



**City of Columbia City Council
Study Session Agenda
October 2, 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 Carl McCullen, 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.

1. PUBLIC HEARING ON ORDINANCE NO. 4561 (AS AMENDED) – AN ORDINANCE TO AMEND THE FISCAL YEAR 2025-2026 BUDGET ORDINANCE NO. 4544, PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS - FINANCE.

RECOMMENDATION: Conduct the Public Hearing for Ordinance No. 4561 (As Amended).

INFORMATION: This public hearing is related to item 10.2 on the agenda. The proposed ordinance is the first amendment of the FY 2026 Appropriation Ordinance and revises the General, State Street Aid, Sanitation, 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 Main Street Maury on September 24, 2025.

This amendment increases the City's total budget for FY 2026 by \$93,367,586 from \$88,953,406 to \$182,320,991.

ATTACHMENTS: PH Staff Report Ordinance No. 4561 (As Amended), Ordinance No. 4561 (As Amended), Supporting Documents, Budget Summary Grand Totals 2026 AA1-2C.

2. PUBLIC HEARING ON ORDINANCE NO. 4562 - AN ORDINANCE CONVERTING FLOW OF TRAFFIC ON SOUTH GARDEN STREET TO ONE-WAY TRAVEL FROM W 11TH STREET TO DEPOT STREET - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: City of Columbia Development Services Department was requested to convert the portion of South Garden Street between West 11th Street and Depot Street to one-way in conjunction with a development project at 1205 South Garden Street. Said development is providing the modifications in-kind, including on street parking, pavement markings, and necessary signage. This change was

unanimously recommended for approval by Columbia Municipal Planning Commission on September 10, 2025. The required notice of Public Hearing was advertised September 17, 2025 in Main Street Maury.

ATTACHMENTS: Ordinance No. 4562, PH Staff Report Ordinance No. 4562, 1205 S. Garden St Roadway.

- 3. PUBLIC HEARING ON ORDINANCE NO. 4563 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ADOPTING THE WATERS EDGE AT TAYLOR LANDING PRELIMINARY PUD MASTER PLAN FOR TAX MAP 90 PARCEL 7.12, LOCATED OFF RIVER ROAD AND TAYLOR BEND - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting approval for a preliminary PUD Master Plan consisting of a multifamily and town-home development consisting of 94 units. This is a reduction from the previously approved plan approved in 2019. The Planning Commission reviewed this request and recommended approval by a vote of 6-0 at the September 10, 2025, meeting. The notice of Public Hearing was advertised on September 17, 2025, in Main Street Maury.

ATTACHMENTS: PH Staff Report Ordinance No. 4563, Ordinance No. 4563, Ordinance 4563 - Exhibit A, Ordinance 4563 - Exhibit B, DS Staff Report.

- 4. PUBLIC HEARING ON ORDINANCE NO. 4564 - 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. 25-70, LOCATED OFF LASEA ROAD BEING TAX MAP 73 PARCEL 17.02 TO CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to zone property proposed to be annexed under Resolution No. 25-39 to CD-3 (Neighborhood Character District). The concept plan reflects future development of 31 single family lots. The Planning Commission reviewed this request and recommended approval by a vote of five to one at the September 10, 2025 meeting. The required notice of Public Hearing was advertised September 17, 2025 in Main Street Maury.

ATTACHMENTS: PH Staff Report Ordinance No. 4564, Ordinance No. 4564, Ordinance No. 4564 - Exhibit A, Ordinance No. 4564 - Exhibit B, Concept Plan, DS Staff Report.

5. PUBLIC HEARING ON ORDINANCE NO. 4566 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY REPEALING AND DELETING TITLE 12, CHAPTER 1, SECTIONS 12-101, 12-102, AND 12-103, PERTAINING TO THE BUILDING CODE AND ADOPTING NEW SECTIONS 12-101, 12-102 AND 12-103 - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: Adoption of the 2024 editions of the International Building Codes. Tennessee state law prescribes municipalities to adopt building code editions that are within seven (7) years of current publication. The International Code Council publishes an updated code edition every three (3) years. The City of Columbia has previously adopted the 2000, 2006, 2012, and the 2018 editions of the International Building Codes. The current 2018 edition of the International Building Code was adopted in December of 2019. The proposed 2024 code editions, with modifications, will be effective January 1, 2026, which is within the directed timeframe. The notice of Public Hearing was advertised in Main Street Maury on September 24, 2025.

ATTACHMENTS: PH Staff Report Ordinance No. 4566, Ordinance No. 4566, Significant changes to 2024 International Codes.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY CHRIS BROWN OF THE WELL CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE SEPTEMBER 11, 2025 CITY COUNCIL MEETING.

RECOMMENDATION: Approve.

ATTACHMENTS: September 11, 2025 Minutes.

6.2. APPROVE THE APPOINTMENT OF MELINDA MCKOWN TO THE CITY OF COLUMBIA ARTS COUNCIL FOR AN UNEXPIRED TERM ENDING ON JANUARY 12, 2026 - TOURISM & MARKETING.

RECOMMENDATION: Approve.

6.3. APPROVE THE APPOINTMENT OF JOANNA KICA TO THE CITY OF COLUMBIA ARTS COUNCIL FOR AN UNEXPIRED TERM ENDING ON DECEMBER 14, 2026 - TOURISM & MARKETING.

RECOMMENDATION: Approve.

6.4. APPROVE THE APPOINTMENT OF MARY MULLINS TO THE CITY OF COLUMBIA ARTS COUNCIL FOR AN UNEXPIRED TERM ENDING ON JUNE 12, 2028 - TOURISM & MARKETING.

RECOMMENDATION: Approve.

6.5. APPROVE THE RATIFICATION OF RETIREMENT BENEFITS FOR DANNY ALLEN, SANITATION OPERATOR II, PUBLIC WORKS - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Danny Allen had been an employee of the City of Columbia for 15 years. His effective retirement date was September 29, 2025 with pension payments that began on October 1, 2025.

ATTACHMENTS: Staff Report Danny Allen.

7 CONSENT AGENDA

7.1.APPROVE DISBURSEMENTS FOR THE MONTH OF AUGUST 2025 IN THE AMOUNT OF \$9,023,499.62 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: August 2025 Disbursements

7.2.APPROVE THE ANNUAL RENEWAL OF CYBER INSURANCE WITH CFC AND PAYMENT OF PREMIUM TO INSURANCE BROKER IN THE AMOUNT OF \$26,925 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia’s insurance broker, Redman Davis, solicited quotes and proposals for cyber insurance services. CFC was identified as the vendor providing a consistent level of coverage at the lowest price compared to alternate proponents.

The premium cost for the FY 2026 policy is \$26,925. The cost of insurance in FY 2025 totaled \$24,143. The increase on the margin follows from solicitation of comparative quotes reviewed by MIS and broker. CFC coverage provides four times the coverage per “crime” and a lower deductible (\$10K vs. \$25K per occurrence).

Using MIS data provided to calculate the share of computing devices by fund, a breakdown by fund is as follows:

General Fund	\$23,478
Sanitation Fund	\$1,562
Wastewater Fund	<u>\$1,885</u>
Total	\$26,925

The City Council is requested to approve the renewal of City cyber

insurance with CFC in the amount of \$26,925, the payment made to Sunstar, formerly Redman Davis.

CERTIFICATION: The Chief Financial Officer certifies that the following funds are budgeted and unencumbered within the Insurance Premium line items in the General (\$23,478), Sanitation (\$1,562) and Wastewater (\$1,885) funds.

ATTACHMENTS: Staff Report Cyber Insurance Renewal, Cyber Insurance Invoice.

7.3. APPROVE THE CERTIFICATION OF CITY OF COLUMBIA REAL AND PERSONAL PROPERTY TAX ASSESSMENTS FOR THE YEAR 2025 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City Recorder is certifying and submitting the City real and the personal property tax assessments, for the year 2025, as assessed by Mr. Bobby Daniels, Maury County Tax Assessor.

The real estate property taxes are assessed at \$1,634,602,210 with tax revenue of \$13,487,275. Agricultural land taxes are assessed at \$5,951,950 with tax revenue of \$49,110. The personal property taxes are assessed at \$118,926,264 with tax revenue of \$981,261. The total tax revenue billed is \$14,517,646 and there are 23,796 tax notices. The City tax rate is \$0.8251 for each \$100 of assessed value.

ATTACHMENTS: Tax Certification Letter-2025, Tax Roll - Comparison Report 2025., Staff Report - Tax Certification

7.4. APPROVE THE BID AWARD AND THE MAYOR TO SIGN AN AGREEMENT WITH COLUMBIA DODGE FOR THE UPFITTING OF PATROL VEHICLES IN THE AMOUNT OF \$14,260 PER VEHICLE - POLICE DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Columbia Dodge Upfitting specializes in equipping law enforcement agencies with the tools they need to protect and serve their communities effectively. They provide and professionally install a full range of police equipment in patrol vehicles, ensuring that every unit is safe, reliable, and mission-ready.

From emergency lighting, sirens, and communication systems to in-car computers, video recording technology, and weapon mounts, Their team delivers turnkey solutions tailored to Columbia Police Department operational needs. They work closely with Government officials, police leadership, and fleet managers to design installations that are both functional and compliant with state and federal standards.

For several years, Columbia Police Department has relied on their services to outfit and maintain their patrol fleet emergency equipment, trusting their expertise to keep their vehicles fully operational.

CERTIFICATION: The Chief Financial Officer certifies that \$99,820 is budgeted and unencumbered in Capital Projects – Police – Patrol – Auto.

ATTACHMENTS: Columbia Dodge Upfitting Agreement, Patrol Upfitting Columbia Dodge Quote., Staff Report for Upfitting

7.5. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE MULE TOWN DISC GOLF CLUB FOR THEIR 2025 PROGRAM – WARD 2 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Mule Town Disc Golf Club, based in Columbia, TN, is submitting a request for a Non-Exclusive Use Permit with the City of Columbia to use the Woodland Park Disc Golf Course located at Woodland Park for all of their league, tournament and club events for the 2025-2026 calendar year. In lieu of paying user fees, the Mule Town Disc Golf Club will work closely with the Parks and Recreation

Department to host disc golf events throughout the year and assist with general maintenance of the course.

ATTACHMENTS: Staff Report Non-Exclusive, Mule Town Disc Golf Non-Exclusive, Insurance.

7.6. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT IN THE AMOUNT OF \$1,618.20 WITH PREVENTIA SECURITY SOLUTIONS PROVIDER FOR MONTHLY MONITORING OF THE PARKS & RECREATION DEPARTMENT MAINTENANCE BUILDING - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The Parks and Recreation Department currently has Preventia Security Provider for security and monthly monitoring for all Parks facilities. This is to add the Park's maintenance building on 503 Carter Street, Columbia. Services and fees are outlined in the provided agreement.

CERTIFICATION: The Chief Financial Officer certifies that \$1,618.20 is budgeted and unencumbered in Parks – Maintenance – Other Services.

ATTACHMENTS: Staff Report Preventia Agreement, Preventia Security Agreement.

7.7. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT WITH TENNESSEE SOUTHERN RAILROAD COMPANY, LLC FOR PRELIMINARY ENGINEERING SERVICES, DEVELOPMENT COST ESTIMATES AND REVIEW PRELIMINARY LAYOUTS IN CONNECTION WITH THE MODIFICATIONS AND GRADE CROSSING WARNING DEVICE MODIFICATIONS FOR THE ACCESS ROAD AT RIDLEY SPORTS COMPLEX IN THE AMOUNT OF \$20,000 - WARD 4 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia has stated its intention to proceed initially with a project for roadway modifications and grade

crossing warning device modifications at Ridley Sports Complex and has requested that the Railroad conduct preliminary engineering services, develop cost estimates and review preliminary layouts in connection with the project.

CERTIFICATION: The Chief Financial Officer certifies that \$20,000 is budgeted and unencumbered in Parks – Ridely Sport Complex - Other.

ATTACHMENTS: Staff Report Railroad agreement, Tennessee Southern Railroad Company, LLC Agreement.

7.8. APPROVE PAYMENT IN THE AMOUNT OF \$53,735.47 TO WAYPOINT BUSINESS SOLUTIONS FOR THE ANNUAL RENEWAL OF MIMECAST ADVANCED EMAIL PROTECTION AND SECURITY - MIS.

RECOMMENDATION: Approve.

INFORMATION: Mimecast Advanced Email Protection has been in place since 2020 and handles all incoming mail and scans every email for malicious attempts containing malware, viruses, various phishing attempts and spam email blocking.

Per Quote AAAQ25103 obtained from Waypoint.

The total renewal is \$53,735.47 to Waypoint.

CERTIFICATION: The Chief Financial Officer certifies that \$53,735 is budgeted and unencumbered in General Govt – Misc. – Software.

ATTACHMENTS: Staff Report Waypoint Mimecast, Waypoint MimeCast Quote.

7.9. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE CHANGE ORDERS NO.1 AND NO. 2 WITH NICKELL COMPANY FOR THE SOUTH MAIN STREET AND 8TH STREET ROUNABOUT PROJECT WITH AN INCREASE AMOUNT OF \$17,555.09 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Change Orders No. 1 and No. 2 with Nickell Company.

INFORMATION: City Council approved a contract with Nickell Company on April 10th, 2025, in the amount of \$701,276.50 for the South Main Street and 8th Street Roundabout Project.

Change Order No. 1 addresses a deduction of \$7,223 in the total original contract amount relating to eliminating the removal and replacement of a portion of the sidewalk located in the southwest quadrant of the project, along with infill of the center island retaining wall with concrete, including the forming/pouring of a concrete pedestal for the monument statue.

Change Order No. 2 addresses an increase of \$24,778.09 to the amount of the original contract relating to the removal of unused filter sock and inlet protection, striping removal, and additional milling, paving, and striping down South Main Street.

Change Orders No. 1 and No. 2 increase the total contract price by an amount of \$17,555.09.

CERTIFICATION: The Chief Financial Officer certifies that \$17,555 is budgeted and unencumbered in Capital Projects – General Govt - Improvement other than Bldgs.

ATTACHMENTS: Staff Report Nickell Company, Change Order No. 1, Change Order No. 2.

7.10. APPROVE THE PURCHASE OF A 2025 LABRIE AUTOMATED SIDE LOADING RECYCLING TRUCK UTILIZING SOURCEWELL CONTRACT #110223-LEG FOR \$425,199.60 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia was awarded funding under the 2025 Waste Reduction Grant Program through the Tennessee Department of Environment & Conservation. This grant was approved by City Council under Resolution No. 25-33 on May 08, 2025. The grant was awarded at 70%, with a local matching fund of

30% from the City of Columbia. The \$297,639.72 grant will offset an amount of \$425,199.60 for a recycling truck. The local match for this project is the difference of \$127,559.88.

Sourcewell purchasing cooperative, has contract #110223-LEG with Environmental Products Group for a 2024 Labrie Automizer side loader recycling truck. Public Works would like to take advantage of this contract.

CERTIFICATION: The Chief Financial Officer certifies that \$425,199.60 will budgeted and unencumbered in Grants – Sanitation – Recycling – Auto.

ATTACHMENTS: Staff Report Labrie, Signed Resolution No. 25-33, Proposal Summary and Quote, Procurement Change Request Approval.

7.11. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE CHANGE ORDER NO. 1 BETWEEN THE CITY OF COLUMBIA AND CUMBERLAND VALLEY CONSTRUCTORS, INC., FOR THE BEAR CREEK SEWAGE PUMPING STATION REPLACEMENT WHICH INCLUDES MODIFICATIONS TO THE VFD'S AND CONTROL PANEL IN THE AMOUNT OF \$27,637.81 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests the mayor to approve and authorize Change Order No.1 between the City of Columbia and Cumberland Valley Constructors, for the Bear Creek Sewage Pumping Station replacement in the amount of \$27,637.81. The changes will include the modifications to the VFD's to allow readings of both moisture and temperature sensors at the pumps and modifications to the control panel to include the VPAC controller as requested. Choosing the VPAC keeps consistency between control panels in all our existing pump stations. The original contract was \$5,268,000.00 and with Change Order No.1 increasing the amount of the contract to \$5,295,637.81.

CERTIFICATION: The Chief Financial Officer certifies that \$27,637.81 is budgeted and unencumbered in WW – Pumping Stations - Bear Creek PS.

ATTACHMENTS: Staff Report Bear Creek Pump Station, Bear Creek SPS Change Order No. 1, Bear Creek SPS Cost Breakdown With VFD and Panel Changes.

7.12. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND CEDARCHEM LLC FOR THE POLYMER SUPPLIER ON NEW DEWATER PORTABLE PRESS. THE 12 MONTH FIXED PRICING PROVIDED IS \$1.70/LB WITH A TOTAL COST OF \$150,000 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department requests City Council and the Mayor's approval on the agreement between the City of Columbia and CedarChem LLC for the polymer supplier on the new dewater portable press. The 12 month fixed pricing provided is \$1.70/lb. with a total cost of \$150,000.

CERTIFICATION: The Chief Financial Officer certifies that \$150,000 is budgeted and unencumbered in WW – Treatment Plant - Chemical & Cleaning Supplies.

ATTACHMENTS: Staff Report CedarChem LLC Agreement, Poly Bid Trial 2025, Bid Tab - Cationic Polymer Flocculants.

7.13. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE SEWER SYSTEM IMPROVEMENT AGREEMENT BETWEEN THE CITY OF COLUMBIA AND THE DEVELOPER, SDH NASHVILLE, LLC., WITH THE DEVELOPER CONTRIBUTING \$415,000 TO THE SEWER SYSTEM IMPROVEMENTS - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's Wastewater Department will improve the existing Royal Oaks pump station to accommodate

the anticipated flow from the Property. The Developer, SDH Nashville, LLC, will contribute \$415,000 to the sewer improvements. The City of Columbia's Wastewater Department requests City Council and the mayor's approval and signature on the agreement between the City of Columbia and The Developer, SDH Nashville, LLC.

CERTIFICATION: The Chief Financial Officer certifies that no approved funds will be spent until project is appropriated by the City Council and funds have been received per the agreement.

ATTACHMENTS: Staff Report Oakwood Sewer Improvements, Sewer System Improvement Agreement, Exhibit A and B.

8 ADMINISTRATION.

8.1.REQUEST DEANNEXATION FOR DARKS MILL ROAD RESIDENT-BY COUNCILMAN BRIAN MCKELVY-5TH WARD

9 RESOLUTIONS.

9.1.RESOLUTION NO. 25-68 – TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-68.

INFORMATION: The City Recorder is presenting tax corrections through 9/19/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report for Resolution No. 25-68, Resolution No. 25-68, Resolution No. 25-68 Exhibit A.

9.2.RESOLUTION NO. 25-69 - A RESOLUTION ACCEPTING A DONATION OF FOUR (4) METAL SIGNS WITH FIREFIGHTERS PARK LOGO VALUED AT \$302.25 DESIGNATED FOR TRASHCANS IN FIREFIGHTERS PARK - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 25-69.

INFORMATION: Impressions desires to support the efforts of Columbia Fire & Rescue by donating four (4) metal signs with the

Firefighters Park Logo designated for trashcans in Firefighters Park. The value of the four (4) signs are \$302.25. No matching funds are required.

ATTACHMENTS: Staff Report Resolution No. 25-69, Resolution No. 25-69, Resolution No. 25-69.

9.3. RESOLUTION NO. 25-71 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING TAYLOR LANDING SUBDIVISION, PHASE 2, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-71.

INFORMATION: This Resolution refers to the acceptance of streets and drainage improvements serving Taylor Landing Subdivision, Phase 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: Staff Report Resolution No. 25-71 , Resolution No. 25-71, Phase 2 Final Plat, Taylor Landing Phase 2- Final Acceptance Request.

9.4. RESOLUTION NO. 25-72 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING TAYLOR LANDING SUBDIVISION, PHASE 4A, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-72.

INFORMATION: This Resolution refers to the acceptance of streets and drainage improvements serving Taylor Landing Subdivision, Phase 4A, 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. 25-72 , Resolution No. 25-72, Taylor Landing 4A Final Request, Phase 4A Final Plat.

9.5. RESOLUTION NO. 25-73 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING TAYLOR

LANDING SUBDIVISION, PHASE 4B, FOR OWNERSHIP AND MAINTENANCE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-73.

INFORMATION: This Resolution refers to the acceptance of streets and drainage improvements serving Taylor Landing Subdivision, Phase 4B, 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. 25-73, Resolution No. 25-73, Taylor Landing 4B Final Request, Taylor Landing 4B - Final Plat.

9.6. RESOLUTION NO. 25-74 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE TENNESSEE HIGHWAY SAFETY OFFICE 2026 HIGHWAY SAFETY GRANT FOR \$28,442.32 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT - POLICE DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-74.

INFORMATION: The Columbia Police Department has been awarded a \$28,442.32 (Twenty-Eight Thousand Four-Hundred Forty-Two Dollar and Thirty-Two Cents) Grant from the Tennessee Highway Safety Office for the purpose of purchasing radars and a traffic message board along with overtime for traffic safety assignments.

ATTACHMENTS: Staff Report for Resolution No. 25-74, Resolution No. 25-74, THSO Grant-Contract.

9.7. RESOLUTION NO. 25-75- A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2026 BLUECROSS HEALTHY PLACE GRANT FOR \$2,400,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-75.

INFORMATION: The City of Columbia proposes to expand access to year-round fitness opportunities through the addition of two new indoor sports courts at the Columbia Aquatics and Recreation Center (The "ARC"). The courts will be sized for basketball (6 goals), adaptable for volleyball (3 courts) and pickleball (5 courts), and surrounded by a 0.10-mile indoor walking track. This addition will transform The ARC into a versatile, all-weather facility that supports healthy activity for residents of every age.

ATTACHMENTS: Staff Report Resolution No. 25-75, Resolution No. 25-75.

9.8. RESOLUTION NO. 25-76 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING COLUMBIA COMMONS - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-76.

INFORMATION: Columbia Commons consists of 684 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. 25-76, Resolution No. 25-76, Columbia Commons Dedication Letter.

10 ORDINANCES.

10.1.2ND 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 second 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: Staff Report Ordinance No. 4559, Ordinance No. 4559, Ordinance No. 4559 Exhibit A-B, DS Staff Report.

10.2.2ND 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 second 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: Staff Report Ordinance No. 4560, Ordinance No. 4560, Ordinance No. 4560 Exhibit A, Article 4.3.12 markup, DS Staff Report.

10.3.2ND CONSIDERATION OF ORDINANCE NO. 4561 (AS AMENDED) – AN ORDINANCE TO AMEND THE FISCAL YEAR 2025-2026 BUDGET ORDINANCE NO. 4544 AS AMENDED PROVIDING FOR REVISIONS TO THE GENERAL, STATE

STREET AID, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4561 (As Amended) on second consideration.

INFORMATION: The proposed ordinance is the first amendment to the FY 2026 Appropriation Ordinance, impacting the Street Aid, Sanitation, 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 \$1,500,000 in General and \$773,198 in 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,
- 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 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.

The following items are added on second consideration:

- \$39,690 budgeted for Columbia Works improvements at Chasepoint in Streets,
- Reappropriate and carry forward pickleball funds (\$1,098,626) and Rail Crossing at Ridley (\$100,000) from FY 2025,
- Budget and transfer remaining non-budgeted amount of local

matching funds (\$44,559.88) from SAN to Grants Fund and budget remaining project funds (\$297,639.72) for rear load recycling truck,
· Budget additional funds for Bear Creek PS - CO 1 totaling \$27,638 in Wastewater.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2026 by \$93,367,586 to \$182,320,991.

ATTACHMENTS: Staff Report Ordinance No. 4561 (As Amended), Ordinance No. 4561 (As Amended), Supporting Documents, BUDGET SUMMARY Grand Totals 2026 AA1-2C.

10.4.1ST CONSIDERATION FOR ORDINANCE NO. 4562 - AN ORDINANCE CONVERTING FLOW OF TRAFFIC ON SOUTH GARDEN STREET TO ONE-WAY TRAVEL FROM W 11TH STREET TO DEPOT STREET - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4562 at first consideration.

INFORMATION: City of Columbia Development Services Department was requested to convert the portion of South Garden Street between West 11th Street and Depot Street to one-way in conjunction with a development project at 1205 South Garden Street. Said development is providing the modifications in-kind, including on-street parking, pavement markings, and necessary signage. This change was unanimously recommended for approval by Columbia Municipal Planning Commission on September 10, 2025.

ATTACHMENTS: Staff Report Ordinance No. 4562, Ordinance No. 4562, 1205 S. Garden St Roadway.

10.5.1ST CONSIDERATION ON ORDINANCE NO. 4563 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY ADOPTING THE WATERS EDGE AT TAYLOR LANDING PRELIMINARY PUD MASTER PLAN FOR TAX MAP

90 PARCEL 7.12, LOCATED OFF RIVER ROAD AND TAYLOR BEND - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4563 on first consideration.

INFORMATION: The applicant is requesting approval for a preliminary PUD Master Plan consisting of a multifamily and town-home development consisting of 94 units. This is a reduction from the previously approved plan approved in 2019. The Planning Commission reviewed this request and recommended approval by a vote of 6-0 at the September 10, 2025, meeting.

ATTACHMENTS: Staff Report Ordinance No. 4563, Ordinance No. 4563, Ordinance 4563 Exhibit A, Ordinance 4563 Exhibit B, DS Staff Report.

10.6.1ST CONSIDERATION OF ORDINANCE NO. 4564 - 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. 25-70, LOCATED OFF LASEA ROAD BEING TAX MAP 73 PARCEL 17.02 TO CD-3 (NEIGHBORHOOD CHARACTER DISTRICT)-WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4564 on first consideration.

INFORMATION: The applicant is requesting to zone property proposed to be annexed under Resolution No. 25-70 to CD-3 (Neighborhood Character District). The concept plan reflects future development of 31 single family lots. The Planning Commission reviewed this request and recommended approval by a vote of five to one at the September 10, 2025 meeting.

ATTACHMENTS: Staff Report Ordinance No. 4564, Ordinance No. 4564, Ordinance No. 4564 - Exhibit A, Ordinance No. 4564 - Exhibit B, Concept Plan, DS Staff Report.

10.7.1ST CONSIDERATION ON ORDINANCE NO. 4566 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY REPEALING AND DELETING TITLE 12, CHAPTER 1, SECTIONS 12-101, 12-102, AND 12-103, PERTAINING TO THE BUILDING CODE AND ADOPTING NEW SECTIONS 12-101, 12-102 AND 12-103 - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4566 on first consideration.

INFORMATION: Adoption of the 2024 editions of the International Building Codes. Tennessee state law prescribes municipalities to adopt building code editions that are within seven (7) years of current publication. The International Code Council publishes an updated code edition every three (3) years. The City of Columbia has previously adopted the 2000, 2006, 2012, and the 2018 editions of the International Building Codes. The current 2018 editions of the International Building Code was adopted in December of 2019. The proposed 2024 code editions, with modifications, will be effective January 1, 2026, which is within the directed timeframe.

ATTACHMENTS: Staff Report Ordinance No. 4566, Ordinance No. 4566, Significant changes to 2024 International Codes.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.

15.1. EMPLOYEE SERVICE AWARD DINNER - TUESDAY, OCTOBER 21, 2025 - 6 P.M. - PUCKETTS.

15.2. EMPLOYEE FALL PICNIC - WEDNESDAY, OCTOBER 22, 2025 - 11 A.M. - 1 P.M. - RIVERWALK PARK.