



**City of Columbia City Council
Study Session Agenda
March 6, 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 Brian McKelvy, 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 NO. 4540 – 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 10.4 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 February 16, 2025.

This amendment increases the City's total budget for FY 2025 by \$17,481,255 to \$223,934,133.

ATTACHMENTS: Staff Report Ordinance No. 4540 PH, Ordinance No. 4540 as amended, Supporting Documents, Budget Summary.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY ANDREW PHILLIPS OF GRAYMERE CHURCH OF CHRIST.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PRESENTATIONS OF THE CITY OF COLUMBIA CITIZEN'S AWARD (REGULAR MEETING ONLY)

5.2. PRESENTATION OF PROCLAMATIONS TO THE COLUMBIA CENTRAL HIGH SCHOOL GAMEDAY CHEER SQUAD (REGULAR MEETING ONLY)

6 ORGANIZATIONAL BUSINESS.

6.1.APPROVE THE MINUTES OF THE FEBRUARY 13, 2025, CITY COUNCIL MEETING - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

ATTACHMENTS: February 13, 2025 Minutes

6.2.APPROVE THE RETIREMENT BENEFITS FOR DERRICK CATHEY, FOREMAN - SEWER REHABILITATION, WASTEWATER DEPARTMENT - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Derrick Cathey has been an employee of the City of Columbia for 27 years. His effective retirement date is March 21, 2025 with pension payments to begin on April 1, 2025.

ATTACHMENTS: Staff Report Derrick Cathey.

7 CONSENT AGENDA

7.1.APPROVE DISBURSEMENTS FOR THE MONTH OF JANUARY 2025 IN THE AMOUNT OF \$5,909,594.95 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: January 2025 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: March 2025 Surplus.

7.3. ACCEPTANCE OF ANNUAL REPORTS OF CITY OF COLUMBIA EMPLOYEE'S RETIREMENT PLAN FUND AND THE CITY OF COLUMBIA, TENNESSEE RETIREMENT HEALTH INSURANCE POST-EMPLOYMENT BENEFIT TRUST FOR THE PERIOD ENDING DECEMBER 31, 2024 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Accept the Reports.

INFORMATION: The Trustees of the City of Columbia Employees' Retirement Plan Fund annually submit reports to the City Council regarding the City Retirement Plan and the Retirement Health Insurance Post-Employment Benefit Trust. A summary of the revenues, expenditures and balance for the City of Columbia Employee's Retirement Plan Fund is being provided from the inception of the plan on July 1, 1974, through December 31, 2024, and a summary of the revenues, expenditures and the balance of the City of Columbia, Tennessee Retirement Health Insurance Post-Employment Benefit Trust, opened August 8, 2008, through December 31, 2024. These reports are required by Ordinance to assist the City Council in the fiduciary responsibility for management of pension funds.

ATTACHMENTS: Staff Report - 2024 Retirement reports, City of Columbia, TN Employees' Retirement Plan Fund 12.31.2024, City of Columbia, TN Employees' Retirement Health Insurance Post-Employment Benefit Trust Fund 12.31.2024.

7.4. APPROVE CHANGE ORDER NO. 1 WITH MORRISON ENGINEERING, LLC FOR ENGINEERING SERVICES RELATED TO THE CITY OF COLUMBIA PARKING GARAGE REHABILITATION PROJECT WHICH INCREASES THE CONTRACT AMOUNT BY \$2,250 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: City Council approved a contract with Morrison Engineering, LLC on March 10, 2022 in the amount of \$54,580 for engineering services related to the City of Columbia Parking Garage

Rehabilitation Project.

This Change Order addressed engineering services related to additional work to the Police Department and South side of City Hall waterproofing. The work included visual inspection of each area, providing scope of work, receiving and processing change orders for each location, as well as providing project management during the work process. Change Order No. 1 will increase the total contract amount by \$2,250, bringing the total contract sum to \$56,830.

CERTIFICATION: The Chief Financial Officer certifies that \$2,250 is budgeted and unencumbered in Capital Projects – General Government – Parking Garage.

ATTACHMENTS: Morrison Engineering Change Order Staff Report, Morrison Engineering Change Order No. 1.

7.5. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE CHANGE ORDER NO. 1 WITH NICKELL COMPANY, LLC FOR THE CDBG SIDEWALK IMPROVEMENTS WITH A DECREASE IN THE AMOUNT OF \$154,264.98 - WARDS 2 & 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia received "Small Cities" Community Development Block Grant (CDBG) program funding for sidewalk improvements along South High Street from West 8th Street to West 11th Street, and along East 8th Street from South Main Street to (west of) South Glade Street. The original contract was approved by Council on April 11th, 2024 in the amount of \$763,314.70. This Change Order is to authorize a decrease from the original contract amount totaling \$154,264.98 due to items not needed during completion. This change order will not extend the project completion date.

ATTACHMENTS: Staff Report Nickell Company Change Order , Nickell Company CDBG Change Order No. 1.

7.6. APPROVE THE FY 2024-2025 STREET RESURFACING LIST - WARDS 1, 2, 3, 4, AND 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: A list of streets proposed to be paved has been developed using field observations and a Street Database Program. Consideration has been given to streets in all wards of the City in an effort to identify the City's paving needs and to effectively use the available paving funds. This list is tentative and will provide guidance in development of a paving contract. Once bids are received, the paving contract will come before City Council for approval. Contract work will presumably commence.

This \$4 million represents the largest street paving budget for the City of Columbia at any one time and encompasses 19.6 road miles.

ATTACHMENTS: Staff Report Paving List approval, List of Proposed Street for Paving with Map.

7.7. APPROVE BID AWARD TO HAWKINS & PRICE, LLC FOR CONSTRUCTION OF THE CARTERS CREEK FORCE MAIN RELOCATION IN THE AMOUNT OF \$489,755 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests approval of the bid award to Hawkins & Price, LLC for construction of the Carters Creek Force Main Relocation project in the amount of \$489,755. This would replace and update the force main and air relief valves and provide continued quality service to the citizens of the City of Columbia.

CERTIFICATION: The Chief Financial Officer certifies that \$489,755 is budgeted and unencumbered in Wastewater – Pump Stations-Maintenance and Repairs.

ATTACHMENTS: Staff Report Bid Award Hawkins & Price - Carters Creek, Award letter - Carters Creek Force Main Relocation, Bid Tab - Carters Creek Force Main Relocation.

7.8. APPROVE THE PURCHASE OF A 2025 MINI EXCAVATOR FROM RJV KUBOTA IN THE AMOUNT OF \$56,580.35 UTILIZING SOURCEWELL CONTRACT 112624 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department wants to purchase a 2025 Mini Excavator in the amount of \$56,580.35 for use by our sewer rehab crew where the larger excavator is unable to easily fit or on narrow streets to avoid blocking the entire road. This will be purchased through Sourcewell Contract 112624.

CERTIFICATION: The Chief Financial Officer certifies that \$56,581 is budgeted and unencumbered in Wastewater – WW Rehab-Equipment and Machinery Auto.

ATTACHMENTS: Staff Report RJV Kubota Mini Excavator, RJV Kubota Mini Excavator quote, Sourcewell Contract 112624

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE CONTRACT BETWEEN THE CITY OF COLUMBIA AND CUMBERLAND VALLEY CONSTRUCTORS, INC. FOR THE CONSTRUCTION OF THE BEAR CREEK PIKE SEWAGE PUMP STATION REPLACEMENT IN THE AMOUNT OF \$5,272,800 - 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 Bear Creek Pike Sewage Pump Station Replacement in the amount of \$5,272,800. The bid award was previously approved by City Council on February 13, 2025.

CERTIFICATION: The Chief Financial Officer certifies that \$5,272,800 is budgeted and unencumbered in Wastewater – Pump Station-Bear Creek PS.

ATTACHMENTS: Staff Report Cumberland Valley Constructors Bear Creek Pike Contract, Cumberland Valley Constructors Bear Creek Pike Contract and Specs

7.10. APPROVE BID AWARD TO INTEGRATION TECHNOLOGY LLC FOR 100-FOOT ROHN RTL100M RADIO TOWER IN THE AMOUNT OF \$115,875 - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia solicited bids for the purchase and installation of a 100-Foot Rohn RTL100M Radio Tower. The new tower will replace the existing tower that sustained damage during the May 2024 tornado events. The tower will be installed at 1539 Nicholson Schoolhouse Road. The cost of this item is \$115,875.

CERTIFICATION: The Chief Financial Officer certifies that \$115,875 is budgeted and unencumbered in Grants – Fire Suppression - Communication Equipment.

ATTACHMENTS: Staff Report Intergration Technology, Bid Tab - Radio Tower January 2025, Intergration Technology LLC - Radio Tower Bid.

7.11. RATIFY THE EMERGENCY REPAIR OF SEWER LINES OF FIRE STATION NO. 4 LOCATED AT 5040 TROTWOOD AVENUE IN THE AMOUNT OF \$55,989 - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: Fire Station 4, located on Trotwood Avenue, has been experiencing sewer line problems. It was investigated to find the cause of the problems by Hiller Plumbing, they completed a camera inspection of all the drain lines in the building for proper design and solutions on February 11, 2025. The cost of this phase

of the project was \$4,980.

Due to cracked, broken and rotten lines, reline work is necessary on approximately 200 feet of 3" and 4" pipe in the fire station.

The cost of the full sewer line reline project amounts to \$55,989, which includes \$4,980 for camera day.

CERTIFICATION: The Chief Financial Officer certifies that \$55,989 is budgeted and unencumbered in Capital Projects – Fire Admin - Operational.

ATTACHMENTS: Staff Report Hiller Emergency Repairs, Hiller Explanation.

7.12. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE MAURY COUNTY SCHOOL BOARD OF EDUCATION - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Maury County Board of Education is requesting the renewal of their annual Non-Exclusive Use and Occupancy Permit to utilize various City athletic facilities to host some of the local county schools' sporting events such as baseball, soccer, cross-country and tennis. The facilities are Cook Soccer Park, Woodland Park Tennis Courts; Fairview Park and Babe Ruth Baseball Fields; Ridley Park; Eva Gilbert Softball Fields; and Eva Gilbert Football field. Upon approval, each school will be scheduled for usage pending availability in alliance with any of the approved leagues that may also be using the fields/courts. There will be no fee collected for use of the facilities; however, schools are required to provide their own supplies and equipment to drag and mark the ballfields where applicable and any other program supplies to implement the events. All terms of the agreement are exactly the same as last year.

ATTACHMENTS: Staff Report Maury County Board of Education, Signed Maury County Board of Education w-insurance.

7.13. APPROVE BID AWARD TO S&W CONTRACTING COMPANY, LLC FOR MAST ARM REPLACEMENT DOWNTOWN IN THE AMOUNT OF \$1,308,800 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Due to age and wear, signal mast arms are in need of replacement in the downtown Columbia Area. Funds were approved in the FY25 budget for this project. Bids were submitted for downtown signal mast arm replacement at Garden St. & James Campbell Blvd., Garden St. & W 4th St., Garden St. and W 5th St., Garden St. & W 6th St. Garden St & W 7th St., Garden St. & W 8th St., and W 7th St. & High St. S&W Contracting Company was the sole response to the request for a bid with a cost of \$1,308,800. Estimated days to completion will be 90 days from start of project.

CERTIFICATION: The Chief Financial Officer certifies that \$1,308,800 is budgeted and unencumbered in Capital Projects – Streets - Traffic - Roads, Street, And Parking Lots.

ATTACHMENTS: Staff Report S&W Contracting, S&W mast arm ITB 022125.

8 ADMINISTRATION.

8.1. APPROVE THE O'CONNORS VS. CITY OF COLUMBIA SETTLEMENT AGREEMENT

RECOMMENDATION: Approve.

INFORMATION: The settlement agreement calls for the City to accept Chasepoint Place as a public street, replace the culvert and conduct the final paving. The easements necessary for replacement of the culvert and any other maintenance of the road will be provided by the O'Connors.

ATTACHMENTS: Staff Report Settlement Agreement, O'Connors v. City Settlement Agreement.

8.2. RESOLUTION NO. 25-19 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS IN CHASEPOINTE PARK SUBDIVISION, SECTION 1, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-19.

INFORMATION: The City of Columbia, as part of a legal settlement agreement, has agreed to accept the streets and drainage improvements in Chasepointe Park Subdivision, Section 1, as well as completion of a culvert replacement and asphalt surface.

ATTACHMENTS: Chasepointe Park Staff Report, Resolution No. 25-19, Chasepointe Park Final Plat.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 25-10 - A RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN AUTOMATIC RESPONSE AID OF FIRE SERVICES WITH MAURY COUNTY TENNESSEE FIRE DEPARTMENT - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 25-10.

INFORMATION: Columbia Fire & Rescue request for the City Council to review the attached Inter-Local agreement for Automatic Response Aid of Fire services between the City of Columbia and Maury County Tennessee Fire Department and authorize the Mayor to execute the attached agreement.

ATTACHMENTS: Staff Report Resolution No. 25-10, Resolution No. 25-10, Interlocal Agreement w/attachments.

9.2. RESOLUTION NO. 25-16 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SUMMIT AT CARTERS STATION WEST PHASE 3 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-16.

INFORMATION: Summit at Carters Station West Phase 3 consists of 2,660 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. 25-16, Resolution No. 25-16, Resolution No. 25-16 Dedication Letter.

9.3. RESOLUTION NO. 25-17 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-17.

INFORMATION: The City Recorder is presenting tax corrections through 2/21/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 25-17 , Resolution No. 25-17, Resolution No. 25-17 Exhibit A.

9.4. RESOLUTION NO. 25-18 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HONEY FARM CROSSING - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-18.

INFORMATION: Honey Farm Crossing consists of 515 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. 25-18, Resolution No. 25-18, Resolution No. 25-18 Dedication Letter.

9.5. RESOLUTION NO. 25-20 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE "SMALL CITIES" COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-20.

INFORMATION: The City of Columbia City Manager's Office requests authorization to apply for the Tennessee Department of Economic and Community Development "Small Cities" Community Development Block Grant (CDBG) Program.

The CDBG grant funds would support improvements to drainage flow in East Columbia at the intersection of East 9th St. and South Main St., reducing extreme flooding of driveways, roads, and culverts and providing residents and businesses access to key public and private services during extreme weather events. The East 9th St. and South Main St. Drainage Project was identified in the City of Columbia Strategic Plan in 2017.

The maximum funded project is not to exceed \$1,265,823, including state and local funds. If the \$1,000,000 maximum amount is awarded by the Tennessee Department of Economic and Community Development, the agency will require a local match totaling \$265,823 from the City of Columbia.

Applications are due March 28, 2025. The City should receive information on the status of the city's application by the fall of 2025.

CERTIFICATION: The Chief Financial Officer certifies that \$1,265,823 will be included in a subsequent appropriation amendment with matching funds reserved in General City Admin – Reserves pending the award of funds.

ATTACHMENTS: Staff Report Resolution No. 25-20, Resolution No. 25-20.

9.6. RESOLUTION NO. 25-21– A RESOLUTION TO ACCEPT SPONSORSHIP DONATIONS FOR THE 2025 MIDSTATE CLASSIC SOFTBALL GAMES TO BE HELD AT RIDLEY SPORTS COMPLEX ON MARCH 18, 2025, IN THE AMOUNT OF NINETEEN THOUSAND DOLLARS (\$19,000) – WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-21.

INFORMATION: The City of Columbia has confirmed donations totaling \$19,000 from Atmos Energy, Line To Line, Columbia Power & Water Systems, Maury Regional, Rotary Breakfast Club, Columbia Noon Rotary, Redman-Davis Risk Management & Insurance, JR Wauford & Company, Maury County Visitors Bureau, Lose & Design, and Columbia Kubota for the Midstate Classic Softball games to be held on March 18, 2025, at Ridley Sports Complex to help cover the cost of meals and other costs related to the teams/games.

ATTACHMENTS: Staff Report Resolution No. 25-21, Resolution No. 25-21.

10 ORDINANCES.

10.1.2ND 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 second 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: Staff Report Ordinance No. 4536 , 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.

10.2.2ND 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 second 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: Staff Report Ordinance No. 4537 , Ordinance No. 4537, Ordinance No. 4537 Exhibit A.

10.3.2ND 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 second 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: Staff Report Ordinance No. 4538 , Ordinance No. 4538, Ordinance No. 4538 Exhibit A, Ordinance No. 4538 Marked Changes, DS staff report.

10.4.2ND CONSIDERATION OF ORDINANCE NO. 4540 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 - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4540 as amended on second consideration.

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.

Included on second consideration, the following items are:

- Budget transfers to capital projects and grants totaling \$830,139 and \$123,175 respectively,

- Budget funds received from sales of seized weapons totaling \$21,152,
- Budget Training Reserves totaling \$400 in Fire,
- Budget Mid-State Classic even budget from ticket sales and sponsorships totaling \$45,000,
- Budget funds to reline sewer line at Station No. 4 (\$55,989), CO #1 for parking garage renovations (\$2,250), a tanker fire truck (\$468,100) and additional amount needed for mast arm replacements (\$303,800),
- Budget project budget for downtown improvement grant totaling \$300,000,
- Budget \$115,875 for Hazzard Mitigation Grant to replace Radio Tower,
- Budget additional project expenses for Ducker River Pump Station (\$813,000) and Bear Creek Pump Station (\$4,595,300)
- Budget funds for Wastewater portion of ESRI ArcGIS software expense totaling \$19,850.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2025 by \$17,481,255 to \$223,934,133.

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

10.5. 2ND 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: Defer Ordinance 4541 on second 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 (PL) of owner occupied in the currently allowed zoning districts for Short Term Rental Use. This allows the use in the CD-4, 4C, 5 and 5C districts. The accessory use table was left as originally recommended to council with the majority of districts allowing the use outright and/or through the conditional use process. This recommendation was approved by a vote of six to zero.

ATTACHMENTS: Staff Report Ordinance No. 4541 , Ordinance No. 4541, DS Staff Report.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.

15.1. COLUMBIA FEMALE INSTITUTE HISTORICAL MARKER DEDICATION - 4:30P.M. - THURSDAY, MARCH 13, 2025 - 425 WEST 7TH STREET

15.2. MIDSTATE CLASSIC - 10 A.M. COLUMBIA CENTRAL VS SPRING HILL, 1:30 P.M. CSCC VS CALHOUN COMMUNITY COLLEGE, 5:30 P.M. TN LADY VOLUNTEERS VS EASTERN KENTUCKY UNIVERSITY - TUESDAY, MARCH 18, 2025 - RIDLEY SPORTS COMPLEX