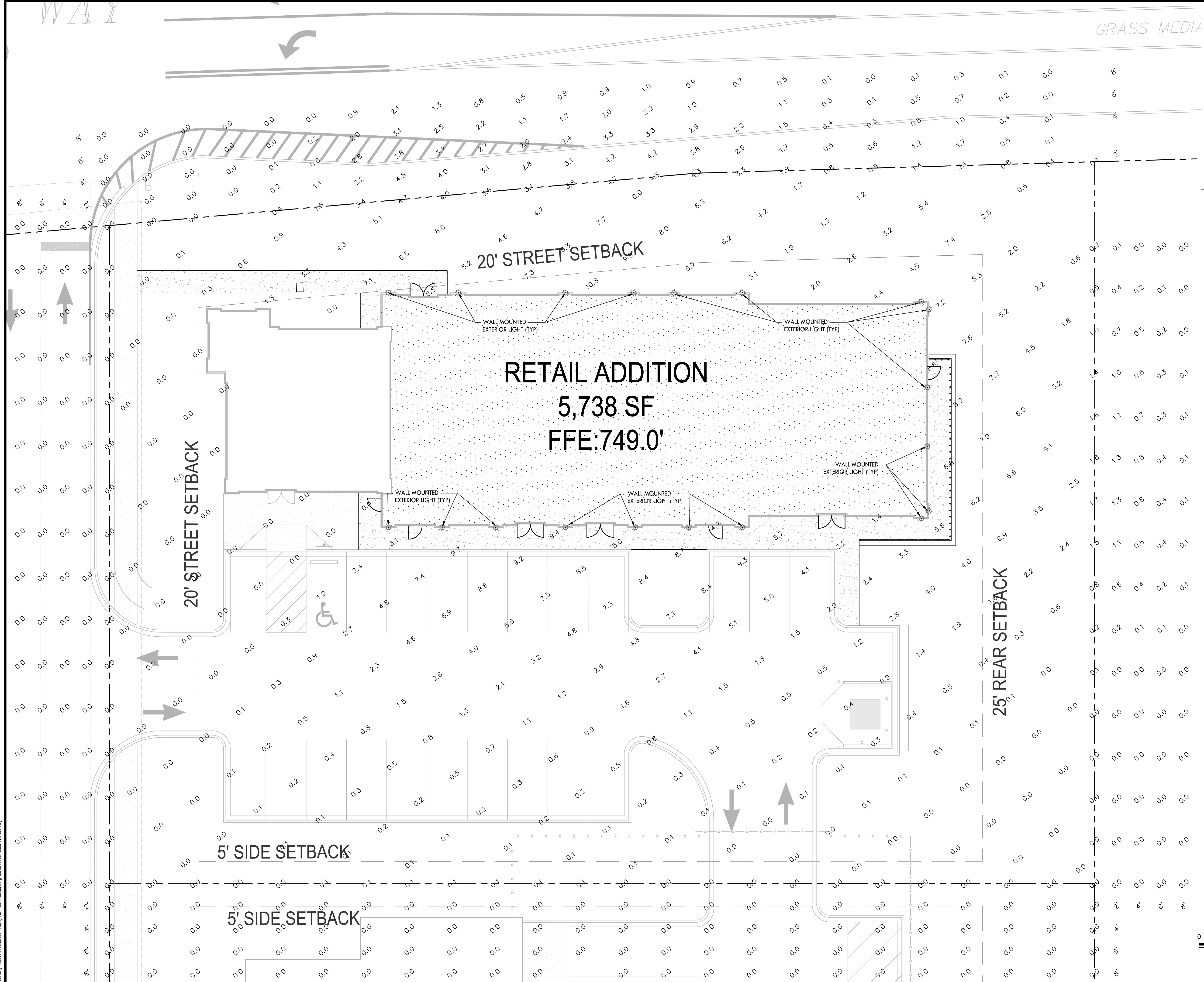
REVISIONS	
No.	DATE

09/16/202422132

C5.0

UTILITY PLAN





GENERAL PHOTOMETRIC SCHEDULE	
FOR EVALUATION USE ONLY	2.37
MAXIMUM FOOT-CANDLES	10.8
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	10.77 / 0
AVERAGE TO MINIMUM FC RATIO	NOT FOR PRODUCTION USE

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HONEY FARM RETAIL

COLUMBIA, TN

REVISIONS	No.	DATE

09/16/202422132

E1.0

SITE PHOTOMETRIC PLAN

Drawing Path: P:\2023\22132 - Honey Farm Commercial\Drawings\Construction\E1.1-EL.dwg



Project 18-28857-8
Stopplace Nolensville Road
Submitted By
DESIGNLIGHT

Catalog Number
GL-6541-B-CC-R5-TBZ-A

Notes

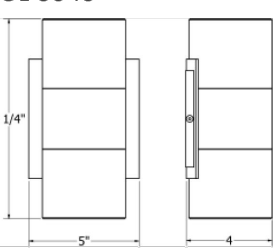
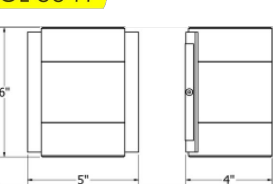
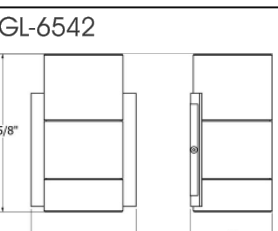
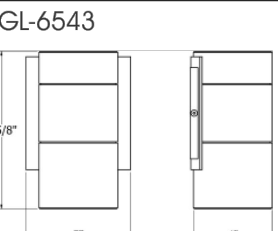
Type
N

CYLINDER

Outdoor ADA Wall Sconce

9777 Reicks Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000
Fax 314.631.7800
sales@glighting.com www.glighting.com

SAMPLE CATALOG NUMBER:
GL-6540-

MODEL NO.	B- LAMPING	R2-R2 REFLECTOR	TBL- FINISH	A OPTIONS
GL-6540 	C. LED30 B. LED35 E. LED40	Up R2 20" Fresnel Lens R3 30" Flat, Clear Lens Down R2 20" Fresnel Lens R3 30" Flat, Clear Lens	Textured: TLV - Light Verdigris TWH - White TBL - Black TS - Silver TBN - Terra Brown TBZ - Bronze Premiums: SA - Satin Aluminum	A. No Options EL Emergency Ballast Must be separately mounted in a controlled environment with an amp temperature range of 52°-131°F
GL-6541 	C. LED30 B. LED35 E. LED40	Up R5 50" Flat, Clear Lens CC Closed Cap Down R5 50" Flat, Clear Lens CC Closed Cap		
GL-6542 	C. LED30 B. LED35 E. LED40	Up R2 20" Fresnel Lens R3 30" Flat, Clear Lens Down R5 50" Flat, Clear Lens CC Closed Cap		
GL-6543 	C. LED30 B. LED35 E. LED40	Up R5 50" Flat, Clear Lens CC Closed Cap Down R2 20" Fresnel Lens R3 30" Flat, Clear Lens		

* All dimensions are nominal.

LED	Code	Kelvin	Reflector	Wattage	CRI	Rated Life Hrs	Delivered Lumens
- 13W 80CRI high power LED per side							
- 0-10V dimming standard with LED lamping option	LED30	3000K	20	13	+80	50000	1231
- Lumen maintenance +90% over 50,000 hour life			30	13	+80	50000	867
- Light source is field replaceable			50	13	+80	50000	956
	LED35	3500K	20	13	+80	50000	1231
			30	13	+80	50000	867
			50	13	+80	50000	956
	LED40	4000K	20	13	+80	50000	1231
			30	13	+80	50000	867
			50	13	+80	50000	956

Mounting
- Driver mounted in 4" square by 2 1/8" deep junction box:
Steel City #52171 or equivalent (supplied by others)

Driver
- Protection: electronic internal, resettable short circuit protection,
thermal protection, and overload regulation
- Universal voltage 120-277 volt

Fixture is ETL listed for wet locations

© Gross Chandeller Co. G Lighting reserves the right to modify existing designs to improve appearance or function.  **Lighting facts**

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HONEY FARM RETAIL

COLUMBIA, TN

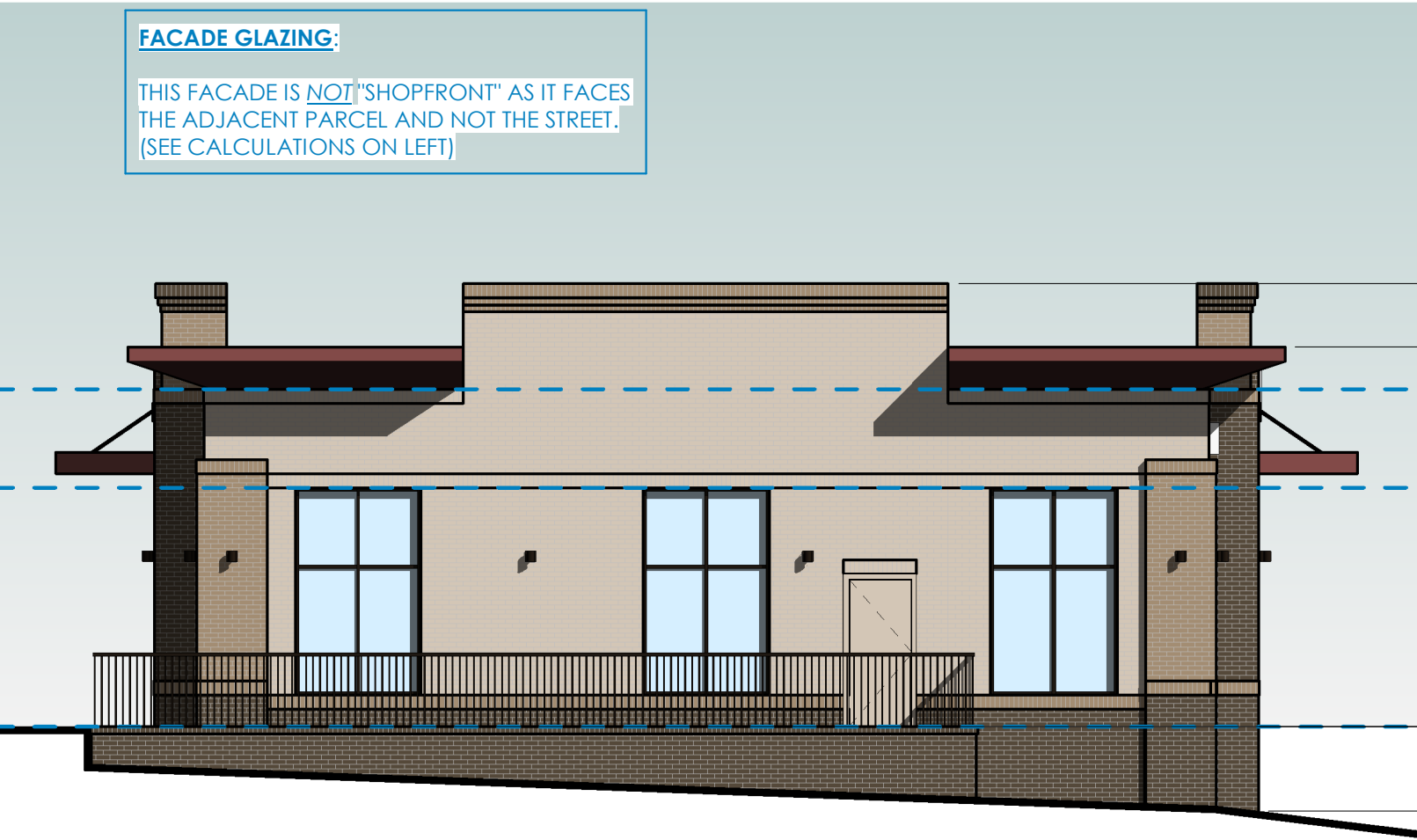
REVISIONS	
No.	DATE

09/16/202422132

E1.1

EXTERIOR LIGHTING
DETAIL

Page 282 of 294



SOUTHEAST ELEVATION - RETAIL ADDITION

SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION - RETAIL ADDITION (ALONG HONEY FARM WAY)

SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION - OFFICE (PREVIOUSLY APPROVED)

SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION - RETAIL ADDITION (PARKING LOT SIDE)

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

BRICK (LIGHT, MEDIUM, DARK)	  	STOREFRONT FRAME / RAIL	
RETAINING WALL (MASONRY)		ROOF / AWNING	
GLASS			

REQUESTED DEVIATONS - PUD-MU BUILDING STANDARDS

REFERENCE: TABLE 4.3.1-L DISTRICT STANDARDS FOR PLANNED USE DEVELOPMENT - MIXED USE (PUD-MU)

BUILDING HEIGHT (REQUEST FOR DEVIATION):

THE BUILDING STANDARD GUIDELINES FOR THE PUD-MU ZONING DISTRICT CALL FOR A 2-STORY MINIMUM FOR BUILDINGS. THE PROPOSED PROJECT IS THE ADDITION TO AN EXISTING 1-STORY BUILDING AND SITE PLAN APPROVED UNDER THE PREVIOUS REGULATIONS.

DUE TO THE EXISTING BUILDING AND SITE CONDITIONS, THE PROPOSED DESIGN FOR THE ADDITION IS FOR A 1-STORY BUILDING THAT INCLUDES FEATURES THAT ARE INTENDED TO ACHIEVE PROPORTIONS APPROACHING THAT OF A 2-STORY BUILDING.

FIRST, THE ADDITION HAS A TALLER ROOFLINE / PARAPET ADJACENT TO THE EXISTING 1-STORY STRUCTURE TO CREATE THE PERCEPTION OF A TALLER BUILDING.

SECOND, THE GRADE ON THE FACADE FACING HONEY FARM WAY IS INCREASINGLY LOWER FROM WEST-TO-EAST WHICH ADDS ADDITIONAL HEIGHT AND THE PERCEPTION OF A TALLER BUILDING.

LASTLY, IT WAS DISCUSSED AT THE PRE-APPLICATION MEETING THAT THE DESIGN GUIDELINES FOR THE CD-4C ZONING DISTRICT WOULD BE A GOOD REFERENCE POINT AND ARE VERY SIMILAR TO THAT OF PUD-MU WHILE ALLOWING FOR 1-STORY BUILDING.

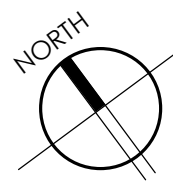
WITH THE EXISTING CONDITIONS AND PROPOSED DESIGN FEATURES DESCRIBED ABOVE TO APPROXIMATE THE DESIGN GUIDELINES, THE DEVELOPER WOULD LIKE TO RESPECTFULLY REQUEST APPROVAL FOR THE ADDITION AS PRESENTED.

FACADE GLAZING (REQUEST FOR DEVIATION ON SHOPFRONT FACADE ONLY):

THE BUILDING STANDARD GUIDELINES FOR THE PUD-MU ZONING DISTRICT CALL FOR 70% MIN. OF TOTAL FACADE AREA FOR SHOPFRONT FRONTAGE TO BE GLAZING. ONLY 20% - 60% IS REQUIRED FOR ALL OTHER NON-SHOPFRONT FACADES.

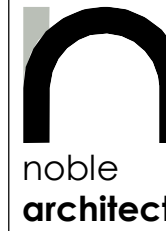
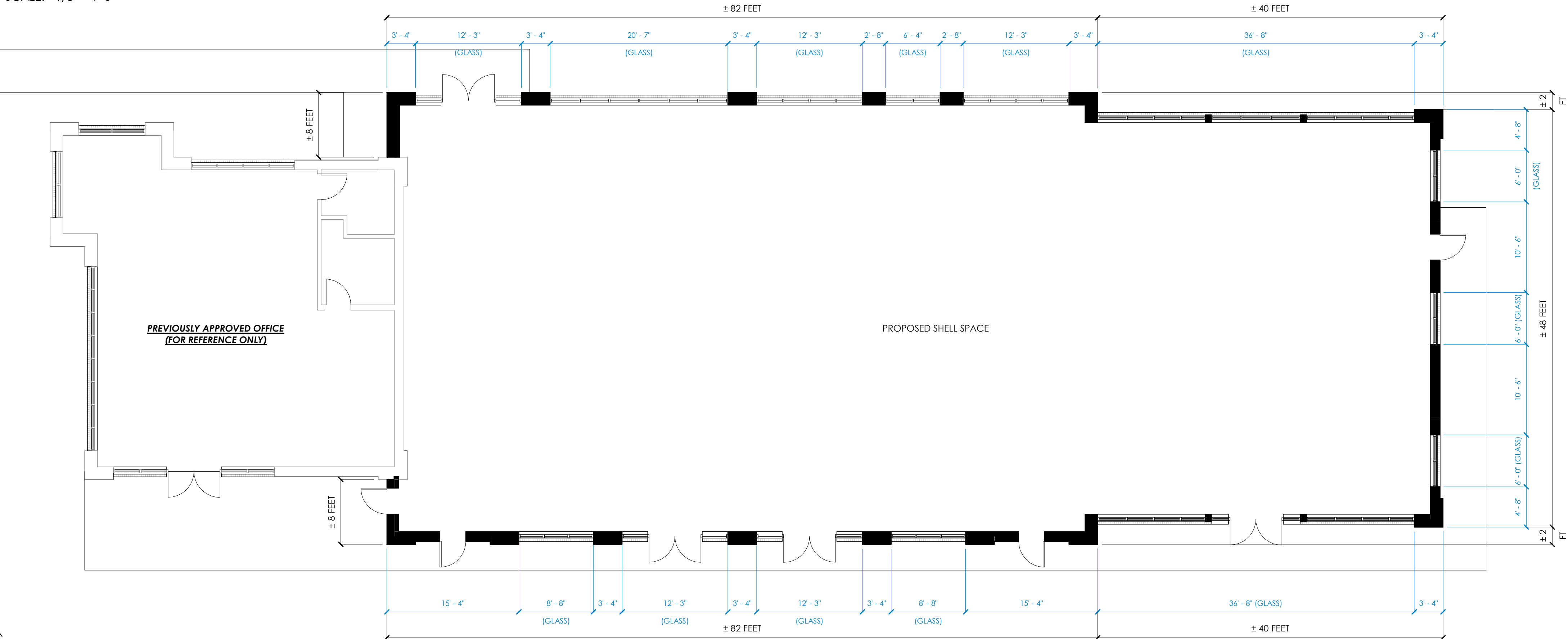
THE FACADE FACING HONEY FARM WAY IS CONSIDERED THE "SHOPFRONT" FACADE DUE TO ITS PROMINENT VISIBILITY. FOR THE PURPOSES OF TRYING TO ACHIEVE THE REQUIRED PERCENTAGE, WE HAVE MEASURED THE GLAZING BETWEEN THE FINISHED FLOOR OF THE BUILDING AND THE HEIGHT OF A TYPICAL GROUND FLOOR FACADE AND CAN ONLY ACHIEVE 50% GLAZING. IF MEASURED TO THE TOP OF THE GROUND FLOOR WINDOWS (11'-4"), WE BARELY ACHIEVE THE MINIMUM REQUIREMENT AT APPROXIMATELY 71%.

AS IS ILLUSTRATED IN THE ELEVATIONS, THE FACADE IS ALMOST ENTIRELY GLAZING FROM END-TO-END OF THE BUILDING. THEREFORE, THE DEVELOPER WOULD LIKE TO RESPECTFULLY REQUEST APPROVAL OF THE SHOPFRONT GLAZING AS PRESENTED.



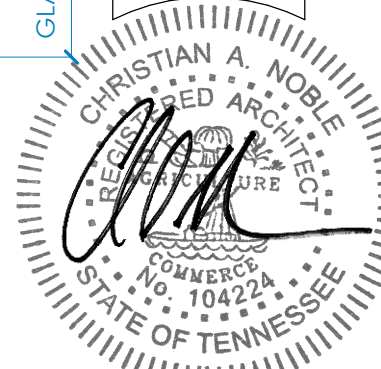
SHELL BUILDING PLAN DIMENSIONED - RETAIL ADDITION W/ PREVIOUSLY APPROVED OFFICE

SCALE: 1/8" = 1'-0"



p.o. box 2008
brentwood
tennessee
37024

615.292.4017



09/16/2024

STORPLACE - HONEY FARM RETAIL ADDITION

2301 LEAFCUTTER BEE ROAD - COLUMBIA, TN 38401

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revisions

issue date
09.16.2024

sheet title
BUILDING
PLAN &
ELEVATIONS



OFFICE + RETAIL - BIRD'S EYE VIEW OF ROOF TOP UNITS BEHIND PARAPET / SCREEN WALL



OFFICE + RETAIL - SOUTHWEST FACADE NEAR OFFICE (PREVIOUSLY APPROVED)



OFFICE + RETAIL - NORTHEAST FACADE ALONG HONEY FARM WAY (W/ APPROVED OFFICE)



OFFICE + RETAIL - SOUTHWEST + SOUTHEAST FACADES



revisions

issue date
09.16.2024

sheet title
EXTERIOR 3D VIEWS

StorPlace (Honey Farm) PUD Revision

Project #:	23-0313	Location:	Tax Map 51 Parcel 58.03
Applicant:	Adam Crunk	Case Type(s):	PUD Revision
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Retail

PROJECT SUMMARY

The applicant requests approval of a revised Final Planned Unit Development (PUD) Master Plan to develop 5,738 square foot retail building on a 0.79-acre site. The development includes three self-storage buildings and a 1,300 square foot office building. The proposed revision adds a retail component to the office building.

- The development was approved under Ordinance 3638, in effect between 2006 and 2022. The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on the CEG-PUD standards of the previous zoning ordinance. The applicant is requesting to revise the Master Plan.
- The proposed revision adds more than 3% to the commercial floor area, requiring City Council evaluation of the Preliminary Planned Unit Development Master Plan.
- The Planning Commission is a recommending body for a Preliminary PUD Master Plan. The City Council is the **Decision-Making Authority**.
- Professional planning staff commentary identifies recommended conditions of approval.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

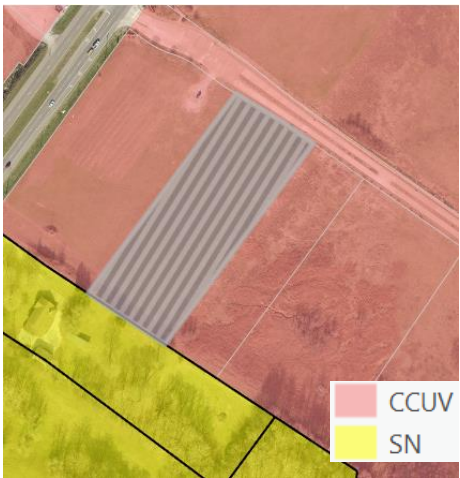
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant	Vacant	+/- 0.79



FUTURE LAND USE MAP

ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	PUD-MU	Vacant
North	City Center Urban Village	PUD-MU	Vacant
South	Suburban Neighborhoods	County/CD-2	Single Family Detached
East	City Center Urban Village	PUD-MU	Vacant
West	City Center Urban Village	PUD-MU	Vacant

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 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

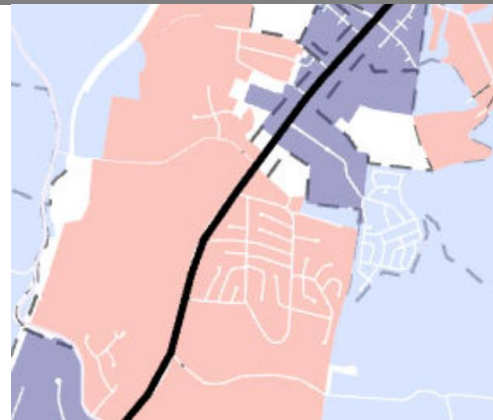
Implementing Standards

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



AREA OF CHANGE

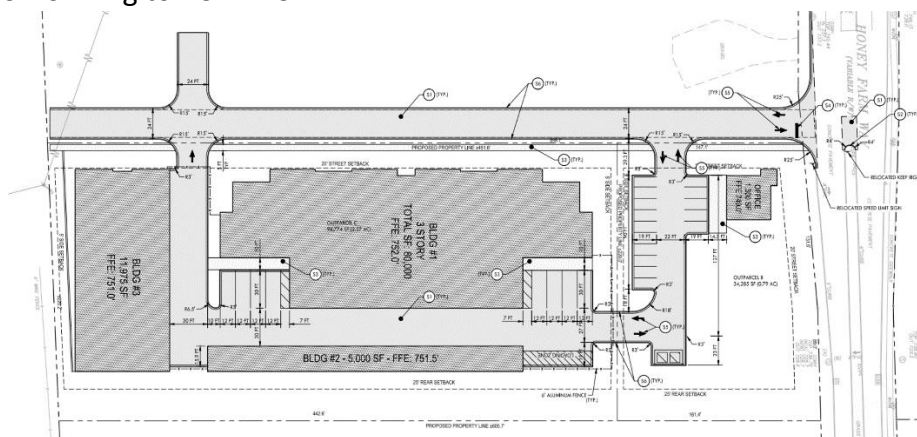
Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition.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



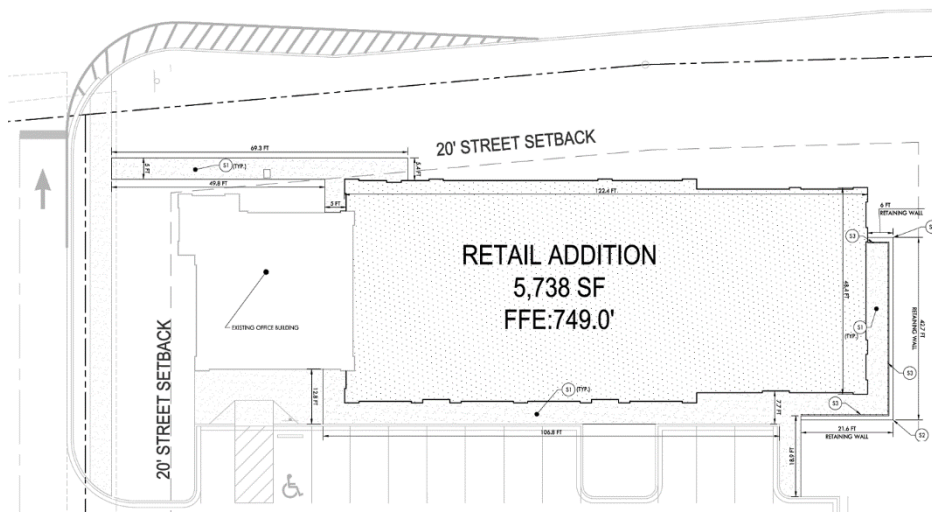
CONFORMITY WITH ZONING ORDINANCE

The Final PUD Master Plan approved in 2022 established the bulk standards for the development.

- Under the previous ordinance, setbacks in a CEG-PUD were established by the Planning Commission and City Council through the “process of plan review and approval” (§ 7.4.8). Maximum height was established at 35 feet. Decision making bodies were authorized to customize standards to fit unique sites and developments.
- The current request seeks to modify the master plan by extending one of the buildings.
- The applicant used the PUD-MU standards of the current ordinance to inform its design. The request represents a blend of the two standards which is mostly conforming to PUD-MU.



Original 2022 PUD Master Plan





- Together, the proposed office and retail spaces will require 14 spaces.
 - Parking for the self-storage facility was determined under the standards of the previous ordinance which required 1 space per 75 storage units.
 - The applicant's plan depicts a sufficient number of spaces for each of the principal uses.
 - The parking provided could not accommodate any significant amount of restaurant space.
 - Restaurants require much more parking than office or retail uses. The applicant has been advised that it will be infeasible to lease space to a restaurant under the current configuration.
- **Comparison with PUD-MU standards generally.**
 - A Main Entrance is in the façade oriented to Honey Farm Way.
 - The plan depicts a band sign on the façade elevation, which would conform to PUD-MU, as well as an additional sign band facing into the site.
 - The plan depicts the retail addition with a front setback greater than 20' on the secondary frontage (Honey Farm Way). This exceeds the maximum front setback of a PUD-MU under current standards but conforms to the standard established in the previously approved CEG-PUD master plan.
 - The current PUD-MU standards require all principal buildings to have a minimum height of two stories. The CEG-PUD did not impose this requirement.
 - The applicant requests approval to add a single-story building. The design of the building gives the appearance of a taller structure due to a high parapet, steepled roofline of the office, and the slope of the site.
 - The Plan depicts retaining walls in the rear setback which are approximately 6.7 feet tall at their highest point. The Zoning Ordinance limits the height of retaining walls on individual lots to 6 feet tall.



Elevations of Single-Story Retail/Office Building

(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.
Façade Position & Façade Articulation:	Main entrance at façade 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.	The principal frontage enfronts the Honey Farm Way. The elevation includes a main entrance fronting this street section. Additional entrances face the parking area on the internal 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	Approximately 20% on façade; 50-70% on internal elevation.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Glazing Material:	Clear	All windows proposed are clear glass.

Shopfront Frontages:	12 in. knee wall required at Frontage	A 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.

REVIEW PROCESS

The Development Review Committee reviewed the proposed PUD Master Plan revision at its August 2024 meeting, as directed by § 8.3.7 of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section 8.5.21.W of the Zoning Ordinance authorizes the City Council to approve modifications to a Final PUD Master Plan during the period of actual Development when the proposed change introduces new uses or adds more than 3% to the commercial floor area. The same language was included in Ordinance 3638 at § 3.2.16.

The criteria for the Planning Commission's evaluation is listed at § 8.5.21.W.4.

For any modification to an approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan [...] such modification shall be subject to satisfactory proof by the applicant and written findings by the Planning Commission and City Council as follows and approval as an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

- a. The modification shall be limited to the minimum necessary;*
- b. Strict application of the provisions of the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan would result in practical difficulties or unnecessary hardship;*
- c. There are exceptional or extraordinary circumstances or conditions applying to the land, Buildings, Structures or Uses referred to in the request for modification, which circumstances or conditions do not apply generally to other land, Buildings, Structures or uses in the same type of PUD District.*



- d. *The requested modification will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood of the premises.*
- e. *Under the circumstances of the particular case, the requested modification will not adversely affect the health or safety of persons working or residing in the neighborhood of the premises.*
- f. *The requested modification is consistent the intent and purpose of this Ordinance, the Comprehensive Plan, and the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and will not adversely affect the community objectives of the Comprehensive Plan.*
- g. *The requested modification will not result in any reduction of required Buffer areas or other specific open spaces required by this Ordinance and will not vary any District or Development standard applicable to the PUD under this Ordinance.*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its June 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 revisions to details of the plan to better compare the proposed revision to the PUD-MU standards of the zoning ordinance.
- Planning also requested addition information pertaining to landscaping, parking, and lighting, which the applicant provided at resubmittal.
- **Columbia Water System's (CPWS)** consultant (Inflow) noted that the applicant's water availability letter was dated July 15, 2024 and would expire in 120 days.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The site cannot support parking for a restaurant use. The proposed addition is identified as retail. The plan depicts sufficient parking for the retail use in combination with the previously approved office use. However, it is likely that restaurant operators will be interested in the space.

The water availability letter will need to be renewed prior to second consideration at City Council. The water availability letter will expire on November 12th. If the Planning Commission recommends approval and the City Council approves the revision upon first consideration, the item will be on the December 12th City Council agenda. An updated letter will be required in order to proceed.

SAMPE 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 section 8.5.21.W of the City of Columbia Zoning Ordinance have been satisfied and approve the revision to the Final 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 section 8.5.21.W of the City of Columbia Zoning Ordinance have been satisfied and approve the revision to the Final Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the requested revisions to the Final 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 section 8.5.21.W 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.