



**City of Columbia City Council
Regular Meeting Agenda
February 13, 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 ORDINANCE 4541 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY AMENDING STANDARDS FOR SHORT TERM RENTAL USE WITHIN ARTICLE 4 AND ARTICLE 9 - CITYWIDE, MORE ATTRACTIVE, LIVABLE CITY - 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. 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:

City Council took this matter into consideration on January 9, 2025 and referred the item back to Planning Commission for further review and recommendation at the February 12, 2025 meeting.

Planning Commission reviewed the request on February 12, 2025 and recommended the removal of the limited use standard requirement of owner occupied in the currently allowed zoning districts for Short Term Rental Use being CD-4, 4C, 5 and CD-5C. The conditional use requirements from the previous recommendation was also removed. The permitting process and accessory use remained in the amendments. This recommendation was approved by a vote of six to zero.

The required notice of Public Hearing was advertised January 28, 2025 in The Daily Herald.

ATTACHMENTS: Ordinance 4541 PH Staff Report, Ordinance 4541, DS Staff Report.

REGULAR MEETING

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY T. LUSK FROM ROLLING HILLS CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PRESENTATIONS OF THE CITY OF COLUMBIA CITIZEN'S AWARD - ADMINISTRATION.

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

ATTACHMENTS: Columbia City Council Quarterly Update February 2025

6 ORGANIZATIONAL BUSINESS.

6.1. ADMINISTRATION OF OATH OF OFFICE TO BRIAN MCKELVY FOR THE POSITION OF WARD 5 CITY COUNCIL MEMBER - ADMINISTRATION.

6.2. APPROVE THE MINUTES OF THE JANUARY 7, 2025 SPECIAL CALLED CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: January 7, 2025 Special Called City Council Meeting Minutes

6.3. APPROVE THE MINUTES OF THE JANUARY 9, 2025, CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: January 9, 2025 City Council Meeting Minutes

6.4. APPOINTMENT OF A CITY PROSECUTOR - ADMINISTRATION.

6.5. APPROVE THE MAYOR'S APPOINTMENT OF VICE MAYOR RANDY MCBROOM TO THE CITY OF COLUMBIA MUNICIPAL PLANNING COMMISSION TO FILL AN UNEXPIRED TERM ENDING ON DECEMBER 31, 2026. - ADMINISTRATION.

RECOMMENDATION: Approve.

6.6. APPROVE THE APPOINTMENT OF WARREN FELD TO THE CITY OF COLUMBIA ARTS COUNCIL FOR A THREE-YEAR TERM BEGINNING ON FEBRUARY 13, 2025 AND EXPIRING ON FEBRUARY 13, 2028 - ADMINISTRATION.

RECOMMENDATION: Approve.

6.7. RE-ELECTION OF BOB MORGAN TO THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD AND THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD FOR A SIX-YEAR TERM THAT BEGAN ON NOVEMBER 14, 2023 AND EXPIRES ON NOVEMBER 14, 2029 - ADMINISTRATION.

RECOMMENDATION: Approve.

6.8. RE-ELECTION OF BILL MARBET TO THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD AND THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD FOR A SIX-YEAR TERM THAT BEGAN ON NOVEMBER 14, 2023 AND EXPIRES ON NOVEMBER 14, 2029 - ADMINISTRATION.

RECOMMENDATION: Approve.

7 CONSENT AGENDA

7.1. APPROVE AND AUTHORIZE THE EXECUTION OF AN INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT WITH BUY BOARD - 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. Buy Board 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 Buy Board contracts.

ATTACHMENTS: Staff Report - Buy Board February 2025, Buy Board Purchasing Cooperative

7.2. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN LOCALITY MEDIA, INC. DBA FIRST DUE AND THE CITY OF COLUMBIA TO PROVIDE SOFTWARE SERVICES IN THE AMOUNT OF \$58,371.50 FOR THE FIRST YEAR - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Currently, Columbia Fire & Rescue utilizes three separate entities for software support which includes various reporting, scheduling and training services.

ESO Solutions is the software program currently providing incident reporting, reporting to the state, medical reporting, properties and inspections for Fire Marshal Office, personnel management and data analytics.

Aladtec, Inc is the software program currently used for data analytics for staffing, events, training and several important daily tasks.

Vector/Target Solutions is the software program currently used in the Training Division for online training and record storage.

First Due software program will replace these three software programs as each approaches their renewal date, beginning with Aladtec March 10, 2025. The first four-month term will be paid utilizing the funds which would have been used to renew the Aladtec subscription.

The initial agreement will be effective for an initial 4-month term commencing on the effective date and automatically renew for successive 12 month terms beginning July 1, 2025 including no more than 5% per annum increase beginning July 1, 2026.

Columbia Fire & Rescue requests City Council approval to enter into an Agreement for software applications and support services with Locality Media, Inc dba First Due.

CERTIFICATION: The Chief Financial Officer certifies \$58,372 is budgeted and unencumbered in Fire - Suppression-Software Services.

ATTACHMENTS: Staff Report Locality Media, Locality Media - First Due

7.3. APPROVE THE PURCHASE OF A 2025 FIRE MASTER RETAIL TANKER FROM SAFE INDUSTRIES IN THE AMOUNT OF \$468,100 UTILIZING BUY BOARD NATIONAL PURCHASING COOPERATIVE INTERLOCAL PARTICIPATION PROGRAM - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Columbia Fire & Rescue requests City Council approval for the acquisition of a 2025 Fire Master Retail Tanker WT143 with an International Chassis, a Hale QFlo Pump and a 2000-gallon water tank from Safe Industries utilizing the Buy Board National Purchasing Cooperative Interlocal Participation Program.

This tanker is designed to carry 2,000 gallons of water, providing a crucial supplement in the event of water shortages during structure fires. In addition to its water-carrying capacity, the tanker is equipped with a 1250 GPM pump, fire hoses, and other essential firefighting equipment, enabling it to function as a pumper to actively fight fires. Tankers are vital for providing mobile water storage and enhancing fire suppression efforts, particularly when pumpers may be unable to access an adequate water supply. If approved, this will be the first tanker in the fleet for the City of Columbia Fire & Rescue Department.

CERTIFICATION: The Chief Financial Officer certifies that \$468,100 will be proposed in a forthcoming appropriations amendment.

ATTACHMENTS: Staff Report Pumper Tanker, City of Columbia TN Proposal 1.14.2025, Freightliner 2000 Gallon Pumper Tanker Cut

Sheet, Proposal Format -- WT143 -- FMFE 2,000 Gallon -- With Options -- 03-28-2024

7.4. APPROVE DISBURSEMENTS FOR THE MONTH OF DECEMBER 2024 IN THE AMOUNT OF \$10,106,304.07 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: December 2024 Disbursements

7.5. 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: February 2025 Surplus

7.6. 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 \$55,000 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: On April 14, 2016, the City Council approved an extension of the 2008 agreement with Maury County for operation of the Animal Services Facility. The 2008 agreement and extension specified that the City and County will split operating expenses (over and above revenue derived from the operation of the facility) 50/50.

The 2016 contract extension terminated on October 2, 2018. The City's FY 2025 budget includes \$270,000 for the City's contribution towards facility operations, or \$55,000 per quarter. An invoice has been received for the second quarter of FY 2025, which exceeds \$55,000. The invoice

and supporting documentation have been reviewed by Finance.

As the operating agreement has expired, City Council approval is necessary prior to any payment towards shelter operation costs.

CERTIFICATION: The Chief Financial Officer certifies that \$55,000 is budgeted and unencumbered in General Government-Animal Control.

ATTACHMENTS: Staff Report Animal Shelter Invoice, Animal Shelter FY 25 Q2 Invoice

7.7. APPROVE THE ANNUAL RENEWAL OF LIABILITY AND AUTO INSURANCE WITH PUBLIC ENTITY PARTNERS IN THE AMOUNT OF \$483,758 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia obtains several lines of insurance coverage through Public Entity Partners (PEP), formerly the TML Risk Management Pool, for the purpose of managing risk. The policy renewal for liability (general, law enforcement, errors and omissions and automobile) and auto physical damage coverage is January 1st of each year. An invoice for premium renewal for liability and auto insurance has been received from PEP and is due for payment.

The total annual premium due for 2025 is \$483,758 which includes a \$15,231 member dividend credit in 2025. No member dividend credit was issued in 2024. Prior year net premiums, i.e., premium after member dividend credit, for the past five (5) years, plus the proposed year, were as follows:

2025	\$498,989	\$15,231	\$483,758
2024	\$481,911	\$0	\$481,911
2023	\$404,178	\$43,544	\$360,634
2022	\$389,337	\$46,359	\$342,978
2021	\$347,543	\$84,110	\$263,433
2020	\$360,083	\$48,410	\$311,673

The net premium cost after the member dividend credit is applied for 2025 (\$483,758) increased approximately 3.5% compared with the

prior year's net premium amount (\$481,911). The member dividend credit increased from \$0 to \$15,231.

The premium increase from 2024 follows from increased base insurance rates across various types of general liability coverage, a 2.46% "combined liability" increase.

A breakdown of cost by fund is as follows:

General Fund	\$389,893
Sanitation Fund	\$53,761
Wastewater Fund	\$40,104
Total	\$483,758

Deductible amounts for liability coverage lines are \$5,000 per occurrence, with a \$1,000 deductible for auto physical damage. Only vehicles valued over \$3,500 are included in the physical damage coverage.

The City Council is requested to approve the renewal of City liability and automobile physical damage insurance and to authorize payment to PEP in the amount of \$483,758.

ATTACHMENTS: Staff Report PEP Liability, General Liability Invoice PEP 2025

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND THE WANDER DIARY IN THE AMOUNT OF \$4,000 FOR A SOCIAL MEDIA INFLUENCER SPRING MARKETING CAMPAIGN - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Visit Columbia is working more with social media influencers, like The Wander Diary, 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. *(This agreement was previously approved, but the company changed their name.)*

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

ATTACHMENTS: Staff Report The Wander Diary, The Wander Diary Contract

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT WITH SIMPLEVIEW IN THE AMOUNT OF \$1,200 ANNUALLY FOR THE XML DATA FEEDS THAT DISPLAY EVENTS & LISTINGS ON THE NEW, DIGITAL TOUCH SCREEN INFORMATION KIOSK IN THE WELCOME CENTER - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This agreement addresses the need for the Simpleview XML data feeds of the VisitColumbiaTn.com listings and events to be accessible through the new digital, touch screen kiosk being constructed for the Welcome Center. Visitors will now be able to explore the attractions and events on a large, touch screen kiosk to help plan their visit.

CERTIFICATION: The Chief Financial Officer certifies that \$1,200 is budgeted and unencumbered in Tourism Enhancement-General Fund - Software Maintenance.

ATTACHMENTS: Staff Report SimpleView , Simpleview

7.10. APPROVE AND AUTHORIZE MAYOR TO SIGN RENEWAL OF A "LICENSE AGREEMENT" WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR A ROADSCAPES PROJECT LOCATED AT THE MEDIAN OF HIGHWAY 31 NEAR INTERSECTION OF DONALD F. EPHLIN PKWY - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Licensee, The City of Columbia, desires to renew its use of a portion of the Licensed Premises to operate and maintain a Roadscapes project, including landscaping and welcome signage

in Maury County, TN. The project is along state-owned right-of-way and median which required the city to renew the License Agreement. The City of Columbia will be responsible for maintenance of landscaping and signage. The original 10-year Agreement was signed and approved in August of 2014, expiring in 2024. There is no cost associated with the renewal, the Agreement has a 10-year term and is renewable.

ATTACHMENTS: Staff Report Roadscapes project renewal, License Agreement, including Exhibit A

7.11. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE COLUMBIA AMERICAN LITTLE LEAGUE FOR THE 2025 SEASON - WARD 3 AND 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Columbia American Little League is requesting an annual Non-Exclusive Use Permit with the City of Columbia to use Buck Davis Field at Eva Gilbert Park and Ridley Sports Complex for their practices and games for the 2025 season. Once approved, the permit will cover their annual facility needs.

Columbia Little League and the Columbia Parks and Recreation Department amicably agree on the recommended user fees for each season. The league does not charge a gate fee for any of their events.

ATTACHMENTS: Staff Report, American Little League User Agreement w/insurance

7.12. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE MULETOWN BASEBALL LEAGUE FOR THE 2025 SEASON - WARD 3 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Mule Town Baseball League is requesting their annual Non-Exclusive Use Permit with the City of Columbia to utilize

Fairview Park T-Ball Fields and the Baseball Field for the 2025 season for practices and games.

The Mule Town Baseball League provides the youth of Columbia and Maury County with another venue to learn and enjoy the experience of playing baseball in an organized environment. In lieu of paying user fees, the Mule Town Baseball League will be responsible for preparing the field for practice and league games.

There will be no fees collected for use of the facilities.

ATTACHMENTS: Staff Report, Muletown Baseball User Agreement w/insurance

7.13. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE COLUMBIA SOCCER ASSOCIATION FOR THE 2025 SEASON - WARDS 1 AND 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Columbia Soccer Association is requesting the renewal of their annual Non-Exclusive Use and Occupancy Permit to utilize Cook Soccer Park and the Ridley Sports Complex soccer fields for the 2025 season. As in past years, in lieu of paying user fees, Columbia Soccer Association agrees to absorb expenditures to provide all turf management required to maintain the immediate playing surfaces at Cook Soccer Park; mowing, trimming, fertilization, weeding and marking fields for play. The Association will also assist with the litter pickup and janitorial upkeep as required for the restrooms and park areas near the fields. The City will maintain the park features up to the perimeter of each playing field.

ATTACHMENTS: Staff Report, Soccer Association User Agreement w/insurance

7.14. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE EXCEL AQUATICS FOR THE 2025 SEASON - WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Excel Aquatics is requesting an annual Non-Exclusive Use Permit with the City of Columbia to utilize the pools at The Columbia Aquatics and Recreation Center for their swim services, practices and swim meets for the 2025 season. Once approved, the permit will cover their annual facility needs.

Excel Aquatics and the Columbia Parks and Recreation Department amicably agree on the recommended user fees for each season. The organization will give back 25% of their revenues to the City along with charging the center membership fees for their participants.

ATTACHMENTS: Staff Report, Excel Aquatics user agreement w/insurance, Excel Aquatics Overview, Info & Statistics

7.15. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE COLUMBIA GIRLS FASTPITCH ASSOCIATION FOR THE 2025 SEASON - WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Columbia Girls Fastpitch Association is requesting their annual Non-Exclusive Use Permit with the City of Columbia to utilize Ridley Sports Complex for the 2025 season for practices and games. Once approved, the permit will cover their annual facility needs.

CGFPA and the Columbia Parks and Recreation Department amicably agree on the recommended user fees for each season. Families that express the need are eligible for discounts and CGFPA does not charge gate fees for any of their events.

ATTACHMENTS: Staff Report, CGFP User agreement w/insurance

7.16. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT IN THE AMOUNT OF \$18,616 WITH PREVENTIA SECURITY SOLUTIONS PROVIDER FOR INSTALLATION OF CAMERAS AND OTHER SECURITY MEASURES ALONG WITH MONTHLY MONITORING OF THE MACEDONIA RECREATION CENTER, THE ARMORY RECREATION CENTER, THE DR.

CHRISTA S. MARTIN COMMUNITY CENTER AND THE COLUMBIA AQUATICS AND RECREATION CENTER - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Parks and Recreation Department currently has Preventia Security Provider for security and monthly monitoring at the Rainey House in Woodland Park as well as Ridley Sports Complex. The department desires to extend those services to the Macedonia Recreation Center, The Armory Recreation Center, the Dr. Christa S. Martin Community Center and The Columbia Aquatics and Recreation Center in order to have the same company responsible for all Parks facilities. Services and fees are outlined in the provided agreements.

CERTIFICATION: The Chief Financial Officer certifies that \$18,616 is budgeted and unencumbered in Columbia Aquatics and Fitness Center-Maintenance and Repair Other.

ATTACHMENTS: Staff Report Preventia, Columbia Parks & Rec Security Agreement -3, Preventia Monitoring Agreement - 2

7.17. APPROVE THE PURCHASE OF ELECTRONIC SECURITY SYSTEMS INSTALLATION FOR THE COLUMBIA AQUATICS AND RECREATION CENTER IN THE AMOUNT OF \$70,450 UTILIZING STATE OF TN CONTRACT SWC-172 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia Parks and Recreation Department is requesting the purchase of a new electronic security system installation from Convergent for the amount of seventy thousand four hundred fifty dollars (\$70,450) utilizing State of TN contract SWC-172. The security system will provide the new Columbia Aquatics and Recreation Center with the amount of security necessary for that facility.

CERTIFICATION: The Chief Financial Officer certifies that \$70,450 is budgeted and unencumbered in Columbia Aquatics and Recreation Center - Computer Equipment.

ATTACHMENTS: Staff Report Convergent, Convergent - Electronic security proposal, Convergent TN State Contract #172

7.18. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE CONTRACT BETWEEN THE CITY OF COLUMBIA AND CUMBERLAND VALLEY CONSTRUCTORS, INC. IN THE AMOUNT OF \$1,713,000 FOR THE CONSTRUCTION OF THE DUCK RIVER SEWAGE PUMP STATION REPLACEMENT - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the mayor to sign the Contract between the City of Columbia and Cumberland Valley Constructors, Inc for the construction of the Duck River Sewage Pump Station Replacement in the amount of \$1,713,000. The bid award was previously approved by City Council on January 9, 2025.

CERTIFICATION: The Chief Financial Officer certifies that \$1,713,000 is budgeted and unencumbered in Wastewater - Pump Stations - Duck River PS.

ATTACHMENTS: Staff Report Cumberland Valley Constructors Duck River Contract, Cumberland Valley Constructors Duck River Contract and Specs.

7. APPROVE BID AWARD TO CUMBERLAND VALLEY 19 CONSTRUCTORS, INC. IN THE AMOUNT OF \$5,272,800 FOR . CONSTRUCTION OF THE BEAR CREEK PIKE SEWAGE PUMP STATION REPLACEMENT - 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 Bear Creek Pike Sewage Pump Station Replacement in the amount of \$5,272,800. 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 \$5,272,800 is budgeted and unencumbered.

ATTACHMENTS: Staff Report Bid Award Cumberland Valley Constructors - Bear Creek Pike, Award Letter - Bear Creek Pike Sewage Pumping Station Replacement, Bid Tab - Bear Creek Pike Sewage Pumping Station Replacement

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 25-09 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HONEY FARMS PHASE 3 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-09.

INFORMATION: Honey Farms Phase 3 consists of 710 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. 25-09, Resolution No. 25-09, Resolution No. 25-09 Dedication Letter.

9.2. RESOLUTION NO. 25-11 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING MCCLURE FARMS PHASE 1A - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-11

INFORMATION: McClure Farms Phase 1A consists of 602 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. 25-11, Resolution No. 25-11, Resolution No. 25-11 Dedication Letter.

9.3. RESOLUTION NO. 25-12 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-12.

INFORMATION: The City Recorder is presenting tax corrections through 1/24/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 25-12, Resolution No. 25-12, Resolution No. 25-12 Exhibit A

9.4. RESOLUTION NO. 25-13 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HAMPSHIRE HILLS - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-13.

INFORMATION: Hampshire Hills consists of 2,340 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. 25-13, Resolution No. 25-13, Resolution No. 25-13 Dedication Letter.

9.5. RESOLUTION NO. 25-14 - A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A MEMORANDUM OF UNDERSTANDING WITH MAURY COUNTY 911 REGARDING THE RESPONSIBILITY OF ASSIGNING ALL ADDRESSES WITHIN THE CITY LIMITS OF COLUMBIA - CITY WIDE, FINANCIALLY RESPONSIBLE CITY PROVIDING EXCELLENT SERVICES - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-14.

INFORMATION: TCA §7-8-127(b) allows a municipality to authorize emergency communications to assign and address streets, roads and property numbers relating to such. The Memorandum of Understanding is the agreement with Maury County 911 to be responsible in processing these items in accordance to the fee schedule and the renewable three (3) year term of agreement.

ATTACHMENTS: Staff Report Resolution No. 25-14, Resolution No. 25-14, Resolution No. 25-14 - MOU.

9.6. RESOLUTION NO. 25-15 - A RESOLUTION ACCEPTING OWNERSHIP AND MAINTENANCE OF THE TRAFFIC SIGNAL AS WELL AS ROADWAY IMPROVEMENTS AT NASHVILLE HIGHWAY AND GREENS MILL ROAD IN THE CITY OF COLUMBIA. - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-15.

INFORMATION: This resolution refers to acceptance for ownership and maintenance of the traffic signal, as well as roadway improvements at Nashville Highway and Greens Mill Road in the City of Columbia. These improvements were a result of multiple subdivisions including Villages at Carters Station, Drumwright, Preserve at Drumwright, The Landings at Greens Mill, and Steadfast at Greens Mill, as outlined in their associated traffic impact studies. The cost of all design and installation were covered by the Developers, and they now wish to turn the improvements over to the City of Columbia for ownership and maintenance.

ATTACHMENTS: Staff Report Resolution No. 25-15, Resolution No. 25-15, Resolution No. 25-15 Dedication Letter.

10 ORDINANCES.

10.1.2ND CONSIDERATION OF ORDINANCE NO. 4539 AS AMENDED - 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 second consideration as amended.

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.

The position of Recreation Aide II, Grade Level D is being added to Parks and Recreation.

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

10.2.1ST 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 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.

- 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 keep 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 Planning Commission reviewed this item at the February 12, 2025 meeting as requested by City Council. No new changes were made to the previously reviewed uses. The Planning Commission recommended the removal of the word "Primary" in relation to required Building Materials in the standards for district tables along with the replacement of Table 4.3.7.A, Private Frontage Types. The recommendation passed by a vote of 6-0.

ATTACHMENTS: Ordinance 4536 Staff Report, Ordinance No. 4536, Ordinance 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 "D" Vape, Tobacco, Cannabinoid, Ordinance No. 4536 Marked Changes Table "A" Home Occupation, Ordinance No. 4536 Marked Changes Table "C" Vape, Tobacco, Cannabinoid, DS Staff Report removing word Garage, DS Staff Report.

10.3.1ST 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.

This item was reviewed at the February 12, 2025 Planning Commission meeting with no changes recommended by a vote of six to zero.

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

10.4.1ST 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; Tobacco, Vape, and Cannabinoid Retailers.

This item was reviewed at the February 12, 2025 Planning

Commission meeting with no changes recommended by a vote of six to zero.

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.

10.5.1ST CONSIDERATION OF ORDINANCE NO. 4540 – 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 AND THE DATE OF MARCH 13, 2025 AS THE DATE OF PUBLIC HEARING - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4540 on first consideration and establish the date of March 13, 2025 as the date of Public Hearing.

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

Within this budget amendment, the following items are included:

- Rebudget/transfer \$4,377,973.21 from General to Capital Projects,
- Budget transfer/expenses for Cap Projects totaling \$4,377,973.21,
- Budget Army Core flood mapping study at \$142,500 and Intersection Study at Country Club/Union totaling \$5,500.
- Budget FY 2024 funds due for JAG grant to closeout totaling \$1,915.22,
- Budget Anonymous Donations totaling \$2,245.95 and \$812.19 and Office of Emergency Management incident funding totaling \$648.43,
- Budget capital projects including \$4.3 million for Muletown Rec acquisition, Public Works Building improvements totaling \$69,723.21 and tourism computer equipment totaling \$8,250,
- Reclassify Tourism Enhancement Grant project funds totaling

\$75,000,

- Budget \$865,156.88 for 2024 G.O. Bonds interest related to new debt issued for the new WWTP project.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2025 by \$9,787,225 to \$216,240,103.

ATTACHMENTS: Staff Report Ordinance No. 4540, Ordinance No. 4540, Supporting Documents, Budget Summary Grand Totals 2025 AA3.

10.6. 1ST CONSIDERATION ON ORDINANCE 4541 -AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY AMENDING STANDARDS FOR SHORT TERM RENTAL USE WITHIN ARTICLE 4 AND ARTICLE 9 - CITYWIDE, MORE ATTRACTIVE, LIVABLE CITY - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance 4541 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. 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:

City Council took this matter into consideration on January 9, 2025 and referred the item back to Planning Commission for further review and recommendation at the February 12, 2025 meeting.

*Planning Commission reviewed the request on February 12, 2025 and recommended the removal of the limited use standard requirement of owner occupied in the currently allowed zoning districts for Short Term Rental Use being CD-4, 4C, 5 and CD-5C.

The conditional use requirements from the previous recommendation was also removed. The permitting process and accessory use remained in the amendments. This recommendation was approved by a vote of six to zero.*

ATTACHMENTS: Ordinance 4541 Staff Report, Ordinance 4541, DS Staff Report

11 OTHER BUSINESS.

12 EXECUTIVE SESSION.

13 ADJOURNMENT.

14 UPCOMING EVENTS.