



**City of Columbia City Council
Study Session Agenda
January 7, 2025 - 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 Charlie Huffman, Ward 2
Council Member Cheryl E. Secrest Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Vacant, Ward 5**

**Tony Massey, City Manager
Jake Hubbell 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 RESOLUTION NO. 25-02 - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF RIGHT OF WAY ALONG GREENS MILL ROAD WITH ALSO A 0.07 ACRE PORTION OF TAX MAP 51 PARCEL 34.03, LOCATED OFF GREENS MILL ROAD, INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The request is to annex 98.34 linear feet of right-of-way along Greens Mill Road and 0.07 acre portion of Tax Map 51 Parcel 34.03, both at The Landings of Greens Mill Subdivision vicinity to allow the development's road improvements to be inside the corporate limits of Columbia as requested by the Maury County Highway Department Superintendent. The portion of property will be zoned CD-3L (Neighborhood Large Lot Character District) upon annexation, the default zoning district for the City. The Planning Commission recommended approval of this request with a vote of 7-0 at their December 11, 2024 meeting. The required notice of Public Hearing was advertised December 15, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report Resolution No. 25-02 PH , Resolution No. 25-02, Resolution No. 25-02 Exhibit A, Resolution No. 25-02 Exhibit B, Resolution No. 25-02 Exhibit C, Resolution No. 25-02 Plan of Services, Resolution No. 25-02 - Concept - Portion of Property, Resolution No. 25-02 - Concept - Right of Way, Resolution No. 25-02 - MCHD Annexation Request Letter, Staff Report DS.

- 2. PUBLIC HEARING ON ORDINANCE NO. 4536 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REPEALING ARTICLE 4 AND REPLACING SUCH ARTICLE WITH NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The Department of Development Services is requesting to amend the Article 4 of Zoning Ordinance 4400. The proposed amendments include Uses, Limitations and Standards regarding Short Term Rentals, Home Occupations, Vape, Tobacco, & Cannabinoids, and Bars, Taverns & Nightclubs. The Planning Commission recommended approval of this request with a vote of 6-0 at their December 4, 2024 meeting with the conditions from the Planning Commission recommending:

- That within the Columbia Arts District Overlay the applicant shall demonstrate that no pre-existing place of Worship, School, or Public Park be located within 200 ft. (reduced from 500 ft.) of a proposed bar, tavern, or nightclub.
- Modification of the Planning Fee Schedule for Short Rentals requiring Conditional Use Approval with the Board of Zoning Appeals to be \$300 with staff approval of Short-Term Rentals being \$150.
- That the separation requirement for Tobacco, Vape, and Cannabinoid Retailers be increased from 500 feet to 1,000 feet from an already existing establishment from a new proposed Tobacco, Vape, and Cannabinoid Retailer, and keeping the separation of such newly established retailer from Schools, parks, and religious facilities remain at 500 feet and not allowed with a CD-5 district as drafted by Staff.

The required notice of Public Hearing was advertised December 22, 2024 in The Daily Herald.

ATTACHMENTS: Ordinance 4536 PH Staff Report, Ordinance No. 4536, Ordinance No. 4536 Exhibit A, Ordinance No. 4536 Marked Changes "A" Bar, Tavern, Nightclub, Ordinance No. 4536 Marked Changes "B" Home Occupation, Ordinance No. 4536 Marked Changes "C" Short Term Rentals, Ordinance No. 4536 Marked Changes "D" Vape, Tobacco, Cannabinoid, Ordinance No. 4536 Marked Changes Table "A" Home Occupation, Ordinance No. 4536 Marked Changes Table "B" Short Term Rental, Ordinance No. 4536 Marked Changes Table "C" Vape, Tobacco, Cannabinoid, DS Staff Report removing word Garage, DS Staff Report.

3. PUBLIC HEARING ON ORDINANCE NO. 4537 - AN ORDINANCE AMENDING DEVELOPMENT SERVICES FILING FEE SCHEDULE FOR THE CITY OF COLUMBIA, TENNESSEE - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The request is to amend the Fee Schedule for Development Services. The proposed amendments necessitate accompanying fees for the permits and processes that staff will be required to review and issue. The fees that were amended and added include a Short-Term Rental Fee of \$300 requiring Board of Zoning Appeals approval; \$150 Short Term Rental Fee requiring Administrative Approval; Small Accessory Permit fee of \$25; Circulation of Approved Final Plat Fee of \$35; and items for Annexation to notice and plan of services and resolutions to consist of an Advertising and Processing Fee of Cost. The Planning Commission recommended approval of this request with a vote of 6-0 at their December 4, 2024 meeting. The required notice of Public Hearing was advertised December 22, 2024, in The Daily Herald.

ATTACHMENTS: Ordinance 4537 PH Staff Report, Ordinance No. 4537, Ordinance No. 4537 Exhibit A.

4. PUBLIC HEARING ON ORDINANCE NO. 4538 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 9, DEFINITIONS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 9: Definitions, as reviewed and recommended by the Planning Commission at the December 4th, 2024 meeting. The changes and additions to definitions include the following: Minor Home Occupation; Major Home Occupation; Kennel; Short-Term Rental Unit; Tobacco, Vape, and Cannabinoid Retailers

Approval was recommended by a vote of six to zero. The required notice of Public Hearing was advertised on December 22, 2024 in The Daily Herald.

ATTACHMENTS: Ordinance 4538 PH Staff Report, Ordinance No. 4538, Ordinance No. 4538 Exhibit A, Ordinance 4538 Marked Changes, DS staff report.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY CHRIS CALDWELL OF FIRST CUMBERLAND PRESBYTERIAN CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PRESENTATION BY FIRE & RESCUE CHIEF CHRIS CUMMINS ON THE CITY'S NEW RESPIRATOR GEAR (STUDY SESSION ONLY)

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE DECEMBER 12, 2024, CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: December 12, 2024 City Council Minutes.

6.2. APPROVE THE RETIREMENT BENEFITS FOR ROGER HOWELL, MAINTENANCE WORKER, WASTEWATER DEPARTMENT AND PRESENTATION OF A RETIREMENT PLAQUE BY MAYOR MOLDER - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Roger Howell has been an employee of the City of Columbia for 23 years. His effective retirement date is January 24, 2025 with pension payments to begin on February 1, 2025.

ATTACHMENTS: Staff Report Roger Howell.

6.3. APPROVE THE RETIREMENT BENEFITS FOR JASON CARPENTER, FIRE CAPTAIN, COLUMBIA FIRE AND RESCUE - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Jason Carpenter has been an employee of the City of Columbia for 27 years. His effective retirement date is January 20, 2025 with pension payments to begin on February 1, 2025

ATTACHMENTS: Staff Report Jason Carpenter.

6.4. APPOINTMENT TO FILL THE WARD 5 COUNCIL MEMBER SEAT VACANCY

INFORMATION: Filling of Vacancy. A vacancy in the City Council shall be filled by a qualified person for the remainder of the term of the unexpired term by majority vote of the Council Members present. If Council fails to do so within forty-five (45) days following the occurrence of the vacancy, the Mayor may make the temporary appointment (City Charter Section 3.06(2)).

ATTACHMENTS: Staff Report Ward 5 Vacancy.

6.5. CONFIRMATION OF MAYOR'S REAPPOINTMENT OF THOMAS SNEED TO THE COLUMBIA HOUSING AND REDEVELOPMENT CORPORATION FOR A FIVE-YEAR TERM BEGINNING ON FEBRUARY 12, 2025 AND EXPIRING ON FEBRUARY 12, 2030.

RECOMMENDATION: Approve.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF NOVEMBER 2024 IN THE AMOUNT OF \$7,238,498.74 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: November 2024 Disbursements.

7.2. APPROVE AND AUTHORIZE THE EXECUTION OF AN INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT WITH THE INTERLOCAL PURCHASING SYSTEM (TIPS) - 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. The Interlocal Purchasing System (TIPS) 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 TIPS contracts.

ATTACHMENTS: Staff Report TIPS January 2025, TIPS Agreement.

7.3. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH QUALITY MANAGEMENT SERVICES, LLC IN THE AMOUNT OF \$13,500 TO INCLUDE REIMBURSEMENT OF TRAVEL EXPENSES TO PROVIDE PLANNING CONSULTING TO THE CITY OF COLUMBIA - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This letter of agreement outlines the timeline, activities and expectations for the 2025 Strategic Planning Session between the City of Columbia and Quality Management Services.

CERTIFICATION: The Chief Financial Officer certifies that \$13,500 is budgeted and unencumbered in City Council - Professional Services.

ATTACHMENTS: Staff Report Quality Management Services 2025, Quality Management Services Agreement 2025.

7.4. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE 2025 LETTER OF AGREEMENT BETWEEN THE CITY OF COLUMBIA, COLUMBIA MAIN STREET, AND THE TENNESSEE MAIN STREET PROGRAM CONFIRMING PARTICIPATION IN THE MAIN STREET PROGRAM AND THE ANNUAL ACCREDITATION

PROCESS WITH THE NATIONAL MAIN STREET CENTER - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This letter of agreement confirms the participation of the local community and the local Main Street America organization as a designated Tennessee Main Street program and participant in the national Main Street network. This designation allows the local program to participate in the training and promotional activities of the Tennessee Main Street Program, to use its name, logo and signage, to receive technical assistance and resources, to apply for Downtown Improvement grants, and to seek annual accreditation from the National Main Street Center.

ATTACHMENTS: Staff Report TN Main Street Agreement, Tn Main Street Agreement.

7.5. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND MAIN STREET MENTOR, LLC, IN THE AMOUNT OF \$2,997, A ONE-TIME FEE FOR THE NEW COLUMBIA MAIN STREET WEBSITE - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This agreement allows Main Street Mentor to create a new, independent website for Columbia Main Street that is purpose-built to automate better practices for Main Street marketing/promotion. Included features: website onboarding & account setup, design, hosting, digital forms, email marketing platform, CRM, CMS.

CERTIFICATION: The Chief Financial Officer certifies that \$2,997 is budgeted and unencumbered in Tourism Main Street - Other Services.

ATTACHMENTS: Staff Report Main Street Mentor , Main Street Mentor Contract.

7.6. ACCEPTANCE OF THE RAILROAD AND UTILITY AD VALOREM ASSESSMENTS FOR THE TAX YEAR 2024 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Each year, the City Recorder's Office receives from the Tennessee Comptroller of the Treasury, Office of State Assessed Properties, a certified tax roll relative to railroads and utilities. The City Recorder's office received the tax year 2024 assessments on December 3, 2024. Some of the companies assessed include telephone companies, cellular telephone companies, railroads, motor carriers, private cars, gas companies, pipelines, motorbus and others.

There are 41 assessments for the 2024 tax year with certified assessed value of \$25,101,024 and billed revenue of \$207,109.

It is requested for the City Council to consider acceptance of the railroad and public utility assessments for the tax year 2024 and to allow payment without penalty and interest through February 28, 2025.

ATTACHMENTS: Staff Report Public Utility 2024, 2024 Report Public Utility Assessment.

7.7. APPROVE AND AUTHORIZE THE PURCHASE OF TWELVE (12) EARLY WARNING SIRENS IN THE AMOUNT OF \$508,499.90 FROM FEDERAL SIGNAL SAFETY AND SECURITY SYSTEMS UTILIZING THE INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT WITH TIPS CONTRACT NO. 220105 - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: On May 8, 2024, an EF-3 tornado struck Columbia, Tennessee, causing severe damage, one fatality, and numerous injuries. In response to this catastrophic event along with the absence of an effective early warning system, the City of Columbia Council approved Resolution No. 24-68 on September 12, 2024, authorizing the City of Columbia to apply for the State of Tennessee

"Small Cities" Community Development Block Grant Program - Imminent Threat which allowed \$420,000. The total cost of the project is \$525,000. The balance of 20% in local matching contribution is to be provided by funds from the general fund.

The City of Columbia was awarded the Grant.

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. 220105 with the Intergovernmental Cooperative Purchasing Agreement TIPS for the procurement of twelve (12) early warning Sirens in the amount of \$508,499.90.

CERTIFICATION: The Chief Financial Officer certifies that \$508,500 will be budgeted and available in the next proposed appropriation amendment in Grants – CDBG Imminent Threat.

ATTACHMENTS: Staff Report Federal Signal, Federal Signal quote.

7.8. APPROVE BID AWARD TO CUMBERLAND VALLEY CONSTRUCTORS, INC. FOR CONSTRUCTION OF THE DUCK RIVER SEWAGE PUMP STATION REPLACEMENT IN THE AMOUNT OF \$1,713,000. - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests approval of the bid award to Cumberland Valley Constructors, Inc. for construction of the Duck River Sewage Pump Station Replacement in the amount of \$1,713,000. This would replace an outdated pump station and provide continued quality service to the citizens of the City of Columbia.

CERTIFICATION: The Chief Financial Officer certifies that \$1,713,000 will be budgeted and available in the next proposed appropriation amendment in Wastewater - Pumping Stations-Duck Rover Pump Station.

ATTACHMENTS: Staff Report Bid Award Cumberland Valley Constructors, Award Letter, Bid Tab.

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1.RESOLUTION NO. 25-01 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HILLCREST VILLAGE PHASE 1A - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-01.

INFORMATION: Hillcrest Village Phase 1A consists of 3,258 linear feet of 8" sanitary sewer main, 1,190 linear feet of 6" force main and a 415 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. 25-01, Resolution No. 25-01, Resolution No. 25-01 Dedication Letter.

9.2.RESOLUTION NO. 25-02 - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF RIGHT OF WAY ALONG GREENS MILL ROAD WITH ALSO A 0.07 ACRE PORTION OF TAX MAP 51 PARCEL 34.03, LOCATED OFF GREENS MILL ROAD, INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-02.

INFORMATION: The request is to annex 98.34 linear feet of right-of-way along Greens Mill Road and 0.07 acre portion of Tax Map 51 Parcel 34.03, both at The Landings of Greens Mill Subdivision vicinity

to allow the development's road improvements to be inside the corporate limits of Columbia as requested by the Maury County Highway Department Superintendent. The portion of property will be zoned CD-3L (Neighborhood Large Lot Character District) upon annexation, the default zoning district for the City. The Planning Commission recommended approval of this request with a vote of 7-0 at their December 11, 2024 meeting.

ATTACHMENTS: Staff Report Resolution No. 25-02, Resolution No. 25-02, Resolution No. 25-02 Exhibit A, Resolution No. 25-02 Exhibit B, Resolution No. 25-02 Exhibit C, Resolution No. 25-02 Plan of Services, Concept - Portion of Property, Concept - Right of Way, MCHD Annexation Request Letter, DS Staff Report.

9.3. RESOLUTION NO. 25-03 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2024 ASSISTANCE TO FIREFIGHTER'S GRANT (AFG); ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 25-03.

INFORMATION: Columbia Fire & Rescue is requesting City Council ratify the application for the 2024 Assistance to Firefighters Grant (AFG). If awarded, these funds will be utilized to purchase 65 Motorola APX 6000 portable radios. The purchase of this equipment would total \$624,000 with the grant funding \$567,272.73 and the City of Columbia funding \$56,727.27.

CERTIFICATION: The Chief Financial Officer certifies that \$56,728 will be budgeted should the grant be awarded in Grants - AFG-Communication Equipment.

ATTACHMENTS: Staff Report Resolution No. 25-03, Resolution No. 25-03.

9.4. RESOLUTION NO. 25-04 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS

SERVING QUAIL RUN MEADOWS PHASE 5 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-04.

INFORMATION: Quail Run Meadows Phase 5 consists of 920 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. 25-04, Resolution No. 25-04, Resolution No. 25-04 Dedication Letter.

9.5. RESOLUTION NO. 25-05 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-05.

INFORMATION: The City Recorder is presenting tax corrections through 12/20/2024 for items submitted for both November and December 2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor. Exhibit "A" was omitted in error on Resolution No. 24-84 for the December 2024 council meeting and is therefore being added to Resolution No. 25-05.

ATTACHMENTS: Staff Report Resolution No. 25-05, Resolution No. 25-05, Resolution No. 25-05, Exhibit A Nov. 2024, Resolution No. 25-05, Exhibit B Dec. 2024.

9.6. RESOLUTION NO. 25-06 – A RESOLUTION APPROVING THE FACILITY/PROGRAM FEES FOR THE CITY OF COLUMBIA PARKS AND RECREATION DEPARTMENT - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-06.

INFORMATION: The City of Columbia is committed to providing affordable recreational facilities, programs and services for the citizens of the City of Columbia. The fees are updated only when necessary to cover the rising costs associated with maintaining the programs/facilities that are provided for the citizens. The fees also

encompass the proposed new fees for the memberships, etc. for the Parks and Recreation's newly acquired recreation center.

ATTACHMENTS: Staff Report Resolution No. 25-06, Resolution No. 25-06, Resolution No. 25-06 Exhibit A.

9.7. RESOLUTION NO. 25-07 - A RESOLUTION RENAMING THE MULETOWN REC CENTER TO THE COLUMBIA AQUATIC AND RECREATION CENTER - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-07.

INFORMATION: At the December 12, 2024 City Council meeting, the City Council approved the City purchasing the Muletown Rec Center. The closing on such property is anticipated to take place on January 31, 2025. It is requested that the name be changed after the closing documents are signed to The Columbia Aquatic and Recreation Center.

ATTACHMENTS: Staff Report Resolution No. 25-07, Resolution No. 25-07.

9.8. RESOLUTION NO. 25-08 - A RESOLUTION APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 1446 OAK SPRINGS DRIVE, COLUMBIA, TN, MAP 089 PARCEL 039.01, ALSO KNOWN AS MULETOWN REC, AND ALL ASSETS ASSOCIATED WITH THE FACILITY AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT TO PURCHASE SAID REAL AND PERSONAL PROPERTY.

RECOMMENDATION: Approve Resolution No. 25-08.

INFORMATION: At the December 12, 2024 City Council Meeting, City Council moved to approve purchasing Muletown Rec and all the assets associated with the facility. This Resolution authorizes the Mayor to execute any necessary contracts to purchase the real and personal property associated with Muletown Rec, as well as any other documents necessary to consummate such sale.

CERTIFICATION: The Chief Financial Officer certifies that \$4,300,000 will be included in Appropriation Amendment No. 3 for

the acquisition of Muletown Rec in Capital Projects - Recreation Center - Buildings.

ATTACHMENTS: Staff Report Resolution No. 25-08, Resolution No. 25-08.

10 ORDINANCES.

10.1.1ST CONSIDERATION ON ORDINANCE NO. 4536 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REPEALING ARTICLE 4 AND REPLACING SUCH ARTICLE WITH NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance 4536 on first consideration.

INFORMATION: The Department of Development Services is requesting to amend the Article 4 of Zoning Ordinance 4400. The proposed amendments include Uses, Limitations and Standards regarding Short Term Rentals, Home Occupations, Vape, Tobacco, & Cannabinoids, and Bars, Taverns & Nightclubs. The Planning Commission recommended approval of this request with a vote of 6-0 at their December 4, 2024 meeting with the conditions from the Planning Commission recommending:

- That within the Columbia Arts District Overlay the applicant shall demonstrate that no pre-existing place of Worship, School, or Public Park be located within 200 ft. (reduced from 500 ft.) of a proposed bar, tavern, or nightclub.
- Modification of the Planning Fee Schedule for Short Rentals requiring Conditional Use Approval with the Board of Zoning Appeals to be \$300 with staff approval of Short-Term Rentals being \$150.
- That the separation requirement for Tobacco, Vape, and Cannabinoid Retailers be increased from 500 feet to 1,000 feet from

an already existing establishment from a new proposed Tobacco, Vape, and Cannabinoid Retailer, and keeping the separation of such newly established retailer from Schools, parks, and religious facilities remain at 500 feet and not allowed with a CD-5 district as drafted by Staff.

ATTACHMENTS: Ordinance 4536 Staff Report, Ordinance No. 4536, Ordinance No. 4536 Exhibit A, Ordinance No. 4536 Marked Changes "A" Bar, Tavern, Nightclub, Ordinance No. 4536 Marked Changes "B" Home Occupation, Ordinance No. 4536 Marked Changes "C" Short Term Rentals, Ordinance No. 4536 Marked Changes "D" Vape, Tobacco, Cannabinoid, Ordinance No. 4536 Marked Changes Table "A" Home Occupation, Ordinance No. 4536 Marked Changes Table "B" Short Term Rental, Ordinance No. 4536 Marked Changes Table "C" Vape, Tobacco, Cannabinoid, DS Staff Report removing word Garage, DS Staff Report.

10.2.1ST CONSIDERATION ON ORDINANCE NO. 4537 - AN ORDINANCE AMENDING DEVELOPMENT SERVICES FILING FEE SCHEDULE FOR THE CITY OF COLUMBIA, TENNESSEE - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance 4537 on first consideration.

INFORMATION: The request is to amend the Fee Schedule for Development Services. The proposed amendments necessitate accompanying fees for the permits and processes that staff will be required to review and issue. The fees that were amended and added include a Short-Term Rental Fee of \$300 requiring Board of Zoning Appeals approval; \$150 Short Term Rental Fee requiring Administrative Approval; Small Accessory Permit fee of \$25; Circulation of Approved Final Plat Fee of \$35; and items for Annexation to notice and plan of services and resolutions to consist of an Advertising and Processing Fee of Cost. The Planning Commission recommended approval of this request with a vote of 6-0 at their December 4, 2024 meeting.

ATTACHMENTS: Ordinance 4537 Staff Report, Ordinance No. 4537, Ordinance No. 4537 Exhibit A.

10.3.1ST CONSIDERATION ON ORDINANCE NO. 4538 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 9, DEFINITIONS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4538 on first consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 9: Definitions, as reviewed and recommended by the Planning Commission at the December 4th, 2024 meeting. The changes and additions to definitions include the following: Minor Home Occupation; Major Home Occupation; Kennel; Short-Term Rental Unit; Tobacco, Vape, and Cannabinoid Retailers

Approval was recommended by a vote of six to zero.

ATTACHMENTS: Ordinance 4538 Staff Report, Ordinance No. 4538, Ordinance No. 4538 Exhibit A, Ordinance No. 4538 Marked Changes, DS staff report.

10.4.1ST CONSIDERATION OF ORDINANCE NO. 4539 - AN ORDINANCE TO AMEND ORDINANCE NO. 4504 - THE CLASSIFICATION AND COMPENSATION PLAN FOR THE EMPLOYEES OF THE CITY OF COLUMBIA FOR THE 2024-2025 FISCAL YEAR - HUMAN RESOURCES.

RECOMMENDATION: Approve Ordinance No. 4539 on first consideration.

INFORMATION: The 2024-2025 Classification and Compensation Plan for the City of Columbia employees is reviewed and updated as necessary. The Parks and Recreation Department staff is expanding with the purchase of Muletown Recreation, which requires an Aquatics Manager position to oversee three pools and three splash pads. The Grade level for this position will be Grade

Level I.

The City of Columbia will add the position of Special Legal Counsel to Section 2, Temporary Positions, of the Classification and Compensation Plan. This position is being created due to the retirement of Tim Tisher, our current City Attorney. Attorney Tisher has twenty-plus years of knowledge of City of Columbia legalities. Attorney Tisher will be temporarily available to counsel City Attorney Jake Hubbell for the introduction period.

The job title for Shift Commander in Fire & Rescue is changing to Battalion Chief, this is only a title change, the grade will remain the same.

ATTACHMENTS: Staff Report Ordinance No. 4539, Ordinance No. 4539, Ordinance No. 4539 Exhibit A.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.