



**City of Columbia City Council
Study Session Agenda
September 4, 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, Vacant, 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**

Public Comments are welcome under Section 11 of the Agenda. Please sign the sign-up sheet before the meeting begins. 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. 4559 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING A PORTION OF PROPERTY AT TAX MAP 99 PARCEL 60, LOCATED OFF TOM J. HITCH PARKWAY AND HIGHLANDER DRIVE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) AND CD-4C (GENERAL URBAN CORRIDOR CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing for Ordinance No. 4559.

INFORMATION: The applicant is requesting to rezone a portion of property in order to correct the official zoning map for the City of Columbia. The 140-acre property is reflected as CD-3 currently and portions of the property would need to be updated to CD-4 (northern portion) and CD-4C (along the southeast property line along Tom J. Hitch Parkway). The rezoning exhibit reflects the coordinating areas. No development is proposed at this time. The Planning Commission reviewed this request at their August 13, 2025, meeting and recommended approval with a vote of seven to zero. The notice of Public Hearing was advertised August 20, 2025, in Main Street Maury.

ATTACHMENTS: Ordinance No. 4559 PH Staff Report, Ordinance No. 4559 , Ordinance No. 4559 Exhibit A-B, DS Staff Report.

- 2. PUBLIC HEARING ON ORDINANCE NO. 4560 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY AMENDING STANDARDS FOR PARKING WITHIN ARTICLE 4 - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing on Ordinance No. 4560.

INFORMATION: This amendment stems for the direction of Planning Commission's request to review parking standards. The Planning Commission reviewed this proposal at their August 13, 2025 meeting and recommended approval with a vote of seven to zero. The notice of Public Hearing was advertised August 20, 2025 in Main Street Maury.

ATTACHMENTS: Ordinance No. 4560 PH Staff Report, Ordinance No. 4560 , Ordinance No. 4560 Exhibit A, DS Staff Report.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY PASTOR RICK BLEVINS OF FIRST BAPTIST CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1.PRESENTATION OF A PROCLAMATION TO THE COLUMBIA POLICE EXPLORER POST 786 (REGULAR MEETING ONLY)

5.2.PRESENTATION OF A PROCLAMATION FOR NATIONAL SERVICE DOG DAY (REGULAR MEETING ONLY)

6 ORGANIZATIONAL BUSINESS.

6.1.ADMINISTRATION OF OATH OF OFFICE TO CARL MCCULLEN FOR THE POSITION OF WARD 1 CITY COUNCIL MEMBER

6.2.APPROVE THE MINUTES OF THE AUGUST 14, 2025 CITY COUNCIL MEETING.

RECOMMENDATION: Approve.

ATTACHMENTS: August 14, 2025 City Council Minutes.

7 CONSENT AGENDA

**7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF JULY 2025
IN THE AMOUNT OF \$15,353,952.70 - FINANCE.**

RECOMMENDATION: Approve.

ATTACHMENTS: July 2025 Monthly Disbursements.

**7.2. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN
AGREEMENT BETWEEN THE CITY OF COLUMBIA AND
PAYMENTECH LLC - CITY RECORDER'S OFFICE.**

RECOMMENDATION: Approve.

INFORMATION: This agreement approves Paymentech LLC in partnership with JPMorgan Chase Bank, N.A. to provide merchant services (credit cards) processing and electronic check (e-checks) processing for the City of Columbia. This credit card merchant service will be used with the Tyler Technology ERP Cashiering module for accepting credit card and e-checks for online payments as well as credit card payments made in person.

ATTACHMENTS: Staff Report - Paymentech, Paymentech Merchant Attestation.

**7.3. APPROVE AND AUTHORIZE THE MAYOR TO SIGN
AMENDMENTS NUMBERS 1, 2, 3 AND 4 TO THE TYLER
TECHNOLOGIES CONTRACT AND AUTHORIZE THE PROJECT
CHANGE REQUEST - FINANCE.**

RECOMMENDATION: Approve Amendments Numbers 1, 2, 3, and 4 to the Tyler Technologies contract and authorize the Project Change Request.

INFORMATION: Amendment No. 1 for the conversion of 100 onsite hours to 114 implementation hours allowed our team more hours to work on the implementation. This conversion also saved on travel and reimbursable costs from the vendor.

Amendment No. 2 consists of converting unused conversion hours. There were hours built into the project for Tyler to convert data totaling \$5,800. These were able to be converted over to

implementation hours as well since conversion were done with City of Columbia staff. Converted hours added 32 hours additional at \$5,600.

Amendment No. 3 consists of converting unused conversion hours. These hours were for capital assets and allotted for transferring history and building the standard COA master. This work was performed by City of Columbia staff. Converted hours added 16 hours additional at \$3,000 which we would like to request to use for E-Procurement.

Amendment No. 4 consists of changing terms for our Court module; commencing on July 1, 2026 for three (3) years with an automatic one(1) year renewal.

Project change request - request to use the hours saved from capital assets unused conversion hours to implement E-Procurement. Request would use \$2,800 of the \$3,000 savings.

CERTIFICATION: The Chief Financial Officer certifies that this is budgeted in General Fund -General Government- Software for the FY2025-FY2026 budget.

ATTACHMENTS: Staff Report Tyler, Tyler Amendment No. 1, Tyler Amendment No. 2, Tyler Amendment No. 3, Tyler Amendment No. 4, Project Change Request.

7.4. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE CHANGE ORDER NO. 1 FOR THE FY2024-2025 STREET RESURFACING CONTRACT BETWEEN THE CITY OF COLUMBIA AND VOLUNTEER PAVING FOR PAVEMENT REPAIRS, MILLING, STRIPING, AND RESURFACING AT FAIRVIEW PARK IN THE AMOUNT OF \$196,346.72 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Change Order No.1.

INFORMATION: On June 12th 2024 City Council approved and authorized a bid award with Volunteer Paving in an amount to not exceed \$4,500,000, for street resurfacing within Wards 1,2,3,4, and

5.

This Change Order will add unit item 8 which cover all resurfacing, repairs, milling, and striping at Fairview Park. This Change Order will also increase the Not to exceed amount from \$4,500,000 to \$4,696,346.72.

CERTIFICATION: The Chief Financial Officer certifies that \$196,346 is budgeted and unencumbered in State Street Aid - Street Paving.

ATTACHMENTS: Staff Report Fairview Park Paving, Change Order No. 1, Fairview Park Paving Aerial.

7.5. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND JOURNAL COMMUNICATIONS FOR ADVERTISING IN THE 2026 TENNESSEE VACATION GUIDE IN THE AMOUNT OF \$9,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This popular annual visitor resource guide is available in an online digital version and has over half a million copies in print.

CERTIFICATION: The Chief Financial Officer certifies that \$9,000 is budgeted and unencumbered in Tourism Enhancement - Professional Services.

ATTACHMENTS: Staff Report Journal Communication - TN Vacation Guide, Journal Communication TN Vacation Guide 2026 Agreement.

7.6. APPROVE THE BID AWARD TO BENCHMARK COMPANIES AND CONTRACT EXECUTION FOR BRUSH GRINDING AND DEBRIS REMOVAL SERVICES IN THE AMOUNT OF \$90,000 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve the bid award to Benchmark Companies, Incorporated for grinding of brush in the amount of \$8.75

per cubic yard of hauled away mulch and authorize the execution of a contract for the same.

INFORMATION: The City has traditionally maintained a contract to grind collected brush and haul the resulting mulch away. The current contract expired in August 2025; therefore, a request for bids was made. The bid of the one responding vendor is attached.

Benchmark Companies is located in Rutherford County. According to the terms of the invitation to bid, the bid can be adjusted based upon changes in the consumer price index for all urban consumers. The renewable agreement would be for a period of one year with two (2) one-year renewal options at the discretion of the City's purchasing agent. The vendor's responsibilities under the agreement would be to locate to a designated City site, grind the collected brush and haul away the resulting mulch. Over the last two Fiscal Years, we have averaged 12,800 cubic yards. The cost of grinding for this Fiscal Year is expected to be \$90,000.

CERTIFICATION: The Chief Financial Officer certifies that \$90,000 is budgeted and unencumbered in Sanitation - Admin - Other Services.

ATTACHMENTS: Staff Report Benchmark, Contract with Benchmark Companies, Bid Tabulation.

7.7. APPROVE PURCHASE OF TIRE MACHINE IN THE AMOUNT OF \$40,326.62 FROM MOHAWK LIFTS LLC. UTILIZING SOURCEWELL CONTRACT #121223-MRL - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve the purchase of a tire machine from Mohawk Lifts LLC in the amount of \$40,326.62 utilizing Sourcewell Contract # 121223-MRL.

INFORMATION: City Council approved funding in the FY26 budget for the purchase of a tire machine to be used in the Fleet Vehicle Maintenance Shop at Public Works, to mount and dismount tires from wheels. Sourcewell purchasing cooperative has contract # 121223-MRL with Mohawk Lifts, LLC.

CERTIFICATION: The Chief Financial Officer certifies that \$40,327 is budgeted and unencumbered in Capital Projects-Steets – Vehicle Maintenance - Auto.

ATTACHMENTS: Staff Report Mohawk Lifts, Mohawk Lifts quote, Sourcewell Contract #121223 MRL.

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AMENDMENT TO WELLS FARGO COPIER CONTRACT - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: City Council approved funding in the FY26 budget for a 36-month lease contract with Novatech, funded by Wells Fargo, on April 10, 2025. An undisclosed monthly charge of \$10.00 per month was included in the contract and is being removed at the request of Public Works, requiring an amendment to the contract.

ATTACHMENTS: Staff Report Wells Fargo, Wells Fargo Amendment.

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT FOR A CONDITION ASSESSMENT OF CARTERS CREEK FORCE MAIN BETWEEN THE CITY OF COLUMBIA AND WATER MANAGEMENT SERVICES, LLC IN THE AMOUNT OF \$100,000 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The agreement for Carters Creek force main condition assessment is to determine the effects of potential corrosion on the existing piping. Services to be provided by Water Management Services, LLC include the evaluation of the force main, make recommendations for addressing identified issues, preparation of construction plans and specifications for the identified corrective actions as are deemed appropriate for review and approval by Tennessee Department of Environment and Conservation of constructions plans and other required construction permits.

CERTIFICATION: The Chief Financial Officer certifies that \$100,000 is budgeted and unencumbered in Wastewater Pumping Stations - Professional Services.

ATTACHMENTS: Staff Report Water Management Services Agreement, Water Management Services, LLC Condition Assessment Agreement.

7.10. APPROVE AND AUTHORIZE THE MAYOR TO SIGN CHANGE ORDER NO. 1 BETWEEN THE CITY OF COLUMBIA AND HAWKINS AND PRICE FOR BORING UNDER ALL ROADS ASSOCIATED WITH THE CARTERS CREEK FORCE MAIN RELOCATION PROJECT IN THE AMOUNT OF \$58,000 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the mayor to sign Change Order No. 1 to bore all roads associated with the Carters Creek force main relocation project in the amount of \$58,000. The original contract was \$489,755 and with Change Order No. 1 increasing the amount of the contract to \$547,755.

CERTIFICATION: The Chief Financial Officer certifies that \$58,000 is budgeted and unencumbered in Wastewater – Pumping Stations – Other Repairs.

ATTACHMENTS: Staff Report Carters Creek Force Main Relocation - Change Order No. 1, Water Management Services, LLC, Carters Creek Force Main Relocation - Change Order No. 1.

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 25-63 – TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-63.

INFORMATION: The City Recorder is presenting tax corrections through 8/22/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report for Resolution No. 25-63, Resolution No. 25-63 Tax Corrections, Resolution No. 25-63 Exhibit A.

9.2. RESOLUTION NO. 25-64 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING RIDGEVIEW OAKS SUBDIVISION, PHASES 1 & 2, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-64.

INFORMATION: This Resolution refers to the acceptance of streets and drainage improvements serving Ridgeview Oaks Subdivision, Phases 1 & 2, 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: Resolution No. 25-64 Staff Report, Resolution No. 25-64, Ridgeview Oaks, Phase 1 and Phase 2 - Final Acceptance Request, Ridgeview Oaks 1 Final Plat, Ridgeview Oaks 2 Final Plat.

9.3. RESOLUTION NO. 25-65 - A RESOLUTION ACCEPTING A DONATION OF ONE FIREFIGHTER STATUE WITH A VALUE OF \$503.75 FOR COLUMBIA FIRE & RESCUE - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 25-65.

INFORMATION: An undisclosed citizen of the City of Columbia has generously gifted Columbia Fire & Rescue a firefighter statue with a value of \$503.75. This statue will be displayed at the newly renovated Station 1.

ATTACHMENTS: Staff Report Resolution No. 25-65, Resolution No. 25-65.

9.4. RESOLUTION NO. 25-66 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS

**SERVING RUTHERFORD SUBDIVISION, PHASE 2 -
WASTEWATER DEPARTMENT.**

RECOMMENDATION: Approve Resolution No. 25-66.

INFORMATION: Rutherford Subdivision, Phase 2 consists of 4151 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. 25-66, Resolution No. 25-66, Resolution No. 25-66 Dedication Letter.

**9.5. RESOLUTION NO. 25-67 – TAX/ASSESSMENT CORRECTIONS -
CITY RECORDER'S OFFICE.**

RECOMMENDATION: Approve Resolution No. 25-67.

INFORMATION: The City Recorder is presenting tax and assessment corrections through 8/15/2025 for Council consideration. The items include property assessments and personal property assessments. As the items included are over 10 years old, the applicable statute of limitations for collections of such amounts has expired and the accounts are no longer collectible.

ATTACHMENTS: Staff Report Resolution No. 25-67 , Resolution No 25-67, 10 Year Delinquent Tax Deletes, Resolution No. 25-67 Exhibit A 2014 Delinquent Tax Report.

10 ORDINANCES.

**10.1.2ND CONSIDERATION OF ORDINANCE NO. 4552 - AN
ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME
BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA,
TENNESSEE BY REZONING TAX MAP 99 PARCEL 59.03,
LOCATED AT 1221 EAST END STREET, FROM CD-3L
(NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO
CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) - WARD 3 -
DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Approve Ordinance 4552 on second consideration.

INFORMATION: The applicant is requesting to rezone property to CD-3 with a concept for future residential development. The concept plan reflects 26 lots on the 10-acre parcel. The Planning Commission reviewed this request at their July 9, 2025 meeting and recommended approval with a vote of six to zero.

ATTACHMENTS: Staff Report Ordinance No. 4552, Ordinance No. 4552, Ordinance No. 4552 Exhibit A, Ordinance No. 4552 Exhibit B, Concept Plan, DS Staff Report.

10.2.2ND CONSIDERATION OF ORDINANCE NO. 4556 - AN ORDINANCE APPROVING THE CONVEYANCE OF A PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS TO COLUMBIA POWER AND WATER SYSTEMS FOR PURPOSES OF A WATER LINE AND AUTHORIZING THE MAYOR TO SIGN ANY AND ALL DOCUMENTS NECESSARY TO CONVEY SAID EASEMENTS TO COLUMBIA POWER AND WATER SYSTEMS - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4556 on second consideration.

INFORMATION: CPWS as part of their Community H2O Program has identified a permanent utility and temporary construction easements that are needed for their long-term water supply program. The easements are on a portion of the 24 acres of land identified as Parcel ID 089L, H 17.00. CPWS has made a firm offer of \$84,400 for the purchase of a permanent utility easement and temporary construction easements on Parcel 089L, H 17.00.

ATTACHMENTS: Staff Report Ordinance No. 4556, Ordinance No. 4556, Ordinance No. 4556 Exhibit A, Ordinance No. 4556 Exhibit B, H2O Santa Fe Pike docs.

10.3.2ND CONSIDERATION OF ORDINANCE NO. 4557 - AN ORDINANCE APPROVING THE CONVEYANCE OF PERMANENT UTILITY EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS TO COLUMBIA POWER AND WATER SYSTEMS FOR PURPOSES OF A WATER LINE AND

AUTHORIZING THE MAYOR TO SIGN ANY AND ALL DOCUMENTS NECESSARY TO CONVEY SAID EASEMENTS TO COLUMBIA POWER AND WATER SYSTEMS - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4557 on second consideration.

INFORMATION: CPWS as part of their Community H2O Program has identified a permanent utility and temporary construction easements that are needed for their long-term water supply program. The easements are on a portion of the 20.64 acres of land identified as Parcel ID 089 039.01. CPWS has made a firm offer of \$24,162 for the purchase of a permanent utility easement and temporary construction easements on Parcel 089 039.01.

ATTACHMENTS: Staff Report Ordinance No. 4557, Ordinance No. 4557, Ordinance No. 4557 Exhibit A, Ordinance No. 4557 Exhibit B , H2O Oak Springs Drive.

10.4.2ND CONSIDERATION OF ORDINANCE NO. 4558 - AN ORDINANCE TO AMEND TITLE 8, CHAPTER 2, SECTION 8-216 OF THE COLUMBIA MUNICIPAL CODE BY ADDING SUBSECTION 3 REGARDING RESTRICTIONS ON BEER PERMITS IN THE COLUMBIA ARTS DISTRICT OVERLAY BASED ON PROXIMITY TO PUBLIC PARKS, SCHOOLS, AND CHURCHES.

RECOMMENDATION: Approve Ordinance No. 4558 on second consideration.

INFORMATION: The City amended the City's Zoning Ordinance on April 10, 2025, to allow bars, taverns, and nightclubs within the Columbia Arts District Overlay to be located within two hundred feet of public parks, schools, and churches. This Ordinance would bring consistency between the Municipal Code and the Zoning Ordinance.

ATTACHMENTS: Staff Report Ordinance No. 4558, Ordinance No. 4558.

10.5.1ST CONSIDERATION OF ORDINANCE NO. 4553 - AN ORDINANCE TO AMEND ORDINANCE NO. 4487, THE CONNECT COLUMBIA COMPREHENSIVE PLAN, BY RECLASSIFYING THE FUTURE LAND USE DESIGNATION FOR TAX MAP 112 PARCELS 17 AND 18.02 OFF TROTWOOD AVENUE AND FOSTER LANE, FROM RURAL TRANSITION TO SUBURBAN NEIGHBORHOODS - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Forward Ordinance No. 4553 on first consideration per the applicant's request.

INFORMATION: The applicant is requesting to change the Future Land Use Designation for two properties along Foster Lane from Rural Transition (RT) to Suburban Neighborhoods (SN). The northern property, located at Tax Map 112 Parcel 18.02 in Hunters Glen Subdivision, is already in the city limits and zoned to CD-3 (Neighborhood Character District). The property to the south, being Tax Map 112 Parcel 17, is requesting to be annexed and zoned to the CD-3 zoning district, thus needing a FLU designation amendment to support the zone. The Area of Change policy classifies this area as "Protect". The Planning Commission reviewed this request at the July 9, 2025 meeting and recommended denial by a vote of five to zero with one abstention.

ATTACHMENTS: Staff Report Ordinance No. 4553, Ordinance No. 4553, Ordinance No. 4553 Exhibit A, Ordinance No. 4553 Exhibit B, Concept Plan, DS Staff Report.

10.6.1ST CONSIDERATION OF ORDINANCE NO. 4554 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ZONING PROPERTY BEING ANNEXED BY RESOLUTION NO. 25-57, LOCATED OFF TROTWOOD AVENUE AND FOSTER LANE BEING TAX MAP 112 PARCEL 17 TO CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) - WARD 1 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Forward Ordinance No. 4554 on first consideration per applicant's request.

INFORMATION: The applicant is requesting to zone property being annexed to CD-3 (Neighborhood Character District). The CD-3 district has a maximum density of four (4) units per acre. The concept plan reflects future development of residential lots and open spaces on the 86.7 acre parcel of land. The Planning Commission recommended denial by a vote of five to zero with one abstention at the July 9, 2025 meeting.

ATTACHMENTS: Staff Report Ordinance No. 4554, Ordinance No. 4554, Ordinance No. 4554 Exhibit A, Ordinance No. 4554 Exhibit B, Concept Plan, DS Staff Report.

10.7.1ST CONSIDERATION OF ORDINANCE NO. 4555 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY AMENDING THE CHRIST OUR SAVIOR PLANNED UNIT DEVELOPMENT AT TAX MAP 51 PARCEL 7.01, BEING 2494 NASHVILLE HIGHWAY - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Forward Ordinance No. 4555 on first consideration per applicant's request.

INFORMATION: The applicant is requesting to amend the PUD master plan by adding a wireless communication monopine to the property along Grove Park Way. The Planning Commission reviewed this request at their July 9, 2025, meeting and recommended denial by a vote of six to zero.

ATTACHMENTS: Staff Report Ordinance No. 4555, Ordinance No. 4555, Ordinance No. 4555 Exhibit A, DS Staff Report, Additional Information.

10.8.1ST CONSIDERATION ON ORDINANCE NO. 4559 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING A PORTION OF PROPERTY

LOCATED AT TAX MAP 99 PARCEL 60, OFF TOM J. HITCH PARKWAY AND HIGHLANDER DRIVE, FROM CD-3 (RESIDENTIAL CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) AND CD-4C (GENERAL URBAN CORRIDOR CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4559 on first consideration.

INFORMATION: The applicant is requesting to rezone a portion of property in order to correct the official zoning map for the City of Columbia. The 140 acre property is reflected as CD-3 currently and portions of the property would need to be updated to CD-4 (northern portion) and CD-4C (along the southeast property line along Tom J. Hitch Parkway). The rezoning exhibit reflects the coordinating areas. No development is proposed at this time. The Planning Commission reviewed this request at their August 13, 2025 meeting and recommended approval with a vote of seven to zero.

ATTACHMENTS: Ordinance No. 4559 Staff Report, Ordinance No. 4559, Ordinance No. 4559 Exhibit A-B, DS Staff Report.

10.9.1ST CONSIDERATION ON ORDINANCE NO. 4560 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY AMENDING STANDARDS FOR PARKING WITHIN ARTICLE 4 - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4560 on first consideration.

INFORMATION: This amendment stems for the direction of Planning Commission's request to review parking standards. The Planning Commission reviewed this proposal at their August 13, 2025 meeting and recommended approval with a vote of seven to zero.

ATTACHMENTS: Ordinance No. 4560 Staff Report, Ordinance No. 4560, Ordinance No. 4560 Exhibit A, DS Staff Report.

10.10.1ST CONSIDERATION OF ORDINANCE NO. 4561 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2025-2026 BUDGET ORDINANCE NO. 4544 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS AND ESTABLISH THE DATE OF OCTOBER 9, 2025 AS THE DATE OF PUBLIC HEARING - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4561 on first consideration and establish the date of October 9, 2025 as the date of Public Hearing.

INFORMATION: The proposed ordinance is the first amendment to the FY 2026 Appropriation Ordinance, impacting the Street Aid, Capital Projects, Grants and Wastewater Funds and several departments within the General Fund.

Within this budget amendment, the following items are included:

- Reappropriation of funds totaling 87,535,085 across General, State Street Aid, Capital Projects, Grants and Wastewater Funds,
- Reappropriate and carry forward street paving funds from FY 2025 totaling \$3,000,000, a 50/50 split in General and State Street Aid,
- Rebudget/transfer \$25,000 from General to Grants Fund,
- Budget funds remaining from FY 2024 for Tourism Enhancement Reserves totaling \$542,024,
- Budget funds to match and transfer to Grants (Healthy Built Environment Grant) totaling \$25,000,
- Budget funds remaining from FY 2024 for Firefighters Park Reserves totaling 27,694,
- Budget transfer from General Fund in Cap Projects totaling \$2,813,008.02,
- Budget \$160,634 for Equitable Sharing "Justice" proceeds, \$19,261 for Equitable Sharing "Treasury" proceeds, \$51,901 for sales of seized weapons, and \$ 98,165 for Sexual Offender Registry fees in Police,
- Budget \$5,460 for Training Reserves funds, \$10,430 for FY 2025 OEM Reserves funds and \$10,621 for replacing extraction equipment with insurance proceeds in Fire,

- Grants Fund includes 32,308.00 for 2023 JAG, \$18,942 for 2024 JAG, \$50,000 for Healthy Built Environment Grant, and \$550,000 for CDBG imminent threat grant for new warning sirens.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2026 by \$92,127,088 to \$181,080,494.

ATTACHMENTS: Staff Report Ordinance No. 4561, Ordinance No. 4561, Supporting Documents, Budget Summary Grand Totals 2026 AA1.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.

**15.1. 10TH ANNUAL COLUMBIA POLICE DEPARTMENT
COMMUNITY EVENT - TUESDAY, SEPTEMBER 30, 2025 - 5:00
P.M. - 7:00 P.M. - RIVER WALK PARK 102 RIVERSIDE DR.**

**15.2. FALL 2025 INTRO FOR COLUMBIA 101 - TUESDAY,
SEPTEMBER 30, 2025 - 8 A.M. - POLICE DEPARTMENT
TRAINING ROOM - 2ND FLOOR - 707 NORTH MAIN STREET.**