



**City of Columbia City Council
Study Session Agenda
April 3, 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. 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 No. 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.
- 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 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.

The required notice of Public Hearing was advertised March 19, 2025 in The Daily Herald.

ATTACHMENTS: Staff Report Ordinance No. 4536 PH, Ordinance 4536, Ordinance No. 4536 Exhibit A, Ordinance No. 4536 Marked Changes "A" Bar, Tarven, 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.

2. 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 March 19, 2025, in The Daily Herald.

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

3. 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 No. 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 March 19, 2025 in The Daily Herald.

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

4. PUBLIC HEARING ON ORDINANCE NO. 4541 AS AMENDED - 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 No. 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:

- 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.

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.

The required notice of Public Hearing was advertised March 19, 2025 in *The Daily Herald*.

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

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY JEREMY BUTT FROM NORTHVIEW CHURCH OF CHRIST.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PRESENTATION OF PROCLAMATIONS TO COLUMBIA ACADEMY GAMEDAY CHEER SQUAD (REGULAR MEETING ONLY)

5.2. PRESENTATION OF PROCLAMATIONS TO COLUMBIA ACADEMY'S GIRLS CROSS COUNTRY TEAM (REGULAR MEETING ONLY)

5.3. PRESENTATION OF PROCLAMATIONS TO THE COLUMBIA STATE COMMUNITY COLLEGE MEN'S BASKETBALL TEAM (REGULAR MEETING ONLY)

6 ORGANIZATIONAL BUSINESS.

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

RECOMMENDATION: Approve.

ATTACHMENTS: March 13, 2025 Minutes.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF FEBRUARY 2025 IN THE AMOUNT OF \$6,516,628.22 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: February 2025 Disbursements.

7.2. APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT WITH _____ FOR POLICE UNIFORMS AND DUTY EQUIPMENT - FINANCE.

RECOMMENDATION: Approve

INFORMATION: The City furnishes a standard uniform set and various pieces of duty equipment to all sworn officers. The City solicited bids from companies to supply all necessary items and provide the service required to properly fit all officers. As a result of that bid process, it is recommended that the award be made to _____.

CERTIFICATION: The Chief Financial Officer certifies that sufficient funds are budgeted and unencumbered in various uniform line items in Police.

ATTACHMENTS: Staff Report Police Uniforms 2025.

7.3. APPROVE AND AUTHORIZE THE CITY OF COLUMBIA TO REVISE THE CURRENT FEE STRUCTURE WITH MUTUAL OF OMAHA TO INCLUDE COMPREHENSIVE SERVICES FOR EMPLOYEE ASSISTANCE PROGRAM SERVICES WITH AN ESTIMATED COST OF \$3,213.48 PER YEAR - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: The City provides Employee Assistance Program (EAP) for city employees and their immediate family members. The Finance Department requested and reviewed quotes for EAP services and found that Mutual of Omaha has the most robust program for at a lower cost. Basic EAP services are currently included in our group term life insurance rates. The upgrade to Mutual of Omaha's comprehensive plan will provide a full Employee Assistance Program (EAP). Making this change from our previous EAP provider to the full comprehensive plan EAP with Mutual of Omaha, will result in \$6,065.15 annual savings.

CERTIFICATION: The Chief Financial Officer certifies that \$3,214 is budgeted and unencumbered in General Government-Other Services.

ATTACHMENTS: Staff Report Mutual of Omaha, Mutual of Omaha EAP Fees and Program Materials.

7.4. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT IN THE AMOUNT OF \$50,000 BETWEEN THE CITY OF COLUMBIA AND KIMLEY-HORN AND ASSOCIATES, INC. FOR PROFESSIONAL SERVICES FOR AN EAST COLUMBIA SMALL AREA PLAN - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia, working with the South Central Tennessee Community Development District, was awarded a 2024 Healthy Built Environments grant in the amount of \$50,000, per Resolution No. 24-64. The RFQ was completed and Kimley-

Horn and Associates, Inc. was identified to conduct professional services. The services shall include engagements, assessments and rendering of an East Columbia Small Area Plan to be presented to stakeholders. The contract outlines the project to be completed in one phase with two groupings of tasks.

CERTIFICATION: The Chief Financial Officer certifies that \$50,000 is budgeted and unencumbered in Grants - Professional Services.

ATTACHMENTS: Staff Report for HBE Kimley Horn, East Columbia Small Area Plan Contract.

7.5. APPROVE BID AWARD AND EXECUTION OF CONTRACT WITH NICKELL CONTRACTING, LLC FOR THE SOUTH MAIN STREET AND EIGHT STREET ROUNDABOUT PROJECT IN THE AMOUNT OF \$701,276.50 – WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: In response to requests for bids for the South Main Street and Eighth Street Roundabout Project, two responsive bids were received on March 6, 2025. The bids were from Sessions Paving in the amount of \$776,281.00 and Nickell Contracting, LLC in the amount of \$701,276.50. Neel-Schaffer, Inc., the consulting engineer on this project, recommends bid award to Nickell Contracting, LLC in the amount of \$701,276.50.

CERTIFICATION: The Chief Financial Officer certifies that funds will be proposed to be budgeted in the next appropriations amendment in Capital Projects - General Govt - Site Development.

ATTACHMENTS: Staff Report S. Main Street and Eighth Street Roundabout, S. Main Street and Eighth Street Contract Executing.

7.6. APPROVE THE 2025 ANNUAL SOFTWARE ASSURANCE AND SUPPORT SERVICES PROVIDED BY THE DAVENPORT GROUP FOR LAMA PERMITTING SOFTWARE IN THE AMOUNT OF \$37,716.38 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve 2025 Annual Services.

INFORMATION: Development Services, along with the Fire & Rescue and Wastewater Departments, uses LAMA permitting software provided by The Davenport Group since 2019. The software includes a multitude of functions for Building, Planning and Engineering divisions with permits and projects. The annual services provide the support and updates needed for these functions throughout the year. The 2025 invoice totals \$37,716.38.

CERTIFICATION: The Chief Financial Officer certifies that \$37,717 is budgeted and unencumbered In Development Services - Software Services.

ATTACHMENTS: Staff Report 2025 LAMA invoice, Invoice 25A05-TNCO, Additional Services Pricing.

7.7. RATIFY THE APPROVAL OF THE EMERGENCY CONTRACT BETWEEN THE CITY OF COLUMBIA AND MSD ENVIRONMENTAL SERVICES FOR THE RENTAL OF A TRAILER MOUNTED BELT PRESS IN THE AMOUNT OF \$13,500 PER MONTH FOR 36-MONTHS - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests City Council to ratify the mayor's signature on the emergency contract between the City of Columbia and MSD Environmental Services for the rental of a 3 Belt, 1.5 Meter BDP Trailer Mounted Belt Press in the amount of \$13,500 per month for 36-months, plus setup and takedown fees and training fees. Due to the age of the plant, the current belt presses have been breaking down and are in constant need of repair. This will allow the system to run efficiently until the new plant has been completed.

CERTIFICATION: The Chief Financial Officer certifies that \$62,500 is budgeted and unencumbered in Wastewater - Treatment Plant - Rentals.

ATTACHMENTS: Staff Report MSD Environmental Services Contract, MSD Environmental Services Belt Press Contract.

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE CONTRACT BETWEEN THE CITY OF COLUMBIA AND HAWKINS & PRICE, LLC FOR THE 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 the Mayor to sign the Contract between the City of Columbia and Hawkins & Price, LLC for the construction of the Carters Creek Force Main Relocation in the amount of \$489,755. The bid award was previously approved by City Council on March 13, 2025.

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

ATTACHMENTS: Staff Report Carters Creek Force Main, Hawkins & Price, LLC Carters Creek Force Main Relocate Contract.

7.9. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH NOVATECH FOR A 36-MONTH LEASE OF A KONICA MINOLTA COPIER IN THE AMOUNT OF \$3,333 ANNUALLY USING SOURCEWELL CONTRACT - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Public Works has a lease with Novatech for a Konica Minolta copier/printer that was approved by Council on July 14, 2022. This lease is expiring, and Public Works would like to utilize Sourcewell Contract #112124 for a new Konica Minolta copier/printer through Novatech. We request a new 36-month lease with Novatech to begin July 01, 2025. This lease will include a locked monthly service rate of \$267.97 that will not increase during the lease, 1,300 black and white copies and 1,500 color copies per month.

CERTIFICATION: The Chief Financial Officer certifies that sufficient funds are budgeted and unencumbered in Streets.

ATTACHMENTS: Staff Report Novatech, Novatech Agreement, Novatech Addendum, State and Local Government Addendum, Sourcewell #112124.

7.10. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE SMYRNA ADULT SOFTBALL LEAGUE, FORMERLY KNOWN AS THE MAURY COUNTY CO-ED SOFTBALL LEAGUE - WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Smyrna Adult Softball League, formerly known as Maury County Co-ed Softball League, requests an annual Non-Exclusive Use Permit with the City of Columbia to utilize the fields at Ridley Sports Complex "A" for their 2025 season.

ATTACHMENTS: Staff Report Smyrna Adult Softball League, Smyrna Adult Softball League Inc. with insurance.

7.11. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA, TANGRAM DESIGN, LLC, AND JARVIS SIGNS IN THE AMOUNT OF \$75,328 FOR PROFESSIONAL SERVICES - CITYWIDE WAYFINDING SIGNAGE MASTER PLAN IMPLEMENTATION - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The design/build team of Tangram Designs & Jarvis Signs will prepare engineered documents, plans, & TDOT approval for a fully executed, phased Wayfinding Signage Master Plan. Following work by Tangram/Jarvis team, an implementation program will be proposed in the FY 2026 budget for phase one.

CERTIFICATION: The Chief Financial Officer certifies that \$75,328 is budgeted and unencumbered in General Government - Professional Services.

ATTACHMENTS: Staff Report Tangram Jarvis, City of Columbia, TN Agreement V4.

7.12. APPROVE REIMBURSEMENT IN THE AMOUNT OF \$324,000 TO SDH NASHVILLE, LLC FOR PARTIAL SURETY RELEASE FOR BAKER CREEK PLACE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Release of 90% Surety Bond.

INFORMATION: On April 28, 2023, a Business Surety check in the amount of \$360,000 was received from SDH Nashville, LLC to ensure the completion of roads, striping, signage, drainage, grading, street lighting, landscaping and offsite improvements for Baker Creek Place. At this time, Preliminary Acceptance has been granted to SDH Nashville and they are requesting release of 90% Surety Bond for the 12-month maintenance period. The City of Columbia will retain \$36,000 of the original Surety Bond until Final Acceptance.

ATTACHMENTS: Staff Report Business Surety for Baker Creek, Preliminary Acceptance of Baker Creek Place, Baker Creek Place Surety SDH Nashville.

8 ADMINISTRATION.

8.1. REQUEST FROM NILESH PATEL FOR AN EXTENSION ON HIS CERTIFICATE OF COMPLIANCE FOR 2479 NASHVILLE HIGHWAY, COLUMBIA, TN - CITY MANAGER'S OFFICE.

RECOMMENDATION:

INFORMATION: Mr. Patel has formally requested an extension for his certificate of compliance located at 2479 Nashville Highway. The City's Municipal Code, Title 8, Chapter 1, Section 8-103 outlines the procedure for such requests. The certificate of compliance for Mr. Patel was approved by Council on April 11, 2024.

ATTACHMENTS: Staff Report Extension Request, Patel Extension Request with Municipal Code Section.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 25-22 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS

SERVING ROCK SPRINGS ROAD - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-22.

INFORMATION: Rock Springs Road consists of 408 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. 25-22, Resolution No. 25-22, Resolution No. 25-22 Dedication Letter.

9.2. RESOLUTION NO. 25-23 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING BEAR SPRINGS PHASE 1A - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-23.

INFORMATION: Bear Springs Phase 1A consists of 2,859 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. 25-23, Resolution No. 25-23, Resolution No. 25-23 Dedication Letter.

9.3. RESOLUTION NO. 25-24 - A RESOLUTION ADOPTING "COLUMBIA 2025-2028" AS THE ANNUAL STRATEGIC PLAN FOR THE CITY OF COLUMBIA - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-24.

INFORMATION: On February 25, 2025, the Mayor, City Council, City Manager and Assistant City Manager participated in a strategic planning workshop facilitated by Judy King with Quality Management Services, LLC. During the annual workshop, Management and the City Council reviewed progress and key projects from the prior year and updated established priorities and objectives with new goals in addition to the existing plan to achieve over the next 12 months.

As City officials and staff continue to work towards achieving the community's long-term vision for Columbia, staff will continue to present progress reports which help to align the City's current year work plan and budget priorities with the goals and objectives identified in the proposed 2025 Strategic Plan.

With City Council's approval, the Columbia Strategic Plan, Columbia 2025-2028, will be made available for public distribution.

ATTACHMENTS: Staff Report Resolution No. 25-24, Resolution No. 25-24, 2025 Strategic Plan.

9.4. RESOLUTION NO. 25-25 - A RESOLUTION TO ESTABLISH THE MAXIMUM AMOUNT OF \$75 FOR THE 2025 CITY OF COLUMBIA PROPERTY TAX RELIEF FOR THE ELDERLY LOW-INCOME HOMEOWNERS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-25.

INFORMATION: The Columbia City Council adopted Ordinance No. 3770 on December 4, 2008. This Ordinance was adopted to implement a Property Tax Relief Program for elderly and low-income property tax payers and is subject only to the availability of funds, which must be appropriated in each annual budget adopted by the City. The maximum amount of relief that can be granted is established at \$75. The relief will only be granted for any taxes due after the State Property Tax Relief has been applied to the tax bill. If the State pays the entire amount of taxes owed then the City will not be liable for any further disbursement.

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

9.5. RESOLUTION NO. 25-26 - A RESOLUTION AUTHORIZING BOTH THE DAILY HERALD AND MAIN STREET MAURY AS THE OFFICIAL LOCAL NEWSPAPERS FOR THE CITY OF COLUMBIA - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-26.

INFORMATION: The City Charter, Section 1.04 (8), requires the Council to designate an official newspaper or papers published or circulating in the City for the publishing of all advertising, notices and other matters of every description that the City may publish. This Resolution designates both The Daily Herald and Main Street Maury as the official local newspapers for the City of Columbia.

ATTACHMENTS: Staff Report Resolution No. 25-26, Resolution No. 25-26.

9.6. RESOLUTION NO. 25-27 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE LANDINGS AT GREENS MILL RD PHASE 1B - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-27.

INFORMATION: The Landings at Greens Mill Rd Phase 1B consists of 2,118 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. 25-27, Resolution No. 25-27, Resolution No. 25-27 Dedication Letter.

9.7. RESOLUTION NO. 25-28 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE LANDINGS AT GREENS MILL RD PHASE 1C - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-28.

INFORMATION: The Landings at Greens Mill Rd Phase 1C consists of 1,568 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. 25-28, Resolution No. 25-28, Resolution No. 25-28 Dedication Letter.

9.8. RESOLUTION NO. 25-29 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-29.

INFORMATION: The City Recorder is presenting tax corrections through 3/21/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 25-29, Resolution No. 25-29, Resolution No. 25-29 Exhibit A.

9.9. RESOLUTION NO. 25-30 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING MORGAN MEADOWS SUBDIVISION, PHASE 1, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-30.

INFORMATION: This Resolution refers to the acceptance of streets and drainage improvements serving Morgan Meadows Subdivision, Phase 1, for ownership and maintenance in the City of Columbia. The Engineering Division has made inspections and recommends the acceptance of the streets and drainage improvements.

ATTACHMENTS: Staff Report Resolution No. 25-30, Resolution No. 25-30, Morgan Meadows Ph. 1- Final Acceptance Request, Morgan Meadows Ph. 1 FP.

9.10. RESOLUTION NO. 25-31 - A RESOLUTION REQUESTING TDOT AND GNRC PRIORITIZATION FOR THE WIDENING OF INTERSTATE 65 FROM INTERSTATE 840 (EXIT 59) TO BEAR CREEK PIKE (EXIT 46) - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-31.

INFORMATION: Traffic along Interstate 65 between Bear Creek Pike and Interstate 840 has increased significantly due to significant population growth and increased economic activity. This increase in traffic contributes to congestion, increased travel times, and elevated safety risks for all road users. The congestion negatively affects economic vitality in Columbia and throughout the Middle Tennessee region. The widening of I-65 directly advances regional

transportation goals. Other jurisdictions in our area that are affected by the increased traffic are being asked to pass a similar resolution.

ATTACHMENTS: Staff Report Resolution No. 25-31, Resolution No. 25-31.

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 No. 4536 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Article 4 of Zoning Ordinance No. 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 4536, Ordinance No. 4536 Exhibit A, Ordinance No. 4536 Marked Changes "A" Bar, Tarven, 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 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 ON ORDINANCE NO. 4541 AS AMENDED-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 No. 4541 As Amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Article 4 of Zoning Ordinance No. 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:

Modification of the Planning Fee Schedule for Short Term Rentals requiring Conditional Use Approval with the Board of Zoning Appeals to be \$300 with staff approval of Short-Term Rentals being \$150.

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 As Amended, Ordinance No. 4541 as amended, DS Staff Report.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.