



**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.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.gov, 931.560.1580

AGENDA ITEM TITLE: 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

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

INFORMATION: This public hearing is related to item 10.3 on the agenda. The proposed ordinance is the first amendment of the FY2026 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 Docs, Budget Summary Grand Totals 2026 AA1-2C.

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

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That Ordinance No. 4544, the same being the Appropriation Ordinance for the City of Columbia for the Fiscal Year July 1, 2025 through June 30, 2026, be amended. That the total budget appropriation for the fiscal year be increased from \$88,953,406 to \$182,320,991, an increase of \$93,367,586.

Section 2: That the budget appropriations shall be revised as follows:
General Government total of \$13,365,908 be amended to \$15,716,553, an increase of \$2,350,645.

Police total of \$11,719,625 be amended to \$12,071,475, an increase of \$351,850.

Fire total of \$10,066,928 be amended to \$10,093,440, an increase of \$26,512.

Streets total of \$4,428,344 be amended to \$4,468,034, an increase of \$39,690.

Development Services total of \$2,848,381 be amended to \$2,881,721, an increase of \$33,340.

Parks total of \$5,117,646 be amended to \$5,158,260, an increase of \$40,614.

State Street Aid total of \$3,146,823 be amended to \$3,932,844, an increase of \$786,021.

Sanitation total of \$4,853,352 be amended to \$4,897,912, an increase of \$44,560.

Capital Projects total of \$9,013,615 be amended to \$13,432,941, an increase of \$4,419,326.

Grants total of \$416,029 be amended to \$2,028,213, an increase of \$1,612,184.

Wastewater total of \$18,020,242 be amended to \$101,683,086, an increase of \$83,662,844.

ALL OTHER APPROPRIATIONS REMAIN THE SAME.

Section 3: This ordinance is enacted pursuant to and in compliance and conformity with Article 9, Section 9 of the Charter of the City of Columbia, with Notice of Public Hearing published on the 24th day of September, 2025, and it shall be executed and construed consistent with said charter and laws of the State of Tennessee.

Section 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, THIS THE ____ DAY OF OCTOBER, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____

Summary of Appropriation Amendment #1
2nd Consideration - October 9th (10/9/25)

General City Admin

Rebudget funds for order/services not received as of 6/30/25	255,927.30
Reappropriate and carry forward street paving funds from FY 2025	1,500,000.00
Budget transfer to Grants Fund	25,000.00
Budget funds remaining from FY 2025 for Tourism Enhancement Reserves	542,023.94
Budget funds remaining from FY 2025 for Firefighters Park Reserves	27,694.00
Total General City Admin	\$ 2,350,645.24

Police

Rebudget funds for order/services not received as of 6/30/25	21,888.00
Budget funds for Equitable Sharing "Justice" proceeds	160,634.86
Budget funds for Equitable Sharing "Treasury" proceeds	19,261.00
Budget funds received from sales of seized weapons	51,901.17
Budget funds for Sexual Offender Registry fees	98,165.06
Total Police	\$ 351,850.09

Fire

Budget FY 2025 Training Reserves funds	5,460.59
Budget FY 2025 OEM Reserves funds	10,430.00
Budget for insurance proceeds for new extraction equipment	10,621.00
Total Fire	\$ 26,511.59

Development Services

Rebudget funds for order/services not received as of 6/30/25	33,340.21
Total Development Services	\$ 33,340.21

Parks

Rebudget funds for order/services not received as of 6/30/25	40,613.90
Total Parks	\$ 40,613.90

TOTAL GENERAL FUND \$ 2,802,961.03

State Street Aid

Rebudget funds for order/services not received as of 6/30/25	12,823.00
Reappropriate and carry forward street paving funds from FY 2025	773,197.54
Total State Street Aid	\$ 786,020.54

Capital Projects

Rebudget funds for order/services not received as of 6/30/25	3,220,700.05
Total Capital Projects	\$ 3,220,700.05

Grants

Budget FY2023 JAG	32,308.00
Budget FY2024 JAG	18,942.00
Budget Healthy Built Environments Grant	50,000.00
Budget CDBG - Imminent threat - sirens grant	550,000.00
Reappropriate and carry forward Iron Bridge Road engineering from FY 2025	304,148.00
Rebudget funds for order/services not received as of 6/30/25	314,586.75
Total Grants	\$ 1,269,984.75

Wastewater (Sewer) Fund

Rebudget funds for order/services not received as of 6/30/25	83,635,205.86
Total Wastewater (Sewer) Fund	\$ 83,635,205.86

Total Increase - All Funds (First Consideration)	\$ 91,714,872.23
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Streets

Budget funds for Columbia Works-Chasepoint 39,690.00

TOTAL GENERAL FUND \$ 39,690.00

Sanitation

Budget transfer for FY 2026 side loader truck (SAN Fund Grant) 44,559.88

Total Sanitation \$ 44,559.88

Capital Projects

Reappropriate and carry forward pickleball funds from FY 2025 1,098,626

Reappropriate and carry forward RR Crossing funds from FY 2025 100,000.00

Total Capital Projects \$ 1,198,626.00

Grants Fund

Budget transfer for FY 2026 side loader truck (SAN Fund Grant) 44,559.88

Budget funds for FY 2026 side loader truck (SAN Fund Grant) \$297,639.72

Total Grants Fund \$ 342,199.60

Wastewater Fund

Bear Creek PS - CO 1 27,637.81

Total Wastewater (Sewer) Fund \$ 27,637.81

Total Increase - All Funds (Second Consideration) \$ 1,652,713.29

Total Increase - All Funds (First and Second Consideration) \$ 93,367,585.52

CITY OF COLUMBIA
FY 2026 APPROPRIATION AMENDMENT #1
Second Consideration 10/9/25

1) Rebudget General Fund Outstanding Purchase Order @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

11037110 \$ 351,769.41 Prior Year Revenue

Increase Expenditures

110-41900-OC255-	\$	36,252.75	See Reappropriation List in packet
110-41900-OC255-	\$	94,331.16	See Reappropriation List in packet
110-41900-OC255-	\$	3,395.20	See Reappropriation List in packet
110-41900-OC255-	\$	121,948.19	See Reappropriation List in packet
110-42121-OC324-	\$	21,888.00	See Reappropriation List in packet
110-43710-OC250-	\$	15,200.00	See Reappropriation List in packet
110-43710-OC250-	\$	7,650.00	See Reappropriation List in packet
110-43710-OC272-	\$	10,490.21	See Reappropriation List in packet
110-44415-OC269-	\$	2,700.00	See Reappropriation List in packet
110-44450-OC269-	\$	2,270.00	See Reappropriation List in packet
110-44480-OC269-	\$	23,143.90	See Reappropriation List in packet
110-44480-OC320-	\$	12,500.00	See Reappropriation List in packet
	\$	351,769.41	Total

2) Rebudget State Street Aid Fund Outstanding Purchase Orders @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

12137110 \$ 12,823.00 Prior Year Revenue

Increase Expenditures

121-43100-OC290-	\$	12,823.00	See Reappropriation List in packet
	\$	12,823.00	Total

3) Rebudget Capital Projects Fund Outstanding Purchase Orders @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

31137110 \$ 3,220,700.05 Prior Year Revenue

Increase Expenditures

311-41850-OC923-		5,200.72	See Reappropriation List in packet
311-41850-OC923-		304,148.00	See Reappropriation List in packet
311-41900-OC912-		298,320.81	See Reappropriation List in packet
311-41900-OC921-		1,780.00	See Reappropriation List in packet

311-41900-OC921-	0.00 See Reappropriation List in packet
311-41900-OC921-	648.50 See Reappropriation List in packet
311-41900-OC921-	10,000.00 See Reappropriation List in packet
311-41900-OC930-	14,686.00 See Reappropriation List in packet
311-42210-OC920-	17,535.50 See Reappropriation List in packet
311-42210-OC920-	9,223.25 See Reappropriation List in packet
311-42210-OC920-	28,950.04 See Reappropriation List in packet
311-42210-OC920-	18,205.55 See Reappropriation List in packet
311-42210-OC920-	15,235.29 See Reappropriation List in packet
311-42210-OC920-	6,978.45 See Reappropriation List in packet
311-42210-OC920-	6,218.55 See Reappropriation List in packet
311-42210-OC920-	10,195.04 See Reappropriation List in packet
311-42210-OC920-	29,964.20 See Reappropriation List in packet
311-42210-OC920-	41,451.69 See Reappropriation List in packet
311-42210-OC920-	954.40 See Reappropriation List in packet
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311-42210-OC920-	22,444.78 See Reappropriation List in packet
311-42210-OC920-	30,895.04 See Reappropriation List in packet
311-42210-OC920-	29,933.94 See Reappropriation List in packet
311-42210-OC920-	2,342.28 See Reappropriation List in packet
311-42210-OC920-	3,847.50 See Reappropriation List in packet
311-42210-OC920-	3,847.50 See Reappropriation List in packet
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311-42210-OC920-	725.18 See Reappropriation List in packet
311-42210-OC920-	390.38 See Reappropriation List in packet
311-42210-OC920-	1,282.50 See Reappropriation List in packet
311-42210-OC920-	623.81 See Reappropriation List in packet
311-42210-OC920-	577.29 See Reappropriation List in packet
311-42210-OC920-	362.59 See Reappropriation List in packet
311-42210-OC920-	9,369.12 See Reappropriation List in packet
311-42210-OC920-	7,695.00 See Reappropriation List in packet
311-42210-OC920-	23,085.00 See Reappropriation List in packet
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311-42210-OC920-	10,320.00 See Reappropriation List in packet
311-42210-OC920-	8,685.74 See Reappropriation List in packet
311-42210-OC920-	181.29 See Reappropriation List in packet
311-42210-OC920-	16,850.50 See Reappropriation List in packet
311-42210-OC920-	3,155.76 See Reappropriation List in packet
311-42210-OC920-	6,695.00 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
311-42210-OC920-	362.22 See Reappropriation List in packet

[illegible]

311-42210-OC920-	566.78 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	178.89 See Reappropriation List in packet
311-42210-OC920-	195.64 See Reappropriation List in packet
311-42210-OC920-	204.77 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
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311-42210-OC920-	440.52 See Reappropriation List in packet
311-42210-OC920-	101.76 See Reappropriation List in packet
311-42210-OC920-	1,127.27 See Reappropriation List in packet
311-42210-OC920-	368.50 See Reappropriation List in packet
311-42210-OC920-	394.88 See Reappropriation List in packet
311-42210-OC920-	508.78 See Reappropriation List in packet
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311-42210-OC920-	77.04 See Reappropriation List in packet
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311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	178.89 See Reappropriation List in packet
311-42210-OC920-	195.64 See Reappropriation List in packet
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311-42210-OC920-	489.10 See Reappropriation List in packet
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311-42210-OC920-	77.04 See Reappropriation List in packet
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311-42210-OC920-	37.69 See Reappropriation List in packet
311-42210-OC920-	283.39 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
311-42210-OC920-	115.56 See Reappropriation List in packet
311-42210-OC920-	434.66 See Reappropriation List in packet
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311-42210-OC920-	566.78 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	1,027.95 See Reappropriation List in packet
311-42210-OC920-	373.34 See Reappropriation List in packet
311-42210-OC920-	684.94 See Reappropriation List in packet
311-42210-OC920-	321.34 See Reappropriation List in packet
311-42210-OC920-	218.84 See Reappropriation List in packet
311-42210-OC920-	159.12 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
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311-42210-OC920-	435.08 See Reappropriation List in packet
311-42210-OC920-	897.80 See Reappropriation List in packet
311-42210-OC920-	77.04 See Reappropriation List in packet
311-42210-OC920-	101.76 See Reappropriation List in packet
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311-42210-OC920-	566.78 See Reappropriation List in packet
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311-42210-OC920-	3,847.50 See Reappropriation List in packet
311-42210-OC920-	623.81 See Reappropriation List in packet
311-42210-OC920-	1,731.87 See Reappropriation List in packet
311-42210-OC920-	362.59 See Reappropriation List in packet
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311-42210-OC920-	836.66 See Reappropriation List in packet
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311-42210-OC920-	37.69 See Reappropriation List in packet
311-42210-OC920-	283.39 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	645.00 See Reappropriation List in packet
311-42210-OC920-	1,685.04 See Reappropriation List in packet
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311-42210-OC920-	37.69 See Reappropriation List in packet
311-42210-OC920-	566.78 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
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311-42210-OC920-	257.56 See Reappropriation List in packet
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311-42210-OC920-	1,165.12 See Reappropriation List in packet
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311-42210-OC920-	811.39 See Reappropriation List in packet
311-42210-OC920-	1,217.68 See Reappropriation List in packet
311-42210-OC920-	3,316.50 See Reappropriation List in packet
311-42210-OC920-	283.16 See Reappropriation List in packet
311-42210-OC920-	226.28 See Reappropriation List in packet
311-42210-OC920-	236.03 See Reappropriation List in packet
311-42210-OC920-	59.31 See Reappropriation List in packet
311-42210-OC920-	661.37 See Reappropriation List in packet
311-42210-OC920-	1,004.25 See Reappropriation List in packet
311-42210-OC920-	737.00 See Reappropriation List in packet
311-42210-OC920-	1,571.98 See Reappropriation List in packet
311-42210-OC920-	38.52 See Reappropriation List in packet
311-42210-OC920-	38.52 See Reappropriation List in packet
311-42210-OC920-	135.68 See Reappropriation List in packet
311-42210-OC920-	75.38 See Reappropriation List in packet
311-42210-OC920-	2,117.50 See Reappropriation List in packet
311-42210-OC920-	1,989.90 See Reappropriation List in packet
311-42210-OC920-	1,577.88 See Reappropriation List in packet
311-42210-OC920-	1,339.00 See Reappropriation List in packet
311-42210-OC920-	178.89 See Reappropriation List in packet
311-42210-OC920-	146.58 See Reappropriation List in packet
311-42210-OC920-	182.16 See Reappropriation List in packet
311-42210-OC920-	16.66 See Reappropriation List in packet
311-42210-OC920-	15,356.00 See Reappropriation List in packet
311-42210-OC920-	607.18 See Reappropriation List in packet
311-43110-OC920-	5.67 See Reappropriation List in packet
311-43120-OC941-	462,362.78 See Reappropriation List in packet
311-43120-OC941-	303,164.00 See Reappropriation List in packet
311-43160-OC931-	66,000.00 See Reappropriation List in packet
311-43160-OC931-	5,000.00 See Reappropriation List in packet
311-43160-OC931-	10,000.00 See Reappropriation List in packet
311-43160-OC931-	34,500.00 See Reappropriation List in packet
311-43160-OC931-	9,000.00 See Reappropriation List in packet
311-43160-OC931-	108,000.00 See Reappropriation List in packet
311-43160-OC931-	10,000.00 See Reappropriation List in packet
311-43160-OC931-	23,000.00 See Reappropriation List in packet
311-43160-OC931-	44,000.00 See Reappropriation List in packet

311-43160-OC931-	1,000.00	See Reappropriation List in packet
311-43160-OC931-	113,000.00	See Reappropriation List in packet
311-43160-OC931-	10,000.00	See Reappropriation List in packet
311-43160-OC931-	23,000.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-43160-OC931-	116,000.00	See Reappropriation List in packet
311-43160-OC931-	10,000.00	See Reappropriation List in packet
311-43160-OC931-	21,300.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-43160-OC931-	113,000.00	See Reappropriation List in packet
311-43160-OC931-	11,000.00	See Reappropriation List in packet
311-43160-OC931-	25,000.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-43160-OC931-	117,700.00	See Reappropriation List in packet
311-43160-OC931-	11,000.00	See Reappropriation List in packet
311-43160-OC931-	21,300.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-43160-OC931-	110,000.00	See Reappropriation List in packet
311-43160-OC931-	10,000.00	See Reappropriation List in packet
311-43160-OC931-	21,000.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-44450-OC937-	9,515.32	See Reappropriation List in packet
	\$ 3,220,700.05	Total

4) Reappropriate and carry forward street paving funds from FY 2025

Increase Revenues

11037110 \$ 1,500,000.00 Prior Year Revenue

Increase Expenditures

11041900-OC268 \$ 1,500,000.00 General Govt - Street Paving

Increase Revenues

12137110 \$ 773,197.54 Prior Year Revenue

Increase Expenditures

12143100-OC268 \$ 773,197.54 State Street Aid - Street Paving

5) Reappropriate and carry forward Iron Bridge Road engineering from FY 2025

STGP Funds for Iron Bridge Road (Lytle Creek Bridge)

Increase Revenues

32237110 \$ 304,148.00 Prior Year Revenue

Increase Expenditures

32241850-OC923 \$ 304,148.00 General Govt - Street Paving

6) Rebudget Grants Fund Outstanding Purchase Orders @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

32237110 \$ 314,586.75 Prior Year Revenue

Increase Expenditures

322-42147-OC321-	\$	2,445.00	See Reappropriation List in packet
322-42220-OC945-	\$	115,875.00	See Reappropriation List in packet
322-43110-OC931-	\$	6,500.00	See Reappropriation List in packet
322-43110-OC931-	\$	810.00	See Reappropriation List in packet
322-43110-OC931-	\$	5,609.83	See Reappropriation List in packet
322-43110-OC931-	\$	137,273.38	See Reappropriation List in packet
322-43110-OC931-	\$	4,448.54	See Reappropriation List in packet
322-43710-OC250-	\$	36,000.00	See Reappropriation List in packet
322-44410-OC920-	\$	5,625.00	See Reappropriation List in packet
	\$	314,586.75	Total

7) Rebudget Wastewater (Sewer) Fund Outstanding Purchase Orders @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

41237110 \$83,635,205.86 Prior Year Revenue

Increase Expenditures

412-52212-OC250-	\$	4,280.00	See Reappropriation List in packet
412-52212-OC250-	\$	13,330.00	See Reappropriation List in packet
412-52212-OC269-	\$	1,320.00	See Reappropriation List in packet
412-52212-OC269-	\$	1,320.00	See Reappropriation List in packet
412-52212-OC269-	\$	2,470.00	See Reappropriation List in packet
412-52212-OC269-	\$	2,470.00	See Reappropriation List in packet
412-52212-OC269-	\$	339,801.79	See Reappropriation List in packet
412-52212-OC269-	\$	36,223.00	See Reappropriation List in packet
412-52212-OC269-	\$	21,723.00	See Reappropriation List in packet
412-52212-OC931-	\$	240,400.00	See Reappropriation List in packet
412-52212-OC931-	\$	1,346,493.80	See Reappropriation List in packet
412-52212-OC932-	\$	430,000.00	See Reappropriation List in packet

412-52212-OC932-	\$	3,870.40	See Reappropriation List in packet
412-52212-OC932-	\$	10,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	202,499.05	See Reappropriation List in packet
412-52212-OC932-	\$	15,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	6,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	80,825.00	See Reappropriation List in packet
412-52212-OC932-	\$	120,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	170,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	165,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	55,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	50,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	16,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,367.00	See Reappropriation List in packet
412-52212-OC932-	\$	35,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	12,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	25,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	29,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	12,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	38,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	28,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	50,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	750.00	See Reappropriation List in packet
412-52212-OC932-	\$	1,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	22,287.50	See Reappropriation List in packet
412-52212-OC932-	\$	9,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	55,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	16,200.00	See Reappropriation List in packet
412-52212-OC932-	\$	10,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	14,580.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	17,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	10,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	20,250.00	See Reappropriation List in packet
412-52212-OC932-	\$	18,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	75,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	25,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	90,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	35,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	20,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	33,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	70,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	61,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	61,000.00	See Reappropriation List in packet

412-52212-OC932-	\$	45,600.00	See Reappropriation List in packet
412-52212-OC932-	\$	45,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	102,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	68,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	32,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	32,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	32,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	50,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	27,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	25,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	30,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	70,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	85,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	55,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	58,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	312,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,600.00	See Reappropriation List in packet
412-52212-OC932-	\$	260,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	13,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	89,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	4,450.00	See Reappropriation List in packet
412-52212-OC932-	\$	120,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	27,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	66,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	81,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	36,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	215,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	10,750.00	See Reappropriation List in packet
412-52212-OC932-	\$	70,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	380,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	30,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	60,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	88,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	10,000.00	See Reappropriation List in packet
412-52213-OC250-	\$	37,753.75	See Reappropriation List in packet
412-52213-OC250-	\$	81,852.50	See Reappropriation List in packet
412-52213-OC250-	\$	44,099.00	See Reappropriation List in packet
412-52213-OC269-	\$	1,320.00	See Reappropriation List in packet

412-52213-OC269-	\$	4,705.00	See Reappropriation List in packet
412-52213-OC530-	\$	405,000.00	See Reappropriation List in packet
412-52213-OC530-	\$	3,000.00	See Reappropriation List in packet
412-52213-OC921-	\$	1,857,931.18	See Reappropriation List in packet
412-52213-OC921-	\$	30,844,293.96	See Reappropriation List in packet
412-52213-OC921-	\$	11,313,767.72	See Reappropriation List in packet
412-52213-OC921-	\$	2,113,000.00	See Reappropriation List in packet
412-52213-OC921-	\$	4,844,673.70	See Reappropriation List in packet
412-52213-OC921-	\$	1,583,000.00	See Reappropriation List in packet
412-52213-OC921-	\$	436,200.00	See Reappropriation List in packet
412-52213-OC921-	\$	2,688,800.00	See Reappropriation List in packet
412-52213-OC921-	\$	2,764,000.00	See Reappropriation List in packet
412-52213-OC921-	\$	13,593,212.05	See Reappropriation List in packet
412-52213-OC921-	\$	728,691.08	See Reappropriation List in packet
412-52213-OC921-	\$	1,729,074.41	See Reappropriation List in packet
412-52213-OC930-	\$	1,402,250.00	See Reappropriation List in packet
412-52215-OC250-	\$	16,720.97	See Reappropriation List in packet
		\$83,635,205.86	Total

8) Budget transfer to from General Fund to Grants

Budget transfer General Fund to Grants

Increase Revenue

11037110		25,000.00	Prior Year Revenue
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Increase Expenditures

11041900-OC768	\$	25,000.00	General City Admin - Miscellaneous - Transfer to Grants Fund
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9) Budget transfer to Grants for CDBG Sirens Grant

Increase Revenues

32237940	\$	25,000.00	Transfer From General Fund
32233459	\$	525,000.00	CDBG Imminent Threat Grant (Sirens)
Total	\$	550,000.00	

Increase Expenditures

32242260-OC945	\$	550,000.00	CDBG - Imminent threat - sirens
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10) Replenish Tourism Enhancement Reserves from prior year

Increase Revenues

110-37110	\$	542,023.94	Prior Year Revenue
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Increase Expenditures

110-41950-800	\$	542,023.94	General City Admin - Tourism Enhancement - Reserves
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11) Budget Remaining Firefighters Park - Reserves

Increase Revenues

110-37110 \$ 27,694.00 Prior Year Revenue

Increase Expenditures

110-41910-810 \$ 27,694.00 General City Admin - FF Park - FF Park Reserves

12) Budget funds within Detective Division for expenditures related to Sexual Offender Registry

FY 2023 balance of unexpended funds. Restricted to Sexual Offender Registry-related expenditures.

Increase Revenues

110-37110 \$ 98,165.06 Prior Year Revenue

Increase Expenditures

110-42121-324 \$ 98,165.06 Police Dept - Detectives - Sexual Offender Registry

13) Budget unexpended funds from sale of seized weapons

Must be segregated & allocated for approved law enforcement purchases.

Increase Revenues

110-37110 \$ 51,901.17 Prior Year Revenue

Increase Expenditures

110-42141-320 \$ 51,901.17 Police-Seized Weapon proceeds-Operating Supplies

14) Rebudget balance of Federal Equitable Sharing Agreement funds

Justice (DOJ) Funds

Increase Revenues

110-37110 \$ 160,634.86 Prior Year Revenue

Increase Expenditures

110-42160-800 \$ 160,634.86 Police Dept-Equitable Sharing - Reserves

Treasury (IRS) Funds

Increase Revenues

110-37110 \$ 19,261.00 Prior Year Revenue

Increase Expenditures

110-42161-800 \$ 19,261.00 Police Dept-Equitable Sharing - Reserves

15) Budget 2023 JAG Grant

Increase Revenues

322-33203 \$ 32,308.00 Byrne/JAG Grant

Increase Expenditures

32242140-OC946 \$ 32,308.00 Grant Fund - JAG Grant - Canine

16) Budget 2024 JAG Grant

Increase Revenues

322-33203 \$ 18,942.00 Byrne/JAG Grant

Increase Expenditures

32242140-OC320 \$ 18,942.00 Grant Fund - JAG Grant - Operating Supplies

17) Budget Training funds from prior year

Increase Revenues

110-37110 \$ 5,460.59 Prior Year Revenue

Increase Expenditures

11042240-OC800 \$ 5,460.59 Fire Dept - Training - Reserves

18) Budget EOM funds from prior year

Increase Revenues

110-37110 \$ 10,430.00 Prior Year Revenue

Increase Expenditures

110-42260-800 \$ 10,430.00 Fire Dept - Emergency Management - Reserves

19) Budget Healthy Built Environments Grant

Increase Revenues

322-33243 50,000.00 Healthy Built Environments Grant

Increase Expenditures

32243710-OC250 50,000.00 Healthy Built Environments Grant

20) Budget for insurance proceeds for new extraction equipment

Increase Revenues

110-36901 \$ 10,621.00 Insurance Proceeds

Increase Expenditures

11042220-OC321 \$ 10,621.00 Fire Dept - Suppression - Controllable Assets

Items added for Second Consideration on 10/9/25

21) Budget funds for Columbia Works-Chasepoint (revised)

Increase Revenues

110-37110	\$	39,690.00	Prior Year Revenue
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Increase Expenditures

110-43130-801	\$	28,240.00	Streets - Special Projects - Small Tools
110-43130-801	\$	1,950.00	Streets - Special Projects - Constr. Materials
110-43130-801	\$	5,000.00	Streets - Special Projects - Asphalt
110-43130-801	\$	4,500.00	Streets - Special Projects - Rentals
	\$	39,690.00	Total

22) Budget for Recycling Grant - Side Load Truck

Budget remaining local match transfer from SAN to Grant

Increase Revenues

127-37110	\$	44,559.88	Prior Year Revenue
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Increase Expenditures

127-43210-OC768	\$	44,559.88	Sanitation - Admin - Transfer to Grants
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Budget remaining local match transfer from SAN to Grant

Increase Revenues

322-37945	\$	44,559.88	Transfer From Sanitation Fund
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Increase Expenditures

322-43240-OC941	\$	44,559.88	Grants-Sanitation - Recycling - Transportation
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Budget grant funds

Increase Revenues

322-33462	\$	297,639.72	Grants - Recycling Grant
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Increase Expenditures

322-43240-OC941	\$	297,639.72	Grants-Sanitation - Recycling - Transportation
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23) Budget for Bear Creek PS CO 1

Increase Revenues

412-37110	\$	27,637.81	Prior Year Revenue
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Increase Expenditures

412-52212-932	\$	27,637.81	WW - Pumping Stations - Bear Creek PS
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24) Reappropriate and carry forward pickleball funds from FY 2025

Increase Revenues

311-37110 \$ 1,098,626.00 Prior Year Revenue

Increase Expenditures

31144450-OC937 \$ 1,098,626.00 Cap Projects-Ridley-Parks Facilities

25) Reappropriate and carry forward RR Crossing funds from FY 2025

Increase Revenues

311-37110 \$ 100,000.00 Prior Year Revenue

Increase Expenditures

31144450-OC931 \$ 100,000.00 Cap Projects-Ridley-Parking Loots and Streets

Reappropriation List of Funds to Carry Forward from FY 25 to FY 26

PO #	Vendor Name	Account	Open
20250210	Dell Marketing L P	110-41300-OC255-	0.00
MIS total			0.00
20250210	Dell Marketing L P	110-41900-OC255-	36,252.75
20250210	Dell Marketing L P	110-41900-OC255-	94,331.16
20250210	Dell Marketing L P	110-41900-OC255-	3,395.20
1464	Tyler Technologies, Inc	110-41900-OC255-	121,948.19
Gen Govt total			255,927.30
20250199	MORPHO USA, INC	110-42121-OC324-	21,888.00
Police total			21,888.00
20250019	Neel-Schaffer	110-43710-OC250-	15,200.00
20250038	Volkert Inc	110-43710-OC250-	7,650.00
20250032	Freedom Hill Land Management	110-43710-OC272-	10,490.21
Dev Serv total			33,340.21
20250219	Freedom Hill Land Management	110-44415-OC269-	2,700.00
20250110	The Marbet Company	110-44450-OC269-	2,270.00
20250143	Preventia Security	110-44480-OC269-	23,143.90
20250236	Atlantic Pools & Spas	110-44480-OC320-	12,500.00
Parks total			40,613.90
TOTAL GENERAL			351,769.41
25992	COLUMBIA POWER & WATER SYSTE	121-43100-OC290-	12,823.00
SSA total			12,823.00
25371	Barge Design Solutions, Inc	311-41850-OC923-	5,200.72
25371	Barge Design Solutions, Inc	311-41850-OC923-	304,148.00
20250222	D NICKELL COMPANY LLC	311-41900-OC912-	298,320.81
20250104	HURST-ROSCHE, INC	311-41900-OC921-	1,780.00
20250104	HURST-ROSCHE, INC	311-41900-OC921-	0.00
20250104	HURST-ROSCHE, INC	311-41900-OC921-	648.50
20250118	BLUEBIRD CONSTRUCTION LLC	311-41900-OC921-	10,000.00
25619	Neel-Schaffer	311-41900-OC930-	14,686.00
25817	Nuber Architecture LLC	311-42210-OC920-	17,535.50
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	9,223.25
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	28,950.04
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	18,205.55
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	15,235.29
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	6,978.45
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	6,218.55
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	10,195.04
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	29,964.20
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	41,451.69
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	954.40
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	8,008.51
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	22,444.78
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	30,895.04
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	29,933.94

20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	2,342.28
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,847.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,847.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,247.62
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,731.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,731.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	725.18
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	390.38
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,282.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	623.81
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	577.29
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	362.59
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	9,369.12
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	7,695.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	23,085.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,463.74
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	10,391.22
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	10,320.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	8,685.74
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	181.29
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	16,850.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,155.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	6,695.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	362.22
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	376.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	440.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	101.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,127.27
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	368.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	394.88
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	508.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	185.09
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	77.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	203.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	178.89
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	195.64
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	204.77
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	362.22
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	376.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	440.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	101.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,127.27
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	368.50

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20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	897.80
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	77.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	203.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	836.66
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	38.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	33.92
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	283.39
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	115.56
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	434.66
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,224.84
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	988.67
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	988.67
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	669.58
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	128.14
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	157.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	189.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,027.95
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	373.34
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	684.94
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	321.34
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	218.84
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	159.12
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	931.72
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	435.08
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	897.80
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	77.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	101.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,171.14
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,847.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	623.81
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,731.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	362.59
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	836.66
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	38.52

20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	33.92
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	283.39
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	645.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,685.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	897.80
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	77.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	237.44
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	645.72
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	257.56
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	257.56
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	777.14
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	4,009.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	945.44
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	654.64
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,165.12
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,546.59
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,760.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	388.57
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	811.39
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,217.68
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,316.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	283.16
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	226.28
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	236.03
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	59.31
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	661.37
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,004.25
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	737.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,571.98
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	38.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	38.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	135.68
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	75.38
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	2,117.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,989.90
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,577.88
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,339.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	178.89
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	146.58
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	182.16
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	16.66
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	15,356.00

20250138 HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	607.18
25618 Lose Design - Lose & Associat	311-43110-OC920-	5.67
20250107 CUMBERLAND INTERNATIONAL	311-43120-OC941-	462,362.78
25830 VIKING CIVES MIDWEST	311-43120-OC941-	303,164.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	66,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	5,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	34,500.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	108,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	23,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	1,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	113,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	23,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	116,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	21,300.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	113,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	11,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	25,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	117,700.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	11,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	21,300.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	110,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	21,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250198 ANTHEM SPORTS, LLC	311-44450-OC937-	9,515.32
Cap Project total		3,220,700.05
20250229 DECATUR ELECTRONICS LLC	322-42147-OC321-	2,445.00
20250188 INTEGRATION TECHNOLOGY, LLC	322-42220-OC945-	115,875.00
1457 South Central Tennessee Devel	322-43110-OC931-	6,500.00
26103 Neel-Schaffer	322-43110-OC931-	810.00
24909 Gresham Smith & Partners	322-43110-OC931-	5,609.83
24909 Gresham Smith & Partners	322-43110-OC931-	137,273.38

24909	Gresham Smith & Partners	322-43110-OC931-	4,448.54
20250211	Kimley-Horn & Associates, Inc	322-43710-OC250-	36,000.00
20250184	Kimley-Horn & Associates, Inc	322-44410-OC920-	5,625.00
Grants total			314,586.75
26183	Water Management Services LLC	412-52212-OC250-	4,280.00
20250144	Water Management Services LLC	412-52212-OC250-	13,330.00
20250185	THOMPSON MACHINERY	412-52212-OC269-	1,320.00
20250185	THOMPSON MACHINERY	412-52212-OC269-	1,320.00
20250185	THOMPSON MACHINERY	412-52212-OC269-	2,470.00
20250185	THOMPSON MACHINERY	412-52212-OC269-	2,470.00
20250203	HAWKINS & PRICE, LLC	412-52212-OC269-	339,801.79
20250224	Cumberland Machine Co Inc	412-52212-OC269-	36,223.00
20250225	Cumberland Machine Co Inc	412-52212-OC269-	21,723.00
26015	J R Wauford & Co Cons Eng, In	412-52212-OC931-	240,400.00
26015	J R Wauford & Co Cons Eng, In	412-52212-OC931-	0.00
26015	J R Wauford & Co Cons Eng, In	412-52212-OC931-	0.00
20250190	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC931-	1,346,493.80
1449	J R Wauford & Co Cons Eng, In	412-52212-OC932-	430,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	3,870.40
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	10,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	202,499.05
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	15,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	6,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	80,825.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	120,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	170,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	165,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	55,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	50,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	16,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	15,367.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	35,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	12,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	25,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	29,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	15,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	12,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	38,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	28,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	50,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	750.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	1,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	22,287.50
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	9,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	55,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	16,200.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	10,000.00

20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	215,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	10,750.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	70,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	380,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	30,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	60,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	88,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	10,000.00
26205 Water Management Services LLC	412-52213-OC250-	37,753.75
26206 Water Management Services LLC	412-52213-OC250-	81,852.50
20250230 J R Wauford & Co Cons Eng, In	412-52213-OC250-	44,099.00
20250185 THOMPSON MACHINERY	412-52213-OC269-	1,320.00
20250185 THOMPSON MACHINERY	412-52213-OC269-	4,705.00
20250178 MSD Environmental Services, I	412-52213-OC530-	405,000.00
20250178 MSD Environmental Services, I	412-52213-OC530-	0.00
20250178 MSD Environmental Services, I	412-52213-OC530-	3,000.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	1,857,931.18
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	30,844,293.96
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	11,313,767.72
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	2,113,000.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	4,844,673.70
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	1,583,000.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	436,200.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	2,688,800.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	2,764,000.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	13,593,212.05
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	728,691.08
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	1,729,074.41
25500 J R Wauford & Co Cons Eng, In	412-52213-OC930-	0.00
25500 J R Wauford & Co Cons Eng, In	412-52213-OC930-	1,402,250.00
20250119 J R Wauford & Co Cons Eng, In	412-52215-OC250-	16,720.97
Total Wastewater		83,635,205.86
Total - All Funds		87,535,085.07

FY 2026 Budget Summary - AA#1

10/9/2025						
		SERVICES &		CAPITAL	DEBT	AA#1
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2026
City Council	\$98,627	\$472,900	\$0	\$0	\$0	\$571,527
Legal Services	\$278,494	\$17,100	\$0	\$0	\$0	\$295,594
Management Info Systems	\$409,408	\$395,455	\$0	\$0	\$0	\$804,863
City Manager	\$658,956	\$301,888	\$0	\$0	\$0	\$960,844
Finance & City Recorder	\$1,278,695	\$62,398	\$0	\$0	\$0	\$1,341,093
Human Resources	\$215,082	\$37,488	\$0	\$0	\$0	\$252,570
General City Admin	\$1,641,812	\$6,101,247	\$7,973,494	\$0	\$0	\$15,716,553
Police	\$10,121,754	\$1,949,721	\$0	\$0	\$0	\$12,071,475
Fire	\$9,207,355	\$886,085	\$0	\$0	\$0	\$10,093,440
Streets & Maintenance	\$3,621,471	\$846,563	\$0	\$0	\$0	\$4,468,034
Development Services	\$2,415,861	\$465,860	\$0	\$0	\$0	\$2,881,721
Parks & Recreation	\$3,946,607	\$1,211,653	\$0	\$0	\$0	\$5,158,260
Total General Fund	\$33,894,122	\$12,748,358	\$7,973,494	\$0	\$0	\$54,615,974
State Street Aid Fund	\$0	\$1,646,823	\$2,286,021	\$0	\$0	\$3,932,844
N&V Chief's Fund	\$0	\$140,000	\$0	\$0	\$0	\$140,000
Street & Transportation Fund	\$0	\$80,000	\$0	\$0	\$0	\$80,000
Drug Fund	\$0	\$81,053	\$40,000	\$50,000	\$0	\$171,053
Solid Waste (Sanitation) Fund	\$2,031,235	\$2,356,077	\$510,600	\$0	\$0	\$4,897,912
Debt Service Fund	\$0	\$0	\$0	\$0	\$1,338,969	\$1,338,969
Capital Projects Fund	\$0	\$500,000	\$0	\$12,932,941	\$0	\$13,432,941
Grants Fund	\$0	\$716,558	\$0	\$1,311,656	\$0	\$2,028,213
Wastewater (Sewer) Fund	\$4,341,608	\$6,327,963	\$0	\$83,520,556	\$7,492,959	\$101,683,086
Grand Total	\$40,266,965	\$24,596,833	\$10,810,114	\$97,815,153	\$8,831,928	\$182,320,991

**AN ORDINANCE CONVERTING FLOW OF TRAFFIC ON SOUTH
GARDEN STREET TO ONE-WAY TRAVEL FROM W 11TH STREET TO
DEPOT STREET.**

WHEREAS, the City of Columbia, Tennessee 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; and

WHEREAS, the Columbia Municipal Planning Commission reviewed the proposed change to one-way travel on September 10, 2025 and recommended approval of the change to one-way travel; and

WHEREAS, said recommendations are being considered after a public hearing held on the 9th day of October, 2025, notice of which was published in *Main Street Maury* twenty-one (21) days or more prior to said meeting.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows"

Section 1: South Garden Street shall be converted to one-way traffic flow between West 11th Street and Depot Street, with the traffic flow only allowed in the southbound direction.

Section 2: That this Ordinance be published at least once in Main Street Maury in Columbia, Tennessee.

Section 3: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

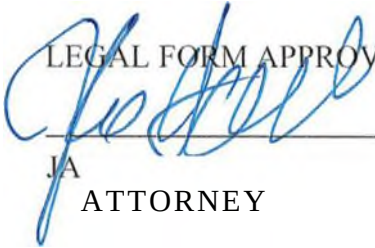
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, this the 9th day of October, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HELL, CITY
ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY — CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lauryn Shockey, Engineering Associate, Lshockey@columbiatn.gov, 931-560-1529

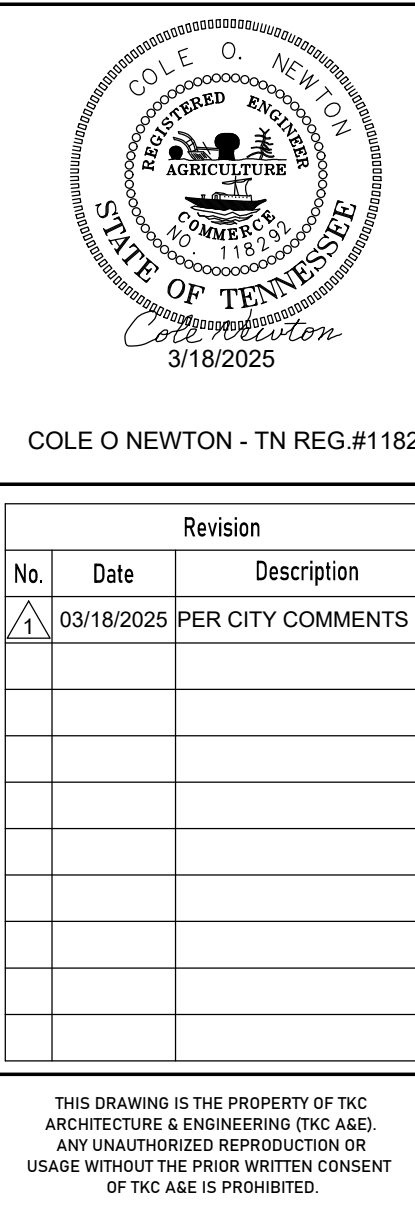
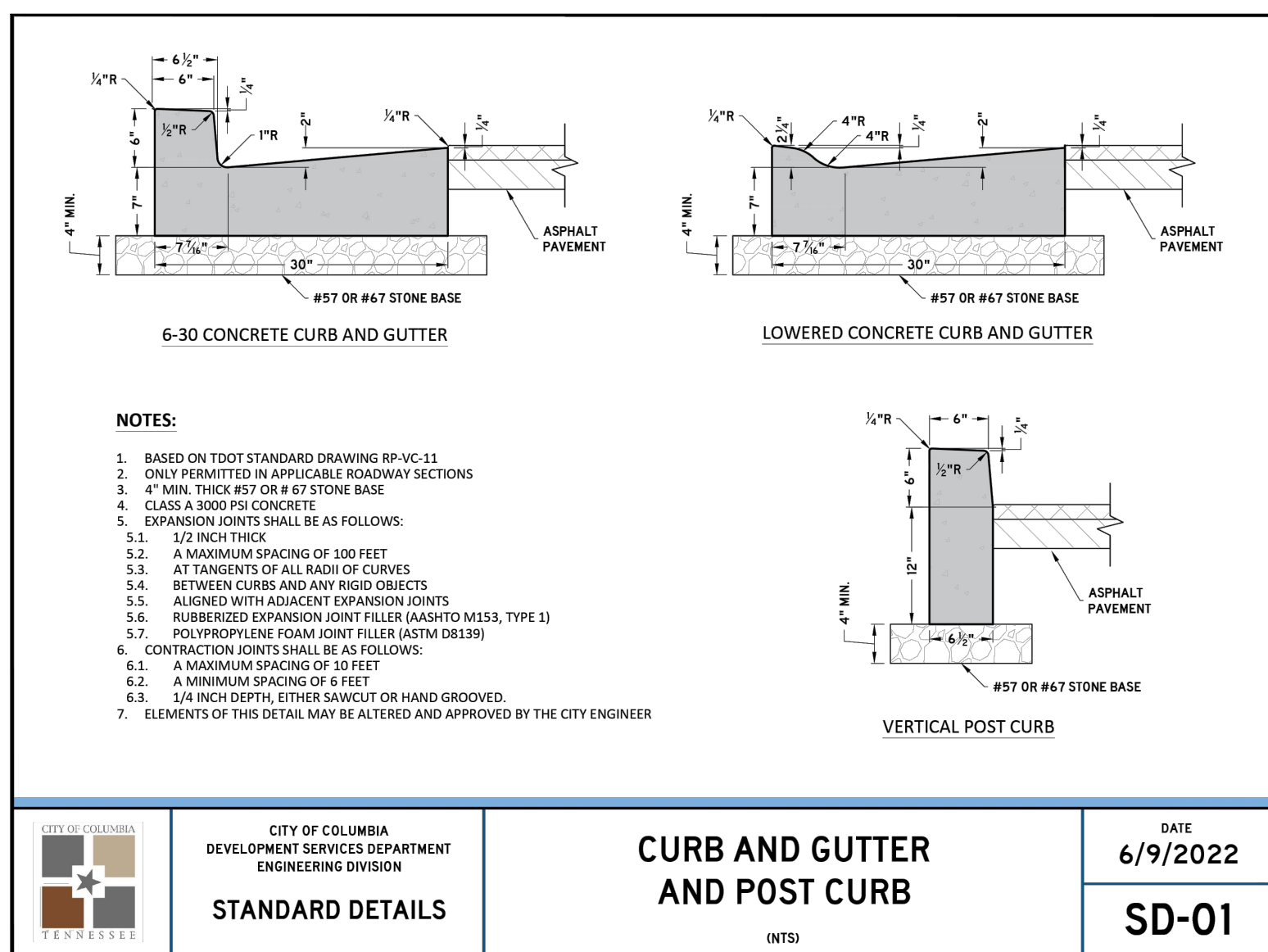
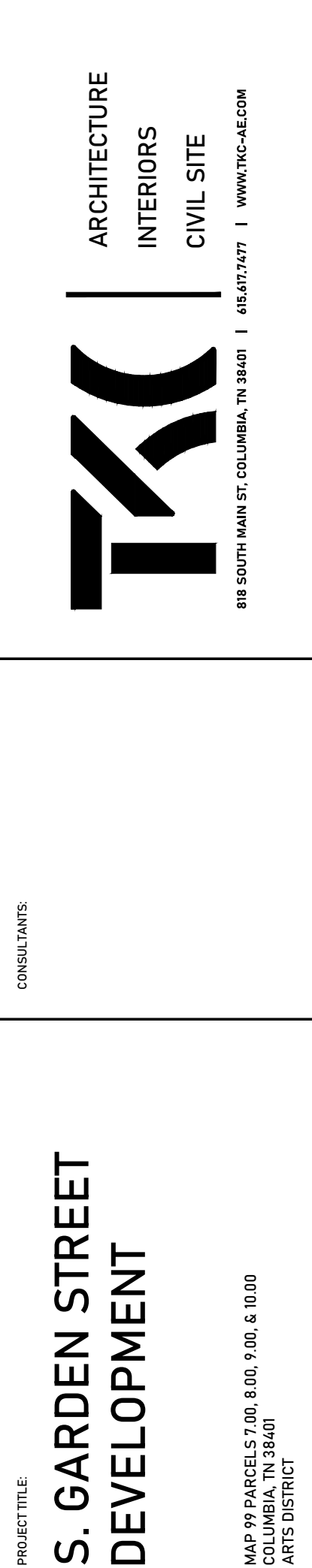
AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4562 - AN ORDINANCE CONVERTING FLOW OF TRAFFIC ON SOUTH GARDEN STREET TO ONE-WAY TRAVEL FROM W 11TH STREET TO DEPOT STREET.

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.

CERTIFICATION:

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





CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 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.

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.

CERTIFICATION: N/A

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

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.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by adopting the Preliminary PUD Master Plan for Waters Edge at Taylor Landing at Tax Map 90 Parcel 7.12, located off River Road and Taylor Bend.

Section 2: Said Planned Unit Development Master Plan is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The Waters Edge at Taylor Landing Preliminary PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval, on the 10th day of September, 2025, and after a public hearing held on the 9th day of October, 2025, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee, twenty-one (21) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6 the City Council makes the following findings:

- a. The proposed PUD Master Plan is in agreement with the Comprehensive Plan and any applicable local area plans;
- b. It has been determined that the legal purposes for which zoning exists are not contravened;

- c. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

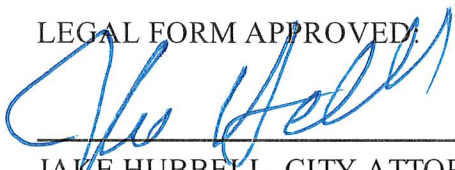
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 13th day of November, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

WATERS EDGE

PRELIMINARY PUD MASTER DEVELOPMENT PLAN

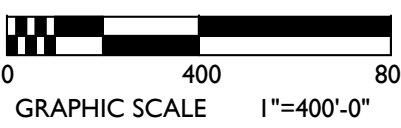
INTERSECTION OF RIVER ROAD AND TAYLOR BEND ROAD

COLUMBIA, TENNESSEE

OWNER:
BRENT CAMPBELL
1187 GLENBROOK DR
FRANKLIN, TN 37064



LOCATION MAP



SHEET INDEX

C0.0	COVER SHEET
C1.0	SURVEY
C2.0	PRELIMINARY PUD MASTER DEVELOPMENT PLAN
C3.0	CONCEPTUAL GRADING, STORM, UTILITIES
L1.0	TREE CANOPY COVERAGE
L1.1	CODE MINIMUM LANDSCAPE PLAN
A1.0	ARCHITECTURAL ELEVATIONS





- NOTES**
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
 2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 4719C0170E EFFECTIVE APRIL 16, 2007.
 3. PORTIONS OF EXISTING SEWER LINE TO BE ABANDONED. LINE TO BE FILLED WITH CLASS C FLOWABLE FILL AND REMOVED FROM THE EXISTING LIVE SYSTEM WITH PROPER CONCRETE PATCHING.

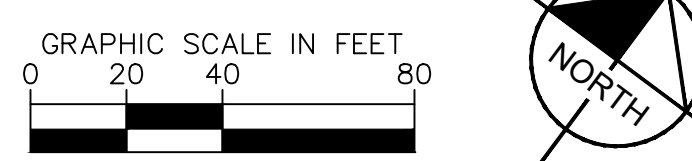


WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



Date: SEPTEMBER 23, 2025

Revision Date	
	△
	△
	△



the Ninth (9th) Civil District of Maury County, city of
ed as follows:
plat entitled "Waters Edge at Taylor Bend" of record
Maury County, Tennessee to which plat reference is hereby
ty.
ciates to verify the accuracy of the property lines,



FRONTAGE CALCULATIONS			
BUILDING SITE	BUILDING TYPE	BUILDING SITE WIDTH	FRONTAGE BUILD-OUT
1	TOWNHOME	20 LF	20 LF; 100%
2	TOWNHOME	20 LF	20 LF; 100%
3	TOWNHOME	20 LF	20 LF; 100%
4	TOWNHOME	20 LF	20 LF; 100%
5	TOWNHOME	20 LF	20 LF; 100%
6	TOWNHOME	20 LF	20 LF; 100%
7	TOWNHOME	20 LF	20 LF; 100%
8	TOWNHOME	20 LF	20 LF; 100%
9	TOWNHOME	20 LF	20 LF; 100%
10	TOWNHOME	20 LF	20 LF; 100%
11	TOWNHOME	20 LF	20 LF; 100%
12	TOWNHOME	20 LF	20 LF; 100%
13	LARGE MULTI-FAMILY 1	91.5 LF	89 LF; 97%
14	LARGE MULTI-FAMILY 2	137.3 LF	118 LF; 86%
15	LARGE MULTI-FAMILY 3	97.8 LF	79 LF; 81%
16	SMALL MULTI-FAMILY 1	46 LF	26 LF; 56% **
17	LARGE MULTI-FAMILY 4	170.4 LF	135 LF; 79%

** IF WITH FINAL ARCHITECTURE AT FINAL MASTER DEVELOPMENT PLAN, THIS FRONTAGE BUILD-OUT IS STILL BELOW 60% MINIMUM, APPLICANT WILL SEEK AN ADMINISTRATIVE ADJUSTMENT FOR THE 6% (OR 1/6) NEEDED TO COMPLY.

BUILDING SITES:
PRINCIPAL STRUCTURE SETBACKS:
FRONT SETBACK PUD-MU STANDARD: 0'-20'
PROVIDED SETBACK: 10'-13' TOWNHOMES; 10'-15' LARGE MULTI-FAMILY;

FRONT SETBACK SECONDARY PUD-MU STANDARD: 0'-20'
PROVIDED SETBACK: 4' LARGE MULTI-FAMILY

SIDE SETBACK PUD-MU STANDARD: 0' MIN. ATTACHED; OTHERWISE 10' - 24'
PROVIDED SETBACK: 0'; 10' MIN. - 24' MAX.
REAR SETBACK: NOT REGULATED

ENFRONTMENT PUD-MU STANDARD: UP TO 20% OF BUILDING SITE ARE ALLOWED TO FRONT PEDESTRIAN WAYS
INSTEAD OF THOROUGHFARES.
TOTAL NUMBER OF BUILDING SITES: 17
BUILDING SITES ENFRONTING PEDESTRIAN WAYS: 2 (12% OF BUILDING SITES)
BUILDING SITES 16 AND 17 ENFRONT PEDESTRIAN WAYS.

PARKING SUMMARY:
TOTAL DWELLING UNITS: 94 UNITS
REQUIRED MINIMUM PARKING RATIO: 2 SPACES PER UNIT
REQUIRED CIVIC SPACE PARKING: 1 SPACE PER 5,000 SF OF REQUIRED CIVIC SPACE

TOTAL REQUIRED PARKING: 188 PARKING RESIDENTIAL SPACES; 3 CIVIC PARKING SPACES
TOTAL PROVIDED: 209 SPACES
TOWNHOMES: 16 COVERED CARPORT SPACES PROVIDED ON-LOT, 4 GARAGE SPACES (10' X 20')
SMALL MULTI-FAMILY BUILDING 1: 7 GARAGE SPACES (10'X20')
SURFACE PARKING: 175 SPACES
ON-STREET PARKING: 34 SPACES

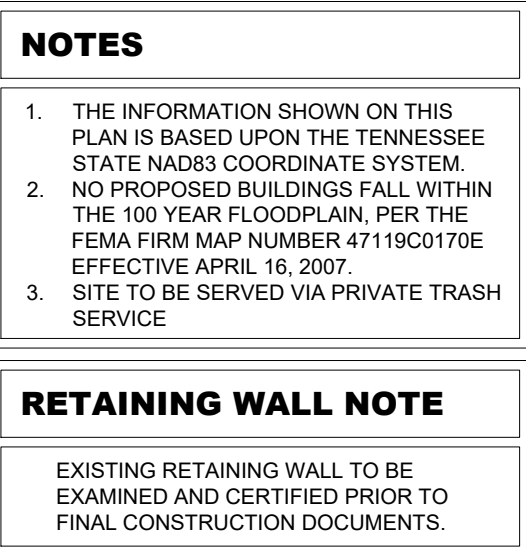
TOTAL CIVIC SPACE: 0.31 AC
REQUIRED 5% OF GROSS SITE AREA: 0.25 AC
PROVIDED: 0.31AC (6.2%)
POCKET PARK - TO INCLUDE COMMUNITY AMENITIES SUCH AS A POOL, PATIO AND GRILLING AREA, AND DOG PARK.



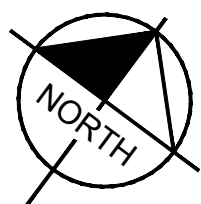
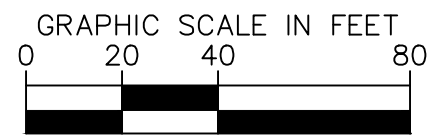
WATERS EDGE
PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



Date:	MAY 29, 2025
Revision Date	
1.	6.16.2025 - staff comment
2.	8.18.2025 - staff comment
3.	9.24.25 - conditions of approval



PARCEL #	AREA (SF)
1	111133.28
2	15717.92
3	15298.24
4	10372.75
6	7808.00
7	15729.00
8	1750.62
9	1786.21
10	1803.93
11	1815.03
12	1824.68
16	1838.93
17	1837.02
18	1829.99
19	1822.81
20	1801.48



WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



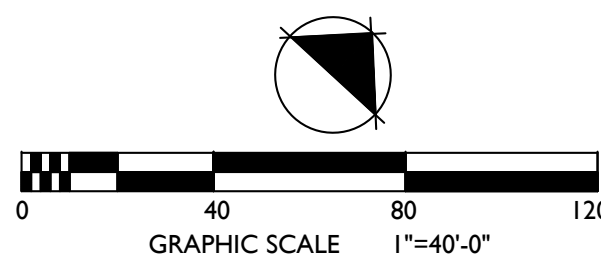
Date: SEPTEMBER 23, 2025

Revision Date _____

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WATERS EDGE
PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



Date: MAY 29, 2025

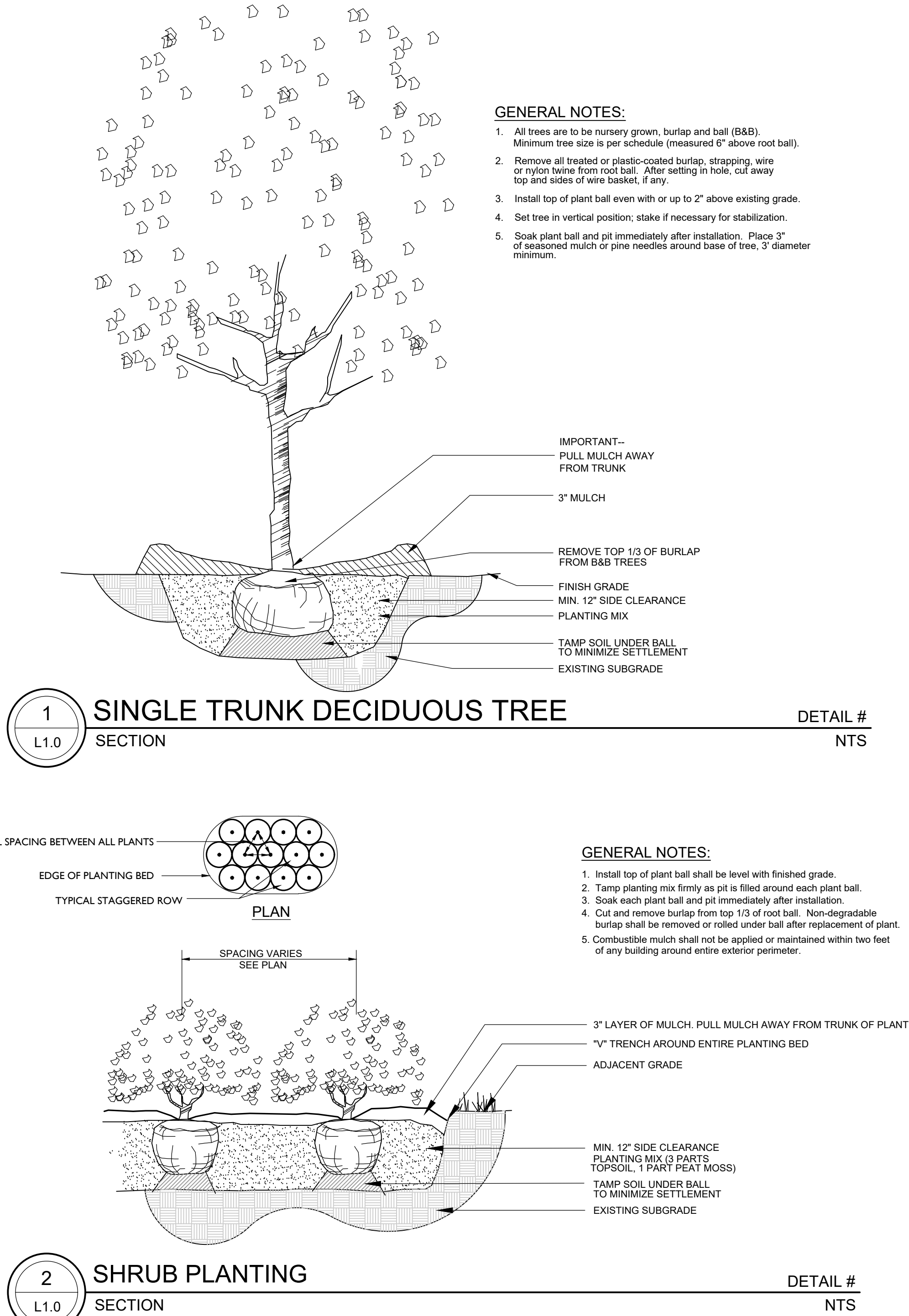
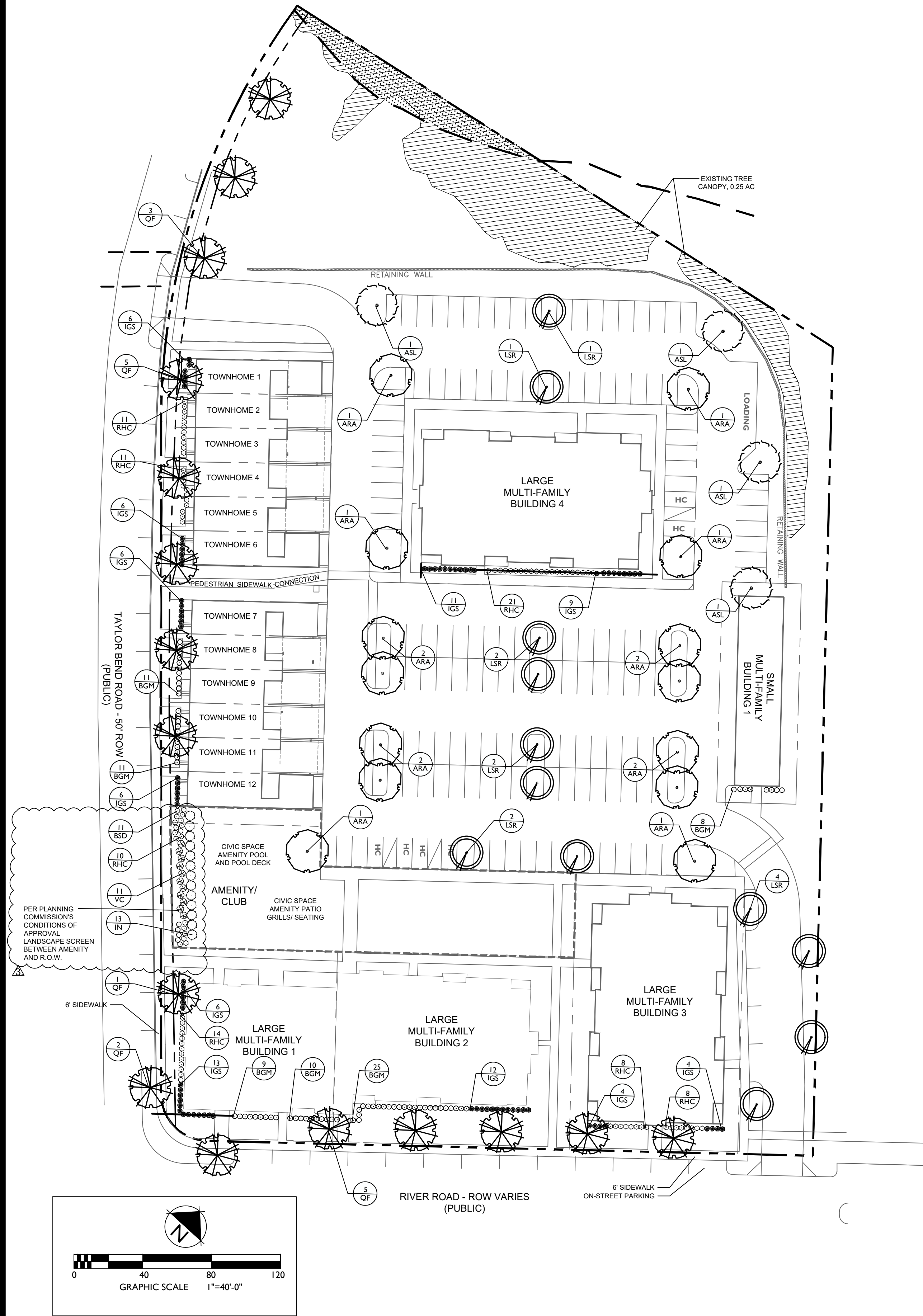
Revision Date

1. 6.16.2025 - staff comment

2. 8.18.2025 - staff comment

3. 9.24.25 - conditions of
approval

CANOPY
COVERAGE
SHEET
L1.0



PLANT SCHEDULE - CODE MINIMUM								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARA	14	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
ASL	4	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
LSR	12	Liquidambar styraciflua 'Rotundiloba'	Fruitless Narrow Sweet Gum	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QF	16	Quercus falcata	Southern Red Oak	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	SINGLE-STRAIGHT CENTRAL LEADER
	46	(SUBTOTAL)						
SHRUBS								
BGM	74	Buxus x 'Green Mountain'	Green Mountain Boxwood	3 gal.	24"	EVERGREEN	36" O.C.	
IGS	83	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
RHC	73	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea	3 gal.	30"	EVERGREEN	36" O.C.	
	230	(SUBTOTAL)						

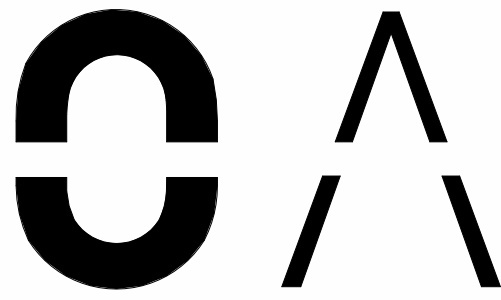
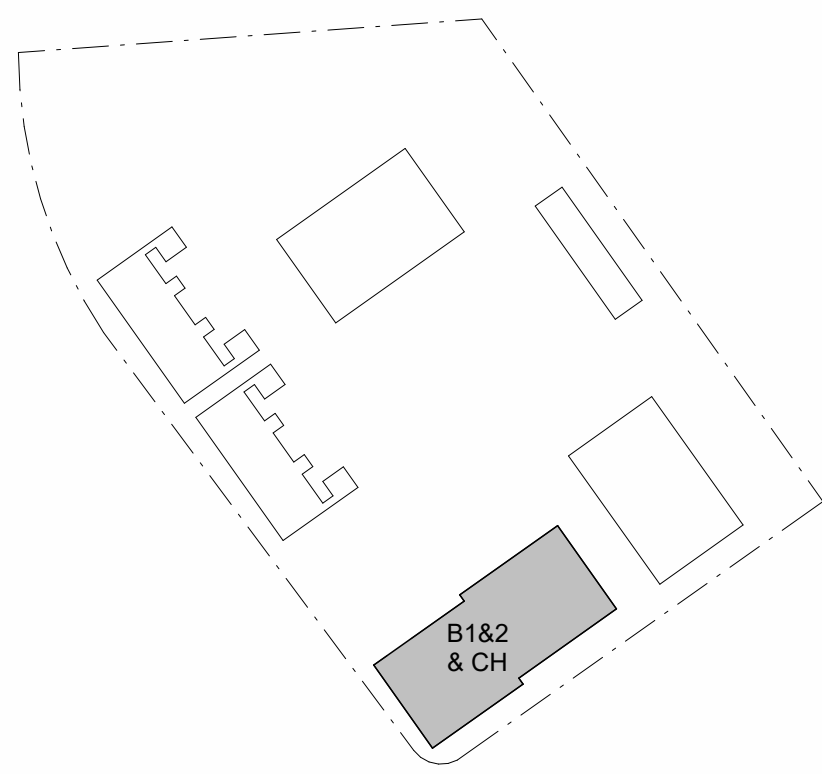
PLANT SCHEDULE - AMENITY BUFFER							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING
SHRUBS							
BSD	11	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood		30"	EVERGREEN	36" O.C.
IN	13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly		4'	EVERGREEN	6' O.C.
RHC	11	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea		24"	EVERGREEN	36" O.C.
VC	11	Viburnum x burkwoodii 'Chenaultii'	Chenault Viburnum		36"	EVERGREEN	AS SHOWN

REQUIRED LANDSCAPE CALCULATIONS:		
THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS FOR THE CITY OF COLUMBIA BASED ON REQUIREMENTS OF SEC 4.3.16, 4.3.12.C, 4.3.1.M, AND 5.2.3.		
SEC 4.3.12.C.14 - PARKING AREA REQUIREMENTS	REQUIRED	PROVIDED
1 SHADE TREE PER PARKING ISLAND 2 SHADE TREES PER DOUBLE LENGTH ISLAND	28 SHADE TREES	30 SHADE TREES
1 SHADE TREE PER 2,000 SF OF PARKING AREA TOTAL PARKING AREA: 58,864 SF	30 SHADE TREES	30 SHADE TREES
REQUIRED: NO PARKING SPACE MORE THAN 72' FROM A TREE WITHIN THE LOT PROVIDED: ALL PARKING SPOTS HAVE A TREE WITHIN THE REQUIRED DISTANCE		
SEC 4.3.1.M - PRIVATE LANDSCAPE STANDARDS FOR PUD - MU CHARACTER DISTRICT		
REQUIRED: LAYER 1 - > 3 FT, 30% OF LAYER 1 MUST BE LANDSCAPED WITH A CONTINUOUS SHRUB HEDGE ALONG FOUNDATION AT FACADE.		
PROVIDED: 230 SHRUBS TO SATISFY THESE REQUIREMENTS IN LAYER 1		
REQUIRED: LAYER 1 - > 15', SOD AND 1 TREE PER 50' OF FRONTAGE.		
PROVIDED: 0 TREES ALONG TAYLOR BEND ROAD DUE TO LAYER 1 LESS THAN 15 FT 6 TREES ALONG RIVER ROAD 0 TREES BUILDING SITE 16 AND 17 DUE TO DISTANCE BEING LESS THAN 15 FT		

SEC 4.3.11.H PARCEL BUFFER NOT APPLICABLE: DEVELOPMENT DOES NOT ABUT ANY SINGLE FAMILY OR TWO-FAMILY DETACHED RESIDENTIAL DWELLINGS.
SEC 5.2.3.G PUBLIC FRONTAGES PUBLIC FRONTAGE TREES SHALL BE PLACED A MIN. 3 FT AWAY FROM WALKWAYS AND 6 FT AWAY FROM PORCH EAVES, AWNINGS, AND SIMILAR OVERHEAD OBSTRUCTIONS FRONTAGE TREES NOT REQUIRED ADJACENT TO CIVIC SPACE.
PROVIDED: 10 TREES ALONG TAYLOR BEND "0 TREES ALONG RIVER ROAD" "ROW IS AT BACK OF SIDEWALK AND DOES NOT ALLOW FOR FRONTAGE TREES."
SEC 5.5 PROJECT BUFFERS NOT APPLICABLE: PROPOSED PUD DEVELOPMENT IS ADJACENT TO OTHER PUD ZONED PROPERTIES
PER PLANNING COMMISSION'S CONDITIONS OF APPROVAL LANDSCAPE SCREEN BETWEEN AMENITY AND R.O.W. 09.24.2025 - conditions of approval

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5" MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4" (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

KEY PLAN



OPEN
ARCHITECTURE

1201 HARRISON AVE.
CINCINNATI, OH, 45214
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NOT FOR
CONSTRUCTION



3
A201
1/8" = 1'-0"

ELEVATION BUILDING 1&2 - (FACING BLDG 3)



2
A201
1/8" = 1'-0"

ELEVATION BUILDING 1&2 - (FACING TAYLOR'S BEND RD.)



4
A201
1/8" = 1'-0"

ELEVATION BUILDING 1&2 - (FACING PARKING LOT)



1
A201
1/8" = 1'-0"

ELEVATION BUILDING 1&2 - (FACING RIVER RD.)

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

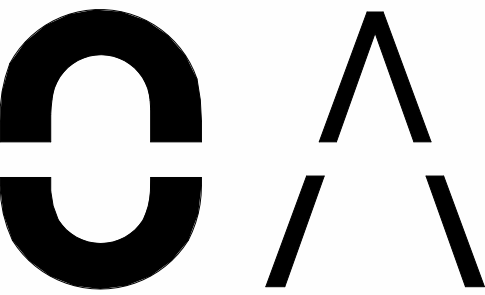
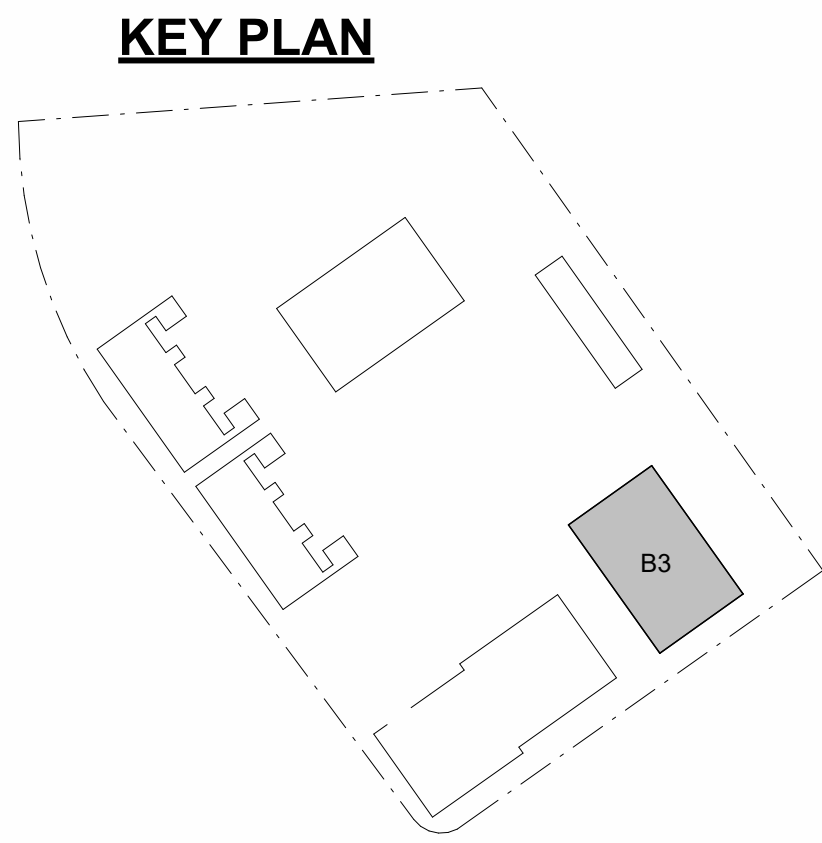
ISSUANCES		
NO.	DATE	DESCRIPTION
1	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**BUILDING 1&2
ELEVATIONS**

SHEET NUMBER:
A201

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5" MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4" (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.



OPEN
ARCHITECTURE

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CINCINNATI, OH, 45214
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NOT FOR
CONSTRUCTION



3
A203 1/8" = 1'-0"

ELEVATION BUILDING 3 - (FACING BLDG 1&2)



1
A203 1/8" = 1'-0"

ELEVATION BUILDING 3 - (FACING RIVER RD.)



4
A203 1/8" = 1'-0"

ELEVATION BUILDING 3 - (FACING BACK OF PROPERTY)



2
A203 1/8" = 1'-0"

ELEVATION BUILDING 3 - (FACING PARKING LOT)

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

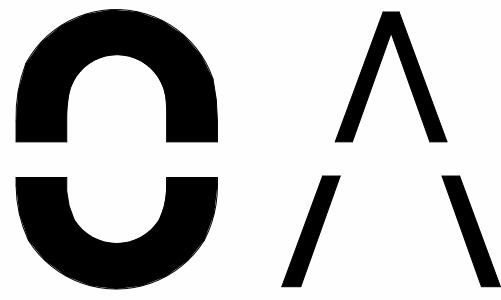
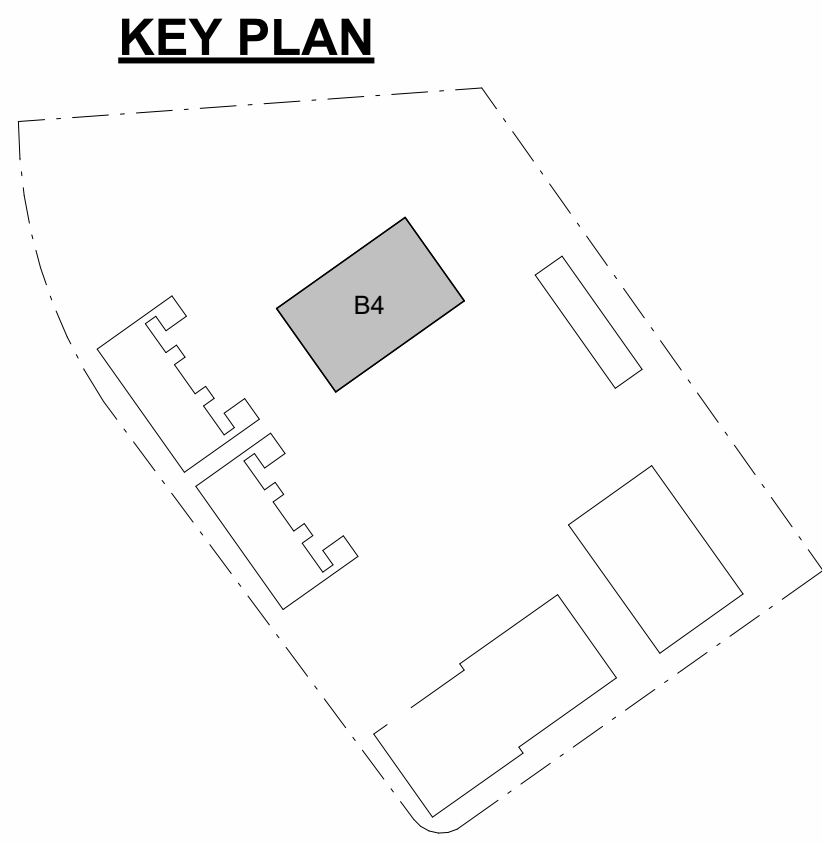
ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**BUILDING 3
ELEVATIONS**

SHEET NUMBER:
A203

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5" MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4" (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.



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ARCHITECTURE

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OPENARCHITECTURE.COM

NOT FOR
CONSTRUCTION



4
A204
1/8" = 1'-0"

ELEVATION BUILDING 4 - (FACING PARKING LOT)



1
A204
1/8" = 1'-0"

ELEVATION BUILDING 4 - (FACING TOWNHOMES)



2
A204
1/8" = 1'-0"

ELEVATION BUILDING 4 - (FACING WATER DETENTION AREA)



3
A204
1/8" = 1'-0"

ELEVATION BUILDING 4 - (FACING BACK OF PROPERTY)

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

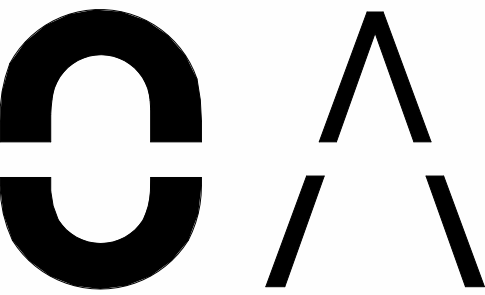
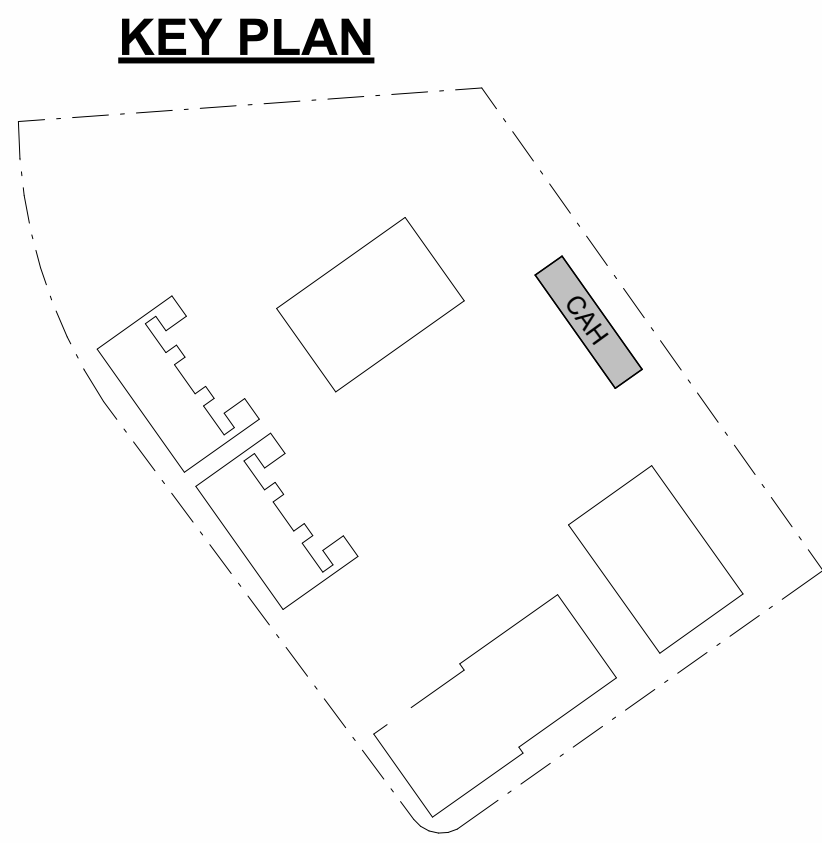
ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**BUILDING 4
ELEVATIONS**

SHEET NUMBER:
A204

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.



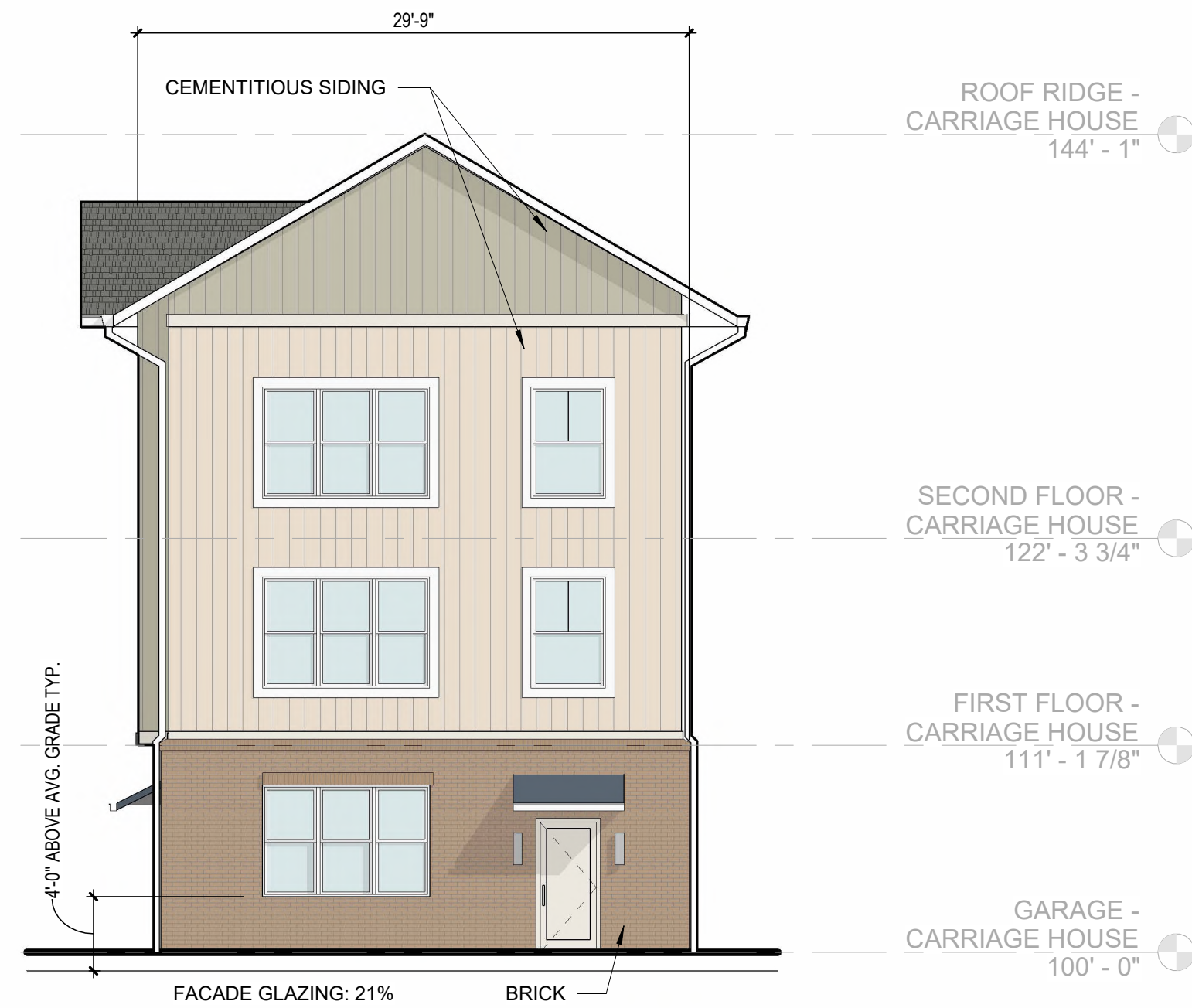
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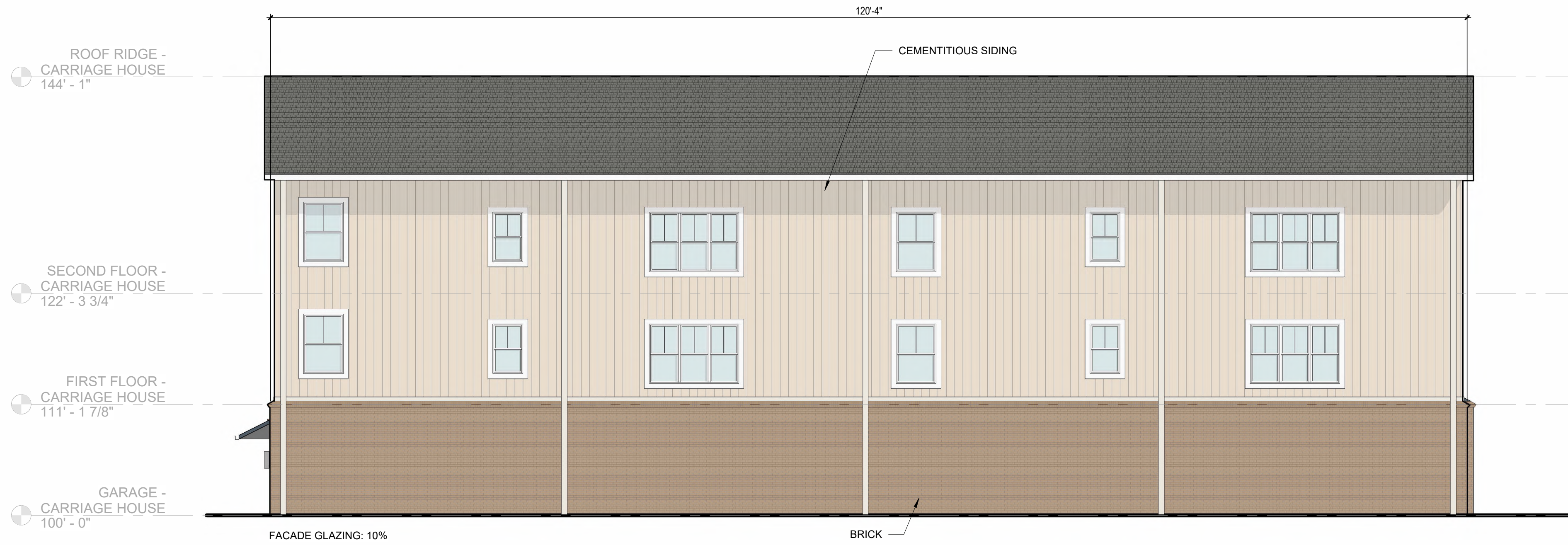
NOT FOR
CONSTRUCTION



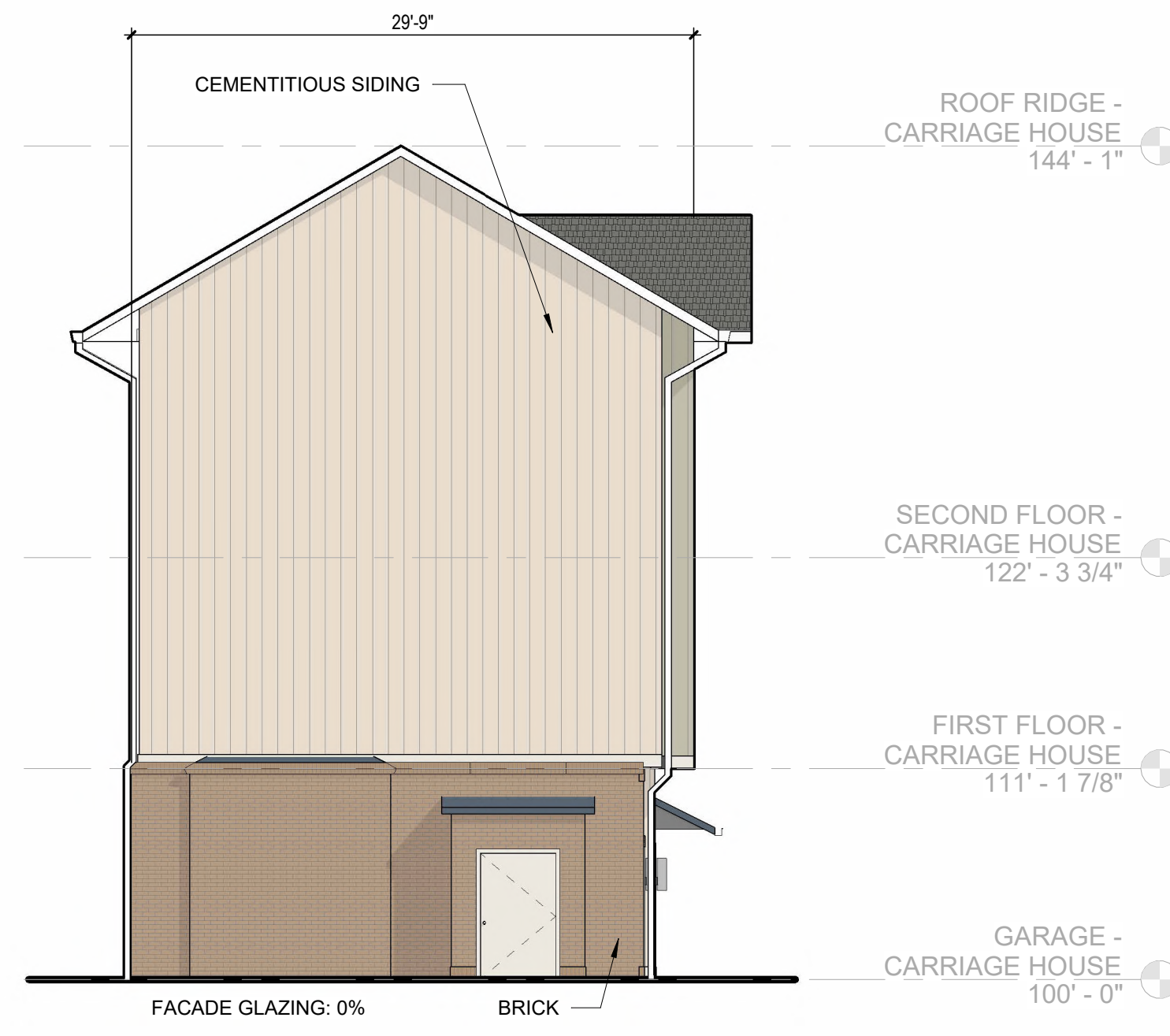
ELEVATION CARRIAGE HOUSE - (FACING PARKING LOT)



ELEVATION CARRIAGE HOUSE - (FACING RIVER RD.)



ELEVATION CARRIAGE HOUSE - (FACING BACK OF PROPERTY)



ELEVATION CARRIAGE HOUSE - (FACING WATER DETENTION AREA.)

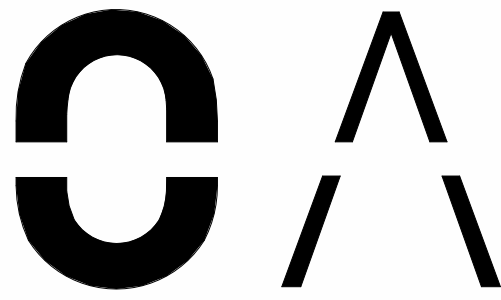
BARLOW BUILDERS & CPS LAND
TAYLORS BEND

ISSUANCES		
NO.	DATE	DESCRIPTION
1	2025.09.16	CITY COMMENTS
		REVISION
	2025.05.19	ZONING
		SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**CARRIAGE HOUSE
ELEVATIONS**

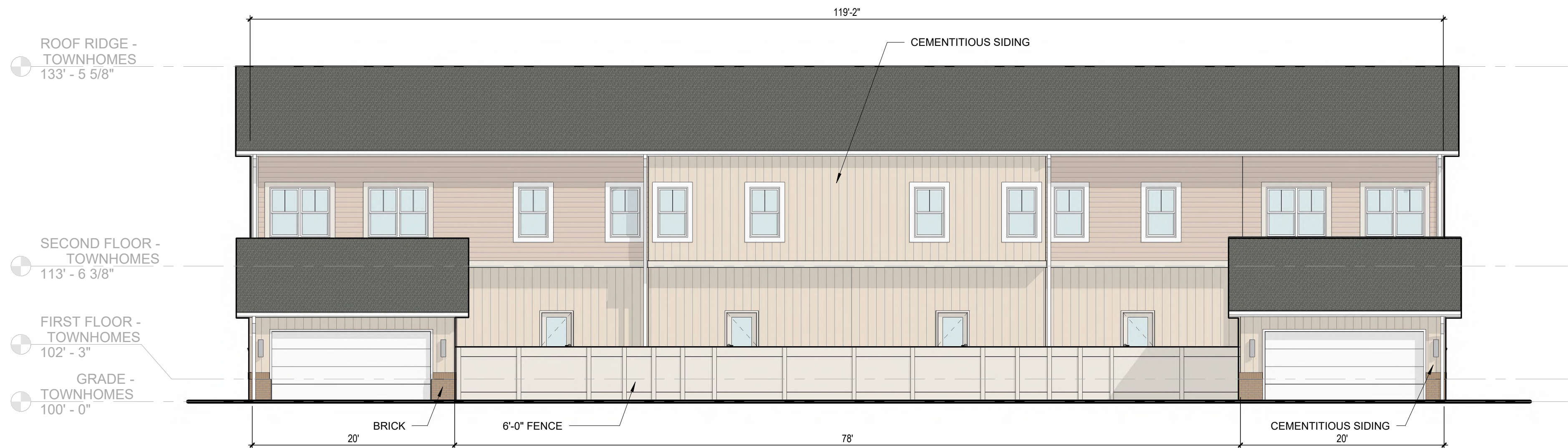
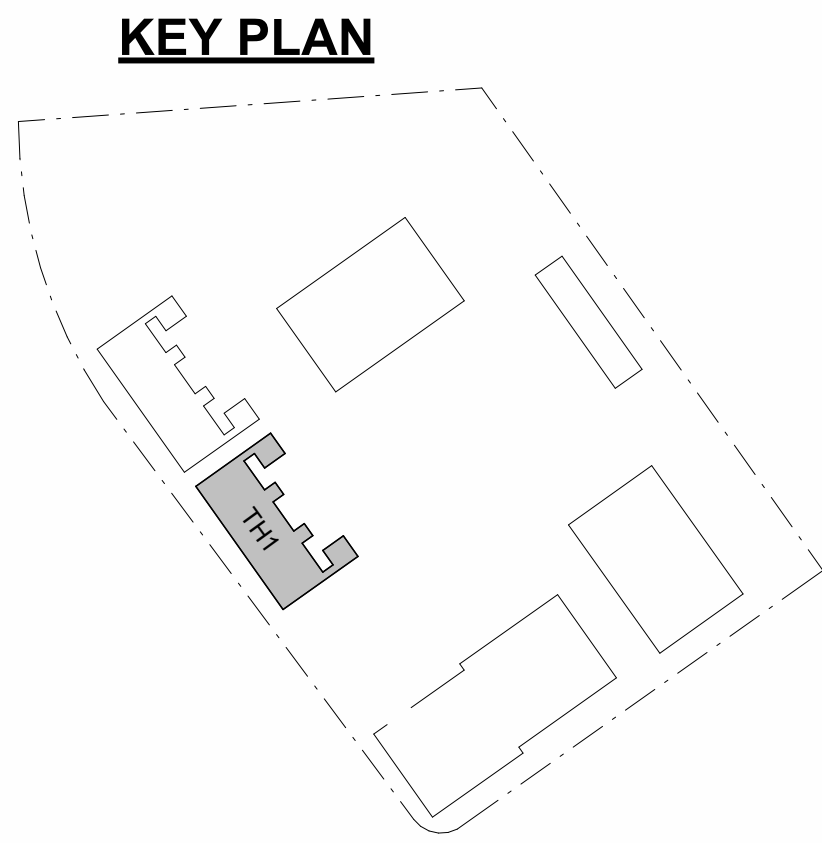
SHEET NUMBER:
A205



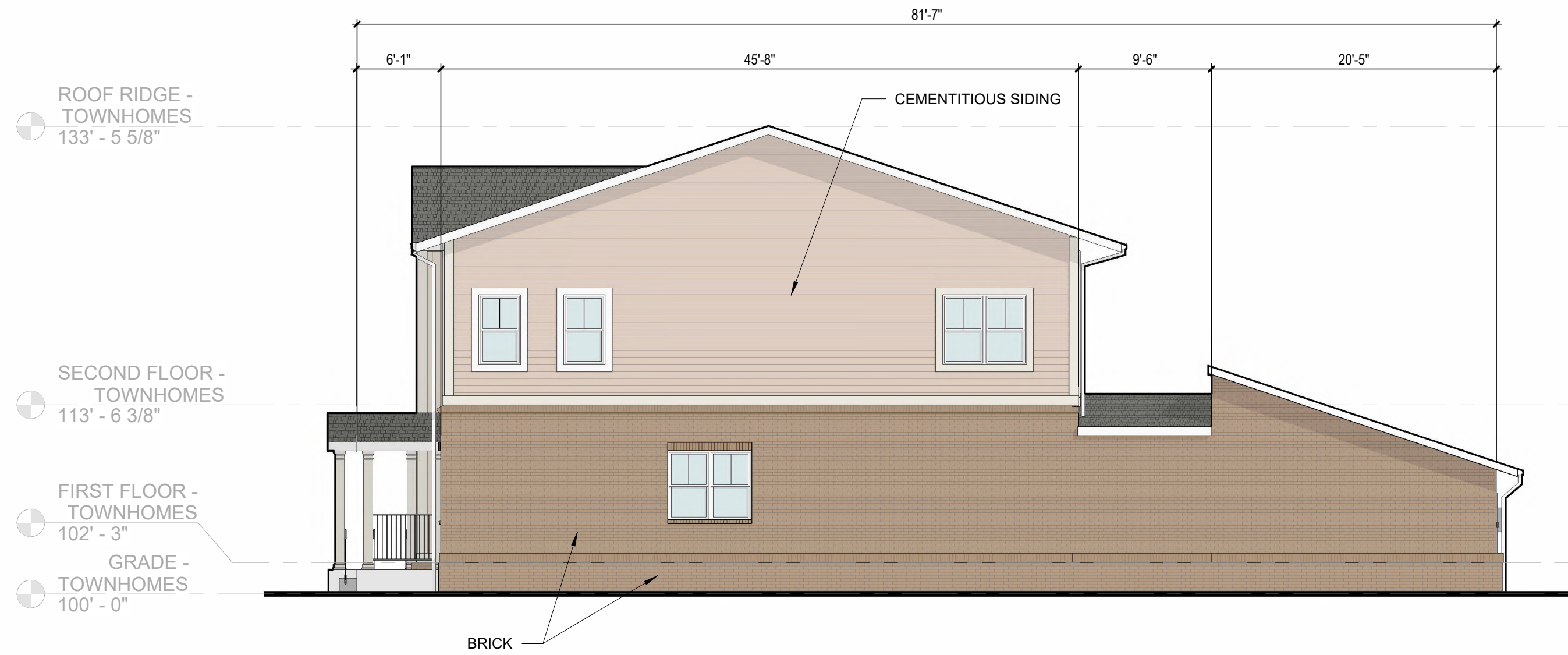
OPEN
ARCHITECTURE

1201 HARRISON AVE.
CINCINNATI, OH, 45214
OPENARCHITECTURE.COM

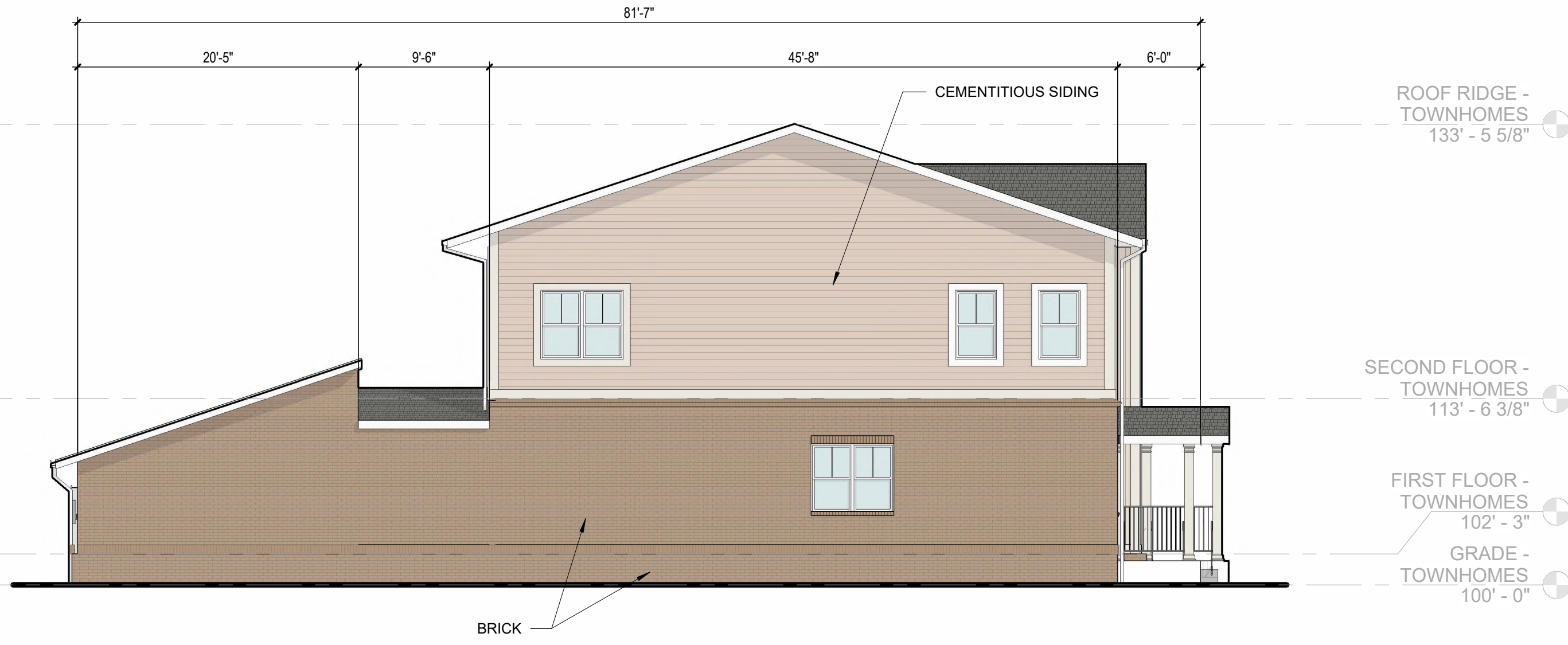
NOT FOR
CONSTRUCTION



ELEVATION TOWNHOME - ROW 1 - (FACING PARKING LOT)



ELEVATION TOWNHOME - ROW 1 - (FACING B1&2)



ELEVATION TOWNHOME - ROW 1 - (FACING ROW 2)



ELEVATION TOWNHOME - ROW 1 - (FACING TAYLOR'S BEND RD.)

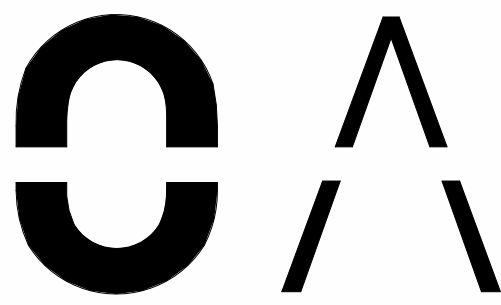
BARLOW BUILDERS & CPS LAND
TAYLORS BEND

ISSUANCES		
NO.	DATE	DESCRIPTION
1	2025.09.16	CITY COMMENTS
		REVISION
	2025.05.19	ZONING
		SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**TOWNHOME
ELEVATIONS**

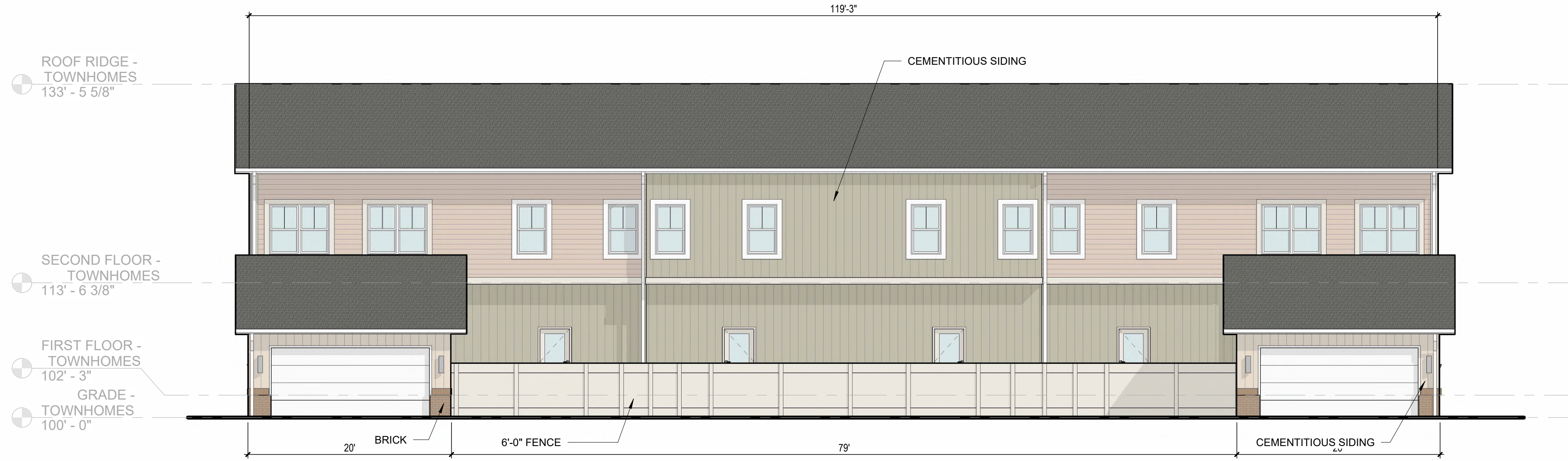
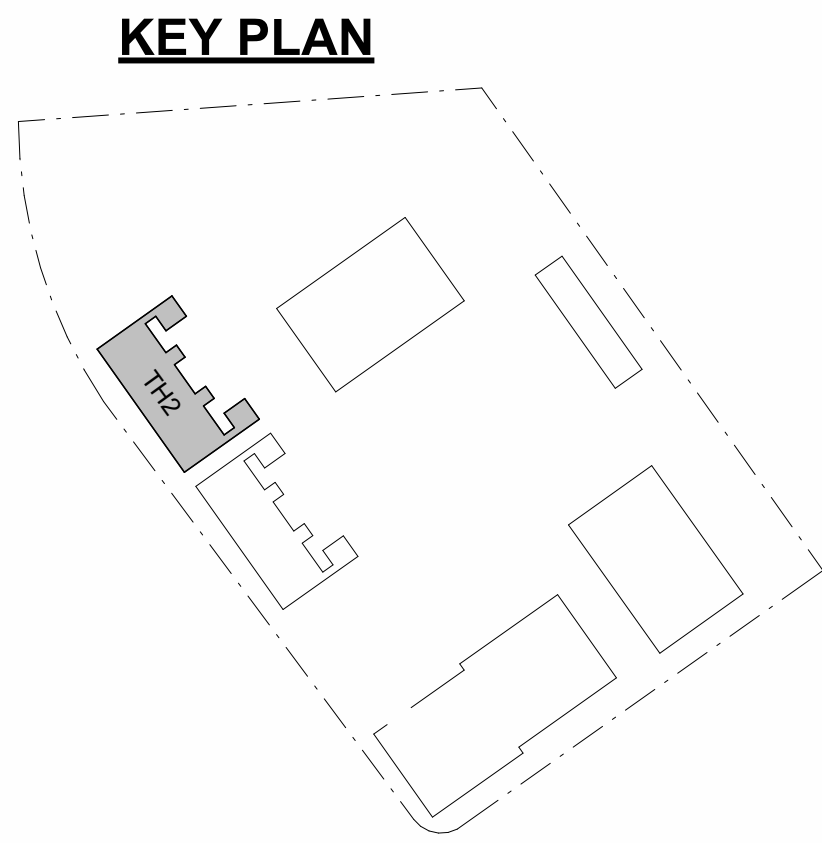
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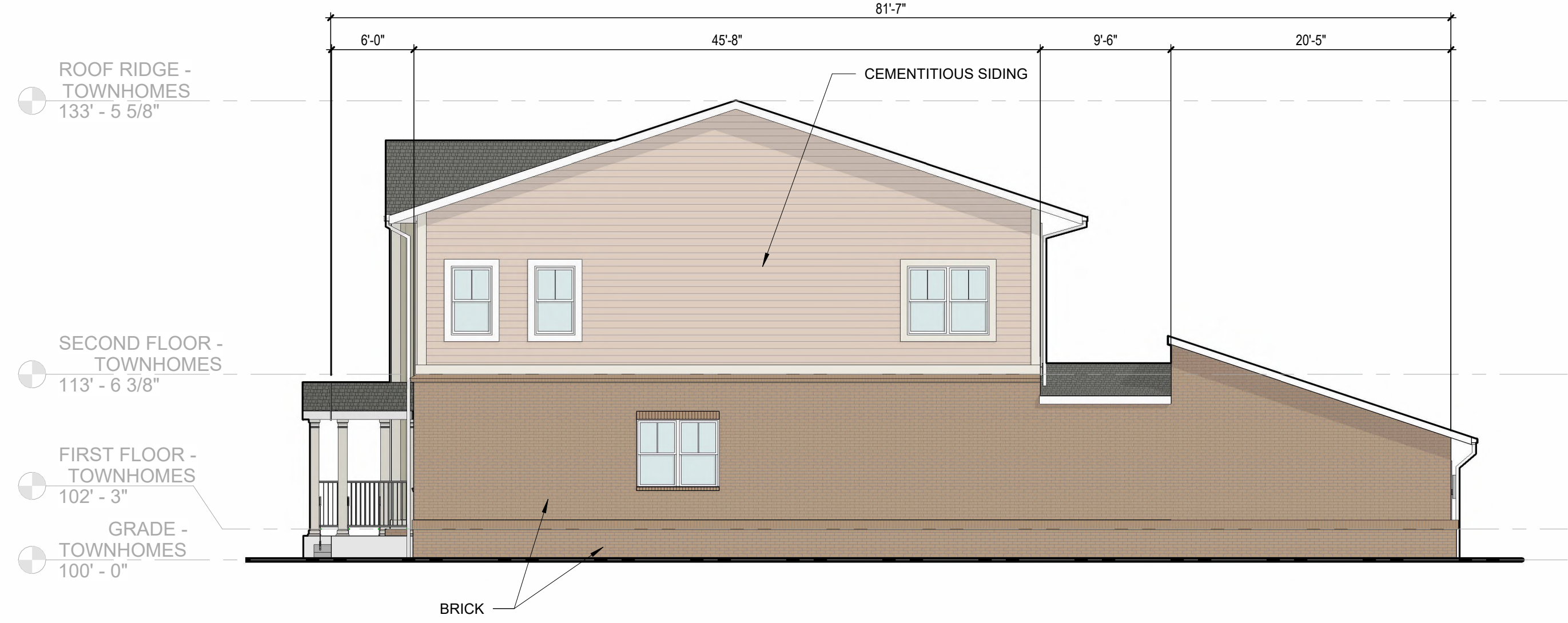
OPEN
ARCHITECTURE

1201 HARRISON AVE.
CINCINNATI, OH, 45214
OPENARCHITECTURE.COM

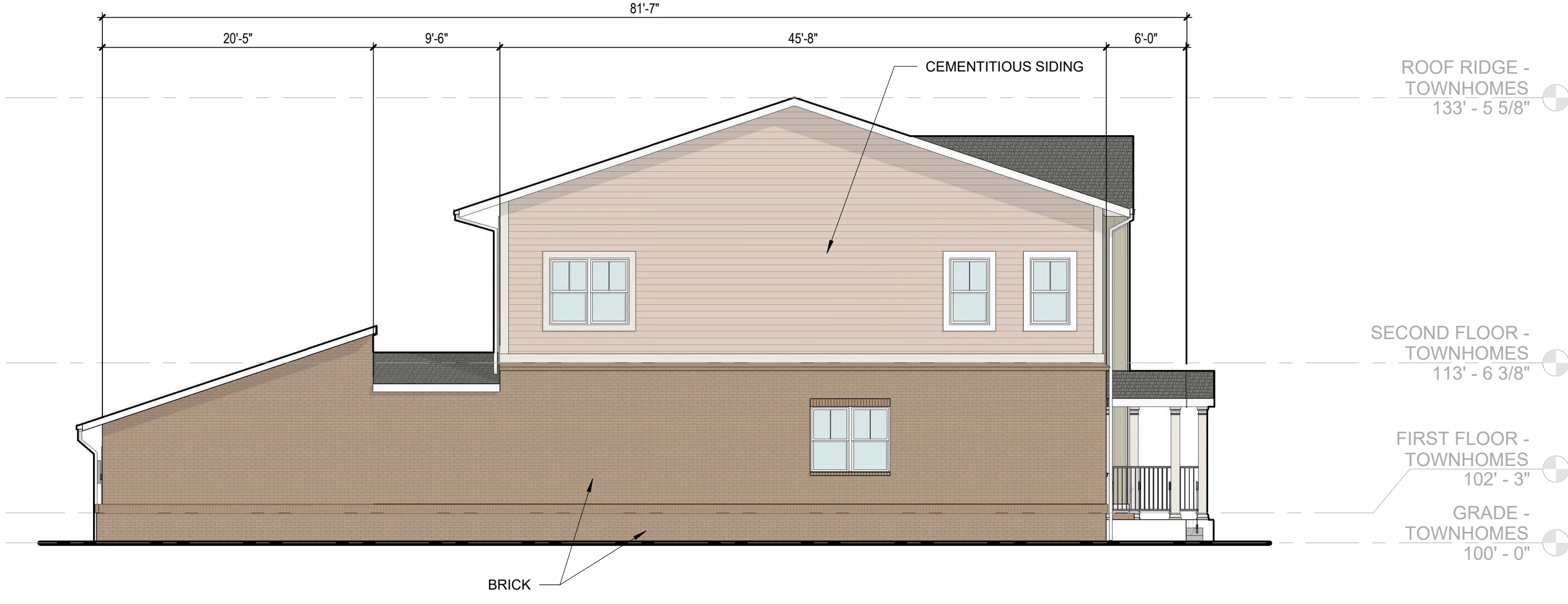
NOT FOR
CONSTRUCTION



2
A207 1/8" = 1'-0" **ELEVATION TOWNHOME - ROW 2 - (FACING PARKING LOT)**



3
A207 1/8" = 1'-0" **ELEVATION TOWNHOME - ROW 2 - (FACING ROW 1)**



4
A207 1/8" = 1'-0" **ELEVATION TOWNHOME - ROW 2 - FACING WATER DETENTION AREA)**



1
A207 1/8" = 1'-0" **ELEVATION TOWNHOME - ROW 2 - (FACING TAYLOR'S BEND RD.)**

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

ISSUANCES		
NO.	DATE	DESCRIPTION
1	2025.09.16	CITY COMMENTS
		REVISION
	2025.05.19	ZONING
		SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**TOWNHOME
ELEVATIONS**

SHEET NUMBER:
A207

Water's Edge at Taylor Bend Preliminary PUD Master Plan (Updated)

Project #:	25-0196	Location:	090 007.12
Applicant:	Greg Gamble	Case Type(s):	Preliminary PUD Master Plan
Staff Planner:	Charles Rush, Principal Planner	Proposed Use:	PUD-MU

PROJECT SUMMARY

The applicant is seeking approval for a Preliminary PUD Master Plan to establish a Planned Unit Mixed Use Development (PUD-MU). The PUD-MU proposes a total of 94 units, which have a combination of townhomes and multi-family buildings (82 dwelling units in 5 multi-family buildings, and 12 dwelling units from townhomes) (which is a total of Total Density of 18.8 DUA for the proposed development). **It is worth noting that the property is already zoned PUD. That means that they do not have to meet the requirements of a development parcel. Usually, PUD-MU zoning requires more than 10 acres or a new Thoroughfare, Internal Drive, and or alignment of Thoroughfare/Internal Drive, thus creating a development parcel. In the PUD-MU section of the Zoning Ordinance, there is an asterisk mark around density per acre being tied to a development parcel. PUD-MU standards max density is 12 Density Units per acre max, and the Planning Commission can look to that requirement for guidance.;**

- The target site is +/- 5.0 acres.
- Each of the proposed buildings is on its building site. A total of 17 building sites are within the proposed PUD-MU development.
- Per the zoning PUD-MU standards, a total of 20% of building sites are allowed to front a pedestrian way instead of a thoroughfare. A total of 2 of the proposed 17 buildings are proposed to be enfronted by a pedestrian way, which makes 12% of the buildings (Buildings 16 & 17).
- The property is currently zoned Planned Unit Development (PUD); however, the previous Multi-Family PUD plan was approved in July 2020 and has expired due to inactivity. The PUD-MU zoning designation is supported in Connect Columbia; the area is reflected as the City Center & Urban Village Future Land Use Character Area.

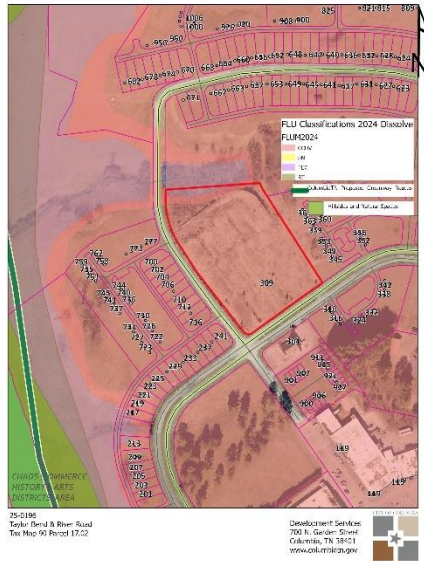
- Parcel size is required to be a 10-acre minimum for a PUD-MU zoning classification; however, this parcel is already zoned PUD.
- A civic space is included, which has a patio and grill seating area, an amenity pool and pool deck, and an entertainment lawn and/or dog park. 5% is the requirement for Civic Spaces, and the applicant has provided 6.2%.
- The site has vehicular access along Taylor Bend and River Road.
- Parking: Attached dwellings, except for Two Family Dwellings, parking requirement is 2 per Dwelling Unit in PUD-R & PUD-MU. 94 units x 2 per unit = 188 total parking spaces needed. 1 parking space is needed per 5,000 sq ft of civic space (3 parking spaces meet the requirement). $188+3=191$ parking spaces required, and 209 parking spaces are shown. 248 parking spaces are permitted with 30% adjustment above base parking ratio.
- Elevations: The proposed townhomes & multifamily buildings are using brick and cementitious siding (Hardie board).
- **Deviations Request:** Façade Windowsill height, if residential: 5 ft min. above average grade at façade (proposed 4 ft min).
- Proposed small multi-family building 1 does not meet frontage build-out requirements of 60% (56%) and thus would require a deviation.
- The DRC reviewed this proposal at its June 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- Staff review included standard comments and requests for technical corrections.
- The Planning Commission is the **Recommending Body** for Preliminary PUD Master Plans.
- The City Council is the **Approving Body** for Preliminary PUD Master Plans.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

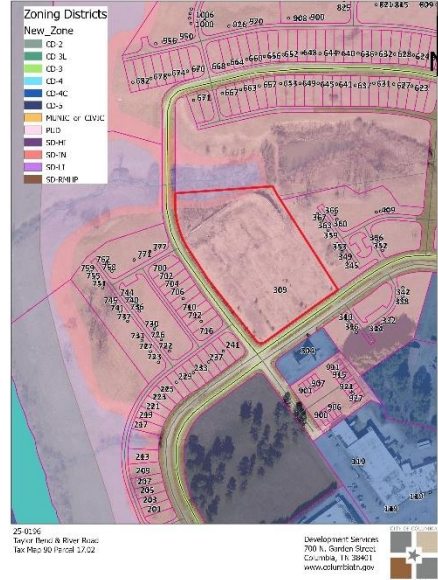
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	In Development	Vacant	+/-5 Acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES

	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	PUD	Undeveloped
North	City Center Urban Village	PUD	Townhomes
South	City Center Urban Village	PUD/CD-4C	Townhomes/Commercial
East	City Center Urban Village	PUD	Townhomes
West	City Center Urban Village	PUD	Townhomes/Undeveloped

The subject site is currently undeveloped. The property is surrounded by townhomes to the east and west and by a realtor's office to the south.

CONFORMITY WITH ZONING ORDINANCE

Deviations Request:

- Façade Windowsill height, if residential: 5 ft min. above average grade at façade (proposed 4 ft min).
- Proposed small multi-family building 1 does not meet frontage build-out requirements of 60% (56%)

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.



Additional Comments:

***Red text below are deviations for the PUD-MU standards**

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	Required	Proposed
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max (except townhomes) 18 ft. min/ 24 ft. max for townhomes with a max of 6 units attached (100' max). Small Multifamily Buildings are 100' max.	Townhome Building Site 1: 20' Townhome Building Site 2: 20' Townhome Building Site 3: 20' Townhome Building Site 4: 20' Townhome Building Site 5: 20' Townhome Building Site 6: 20' Townhome Building Site 7: 20' Townhome Building Site 8: 20' Townhome Building Site 9: 20' Townhome Building Site 10: 20' Townhome Building Site 11: 20' Townhome Building Site 12: 20' Large Multi-family Building Site 13: 91.5' Large Multi-family Building Site 14: 137.3' Large Multi-family Building Site 15: 97.8' Small Multi-Family Building Site 16: 46' Large Multi-family Building Site 17: 170.4'



Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage (up to 20% of building Sites are allowed to enfront a pedestrian way instead of thoroughfares)	The façade of the building enfronts a dedicated thoroughfare. Building Sites 16 and Building 17 enfronts a pedestrian way, proposed 12%
Building Height:	2 stories minimum <i>*Subject to adjacent uses in PUD MU per Planning Commission</i>	All proposed structures meet or exceed requirements.
Frontage Buildout:	60% minimum	Townhome Building Site 1: 66.7% Townhome Building Site 2: 100% Townhome Building Site 3: 100% Townhome Building Site 4: 100% Townhome Building Site 5: 100% Townhome Building Site 6: 66.7% Townhome Building Site 7: 66.7% Townhome Building Site 8: 100% Townhome Building Site 9: 100% Townhome Building Site 10: 100% Townhome Building Site 11: 100% Townhome Building Site 12: 66.7% Large Multi-family Building Site 13: 97% Large Multi-family Building Site 14: 86% Large Multi-family Building Site 15: 81% Small Multi-Family Building Site 16: 56% Large Multi-family Building Site 17: 79%
Setbacks:	Principal Buildings Front: 0-20 ft. Front (Secondary): 0-20' Side: 0' attached, otherwise 10 ft- 24ft. Rear: NR.	Front: 10-13' Townhomes; 10-15' Multi-family Front (Secondary): 4' Side: - 0'; 10'-24' Rear: NR

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	Required	Proposed
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	Main entrance enfronts a defined street section or pedestrian way..



Vertical Composition:	Identifiable Base, Middle, & Cap.	The facade includes a defined base and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. A façade greater than 100' shall be differentiated so that it appears to be comprised of two or more adjacent buildings.	The principal frontage is parallel to the frontage line and provides the façade into segments separated by cornice height and wall materials, and includes modulation every 100' by separation of vertical and horizontal elements.
Façade Openings:	20 ft. or less spacing for windows/doors.	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, 50% for shopfront.	Other buildings meet the requirements of 20% minimum. Townhome calculations are needed, but must meet the 20%-60% requirement.
Window Shape:	Square or vertical proportions.	All windows are square or vertically proportioned
Window Alignment:	Upper-floor windows and other features must be aligned with those of the first floor.	Buildings conform to this requirement (see elevations)
Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows are proposed to be clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations contain window trim and rowlock and soldier course around window areas where brick is used as a façade material.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	(proposed 4 ft min).
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	Requirement is met.
Roof Type & Pitch:	Flat/ Shed (P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may	Flat & Gable

	have a shed roof anywhere on the Building) Hip/ Gable/ Ptch 6:12-14:12, (except for shed roofs which may be 3;12-14;12 and except rof pitch may match the primary roof	
Primary Building Materials:	Brick, Natural Stone, Wood, Cementitious Siding, Authentic stucco over masonry	Brick & Cementitious siding
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary PUD Master Plan at its June 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.K of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. Without limitation to Section 8.5.21.B.2 above, approval of Rezoning of property to a PUD District, Zoning Text Amendment application related to a PUD, or a Master PUD Development Plan are subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21.B.2 and that the proposed Development, such applications, and approvals:

Approval of a Master PUD Development Plan [is] subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21 B.2 and that the proposed Development, such applications, and approvals:

- a. conforms to all applicable standards and requirements of this Ordinance,
- b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
- c. will not significantly interfere with the use and enjoyment of other land in the vicinity;
- d. adequately conserve woodland and the protect water courses from erosion and siltation;
- e. maximizes safety, convenience, and amenities for the residents and visitors of the Development; and
- f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.K.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to render a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.Q)

SAMPLE MOTIONS

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented [, *subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 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

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.

CERTIFICATION: N/A

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.

**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).**

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by zoning property herein described and being annexed by Resolution No. 25-70 to CD-3 (Neighborhood Character District).

Section 2: Said property being annexed by Resolution No. 25-70, is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described in Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map depicting the proposed CD-3 (Neighborhood Character District) zoned area is identified as Exhibit “B” and is attached hereto and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval, by a vote of five to one, on the 10th day of September, 2025, and after a public hearing held on the 9th day of October, 2025, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee, twenty-one (21) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;
- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon adjoining property owners.

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 13th day of November, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st consideration: _____

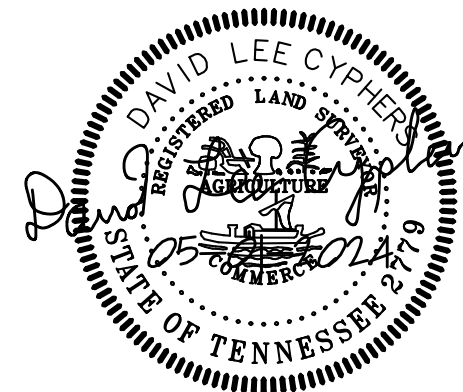
Passed on 2nd consideration: _____

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC (GPS) OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM USING U.S. SURVEY FOOT (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEOID MODEL MDT TN 25012A), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2. HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm.
2. THE WITHIN DESCRIBED TRACT LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) AS EVIDENCED ON FEMA MAPS NUMBERED 47190C0195E ON THE FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE (DATED REVISED 04-16-2007).
3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
6. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
7. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
8. THE SUBJECT TRACT IS SHOWN ON MAURY COUNTY TAX MAP 73, AS PARCEL 17.02.
9. ALL IRON RODS (SET) ARE CAPPED AND STAMPED "H.H. SURVEY".

☉ IPF (IRON PIN FOUND)
 ☉ IPS (IRON PIN SET) H AND H SURVEY
 □ CONCRETE MONUMENT
 —OHP— OVERHEAD UTILITY LINES
 ===== WATER LINES

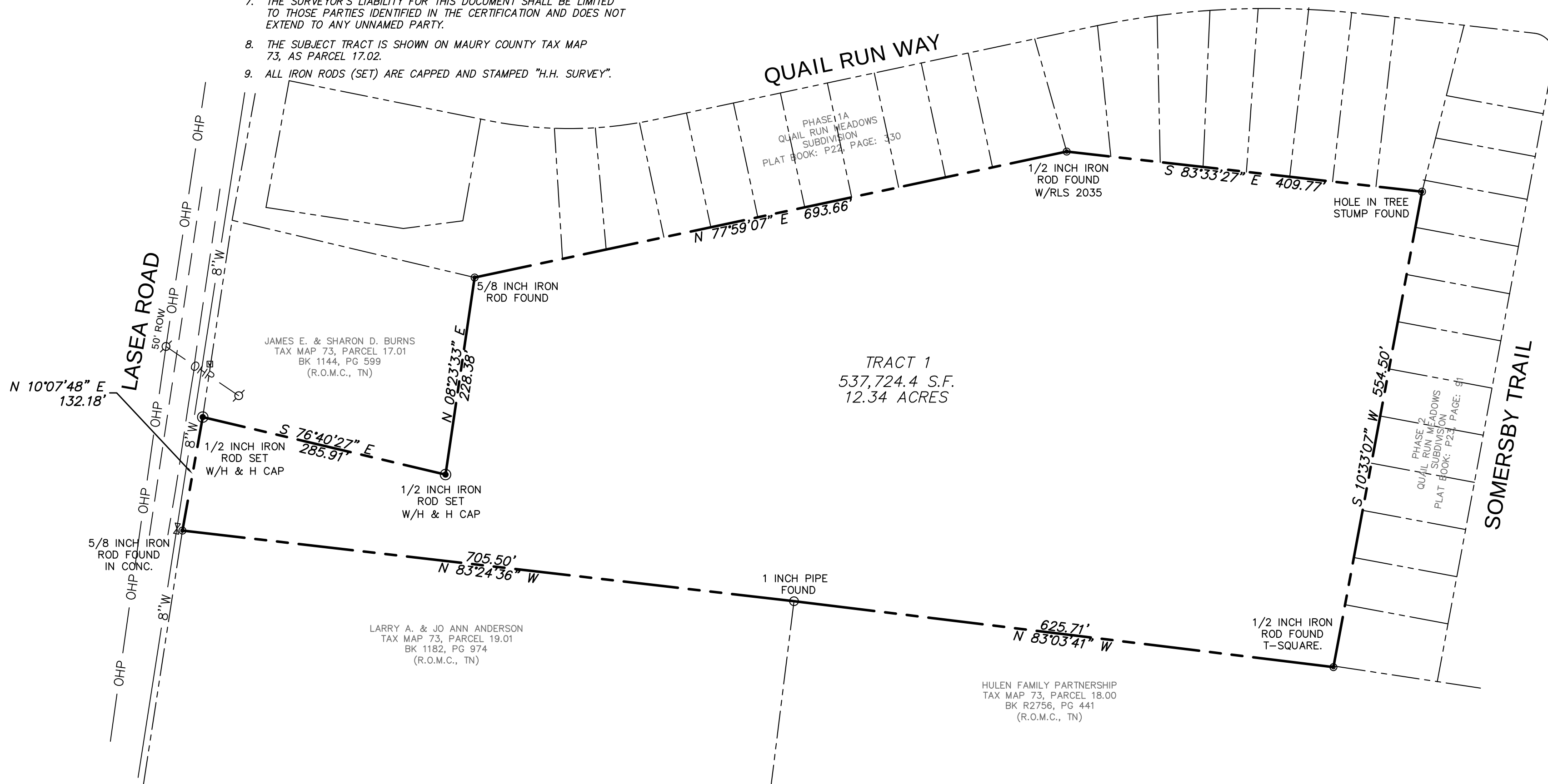


IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW



I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION,
AS A LAND SURVEYOR REGISTERED IN THE STATE OF
TENNESSEE, THE WITHIN SURVEY REPRESENTS A
CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN
ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE
RATIO OF PRECISION OF THE UNADJUSTED SURVEY
EXCEEDS 1:10,000. THE FIELD WORK FOR THIS SURVEY
WAS COMPLETED ON 01/29/2024.

DAVID LEE CYPHERS
RLS NUMBER 2779
DATE: MAY, 01, 2024



BOUNDARY SURVEY

THE MIKE SPARKS PROPERTY
0 LASEA ROAD
SPRING HILL, MAURY COUNTY, TENNESSEE
TAX MAP 73, PARCEL 17.02
RECORD BOOK R2379, PAGE 457-(R.O.M.C., TN)

DRAWN BY: TSH	CHECKED BY: DLC
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$$\text{Scale} \cdot 1'' = 100'$$

0' 50' 100' 200'

GRAPHIC SCALE

DATE: MAY 01 2024

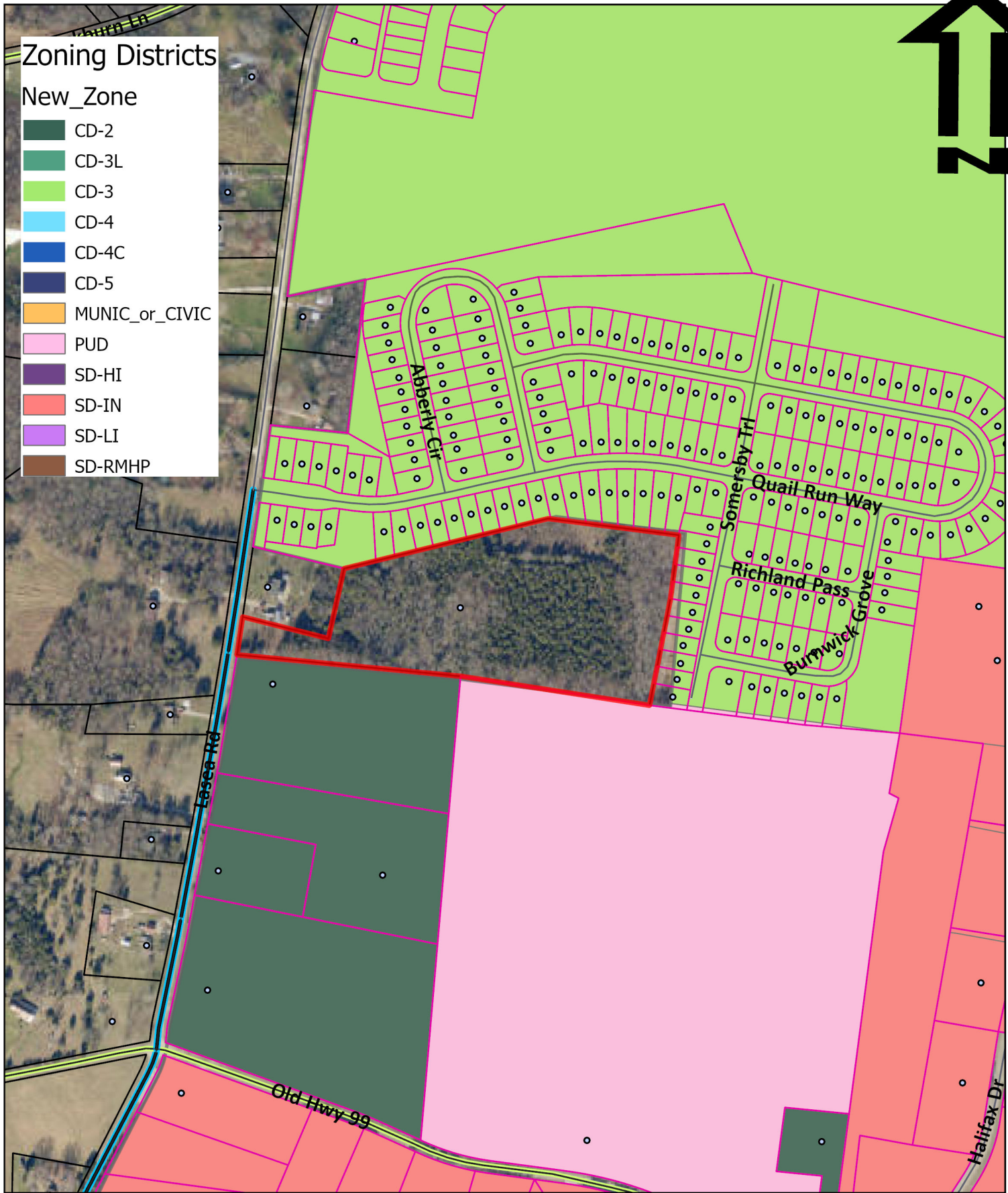
MISSIONS

CHANGE

JOB NO. 2023-0498
SHEET 1 OF 1

H & H LAND SURVEYING, INC.

P.O. BOX 2433
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: office@handhland.com



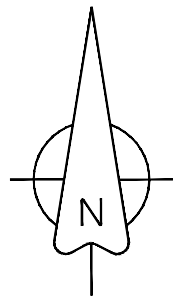
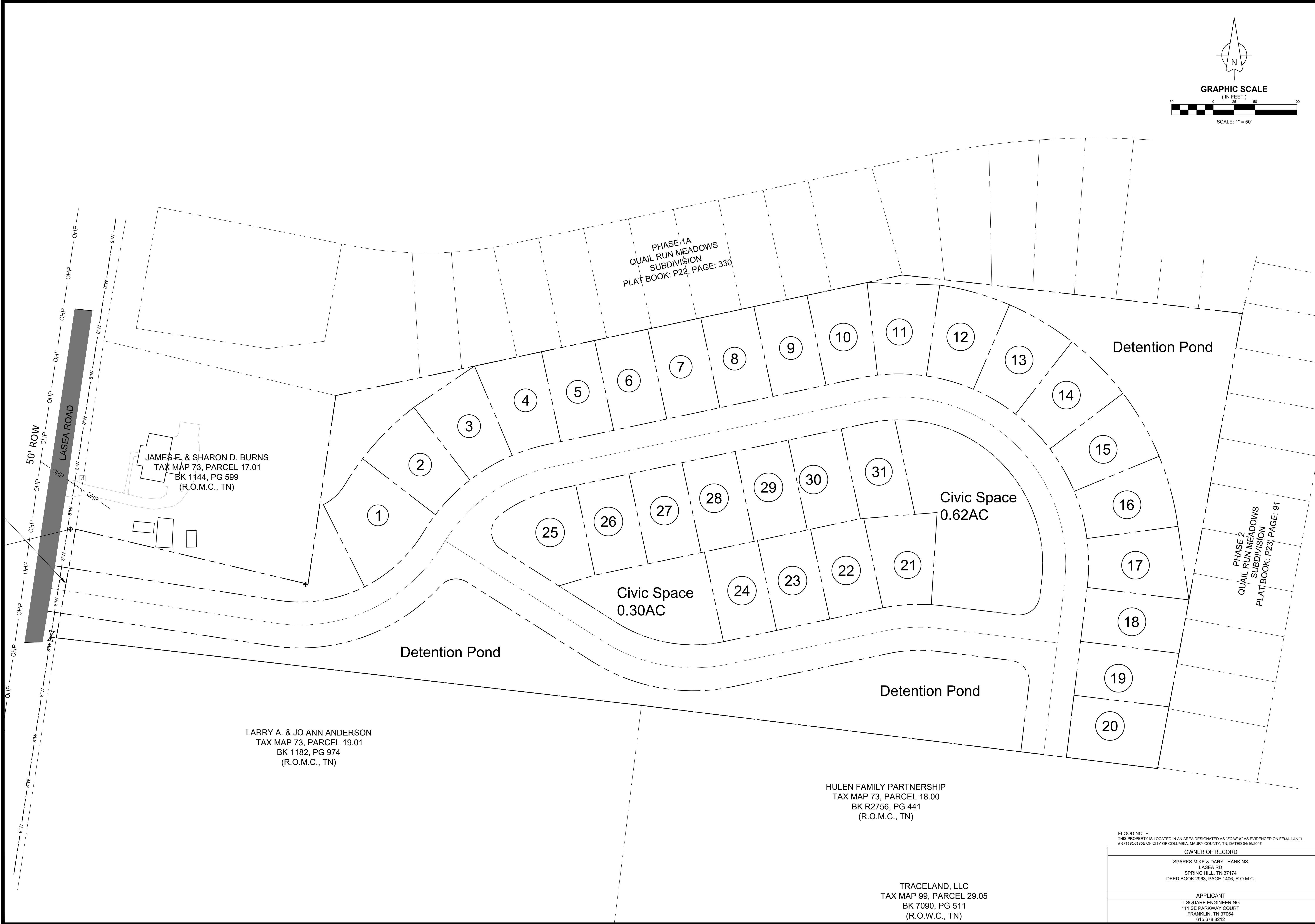
Ordinance No. 4564 - Exhibit B

Lasea Road
Tax Map 73 Parcel 17.02

Development Services
700 N. Garden St.
(931) 560-1560
www.columbiatn.gov

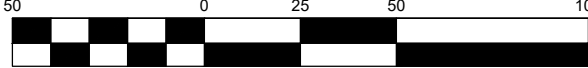


P:\Projects\2024\0813 1616 Lasea Rd. - Mike Sparks\Reference\24-0813 Concept Plan.dwg, 1/8/2025 8:35:02 AM



GRAPHIC SCALE

(IN FEET)



SCALE: 1" = 50'

REVISIONS

DATE

NO.

DATE: 09/06/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

CONCEPT PLAN

MAP 073, PARCEL 017.02
COLUMBIA, TENNESSEE

1616 LASEA ROAD

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 4711PC0195E OF CITY OF COLUMBIA, MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD

SPARKS MIKE & DARYL HANKINS
LASEA RD
SPRING HILL, TN 37174
DEED BOOK 2963, PAGE 1406, R.O.M.C.

APPLICANT

T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

TRACELAND, LLC
TAX MAP 99, PARCEL 29.05
BK 7090, PG 511
(R.O.W.C., TN)

HULEN FAMILY PARTNERSHIP
TAX MAP 73, PARCEL 18.00
BK R2756, PG 441
(R.O.M.C., TN)

LARRY A. & JO ANN ANDERSON
TAX MAP 73, PARCEL 19.01
BK 1182, PG 974
(R.O.M.C., TN)

JAMES E. & SHARON D. BURNS
TAX MAP 73, PARCEL 17.01
BK 1144, PG 599
(R.O.M.C., TN)

PHASE 1A
QUAIL RUN MEADOWS
SUBDIVISION
PLAT BOOK: P22, PAGE: 330

PHASE 2
QUAIL RUN MEADOWS
SUBDIVISION
PLAT BOOK: P23, PAGE: 91

Civic Space
0.62AC

Civic Space
0.30AC

Detention Pond

Detention Pond

Detention Pond



T-SQUARE ENGINEERING

PROJECT

24-0813

SHEET

C-0.0

1616 Lasea Road Annexation & Rezoning

Project #:	25-0275	Location:	Tax Map 73 Parcel 017.02
Applicant:	Louis Sloyan	Case Type(s):	Annexation & Rezoning
Staff Planner:	Charles Rush	Proposed Use:	Residential

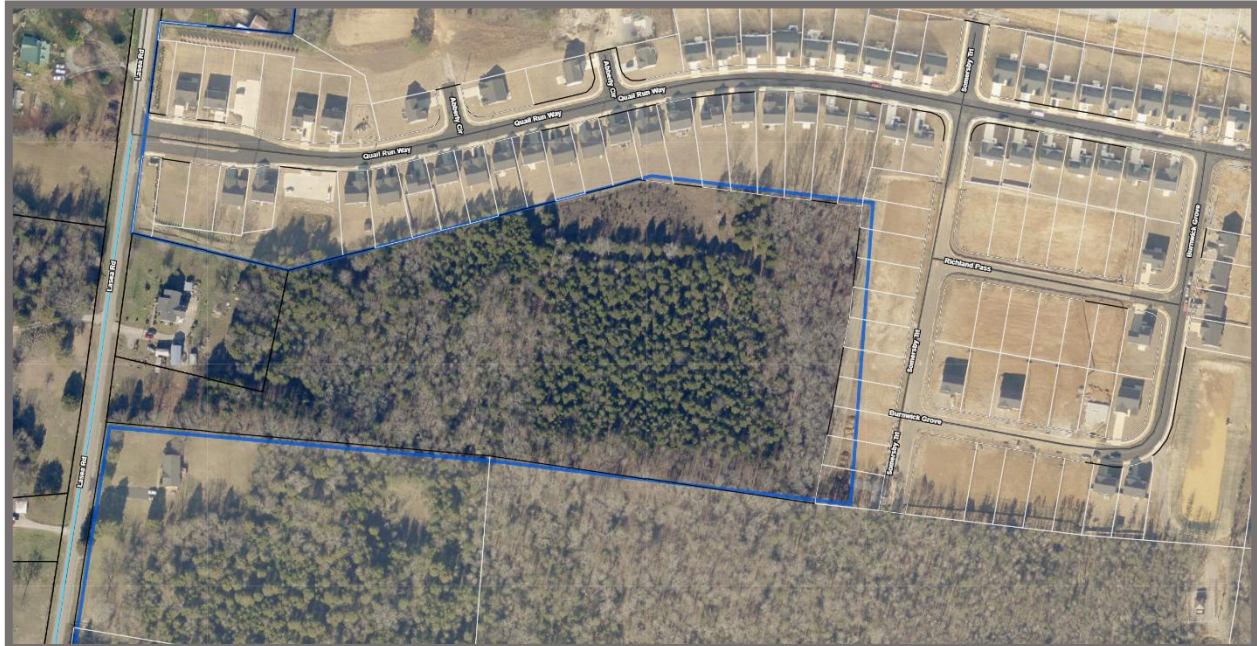
PROJECT SUMMARY

The applicant requests annexation with a plan of services for 12.4 acres located on Lasea Road (just north of the I-65 Bear Creek Pike exit). With this annexation request, a zoning of CD-3 has been requested.

- The subject site is located on the north-west side of the Bear Creek Pike/I-65 exit.
- The subject property is adjacent to the city limits both north and south. Immediately adjacent to the Quail Run Meadows Subdivision.
- The Development Review Committee (DRC) evaluated this application at its August 2025 meeting with comments associated with the request.
- A conditional water availability letter has been issued by CPWS. The letter noted the following: the current CPWS system is only able to support a fire flow up to 850 gpm within the development until a (planned) water main connection on Blackburn Road at Clara Mathis Road, then the system will be able to support fire flows above 1,000 gpm at this development project location. The timing of the water system improvements on Blackburn Road is not known, but a rough estimate is within the next 2 years. If sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed project.
- A concept plan, which was submitted, indicates 31 total lots. This concept plan is non-binding.
- The proposed development is consistent with the future land use map (located in Connect Columbia) and is labeled as being Suburban Neighborhoods (SN). SN indicates which Character Districts align with this development pattern. CD-3 is permitted within the SN designation.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The Planning Commission is a **recommending body** for the annexation, in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Vacant	Residential	+/- 12.4 acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES

	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	County	Vacant
North	Suburban Neighborhood	CD-3	Single-Family Residential
South	City Center & Urban Village	CD-2	Single-Family Residential
East	City Center & Urban Village	Civic	Vacant
West	Rural Transitions	County	Single Family Residential/Vacant

CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhoods: The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as a whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools

Suburban Neighborhoods

Character & Intent

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Land Use Considerations

The primary land use is low-density detached housing. Along arterial roadways, primary uses may include offices, retail, and all forms of medium-density housing. Secondary land uses include accessory dwellings, two-family homes, civic uses, institutional uses, schools, religious facilities, utility facilities, parks and open space. New industrial and warehouse uses are inappropriate.



Form & Pattern

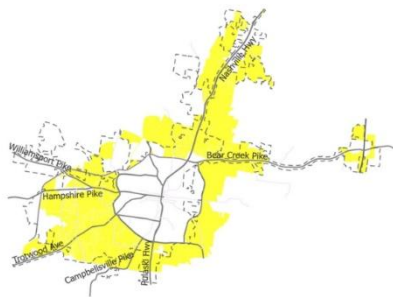
The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land use is distinguished from RT in the organization of lots and thoroughfares to form blocks. Physically separated developments which do not extend established block formation and roadway networks are inappropriate. The density of streets and blocks increases with proximity to CCUV and community anchors. Implementing bulk and design standards loosely delimit the public and domestic realms though the application of layers and front-to-back discipline of lots. Along arterial roadways, commercial corridors of varying intensities emerge over time with a high-quality built environment typified by a mix of building types and a balance between automobile-oriented and pedestrian-oriented design. The physical intensity of development along arterial corridors varies based on the surrounding residential density and the roadway's place in the transportation network. New development should accompany concurrent extension of complete urban services. Parking is provided on-site by private land users, supplemented by on-street spaces.

Implementing Districts

- Neighborhood-Large Lot CD-3L
- Neighborhood CD-3
- General Urban-Corridor CD-4C (only along Arterial roadways)
- Manufactured Home Park SD-MHP
- Residential PUD PUD-R
- Mixed Use PUD PUD-MU
- Civic CV

Implementing Standards

- General Development Pattern: Mixed Uses & Isolated Uses
- Density (density unites per acre): 4 - 24 du/ac
- Building Height: 1 - 4 stories
- Open Space Elements: Civic Spaces, Parks & Greenways





Land Use: A Guide for Orderly & Beneficial Growth | 36

CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The concept plan indicates that the property can be developed within the Character Neighborhood District (CD-3).

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its meeting in April 2025. A full list of comments and the applicant's responses is provided in the agenda packet. Some key comments are noted below.

- **Engineering:** Provide ROW/roadway connection to south and north properties (17.01 & 19.01).
- **Planning:** No Comments.
- **Fire Marshal:** No comments.
- **Columbia Water:** The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.
- **Wastewater:** No comments

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its August 2025 meeting, as directed by **Section 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section 8.5.19 of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section 8.5.19.H.4 of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:



- a. *The Rezoning¹ is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.*

SAMPE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the request to annex with plan of services as presented, subject to technical comments and other conditions presented by planning staff.

Deny:

Move to recommend denial of the requested annexation with a plan of services and zoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

¹ **Rezoning:** A change in the district boundaries or district classifications of the Zoning map pursuant to Section 8.5.19. **For the purposes of the Ordinance, rezoning also includes the initial zoning of a property that occurs with annexation.**

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [applicant/staff] provide: [list additional information] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560
Travis Neas, Building Official tneas@columbiatn.gov

AGENDA ITEM TITLE: 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

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 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. The notice of Public Hearing was advertised in Main Street Maury on September 24, 2025.

CERTIFICATION: N/A

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

**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**

BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1: That Title 12, Chapter 1 of the Columbia Municipal Code, pertaining to the building code, is hereby amended by repealing and deleting Sections 12-101, 12-102, and 12-103 and replacing Sections 12-101, 12-102 and 12-103 as follows:

12-101, Building Code Adoption. Pursuant to authority granted by Section 6-54-501 et seq. of the Tennessee Code Annotated, and for the purpose of regulating the construction, alteration, repair, or use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to any building or structure, the International Building Code (IBC) 2024 Edition, and the appendices specified in Section 12-102, as hereinafter amended, as prepared and adopted by the International Code Council, Inc. are hereby adopted and incorporated by reference, as part of this code, and is hereinafter referred to as the building code.

Furthermore, the City of Columbia hereby adopts the 2024 Editions of the International Fuel Gas Code (IFGC); International Mechanical Code (IMC); International Plumbing Code (IPC); International Energy Conservation Code (IECC); International Existing Building Code (IEBC); International Property Maintenance Code (IPMC); International Swimming Pool and Spa Code (ISPSC); International Residential Code (IRC); and the ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities, including appendices specified in Section 12-102.

12-102. Modifications.

Appendix E to the International Building Code (IBC), 2024 Edition, is adopted.

Appendices BB, BE, BF, and BO to the International Residential Code (IRC), 2024 Edition, are adopted.

The following sections of the International Building Code (IBC), 2024 Edition, are amended as follows:

Section 101.1 Insert "City of Columbia, Tennessee"

Section 1612.3 Insert "City of Columbia, Tennessee"

Section 1612.3 Insert "most recent F.I.R.M. map or letter of map revision for that area"

The following sections of the International Residential Code (IRC), 2024 Edition, are amended as follows:

Section R101.1 Insert "City of Columbia, Tennessee"

Section R309.1 and R309.2 Automatic Fire Sprinkler Systems are not mandatory, pursuant to T.C.A. § 68-120-101(a)(8).

Delete Chapter 11 Energy Efficiency of the International Residential Code (IRC), 2024 Edition, and replace with Chapter 11 Energy Efficiency of the International Residential Code (IRC), 2018 Edition.

The following sections of Chapter 11 Energy Efficiency of the International Residential Code (IRC), 2018 Edition, are amended as follows:

Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.

Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.

Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.

Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.

Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "l": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "m": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 4 when a Fenestration U-Factor of .35 or lower is used, a Skylight U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

Delete Part VIII-Electrical, Chapter 34 through Chapter 43 in their entirety.

The following sections of the International Energy Conservation Code (IECC), 2024 Edition, published by the ICC, are amended as follows:

Delete IECC-Residential Provisions in their entirety.

12-103. Available in City Recorder's Office.

Pursuant to the requirements of 6-54-502 of the Tennessee Code Annotated, a copy of the International Building Code, 2024 Edition, with the above modifications, will be made available in the City Recorder's Office and shall be kept there for use and inspection of the public.

Section 2: This Ordinance is passed after a public hearing held on the 9th day of October 2025, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee, fifteen (15) days before said hearing.

Section 3: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall take effect January 1, 2026.

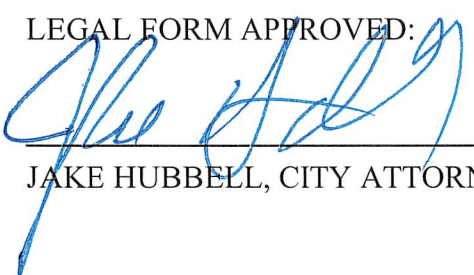
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ____ day of _____, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____

Significant changes to 2024 International Codes

The 2024 International Residential Code (IRC®)

The 2024 International Residential Code (IRC®) is a comprehensive code comprising all building, plumbing, mechanical, fuel gas, and energy conservation requirements (not yet published) for one- and two-family dwellings and townhouses up to three stories. Important 2024 IRC changes include:

- Imaginary lot lines are added for calculating fire separation distance when considering multiple dwellings on a single lot
- Shared accessory rooms are an option in two-family dwellings.
- Many requirements for energy storage systems are added.
- New protection requirements for storage batteries in garages are added.
- Sleeping loft requirements added for habitable attic style lofts and tiny home style lofts now have maximum size limits to meet an exception.
- Reinforcement of the floor below guards at a mezzanine is now required.
- The final test of the DWV system may be visual.
- Air exhaust openings now allowed near operable windows and doors.
- A2L refrigerants are added as an option for cooling equipment.
- Solvent cement joints for CPVC pipe are allowed above and below ground.
- Snow, wind, and seismic maps updated.
- Accessibility in care facilities clarified.

The 2024 International Building Code (IBC®)

The 2024 International Building Code (IBC®) applies to all buildings except detached one- and two-family dwellings and townhouses up to three stories. Important 2024 IBC changes include:

- Duties and powers of the building official: Section 104 regulating duties of the building official and the approach for reviewing for code compliance has been significantly updated to reflect the current manner that alternate materials, designs and methods are evaluated.
- For the first time ever, the 2024 IBC includes provisions for tornado loadings.
- Updated wind, earthquake, and snow loads.
- The updated design rain loads are now based on the summation of the static head, the hydraulic head, and the ponding head.

- Updates to Risk Categories including Photovoltaic (PV) panel systems and facilities providing power generation.
- Updated and expanded provisions for Temporary Structures.
- New provisions regarding the wind resistance of aggregate-surfaced roofs.
- Roof Coverings: Updated provisions for underlayment.
- New special inspection provisions for metal building systems.
- New provisions for structural concrete reinforced with glass-fiber reinforcement.
- Concrete: Chapter 19 on Concrete has been Updated and reformatted.
- Masonry: TMS 402 and TMS 602 references have been updated to the latest 2022 editions.
- Increased the allowable height of a Group R-2 occupancy building with an NFPA 13R sprinkler system.
- Occupiable space requirements now apply if a roof is usable for anything more than maintenance or repair and occupants must have access to multiple egress options from a story based on the occupant load and the story requirements.
- Adult changing tables regulations are added where they are required in large assembly and mercantile, college lecture hall/classroom buildings and highway rest stops, or provided.
- Fire-resistance-rated Wall Continuity: Updates on how supporting construction for exterior walls is to be fire-resistance-rated, especially in the case of a parapet.
- Openings in Shaft Enclosures: Additional exceptions are provided for shaft enclosures, including new allowances for openings and penetrations.
- Carbon Monoxide Detection: Carbon monoxide (CO) detection is now required in all occupancies where a CO-producing device is present. Detection and notification can be addressed in several ways.
- Vapor retarders: Several updates have been made to the vapor retarder provisions for consistency with the IRC and IECC. The changes also provide additional options and better guidance for allowable types and locations of permitted vapor retarders.
- Vertical and lateral Flame propagation compliance methods: Clarification has been provided as to when testing in accordance with NFPA 285, related to vertical and lateral flame propagation, is required. Previously this information was scattered in a variety of locations within Chapters 14 and 26.
- New Appendix P sets forth the scoping limitations and technical criteria for sleeping lofts that are provided within Group R dwelling units and sleeping units.

The 2024 International Plumbing Code (IPC®)

The 2024 International Plumbing Code (IPC®) provides minimum regulations for plumbing facilities and allows for the acceptance of new and innovative products, materials, and systems. Plumbing and plumbing fixture related accessibility provisions and requirements from the ICC A117.1 Accessibility Standard are also included. Important 2024 IPC changes include:

- Provisions added for support of buried piping beneath building where expansive soil conditions exist.
- Requirement added for tracer wire for buried plastic sewer piping.
- Option added for vacuum testing of DWV piping.
- Plumbing fixture requirements significantly updated for various Group I occupancies.
- Exception added for allowing special locking mechanism for doors to multiple-user toilet facilities.
- Plastic pans for gas-fired water heaters required to be tested in accordance with ASTM E84 or UL 723.
- Showerhead flow limited to 2.0 gpm with performance complying with high efficiency requirements.
- Installation standards added for solvent-cemented plastic piping joints.
- Standards added for chemical waste piping materials.

The 2024 International Mechanical Code (IMC®)

The 2024 International Mechanical Code (IMC®) establishes minimum regulations for mechanical systems using prescriptive and performance-related provisions that allow the use of new and innovative materials, methods and designs. Important 2024 IMC changes include:

- Provisions prohibiting the use of domestic ductless range hoods in Groups I-1 and I-2 were removed.
- An identification requirement was added for Group A2L and B2L refrigerants.
- The requirements for machinery rooms containing Group A2L refrigerants were changed and Group B2L refrigerants were added to the provisions.
- Limits for the use of Group A1 and A2L refrigerants changed in high probability systems used for human comfort, unless permitted as excepted.
- UL 2158A Standard was added to the requirements for commercial dryer exhaust.

- Ventilation requirements for outpatient healthcare facilities to match the requirements in ASHRAE 62.1-2019.
- Addition of a new minimum landing at the roof hatch for personnel to safely use the hatch when accessing the roof for repair and maintenance.
- Addition of a new testing option for grease ductwork.
- Requirements for steam baths were added.
- A new standard requirement for refrigeration systems containing carbon dioxide was added.

The 2024 International Fuel Gas Code (IFGC®)

The 2024 International Fuel Gas Code (IFGC®) addresses the design and installation of fuel gas systems and gas-fired appliances through prescriptive and performance requirements. Important 2024 IFGC® changes include:

- [BS] 302.3.1 Engineered wood products. Sections 302.3.2, 302.3.3, and 302.3.4 have all been deleted.
- 304.1 General. The entire section is new for the 2024 Codes. Existing code language has been deleted.
- 304.12 Protection from fumes and gases. Existing code language has been deleted. The entire section is new for the 2024 Codes.
- 403.6 Workmanship and defects. Existing code language has been rewritten and additional code language has been added for the 2024 Codes.
- Appendix C - C105.2, Test for combustion air and vent drafting for natural draft and Category I appliances. Existing code language has been deleted. The entire section is new for the 2024 Codes (appendices are voluntary and apply only if specifically adopted).

The 2024 International Existing Building Code (IEBC®)

The 2024 International Existing Building Code (IEBC®) encourages the use and reuse of existing buildings. This code covers repair, alteration, addition and change of occupancy for existing buildings and historic buildings to achieve appropriate levels of safety without requiring full compliance with new construction requirements. Important 2024 IEBC® changes include:

- **Occupiable roofs.** The concept of occupiable roofs requirements has been incorporated in a variety of locations to correlate with the IBC.
- **Storm Shelters.** The requirements have been coordinated with revisions in the IBC and ICC 500, clarifying that where constructed, storm shelters shall comply with IBC Section 423.

- **Risk category increase.** Clarifies how risk categories should be assigned for structural design where the addition and the existing building have different uses.
- **Smoke compartment requirements.** Existing Group I-1, condition 2 occupancies and ambulatory care facilities may be required to divide stories into no fewer than two smoke compartments for more substantial additions and alterations.
- **Adult Changing stations.** Where additional toilet facilities are being added and IBC Section 1110.4.1 would require adult changing stations, Section 306.7.15 would require that at least one accessible family or assisted use toilet room must contain one.
- **Exterior wall covering and wall envelopes sprinkler requirement.** Section 309.2.1 has been added to require that if combustible exterior wall envelopes or coverings are installed on a high-rise building, the building must be equipped throughout with a sprinkler system. There are some exceptions for smaller installations and when only a combustible water resistive barrier is installed.
- **Owner's responsibility at construction sites.** Section 1502 was added to address the need for the owner to properly develop, implement and maintain a site safety plan during construction. A site safety director must be designated who is responsible for conducting daily fire safety inspections.
- **Non-required automatic sprinkler system.** A section has been added to Chapter 10 (under the change of occupancy classification requirements) to allow removal of a nonrequired existing automatic sprinkler system if several criteria are met.
- **APPENDIX E TEMPORARY EMERGENCY USES.** This new appendix was created to provide guidance for designers, engineers, architects, and fire and building officials to allow temporary emergency uses of existing buildings with respect to the minimum code requirements. This appendix is intended to serve as a template or checklist for use during an emergency that references the relevant code requirements.

Significant changes to 2024 International Codes

The 2024 International Residential Code (IRC®)

The 2024 International Residential Code (IRC®) is a comprehensive code comprising all building, plumbing, mechanical, fuel gas, and energy conservation requirements (not yet published) for one- and two-family dwellings and townhouses up to three stories. Important 2024 IRC changes include:

- Imaginary lot lines are added for calculating fire separation distance when considering multiple dwellings on a single lot
- Shared accessory rooms are an option in two-family dwellings.
- Many requirements for energy storage systems are added.
- New protection requirements for storage batteries in garages are added.
- Sleeping loft requirements added for habitable attic style lofts and tiny home style lofts now have maximum size limits to meet an exception.
- Reinforcement of the floor below guards at a mezzanine is now required.
- The final test of the DWV system may be visual.
- Air exhaust openings now allowed near operable windows and doors.
- A2L refrigerants are added as an option for cooling equipment.
- Solvent cement joints for CPVC pipe are allowed above and below ground.
- Snow, wind, and seismic maps updated.
- Accessibility in care facilities clarified.

The 2024 International Building Code (IBC®)

The 2024 International Building Code (IBC®) applies to all buildings except detached one- and two-family dwellings and townhouses up to three stories. Important 2024 IBC changes include:

- Duties and powers of the building official: Section 104 regulating duties of the building official and the approach for reviewing for code compliance has been significantly updated to reflect the current manner that alternate materials, designs and methods are evaluated.
- For the first time ever, the 2024 IBC includes provisions for tornado loadings.
- Updated wind, earthquake, and snow loads.

- The updated design rain loads are now based on the summation of the static head, the hydraulic head, and the ponding head.
- Updates to Risk Categories including Photovoltaic (PV) panel systems and facilities providing power generation.
- Updated and expanded provisions for Temporary Structures.
- New provisions regarding the wind resistance of aggregate-surfaced roofs.
- Roof Coverings: Updated provisions for underlayment.
- New special inspection provisions for metal building systems.
- New provisions for structural concrete reinforced with glass-fiber reinforcement.
- Concrete: Chapter 19 on Concrete has been Updated and reformatted.
- Masonry: TMS 402 and TMS 602 references have been updated to the latest 2022 editions.
- Increased the allowable height of a Group R-2 occupancy building with an NFPA 13R sprinkler system.
- Occupiable space requirements now apply if a roof is usable for anything more than maintenance or repair and occupants must have access to multiple egress options from a story based on the occupant load and the story requirements.
- Adult changing tables regulations are added where they are required in large assembly and mercantile, college lecture hall/classroom buildings and highway rest stops, or provided.
- Fire-resistance-rated Wall Continuity: Updates on how supporting construction for exterior walls is to be fire-resistance-rated, especially in the case of a parapet.
- Openings in Shaft Enclosures: Additional exceptions are provided for shaft enclosures, including new allowances for openings and penetrations.
- Carbon Monoxide Detection: Carbon monoxide (CO) detection is now required in all occupancies where a CO-producing device is present. Detection and notification can be addressed in several ways.
- Vapor retarders: Several updates have been made to the vapor retarder provisions for consistency with the IRC and IECC. The changes also provide additional options and better guidance for allowable types and locations of permitted vapor retarders.
- Vertical and lateral Flame propagation compliance methods: Clarification has been provided as to when testing in accordance with NFPA 285, related to vertical and lateral flame propagation, is required. Previously this information was scattered in a variety of locations within Chapters 14 and 26.

- New Appendix P sets forth the scoping limitations and technical criteria for sleeping lofts that are provided within Group R dwelling units and sleeping units.

The 2024 International Plumbing Code (IPC®)

The 2024 International Plumbing Code (IPC®) provides minimum regulations for plumbing facilities and allows for the acceptance of new and innovative products, materials, and systems. Plumbing and plumbing fixture related accessibility provisions and requirements from the ICC A117.1 Accessibility Standard are also included. Important 2024 IPC changes include:

- Provisions added for support of buried piping beneath building where expansive soil conditions exist.
- Requirement added for tracer wire for buried plastic sewer piping.
- Option added for vacuum testing of DWV piping.
- Plumbing fixture requirements significantly updated for various Group I occupancies.
- Exception added for allowing special locking mechanism for doors to multiple-user toilet facilities.
- Plastic pans for gas-fired water heaters required to be tested in accordance with ASTM E84 or UL 723.
- Showerhead flow limited to 2.0 gpm with performance complying with high efficiency requirements.
- Installation standards added for solvent-cemented plastic piping joints.
- Standards added for chemical waste piping materials.

The 2024 International Mechanical Code (IMC®)

The 2024 International Mechanical Code (IMC®) establishes minimum regulations for mechanical systems using prescriptive and performance-related provisions that allow the use of new and innovative materials, methods and designs. Important 2024 IMC changes include:

- Provisions prohibiting the use of domestic ductless range hoods in Groups I-1 and I-2 were removed.
- An identification requirement was added for Group A2L and B2L refrigerants.
- The requirements for machinery rooms containing Group A2L refrigerants were changed and Group B2L refrigerants were added to the provisions.

- Limits for the use of Group A1 and A2L refrigerants changed in high probability systems used for human comfort, unless permitted as excepted.
- UL 2158A Standard was added to the requirements for commercial dryer exhaust.
- Ventilation requirements for outpatient healthcare facilities to match the requirements in ASHRAE 62.1-2019.
- Addition of a new minimum landing at the roof hatch for personnel to safely use the hatch when accessing the roof for repair and maintenance.
- Addition of a new testing option for grease ductwork.
- Requirements for steam baths were added.
- A new standard requirement for refrigeration systems containing carbon dioxide was added.

The 2024 International Fuel Gas Code (IFGC®)

The 2024 International Fuel Gas Code (IFGC®) addresses the design and installation of fuel gas systems and gas-fired appliances through prescriptive and performance requirements. Important 2024 IFGC® changes include:

- [BS] 302.3.1 Engineered wood products. Sections 302.3.2, 302.3.3, and 302.3.4 have all been deleted.
- 304.1 General. The entire section is new for the 2024 Codes. Existing code language has been deleted.
- 304.12 Protection from fumes and gases. Existing code language has been deleted. The entire section is new for the 2024 Codes.
- 403.6 Workmanship and defects. Existing code language has been rewritten and additional code language has been added for the 2024 Codes.
- Appendix C - C105.2, Test for combustion air and vent drafting for natural draft and Category I appliances. Existing code language has been deleted. The entire section is new for the 2024 Codes (appendices are voluntary and apply only if specifically adopted).

The 2024 International Existing Building Code (IEBC®)

The 2024 International Existing Building Code (IEBC®) encourages the use and reuse of existing buildings. This code covers repair, alteration, addition and change of occupancy for existing buildings and historic buildings to achieve appropriate levels of safety without requiring full compliance with new construction requirements. Important 2024 IEBC® changes include:

- **Occupiable roofs.** The concept of occupiable roofs requirements has been incorporated in a variety of locations to correlate with the IBC.
- **Storm Shelters.** The requirements have been coordinated with revisions in the IBC and ICC 500, clarifying that where constructed, storm shelters shall comply with IBC Section 423.
- **Risk category increase.** Clarifies how risk categories should be assigned for structural design where the addition and the existing building have different uses.
- **Smoke compartment requirements.** Existing Group I-1, condition 2 occupancies and ambulatory care facilities may be required to divide stories into no fewer than two smoke compartments for more substantial additions and alterations.
- **Adult Changing stations.** Where additional toilet facilities are being added and IBC Section 1110.4.1 would require adult changing stations, Section 306.7.15 would require that at least one accessible family or assisted use toilet room must contain one.
- **Exterior wall covering and wall envelopes sprinkler requirement.** Section 309.2.1 has been added to require that if combustible exterior wall envelopes or coverings are installed on a high-rise building, the building must be equipped throughout with a sprinkler system. There are some exceptions for smaller installations and when only a combustible water resistive barrier is installed.
- **Owner's responsibility at construction sites.** Section 1502 was added to address the need for the owner to properly develop, implement and maintain a site safety plan during construction. A site safety director must be designated who is responsible for conducting daily fire safety inspections.
- **Non-required automatic sprinkler system.** A section has been added to Chapter 10 (under the change of occupancy classification requirements) to allow removal of a nonrequired existing automatic sprinkler system if several criteria are met.
- **APPENDIX E TEMPORARY EMERGENCY USES.** This new appendix was created to provide guidance for designers, engineers, architects, and fire and building officials to allow temporary emergency uses of existing buildings with respect to the minimum code requirements. This appendix is intended to serve as a template or checklist for use during an emergency that references the relevant code requirements.

September 11, 2025 - 5:30 PM

PUBLIC HEARINGS

Item 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

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Charlie Huffman, Council Member Cheryl Secrest, Council Member Kenny Marshall, Council Member Brian McKelvy, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Jake Hubbell, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez.

There being no one present to speak on the Public Hearing, Council Member Marshall moved to close the Public Hearing for Ordinance No. 4559. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 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

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member Charlie Huffman, Council Member Cheryl Secrest, Council Member Kenny Marshall, Council Member Brian McKelvy, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Jake Hubbell, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez.

There being no one present to speak on the Public Hearing, Council Member Marshall moved to close the Public Hearing for Ordinance No. 4560. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

Mayor Chaz Molder called the meeting to order, pursuant to proper public notice having been given. Present were Council Member Charlie Huffman, Council Member Cheryl Secrest, Council Member Kenny Marshall, Council Member Brian McKelvy, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Jake Hubbell, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

September 11, 2025 - 5:30 PM

INVOCATION BY RICK BLEVINS OF FIRST BAPTIST CHURCH

PLEDGE OF ALLEGIANCE

Mayor Molder led the Pledge of Allegiance.

APPROVAL OF AGENDA

City Manager Massey advised that Item 10.7, Ordinance No. 4555, is being withdrawn per the applicant's request. City Manager Massey asked Council to approve the agenda with the removal of Item 10.7.

Mayor Molder moved to approve the agenda with Item 10.7 being removed. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

ORGANIZATIONAL BUSINESS

Item 5.1. - **ADMINISTRATION OF OATH OF OFFICE TO CARL MCCULLEN FOR THE POSITION OF WARD 1 CITY COUNCIL MEMBER**

Mayor Molder administered the following Oath of Office to Carl McCullen:

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

September 11, 2025 - 5:30 PM



STATE OF TENNESSEE

COUNTY OF MAURY

I, Carl L. McCullen, duly appointed member of the City Council for the First Ward for the City of Columbia, Maury County, Tennessee, for the term commencing September 11, 2025, do solemnly swear that I have all of the qualifications named in the Charter for the office I am about to assume, and that I will support the Constitution of the United States and of the State of Tennessee, and the Charter and Ordinances of the City of Columbia, Maury County, Tennessee, and that I will faithfully discharge the duties of said office and that I shall faithfully demean myself as such officer, so help me God.

In witness whereof, I have hereunto affixed my signature this the 11th day of September, 2025.

A handwritten signature in dark ink, appearing to read "Carl L. McCullen", followed by a long horizontal flourish.

Carl L. McCullen (First Ward)

Sworn to and subscribed before me

this 11th day of September, 2025.

A handwritten signature in dark ink, appearing to read "Chaz Molder", followed by a long horizontal flourish.

Charles (Chaz) Molder, Mayor

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

September 11, 2025 - 5:30 PM

Item 5.2. - APPROVE THE MINUTES OF THE AUGUST 14, 2025 CITY COUNCIL MEETING

Council Member McCullen joined the rest of City Council at the dias after he was sworn in.

Council Member McKelvy moved to approve the August 14, 2025 City Council Meeting Minutes. Council Member Marshall seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

Item 6.1. - PRESENTATION OF A PROCLAMATION TO THE COLUMBIA POLICE EXPLORER POST 786

Mayor Molder read the proclamation and congratulated the Columbia Police Explorer Post 783 for their handwork and dedication. Sergeant Cheryl Macpherson said they are blessed to have these young men and women in the program aspiring to do things that many others don't want to risk doing.

Item 6.2. - PRESENTATION OF A PROCLAMATION FOR NATIONAL SERVICE DOG DAY

Mayor Molder read the Proclamation for National Service Dog Day.

CONSENT AGENDA

Council Member McKelvy moved to approve Consent Agenda. Council Member Marshall seconded the motion.

All Council Members present voted aye and the following items were approved:

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

Item 7.2. - APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF COLUMBIA AND PAYMENTECH LLC

Item 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

Item 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

September 11, 2025 - 5:30 PM

REPAIRS, MILLING, STRIPING, AND RESURFACING AT FAIRVIEW PARK IN THE AMOUNT OF \$196,346.72

Item 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**

Item 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**

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

Item 7.8. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AMENDMENT TO WELLS FARGO COPIER CONTRACT**

Item 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**

Item 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**

ADMINISTRATION

RESOLUTIONS

Item 9.1. - RESOLUTION NO. 25-63 – TAX CORRECTIONS

Council Member Marshall moved to approve Resolution No. 25-63. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 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

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

September 11, 2025 - 5:30 PM

Council Member Marshall moved to approve Resolution No. 25-64. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 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

Council Member McKelvy moved to approve Resolution No. 25-65. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.4. - RESOLUTION NO. 25-66 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING RUTHERFORD SUBDIVISION, PHASE 2

Council Member Marshall moved to approve Resolution No. 25-66. Council Member Secrest seconded the motion.

All Council Members present voted aye.

Item 9.5. - RESOLUTION NO. 25-67 – TAX/ASSESSMENT CORRECTIONS

Council Member Marshall moved to approve Resolution No. 25-67. Council Member Huffman seconded the motion.

All Council Members present voted aye.

ORDINANCES

Item 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

Vice Mayor McBroom moved to approve Ordinance No. 4552 on second consideration. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 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

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Council Member McKelvy moved to approve Ordinance No. 4556 on second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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

Council Member Marshall moved to approve Ordinance No. 4557 on second consideration. Council Member Secrest seconded the motion.

All Council Members present voted aye.

Item 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

Council Member McKelvy moved to approve Ordinance No. 4558 on second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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

Mr. Adam Crunk went over the history of this item.

Council Member Marshall moved to approve Ordinance No. 4553 on first consideration. Mayor Molder seconded the motion. There was discussion regarding the reasoning for the Planning Commission voting down this item, the comprehensive plan and sewer questions.

After some discussion all Council Members present voted aye with the exception of Council Members McCullen, Huffman, Secrest, McKelvy and Mayor Molder. Vice Mayor McBroom abstained from the vote. Motion to approve Ordinance No. 4553 failed.

Item 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

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LANE BEING TAX MAP 112 PARCEL 17 TO CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) - WARD 1

Mayor Molder moved to approve Ordinance No. 4554 on first consideration. Council Member Marshall seconded the motion. City Attorney Hubbell reminded Council that with the previous item (Item 10.5) failing, if Council approved this item, then it would not be consistent with the Comprehensive Plan. Mayor Molder withdrew his motion to approve. Council Member Marshall agreed to withdraw his second.

Mayor Molder moved to deny Ordinance No. 4554 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye to deny Ordinance No. 4554 with the exception of Vice Mayor McBroom who abstained from the vote.

Item 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

Item was withdrawn by applicant.

Item 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

Council Member McKelvy moved to approve Ordinance No. 4559 on first consideration. Council Member Huffman seconded the motion.

All Council Members present voted aye.

Item 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

Council Member McCullen moved to approve Ordinance No. 4560 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 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

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

September 11, 2025 - 5:30 PM

Council Member McKelvy moved to approve Ordinance No. 4561 on first consideration and establish the date of October 9, 2025 as the date of Public Hearing. Council Member Marshall seconded the motion.

All Council Members present voted aye.

OTHER BUSINESS

Mayor Molder went over the upcoming events.

Mayor Molder spoke about the Columbia Heroes Breakfast being a really good event, remembering the events from 24 years ago. Mayor Molder thanked the first responders in our community.

Council Member Huffman spoke about how the City of Columbia is one of the few places with a Safe Haven Baby Box (located at Fire Station No. 1).

Council Member McKelvy asked everyone to keep the Kirk family in their thoughts.

EXECUTIVE SESSION

ADJOURNMENT

There being no further business Council Member Huffman moved to adjourn the meeting. Council Member Marshall seconded the motion. All members present voted aye. The meeting adjourned at 06:24 PM.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Tara Smith, Benefits Administrator, tsmith@columbiatn.gov, (931) 560-1572

AGENDA ITEM TITLE: APPROVE THE RATIFICATION OF RETIREMENT BENEFITS FOR DANNY ALLEN, SANITATION OPERATOR II, PUBLIC WORKS

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.

CERTIFICATION:

ATTACHMENTS: Staff Report Danny Allen.

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING AUGUST 31, 2025

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	3,384,201.42	568,133.02	1,664,947.64	1,151,120.76
Sanitation Fund	349,607.70	11,735.44	93,834.38	244,037.88
Wastewater Fund	2,539,942.15	31,179.89	205,966.19	2,302,796.07
Street & Transportation Fund				-
State Street Aid	754,127.83	-		754,127.83
Drug Fund	983.79			983.79
Debt Service Fund				-
Capital Projects Fund	1,354,468.16	143,040.33		1,211,427.83
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	607,294.45	434,446.73		172,847.72
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board	-			-
Grant Fund	32,874.12			32,874.12
	\$ 9,023,499.62	\$ 1,188,535.41	\$ 1,964,748.21	\$ 5,870,216.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 8/1/2025 - 8/31/2025**

POOLED CASH CHECK LISTING

PAGE 1

204171	8/4/2025	City Of Col Employees Retireme	60.00
204172	8/7/2025	ACE HARDWARE	731.79
204173	8/7/2025	Applied Industrial Technologies	92.79
204174	8/7/2025	AT&T	1,351.16
204175	8/7/2025	AT&T	50.40
204176	8/7/2025	Atlantic Pools & Spas	439.95
204177	8/7/2025	Barge Design Solutions, Inc	2,920.18
204178	8/7/2025	BEST CLEANERS OF COLUMBIA, LLC	30.24
204179	8/7/2025	Best One Tire	160.00
204180	8/7/2025	BRANDON OWEN	100.00
204181	8/7/2025	Break Time Services	633.00
204182	8/7/2025	Brian Adams	141.00
204183	8/7/2025	Bruhn & Bruhn Fire	365.00
204184	8/7/2025	CARRIE ANN BELL	100.00
204185	8/7/2025	Cellebrite Inc	3,200.00
204186	8/7/2025	Chief Jeremy Alsup	141.00
204187	8/7/2025	Chris Clark	150.00
204188	8/7/2025	Chrysler Dodge Jeep Ram of Columbia	200.00
204189	8/7/2025	Cintas Corporation #241	977.60
204190	8/7/2025	City of Col Petty Cash	200.00
204191	8/7/2025	Columbia Firefighter Assn	397.50
204192	8/7/2025	Columbia Oil Company Inc	33,756.75
204193	8/7/2025	COLUMBIA POWER & WATER SYSTEMS	41.52
204194	8/7/2025	COLUMBIA POWER & WATER SYSTEMS	12,241.15
204195	8/7/2025	COMBINED INSURANCE, A CHUBB COMPANY	905.72
204196	8/7/2025	Cook's Pest Control Inc	117.00
204197	8/7/2025	David's Lock & Key Inc	1,714.00
204198	8/7/2025	Diverse Computing Inc	6,208.00
204199	8/7/2025	Duck River Electric	2,531.58
204200	8/7/2025	ERIN PAVLIK	113.00
204201	8/7/2025	Fleming Sheet Metal Shop	2,000.00
204202	8/7/2025	Freedom Hill Land Management	250.00
204203	8/7/2025	Gexpro	248.42
204204	8/7/2025	GULF STATES DISTRIBUTORS INC	6,570.00
204205	8/7/2025	IDEXX Distribution, Inc.	1,414.36
204206	8/7/2025	Impressions	151.56
204207	8/7/2025	iWorQ System Inc.	3,000.00
204208	8/7/2025	J & M Supply Solutions	872.55
204209	8/7/2025	Jason Dark	141.00
204210	8/7/2025	JENNIFER JETER	59.68
204211	8/7/2025	Jim's Auto Accessories Inc	742.37
204212	8/7/2025	Johnathan Ussery	150.00
204213	8/7/2025	Johnson Controls	3,134.00
204218	8/7/2025	MARIA CATHARINA VAN DEVENTER	150.00
204219	8/7/2025	MARK VINCENT PRUETT	175.00
204220	8/7/2025	Marshall County Solid Waste and Recycling	1,885.00
204221	8/7/2025	Mauzy Co United Way	662.00
204222	8/7/2025	Mauzy County Reg Airport Authority	10,000.00
204223	8/7/2025	MEGAN FITZGERALD	225.00
204224	8/7/2025	MELISSA RAGER-AGUIAR	250.00
204225	8/7/2025	Mid South Recreation	13,366.00
204226	8/7/2025	Millennium	5,812.20

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204227	8/7/2025	Kelley Garrett	300.00
204228	8/7/2025	THOMAS COWAN	14.00
204229	8/7/2025	Municipal Equipment Inc	362,265.79
204230	8/7/2025	Mutual Of Omaha	17,175.94
204231	8/7/2025	MY GARAGE FLOOR GUYS INC	41,873.00
204232	8/7/2025	NAFECO Inc	4,170.00
204233	8/7/2025	Nixon Power Services LLC	640.51
204234	8/7/2025	North Central Laboratories-NCL of Wisconsin, Inc	2,869.92
204235	8/7/2025	Preventia Security	7,874.32
204236	8/7/2025	PROCARE PBM	69,317.70
204237	8/7/2025	Public Entity Partners	11,995.90
204238	8/7/2025	REACH TECHNOLOGIES	97.24
204239	8/7/2025	Robert J Young Company LLC	379.46
204240	8/7/2025	ROURA ACQUISITIONS, INC	4,035.76
204241	8/7/2025	Simple Com	5,946.27
204242	8/7/2025	SOUTHERN TIRE MART, LLC	1,835.50
204243	8/7/2025	SRM Concrete	1,346.00
204244	8/7/2025	State Of TN Attn: Lily White	261.25
204245	8/7/2025	State Of TN Dept Of Revenue	19.00
204246	8/7/2025	Summit Uniforms	442.40
204247	8/7/2025	Sun Life Financial	40,958.87
204248	8/7/2025	Temple Inc	1,513.00
204249	8/7/2025	Thad Jablonski	341.19
204250	8/7/2025	THE DAILY HERALD	44.01
204251	8/7/2025	Thomson Reuters - West	85.00
204252	8/7/2025	Tn Dept Of Revenue	523.55
204253	8/7/2025	TN Dept Of Safety	9.50
204254	8/7/2025	Turner & Osborne Tire Co	763.22
204255	8/7/2025	Uline	624.70
204256	8/7/2025	United Waste Haulers Of TN LLC	477.51
204261	8/7/2025	WASTEBUILT ENVIRONMENTAL SOLUTIONS, LLC	4,492.99
204262	8/7/2025	Water & Waste Equipment Inc	363.62
204263	8/7/2025	Waynes Pest Control	970.00
204264	8/7/2025	Wells Fargo Financial Leasing, Inc	257.40
204265	8/7/2025	Xylem Dewatering Solutions Inc	11,699.91
204266	8/12/2025	COLUMBIA POWER & WATER SYSTEMS	8,745.71
204267	8/12/2025	QUAIL RUN DEVELOPMENT LLC	82.00
204268	8/12/2025	QUAIL RUN DEVELOPMENT LLC	41.00
204269	8/15/2025	ACE HARDWARE	286.64
204270	8/15/2025	Action Mobile Home Movers Inc	3,000.00
204271	8/15/2025	Advance Paving	3,650.00
204272	8/15/2025	AMER FAMILY LIFE ASSURANCE	40.30
204273	8/15/2025	Airgas USA, LLC	22.73
204274	8/15/2025	Atmos Energy	352.20
204275	8/15/2025	Auto Trim Design	2,195.00
204276	8/15/2025	B's Tees	1,020.00
204277	8/15/2025	Barge Design Solutions, Inc	5,881.30
204278	8/15/2025	Best One Tire	4,808.49
204279	8/15/2025	Better Business Solutions	128.70
204280	8/15/2025	BMC Metalworks LLC	2,152.00
204281	8/15/2025	Brad Ribley	146.00
204282	8/15/2025	Break Time Services	204.00

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204283	8/15/2025	BRINDLEY CO	124,083.92
204284	8/15/2025	Bug Out	185.00
204285	8/15/2025	CHOICE SCREENING	330.00
204286	8/15/2025	Chrysler Dodge Jeep Ram of Columbia	960.13
204287	8/15/2025	Cintas Corporation #241	3,769.43
204288	8/15/2025	CITY OF COL & BRINDLEY CO	6,530.73
204289	8/15/2025	CivicPlus LLC	5,247.99
204290	8/15/2025	CMS Uniforms & Equipment	289.30
204291	8/15/2025	Colorkraft Auto Refinishers, LLC	9,007.62
204292	8/15/2025	Columbia Firefighter Assn	397.50
204293	8/15/2025	Columbia Oil Company Inc	23,796.42
204294	8/15/2025	COLUMBIA POWER & WATER SYSTEMS	45,472.81
204295	8/15/2025	COLUMBIA POWER & WATER SYSTEMS	1,940.42
204296	8/15/2025	COLUMBIA POWER & WATER SYSTEMS	1,745.51
204297	8/15/2025	COLUMBIA POWER & WATER SYSTEMS	1,704.28
204298	8/15/2025	COLUMBIA POWER & WATER SYSTEMS	2,380.52
204299	8/15/2025	COLUMBIA POWER & WATER SYSTEMS	49,930.11
204304	8/15/2025	COLUMBIA POWER & WATER SYSTEMS	6,789.48
204305	8/15/2025	COLUMBIA POWER & WATER SYSTEMS	162.83
204306	8/15/2025	Columbia Rubber & Gasket Co	43.21
204307	8/15/2025	Copycats Print Services Llc	178.55
204308	8/15/2025	CORD MARTIN MUSIC, LLC	1,250.00
204309	8/15/2025	CPWS - Broadband	1,011.32
204310	8/15/2025	Culleoka Company LLC	544.00
204311	8/15/2025	CUMBERLAND ESCROW - DUCK RIVER	1,565.00
204312	8/15/2025	CUMBERLAND ESCROW - BEAR CREEK	7,050.85
204313	8/15/2025	CUMBERLAND VALLEY CONSTRUCTORS, INC	133,966.15
204314	8/15/2025	CUMBERLAND VALLEY CONSTRUCTORS, INC	29,735.00
204315	8/15/2025	Discount Plumbing & Electric Supply	32.11
204316	8/15/2025	Duck River Electric	431.35
204317	8/15/2025	Engineering & Testing Solutions LLC	950.00
204318	8/15/2025	Fleming Sheet Metal Shop	1,200.00
204319	8/15/2025	G & C SUPPLY CO INC	2,642.50
204320	8/15/2025	GANNETT TENNESSEE LOCALIQ	2,118.21
204321	8/15/2025	Daily Herald (Ads)	119.80
204322	8/15/2025	Glenn Harper	278.00
204323	8/15/2025	Hawkins, Inc.	1,312.78
204324	8/15/2025	HD INK SCREEN PRINTING	685.00
204325	8/15/2025	Impressions	957.85
204326	8/15/2025	J & M Supply Solutions	597.95
204327	8/15/2025	Jeff DeWire	278.00
204328	8/15/2025	Jeff Riggins	278.00
204329	8/15/2025	Jeremy Haywood	146.00
204330	8/15/2025	Jim's Auto Accessories Inc	15.34
204331	8/15/2025	JOSHUA COZART	146.00
204332	8/15/2025	Joshua Davis	146.00
204333	8/15/2025	LADD'S	1,200.00
204334	8/15/2025	Lee Company	1,205.00
204335	8/15/2025	Line to Line LLC	2,640.00
204336	8/15/2025	Lively Florist	90.00
204337	8/15/2025	Lynch Equipment Sales	558.00
204338	8/15/2025	MAIN STREET MEDIA OF TN	210.00

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204339	8/15/2025	Maury Co United Way	662.00
204340	8/15/2025	Maury Fence Co Of Tn Inc	3,660.00
204341	8/15/2025	Maury Regional Hospital Marshall Medical Ctr	6,235.00
204342	8/15/2025	Maury Regional Medical Group	2,890.00
204347	8/15/2025	Novatech Inc	150.00
204348	8/15/2025	OnCell Systems, Inc	1,500.00
204349	8/15/2025	Preventia Security	554.00
204350	8/15/2025	Public Entity Partners	6,827.57
204351	8/15/2025	Wayne Orr	400.00
204352	8/15/2025	Robert J Young Company LLC	289.86
204353	8/15/2025	ROBERTS MOTOR CO., INC	31,085.00
204354	8/15/2025	Rogers Group Inc	656.76
204355	8/15/2025	S and S Environmental LLC	1,050.00
204356	8/15/2025	ROTO-ROOTER PLUMBERS	504.00
204357	8/15/2025	Servant Fire Protection	602.00
204358	8/15/2025	SIKES SERVICES, LLC	15,800.00
204359	8/15/2025	Simple Com	54.00
204360	8/15/2025	SiteOne Landscape Supply LLC	479.40
204361	8/15/2025	South Central Tennessee Development District	3,750.00
204362	8/15/2025	SOUTHERN TIRE MART, LLC	632.00
204363	8/15/2025	SRM Concrete	5,103.50
204364	8/15/2025	STEPHANIE VAZQUEZ	7,800.00
204365	8/15/2025	Sunbelt Rentals Inc	3,360.45
204366	8/15/2025	The Marbet Company	4,135.00
204367	8/15/2025	TN Property Management	9,816.93
204368	8/15/2025	Trigreen Equipment	138.49
204369	8/15/2025	Turner & Osborne Tire Co	98.62
204370	8/15/2025	Tyler Technologies, Inc	1,400.00
204371	8/15/2025	Uline	142.36
204372	8/15/2025	UNITED FARM & HOME COOPERATIVE	97.49
204373	8/15/2025	United Waste Haulers Of TN LLC	375.18
204374	8/15/2025	US SPECIALTY COATINGS	3,118.60
204375	8/15/2025	Vanderbilt University Medical Center	186.58
204376	8/15/2025	VERIZON CONNECT	351.85
204377	8/15/2025	VERSATERM PUBLIC SAFETY US, INC	2,279.33
204378	8/15/2025	VINCENT D PASEK JR	2,850.00
204379	8/15/2025	Vulcan Materials Co	274.74
204380	8/15/2025	W W Grainger Inc	63.06
204381	8/15/2025	Water Management Services LLC	6,972.50
204382	8/15/2025	Waynes Pest Control	175.00
204383	8/15/2025	Waypoint Analytical, LLC	95.00
204384	8/15/2025	Waypoint Business Solutions LLC	131,333.56
204385	8/15/2025	WM CORPORATE SERVICES, INC	26,626.04
204390	8/19/2025	JUDY CONSTRUCTION COMPANY	1,430,216.74
204391	8/21/2025	ACE HARDWARE	227.91
204392	8/21/2025	ANTHEM SPORTS, LLC	4,355.37
204393	8/21/2025	AT&T (Fiber Optics)	726.44
204394	8/21/2025	Atlantic Pools & Spas	9,416.85
204395	8/21/2025	Atmos Energy	1,032.62
204396	8/21/2025	B & B Concrete Products Inc	240.00
204397	8/21/2025	B's Tees	3,820.00
204398	8/21/2025	Best One Tire	606.08

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204399	8/21/2025	Boys & Girls Club Of Maury Co	10,000.00
204400	8/21/2025	Break Time Services	108.00
204401	8/21/2025	C & C Bucket Truck and Tree Service	1,200.00
204402	8/21/2025	CARRIE ANN BELL	150.00
204403	8/21/2025	Cintas Corporation #241	2,577.76
204404	8/21/2025	Columbia Neon Co	9,340.00
204405	8/21/2025	Columbia Oil Company Inc	300.00
204406	8/21/2025	COLUMBIA POWER & WATER SYSTEMS	158,000.41
204407	8/21/2025	COLUMBIA POWER & WATER SYSTEMS	2,059.01
204408	8/21/2025	COLUMBIA POWER & WATER SYSTEMS	1,209.88
204409	8/21/2025	Consolidated Pipe & Supply	2,168.00
204410	8/21/2025	Culleoka Company LLC	395.00
204411	8/21/2025	David's Lock & Key Inc	182.20
204412	8/21/2025	Duck River Electric	194.46
204413	8/21/2025	EASY KLEEN PRESSURE SYSTEMS LTD	1,027.44
204414	8/21/2025	GARAGE SERVICES	5,575.00
204415	8/21/2025	Henderson, Hutcherson & McCullough	3,750.00
204416	8/21/2025	HISCALL, INC	1,780.00
204417	8/21/2025	J & M Supply Solutions	293.47
204418	8/21/2025	J R Wauford & Co Cons Eng, Inc	36,200.00
204419	8/21/2025	JAKE HUBBELL	42.00
204420	8/21/2025	JEFF ELLIS & ASSOCIATES, INC	100.00
204421	8/21/2025	JENNIFER JETER	74.57
204422	8/21/2025	Jim's Auto Accessories Inc	50.37
204423	8/21/2025	JOHN HARRIS	350.00
204424	8/21/2025	KATE FREEMAN	75.00
204425	8/21/2025	Kimley-Horn & Associates, Inc	9,650.00
204426	8/21/2025	KREBS KUBOTA	1,349.57
204427	8/21/2025	KRISTEN MEYERS	475.00
204428	8/21/2025	Line to Line LLC	3,500.00
204429	8/21/2025	Mail Call	5,948.07
204430	8/21/2025	MAIN STREET MEDIA OF TN	115.50
204433	8/21/2025	Maury Co Animal Shelter	55,000.00
204434	8/21/2025	MAURY COUNTY CHAMBER &	150.00
204435	8/21/2025	Maury County Solid Waste	143,905.58
204436	8/21/2025	Maury Regional Medical Group	492.00
204437	8/21/2025	McNeece Service Company	3,300.00
204438	8/21/2025	MEGAN FITZGERALD	200.00
204439	8/21/2025	MELISSA RAGER-AGUIAR	225.00
204440	8/21/2025	MID-SOUTH ELECTRIC INC	6,200.00
204441	8/21/2025	Parks Motor Sales Inc	298.67
204442	8/21/2025	Preventia Security	1,177.83
204443	8/21/2025	PROCARE PBM	56,336.15
204444	8/21/2025	Public Entity Partners	186,667.48
204445	8/21/2025	Public Entity Partners	280,057.00
204446	8/21/2025	Randolph Electronics	49.24
204447	8/21/2025	REACH TECHNOLOGIES	240.10
204448	8/21/2025	Rogers Group Inc	873.13
204449	8/21/2025	Safe Industries	3,468.00
204450	8/21/2025	South Central Human Resource A	6,550.00
204451	8/21/2025	Southern Duplicating of Middle Tennessee	571.01
204452	8/21/2025	Southern Sales Co	3,315.00

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204453	8/21/2025	SOUTHERN TIRE MART, LLC	2,010.00
204454	8/21/2025	STS Distribution	1,280.00
204455	8/21/2025	Temple Inc	3,640.00
204456	8/21/2025	TN DEPT OF LABOR & WORKFORCE	60.00
204457	8/21/2025	TN Fire Svs & Codes Enf Academy	73.50
204458	8/21/2025	Uline	1,180.71
204459	8/21/2025	UNIFIRST FIRST AID AND SAFETY	82.16
204460	8/21/2025	UNITED FARM & HOME COOPERATIVE	451.23
204461	8/21/2025	United Waste Haulers Of TN LLC	2,607.64
204462	8/21/2025	Unum Life Insurance Co Of Amer	3,415.00
204463	8/21/2025	VERIZON WIRELESS 00028	169.25
204464	8/21/2025	Verizon Wireless 03	41.94
204465	8/21/2025	Verizon Wireless 05	1,232.81
204466	8/21/2025	Verizon Wireless 07	1,681.32
204467	8/21/2025	Verizon Wireless 09	88.88
204468	8/21/2025	Verizon Wireless 10	868.77
204469	8/21/2025	Visual Media Co LLC	600.00
204470	8/21/2025	Volunteer Paving LLC	185.22
204471	8/21/2025	Vulcan Materials Co	797.64
204472	8/21/2025	W W Grainger Inc	289.25
204473	8/28/2025	51 DREAMS, LLC	7,500.00
204474	8/28/2025	ACE HARDWARE	149.07
204475	8/28/2025	ALEXIS DEARBORN	191.00
204476	8/28/2025	Applied Industrial Technologies	1,729.59
204477	8/28/2025	Atmos Energy	1,163.00
204482	8/28/2025	CHARLES RUSH	5.95
204483	8/28/2025	CHARLIE HUFFMAN	195.00
204484	8/28/2025	CHERYL SECREST	125.00
204485	8/28/2025	Cintas Corporation #241	1,909.02
204486	8/28/2025	Colonial Life	10,317.27
204487	8/28/2025	Columbia Oil Company Inc	32.70
204488	8/28/2025	COLUMBIA POWER & WATER SYSTEMS	19,685.64
204489	8/28/2025	COLUMBIA POWER & WATER SYSTEMS	2,559.92
204490	8/28/2025	COLUMBIA POWER & WATER SYSTEMS	1,090.20
204491	8/28/2025	COLUMBIA POWER & WATER SYSTEMS	1,870.82
204492	8/28/2025	COLUMBIA POWER & WATER SYSTEMS	60.06
204493	8/28/2025	Copycats Print Services Llc	55.25
204494	8/28/2025	Culleoka Company LLC	1,139.00
204495	8/28/2025	David's Lock & Key Inc	299.95
204496	8/28/2025	Duck River Electric	526.13
204497	8/28/2025	EMERGENCY MANAGEMENT ASSOC OF TN	55.00
204498	8/28/2025	Firstnet Services Provided By AT&T Mobility	2,098.15
204499	8/28/2025	Gresham Smith & Partners	10,329.12
204500	8/28/2025	GULF STATES DISTRIBUTORS INC	1,414.55
204501	8/28/2025	Hawkins, Inc.	2,906.46
204502	8/28/2025	Hiller Plumbing Heating Cooling and Electrical	49,750.00
204503	8/28/2025	Impressions	776.58
204504	8/28/2025	J & M Supply Solutions	67.02
204505	8/28/2025	JAMES PATRICK LAMB	325.00
204506	8/28/2025	Jim's Auto Accessories Inc	188.70
204507	8/28/2025	Kellye Murphy	547.70
204508	8/28/2025	Kenny Marshall	125.00

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204509	8/28/2025	Kimley-Horn & Associates, Inc	6,700.00
204510	8/28/2025	Leaf Capital Funding LLC	668.26
204511	8/28/2025	Lee Company	597.83
204512	8/28/2025	MARK VINCENT PRUETT	150.00
204513	8/28/2025	Maury Co Government	16,272.34
204514	8/28/2025	MAURY COUNTY CHAMBER &	1,200.00
204515	8/28/2025	MAURY COUNTY HARVEST SHARE FOOD PANTRY	5,000.00
204516	8/28/2025	Maury Regional Medical Group	900.00
204517	8/28/2025	McNeece Service Company	5,552.00
204518	8/28/2025	Motorola Solutions Inc	57,525.20
204519	8/28/2025	MSD Environmental Services, Inc	13,500.00
204520	8/28/2025	D Nickell Company LLC	49,908.00
204525	8/28/2025	Preventia Security	252.00
204526	8/28/2025	RANDY MCBROOM	82.50
204527	8/28/2025	MICHAEL HOLT	19.00
204528	8/28/2025	Rescue 1	13,900.00
204529	8/28/2025	RICHARD GRUBB & ASSOCIATES, INC	6,650.00
204530	8/28/2025	Robert J Archibald	176.93
204531	8/28/2025	SOUTHERN TIRE MART, LLC	840.00
204532	8/28/2025	Southwest Electric Company	1,894.00
204533	8/28/2025	SRM Concrete	1,701.00
204534	8/28/2025	State Systems, LLC	407.75
204535	8/28/2025	TANGRAM DESIGN LLC	9,300.00
204536	8/28/2025	Temple Inc	31,910.00
204537	8/28/2025	TN DEPT OF LABOR & WORKFORCE	60.00
204538	8/28/2025	TN Municipal League	11,261.00
204539	8/28/2025	Tony Massey	67.50
204540	8/28/2025	Tyler Technologies, Inc	120,533.00
204541	8/28/2025	Verizon	3,468.24
204542	8/28/2025	Verizon Wireless 01	177.76
204543	8/28/2025	Verizon Wireless 04	3,734.10
204544	8/28/2025	Volunteer Paving LLC	185.68
204545	8/28/2025	Vulcan Materials Co	2,189.55
204546	8/28/2025	Wastequip Manufacturing Co LLC	40,086.54
204547	8/28/2025	Water Management Services LLC	3,231.25
204548	8/28/2025	William C Hargrove	3,300.00
204549	8/28/2025	WM CORPORATE SERVICES, INC	24,630.84

GENERAL

Total Purchase Cards:	\$ 143,043.42
Total Payroll Transfers:	\$ 1,664,947.64
Total Misc. Transfers:	\$ 568,133.02
Total Checks:	<u>\$ 1,008,077.34</u>
Total:	\$ 3,384,201.42

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 8/1/2025 - 8/31/2025**

PAGE 8

STATE STREET AID

Total Purchase Cards:	\$	29.40
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>754,098.43</u>
Total:	\$	754,127.83

SANITATION

Total Purchase Cards:	\$	5,084.66
Total Payroll Transfers:	\$	93,834.38
Total Misc. Transfers:	\$	11,735.44
Total Checks:	\$	<u>238,953.22</u>
Total:	\$	349,607.70

WASTEWATER

Total Purchase Cards:	\$	12,318.96
Total Payroll Transfers:	\$	205,966.19
Total Misc. Transfers:	\$	31,179.89
Total Checks:	\$	<u>2,290,477.11</u>
Total:	\$	2,539,942.15

DRUG

Total Purchase Cards:	\$	426.59
Total Checks:	\$	<u>557.20</u>
Total:	\$	983.79

INSURANCE

Total Misc. Transfers:	\$	434,446.73
Total Checks:	\$	<u>172,847.72</u>
Total:	\$	607,294.45

CAPITAL PROJECTS

Total Purchase Cards:	\$	12,725.53
Total Misc. Transfers:	\$	143,040.33
Total Checks:	\$	<u>1,198,702.30</u>
Total:	\$	1,354,468.16

GRANT

Total Purchase Cards:	\$	2,445.00
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>30,429.12</u>
Total:	\$	32,874.12



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Assistant City Manager/CFO, 931-560-1520, TJablonski@Columbiatn.gov

AGENDA ITEM TITLE: APPROVE THE ANNUAL RENEWAL OF CYBER INSURANCE WITH CFC AND PAYMENT OF PREMIUM TO INSURANCE BROKER IN THE AMOUNT OF \$26,925.

RECOMMENDATION: Approval.

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	\$1,885
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.

Redman Davis

1040 N. James Campbell Blvd, Suite 105
Columbia, TN 38401

Phone: (931) 388-5400

Invoice # 121855	Page 1 of 1
Account Number	Date
COLUMBI-02	9/16/2025
BALANCE DUE ON	
9/30/2025	
AMOUNT PAID	Amount Due
	\$26,925.00

City Of Columbia
700 North Garden Street
Columbia, TN 38401

Cyber Privacy & Data Breach	PolicyNumber: H24NGP230517-01	Effective: 9/30/2025 to 9/30/2026
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Item #	Trans Eff Date	Due DateTrans	Description	Amount
3365738	9/30/2025	9/30/2025 REWR	Rewrite of CYBR Effective 9/30/2025	\$26,000.00
3365739	9/30/2025	9/30/2025 CFEE	Company Fee for CYBR	\$925.00
Total Invoice Balance:				\$26,925.00

Payment due upon receipt of invoice.

 We've made it easier than ever to make a payment to Redman Davis. Just use the link below to pay via credit card or ACH. It's fast, easy, and mobile!

<https://fsbins.epaypolicy.com>



CITY RECORDER'S OFFICE

September 26, 2025

STATE OF TENNESSEE
COUNTY OF MAURY
CITY OF COLUMBIA

I, Thad H. Jablonski, City Recorder, do here by certify that the foregoing roll of tax assessments for the year 2025 upon real estate and personal property located within the City of Columbia, as assessed by Bobby Daniels, County Tax Assessor, is a true and correct copy of said complete assessment to date as made by the County Tax Assessor, and that the aggregate amount of said assessments as contained in said roll both real estate and personal property is as follows:

	<u>Assessment</u>
Real Estate	\$1,634,602,210
Roll Back	5,951,950
Personal	<u>118,926,264</u>
Total	\$1,759,480,424

This the 26th day of September, 2025.

A handwritten signature in blue ink, appearing to read "Thad H. Jablonski", is written over a horizontal line.

Thad H. Jablonski
City Recorder

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1520

2025 TAX ROLL

	<u>ASSESSMENT</u>	<u>TAX</u>
REAL ESTATE	\$ 1,634,602,210.00	\$ 13,487,275.00
AGRICULTURAL LAND	\$ 5,951,950.00	\$ 49,110.00
PERSONAL	\$ 118,926,264.00	\$ 981,261.00
UTILITIES		
	\$ 1,759,480,424.00	\$ 14,517,646.00
NUMBER OF TAX BILLS	23,796	
TAX RATE \$0.8251 FOR 2025		

2024 TAX ROLL

	<u>ASSESSMENT</u>	<u>TAX</u>
REAL ESTATE	\$ 1,569,970,800.00	\$ 12,953,959.00
AGRICULTURAL LAND	\$ 5,994,725.00	\$ 49,462.00
PERSONAL	\$ 111,971,398.00	\$ 923,876.00
UTILITIES	\$ 25,101,024.00	\$ 207,109.00
	\$ 1,713,037,947.00	\$ 14,134,406.00
NUMBER OF TAX BILLS	22,932	
TAX RATE \$0.8251 FOR 2024		

REAL ESTATE (increase in assessed value)	\$ 64,588,635.00	\$ 532,964.00
PERSONAL (increase in assessed value)	\$ 6,954,866.00	\$ 57,385.00
TOTAL INCREASE	\$ 71,543,501.00	\$ 590,349.00



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kim Dale, Assistant City Recorder, kdale@columbiatn.gov , 931-560-1579

APPROVE THE CERTIFICATION OF CITY OF COLUMBIA REAL AND PERSONAL PROPERTY TAX
ASSESSMENTS FOR THE YEAR 2025

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.

CERTIFICATION:

ATTACHMENTS: Staff Report-Tax Certification, Tax Certification Letter 2025, Tax Comparison Spreadsheet

**Agreement for Police Patrol Vehicle Upfitting
Between
City of Columbia
And
Columbia Dodge Jeep Ram**

This is an agreement made this ____ day of October 2025 between The City of Columbia, Tennessee (City) and Tennessee Property Management LLC (Company).

Section 1 – Services to be Provided

The company shall provide purchasing, installation and programming of Police equipment into Dodge Durango Patrol vehicles as described in the Invitation to Bid- Police Patrol Vehicle Equipment Upfitting, solicitation # 421-0825-16, a copy of which is included and identified as Attachment 1.

Section 2 – City Responsibilities

The City shall be responsible for making timely payments to the Company based upon conditions described in Section 4.

Section 3 – Periods of Service

This agreement shall be effective upon approval by the City Council of The City of Columbia, beginning September 1, 2025, and execution by all parties for a period of one year with the purchasing agent for the City of Columbia retaining the option to extend the contract for two additional one-year terms.

Section 4 – Payments and Compensation

The Company shall be compensated for services rendered on a monthly basis in an amount as further described in the Company's bid response dated 8/20/2025 which is attached hereto and identified as Attachment 2. The Company shall be responsible to invoice the City on a monthly basis.

Section 5 – General Considerations

5.1 Termination.

In the event the Company fails to perform its obligations under this agreement in a timely fashion or as described in Attachment 1, the City shall notify the Company of such deficiencies in writing. The Company shall have 15 days after receipt of the notice to correct the deficiency otherwise the City may terminate this agreement. The Company shall be entitled to all completed services through the date of the termination.

5.2 Non-Appropriation of Funds

In the event the City fails to appropriate funds for this service described in Attachment 1, this agreement shall be null and void.

The City shall be responsible to notify the Company in writing in timely manner should funds for the service not be appropriated.

The Company shall be entitled to payment for a completed service up to the date of non-appropriation.

5.3 Insurance

The Company shall maintain at its own expense workers compensation insurance and all other insurance as maybe further described in Attachment 1 for protection from claims which may arise as a result of any and all work performed for and on behalf of the City.

5.4 Controlling Laws

This agreement is to be governed by the laws of The State of Tennessee in all respects without reference to the laws of any other state or nation. The venue of any action taken pursuant to this contract shall be in Maury County, Tennessee.

5.5 Assignment

The Company shall not delegate, sublet or subcontract any part of this contract or assign any monies due him hereunder without first obtaining the written consent of the City.

5.6 Entirety

The written terms and provisions of this agreement shall supersede all prior verbal statements of any official or other representative of the City. Such statements shall not be effective or be construed as entering into, or forming a part of, or altering in any manner whatsoever, this agreement or agreement documents. This agreement may only be amended in writing.

5.7 Severability

Should any provision, paragraph, sentence, word or phrase contained herein be deemed to be illegal, invalid or otherwise unenforceable, such provision, paragraph, sentence, word or phrase shall be deemed to be modified to conform to law or else shall be deemed severable. In any event the remainder of the agreement shall remain unmodified and enforceable.

5.8 Attachments

All attachments hereto are made a part hereof as if fully set forth herein.

5.9 Consultant Relationship

Nothing in this agreement shall be construed to create an employer / employee relationship between the parties.

City of Columbia
700 North Garden St.
Columbia TN 38401

Accepted and Agreed:
City of Columbia

By _____
Charles (Chaz) M. Molder, Mayor

Attested:

By _____
Thad H. Jablonski, City Recorder

Approved as to Legal Form:

By _____
Jake Hubbell, City Attorney

Columbia Dodge Jeep Ram
106 S James Campbell Blvd
Columbia, TN 38401

Accepted and Agreed:

By _____

Attachment 1



Invitation to Bid – Police Patrol Vehicle Equipment Upfitting August 6, 2025 Solicitation # 421-0825-16

Sealed bids, subject to the specifications and conditions contained herein and attached hereto, will be received in the City Manager's Office, City Hall, until, but no later than **2:00 P.M. CT, August 20, 2025**, and then publicly opened and read aloud for Police Patrol Vehicle Equipment Upfitting.

If you are an individual with a disability and require a reasonable accommodation or have additional questions regarding this invitation, please notify Sommar Jaynes, Purchasing Agent at (931) 560-1580.

No bid may be withdrawn after the scheduled closing time for receipt of bids for ninety (90) calendar days.

Bid Instructions:

To be considered you must:

1. Be registered as a vendor prior to award. This may be done online at <http://www.vendorregistry.com/columbia-tn-vendor-registration> or you may request a copy of the vendor registration form by calling City of Columbia 931-560-1580.
2. Submit a completed bid sheet(s) using the forms as supplied with this Invitation to Bid.
3. Submit a signed Iran Divestment Statement with the bid using the form attached hereto.
4. All forms must be signed by an individual with the authority to bid the bidder.
5. All bid documents shall be returned to: Purchasing Agent, City Hall, 700 North Garden St., Columbia, TN 38401.

Mark outside of envelope with **Invitation to Bid Police Patrol Vehicle Equipment Upfitting** and opening date of bid, August 20, 2025.

Time is of the essence and any bid received after the announced time and date for submittal, whether by mail or otherwise, will be rejected. The time of receipt shall be determined by the City Manager's Office. Bidders are responsible for ensuring that their bids are stamped by City Manager's Office personnel before the deadline indicated. Late bids received will be so noted in the bid file and the bid will be returned unopened. Faxed or e-mailed bids will not be accepted.

Nothing herein is intended to exclude any responsible vendor, his product or service or in any way restrain or restrict competition. On the contrary, all responsible vendors are encouraged to bid and their bids are solicited. The City of Columbia is compliant with Title VI of the 1964 Civil Rights Act and as a result does not discriminate on the grounds of race, color or national origin nor does it excluded from participation in, or denies the benefit of any program or activity receiving federal financial assistance.

All cost associated with the preparation or delivery of bid are the sole responsibility of the vendor.

1. SCOPE

The City of Columbia is seeking bids for the purchasing, installation and programming of Police equipment into Dodge Durango Patrol vehicles.

2. GENERAL CONDITIONS – Applicable to all bids unless otherwise stated within this invitation to bid.

1. **Acceptance of Bids:** The City of Columbia reserves the right to reject any and all bids, to waive any informal technicalities or defects, the scope and nature of which it shall be the sole judge, in any bid, insofar as such technicality or defects do not legally, materially or substantially change such bid. The said City, unless otherwise specified by the bidder, reserves the right to accept any item on bid.

If the bidder fails to state the time within which a bid must be accepted, it is understood and agreed that said City shall have ninety (90) days from bid opening date in which to accept bid.

1. **Error in Bid:** In case of error in the extension prices in the bid, the unit price governs. No bid shall be altered, amended or withdraw, unless the acceptance date has expired, after the opening date of bids. Negligence on the part of the bidder in preparing the bid confers no right for withdrawal of the bid after it has been opened.
2. **Discount Period:** Time in connection with discount offered will be computed from the date of delivery, or from the date correct invoices are received, whichever date is later. Discount other than "Time Discounts" shall be shown on the face of the proposal sheet under "Terms".
3. **Sample of Materials:** Samples of items, when requested, must be furnished free of expense to the City, at the time bids are opened or later if such are called for after the bids have been opened, and if such samples are not destroyed in the process of sampling, they will be returned at the bidder's expense.
4. **Signatures on Bids:** Each bid must contain the full name and business address of the bidder. Any person signing a proposal sheet for himself or as agent, employee or officer of another must show his title and, if requested by the City shall furnish proof of his authority to make such proposal.
5. **Alternate Bids:** Alternate bids will be considered proving such items that appear on such bids meet specifications. Where equivalent items are bid upon, said City reserves the sole right in determining whether they meet specifications.
6. **Bid Sheets:** Bidders shall use the sheets furnished by the City. Failure to submit this sheet as required shall render the bid invalid. Sheets must contain prices on per unit and aggregate basis and the total amount of the bid must be stated on the bid sheet.
7. **Federal or State Sales, Excise or Use Tax:** Every bid shall separately state and set forth, therein the amount of any and all Federal and State sales, excise or use taxes included in the bid prices. If any such taxes are included in the prices bid, the City reserves the right in making

the award to deduct any amount of such taxes thereof. Where labor is required, the bidder shall state separately the amount of labor and materials.

8. **Delivery:** The number of calendar days in which delivery will be made after contract is executed and purchase order placed shall be stated in the bid. When the bidder states no time delivery, it is understood and agreed that delivery is to be made within fifteen (15) days after receipt of order, unless otherwise stated in the specifications.
9. **Compliance:** Contractor shall abide by all federal, state and local laws and statues and obtain all permits required in number fifteen (15) of these conditions.
10. **Specifications:** It is understood that reference to attached specifications shall be sufficient to make the terms of such specifications binding on the contractor. In some instances, the name of the manufacturer, a special brand, or make of an item is used in describing the item or items desired; but this does not restrict the bidder to that manufacturer or specific article, this means being used simply to indicate the character or quality of the article or service desired; but the articles or service on which the proposal are submitted must be equal to that specified, and a statement to that effect shall be made a part of the proposal. Where conflict occurs between the requirement or the General Conditions and the specifications, the requirements of the specifications will govern.
11. **Inspection:** Final inspection and acceptance or rejection will be made at the time of delivery, but all products and workmanship shall be subject to inspection and test at all times and places. The right is reserved to reject articles that contain defective material and workmanship. Rejected materials shall be removed by and at the expense of the contractor promptly after notification of rejection. The City shall not be obligated to pay the full price for any items that do not meet specifications; however, payment may be made at a proper reduction in price.
12. **Bid Opening:** Bids may be mailed or delivered to the Purchasing Agent, Third Floor, 700 North Garden Street, Columbia, Tennessee. All bids will be opened and publicly read at a time specified herein. Bids received after the specified time for opening, as shown on the invitation to bid, will not be accepted.
13. **Cancellation:** The City reserves the right to cancel an accepted bid or contract in whole or in part due to nonperformance or defective products.
14. **Permit Requirements:** Successful bidder will be responsible for securing any necessary permits for complying with all required inspections whether local state or federal.
15. **Multi-Year Contracts:** The City reserves the right to enter into multi –year contracts and further has the right to terminate multi-year contracts due to non-appropriation of funds.
16. **Financial Statements:** Financial statements will be submitted upon request.
17. **Term of Payment:** Payment will be made in full after the satisfactory receipt of goods, materials, supplies, and equipment. Payment will be made in full upon satisfactory completion of all contractual services, public improvements and/or construction. Executed

contracts must specifically state if there is any partial payment or other deviation from this method of payment.

18. Complaints – Vendors

Vendors shall have the right to present a complaint, dispute or grievance concerning unfair treatment, contracts, deliveries, payments, restrictions, and other incidents. The following steps are intended to provide uniform procedures for a vendor to express a problem and obtain remedy.

- a. Step One - Vendor must file a grievance with the Purchasing Agent in the City Manager's Office no later than seven (7) calendar days after the occurrence of the dispute or incident. The complaint must be in writing and include all supporting data and desired solution or remedy. The Purchasing Agent will review the complaint with the user department and provide a written reply within forty-five (45) days to the vendor.
- b. Step Two – If the vendor is not satisfied with the Purchasing Agent's response, the vendor may appeal in writing to the City Manager, who shall with the advice of the Purchasing Agent and/or City Attorney, make a written determination to all parties involved. The City Manager's decision shall be final.

3. TERMINATION:

Termination for Default: Should the awarded vendor not performed or has unsatisfactorily performed the contract, the Purchasing Agent, in his sole discretion, may terminate the award for default. Upon termination for default, payment may be withheld at the discretion of the City of Columbia. Failure on the part of the vendor to fulfill the obligations as stated herein shall be considered just cause for termination of the contract. The vendor will be paid for work satisfactorily performed prior to termination, less any excess costs incurred by the City in completing the work. Unsatisfactory performance shall include but not necessarily be limited to:

1. Failure to meet turnaround time of 60 days from receiving the Police Vehicles
2. Professional quality service with regard to providing high quality installation.
3. Professional quality service with regard to providing the proper equipment agreed upon in this bid process

Non-Allocation of Funds: Any resulting agreement may be terminated due to non-appropriation of funds by City Council.

4. SPECIFICATIONS AND REQUIREMENTS

- 4.1 The awarded vendor has to be in Maury County TN to be accessible for warranty and follow up repairs.

4.2 The vendor will be responsible to for transportation of the vehicles from Columbia Dodge at 106 S. James Campbell Blvd Columbia TN. 38401 to the vendor's facility. Upon completion the vendor will return the vehicles to Columbia Police Department Annex facility at 800 Westover Dr.

4.2 The vendor will be responsible for purchasing of listed equipment in this bid and its installation.

4.3 The vendor will be responsible to install Columbia Police Dept provided Motorola In-car camera system M500 and Sierra Wireless modem and antenna.

4.4 The vendor will be properly trained and certified in installing Motorola Camera systems.

4.4 The maximum turnaround time for completion of the project is sixty (60) days from the receiving of the Vehicles from Columbia Dodge.

4.5 All work shall be performed in a professional workman like manner. Approval of the completed vehicles shall be subject to the Columbia Police Department Support Services Staff receiving the vehicle.

The remainder of this page is intentionally blank

City of Columbia – Invitation to Bid – Police Patrol Vehicle Upfitting
 Bid Sheet Page 1 of 1 - Solicitation 421-

In compliance with this Invitation for Bid for Police Patrol Vehicles Equipment Upfitting and subject to all conditions thereof, the undersigned offers and agrees to furnish any or all items and/or services upon which prices are quoted, at the price quoted below. The award, if made, shall be for a one-year period and may be renewed at the option of the City for two consecutive one-year periods. The prices per item adjustment not to exceed the price per item as bid below for the respective renewal period.

My signature certifies that the accompanying bid is not the result of or affected by, any act of collusion with another person or company engaged in the same line of business or commerce, or any act of fraud punishable under the Laws of the State of Tennessee or the United States. Furthermore, I understand that fraudulent and collusive bidding is a crime and can result in fines, prison sentences, and civil damage awards. I hereby certify that I am authorized to sign this bid for the bidder.

Part Number	Qty	Description	Price per Item
425-6680	1	Jotto Console	\$ 485.00
425-3704	1	Cupholder	\$ 43.00
425-6260	1	Arm Rest	\$ 51.00
425-5542/4143	1	Side Mount for Cradle	\$ 495.00
425-5677	1	Extension for side mount	\$ 33.00
450-0449	1	A Mod Screen Holder	\$ 87.00
475-1417	1	Window Bars	\$ 340.00
Magmic	1	Magnetic Mic Holder	\$ 40.00
BR-930-W	1	3 Hole Outlet	\$ 30.00
BK0802DUR21	1	Setina PB450L4 P/B with 4 Fed Sig Micropulse Ultra B/W on Front 1 on Each Side	\$ 1181.00
HK0809DUR21	1	Setina Head Light Guard	\$ 402.00
475-0965/8848	1	Jotto Front Partition/Lower Panels	\$ 845.00
GK10342UHK	1	Setina Gun Rack	\$ 550.00
475-0822	1	Jotto Rear Cargo Barrier	\$ 475.00
MPS61U-B	2	Fed Sig 6 LED Light Blue	\$ 102.00
MPSM6-LB	2	Bracket for MPS61U-B	\$ 18.00
MPS62-B/A	4	Fed Sig 6 LED Light Blue	\$ 121.00
SL8F-BA	1	8 Head Lightstick	\$ 340.00
SLB-001	1	Brackets for Read Light Stick	\$ 30.00
RBKit2	1	Fedsig Rumbler 2 Woofers	\$ 430.00
RBDUR21	1	Rumbler Bracket	\$ 61.00
Valor 51 Pkg	1	Fed Sig Valor 51" Light Bar, PF200S17, ES100C, ESB-U, OBD Cable	\$ 4500.00
AB 111005STT	1	Tail Light Flasher for Racetrack	\$ 90.00
429700	1	Ant. Cable	\$ 45.00
ETRAB45-03	1	Ant. Mass	\$ 168.00
2000380	1	Sierra Modem Cable	\$ 55.00
RPW	1	Radio Power Cable	0
Kill Switch	1	Equipment Disconnect	0
KES-3	1	Radio Speaker	\$ 30.00

Vendor Name: Columbia Dodge
 Vendor Signature: [Signature] Date: 8.11.25

CDJR of Columbia

State Contract Supplier
106 S. James Campbell Blvd.
Columbia, TN 38401

QUOTATION

Telephone: 931-619-4915

Fax: 931-901-1415

To:
Columbia PD
2025 Durango
Patrol

Date: 08/11/25

Quoted by: Chris Long

Cell: 931-629-4915

Email: clong@cdjrcolumbia.com

Contact:	EMAIL:
Quote# 25CL000142	Terms: Net 60 Days

Part Number	Qty.	Description	Labor Hrs.	Price Each	Amount
valor 51 pkg	1	Fed Sig valor 51" lightbar, pf200s17, es100c, esb-u, obd cable		\$4,500.00	\$4,500.00
mps62-B/A	4	Fed Sig 6 led light blue		\$121.00	\$484.00
mps61u-b	2	Fed Sig 6 led light blue		\$102.00	\$204.00
mpsm6-lb	2	bracket for mps61u-b		\$18.00	\$36.00
sl8f-BA	1	8 head lightstick		\$340.00	\$340.00
slb-001	1	brackets for rear light stick		\$30.00	\$30.00
rbkit2	1	fedsig rumbler 2 woofers		\$430.00	\$430.00
rbdur21	1	rumbler bracket		\$61.00	\$61.00
bk0802dur21	1	setina pb450L4 p/b with 4 fed sig micropulse ultras b/w 2 on front 1 on each side		\$1,181.00	\$1,181.00
hk0809dur21	1	setina headlight guards		\$402.00	\$402.00
425-6706	1	jotto console		\$485.00	\$485.00
425-3704	1	jotto cupholder		\$43.00	\$43.00
425-6260	1	jotto arm rest		\$51.00	\$51.00
425-5542/4144	1	side mount for cradle-short clamps		\$495.00	\$495.00
425-5677	1	extension for side mount		\$33.00	\$33.00
450-0449	1	A mod screen holder		\$57.00	\$57.00
475-1417	1	window bars		\$340.00	\$340.00
475-0965	1	jotto front partiton		\$760.00	\$760.00
475--8848	1	jotto lower panels		\$85.00	\$85.00
475-0822	1	jotto rear cargo barrier		\$475.00	\$475.00
magmic	1	Magnetic mic holder		\$40.00	\$40.00
br-930-w	1	3 hole outlet		\$30.00	\$30.00
gk10342uhk	1	Setina gun rack		\$550.00	\$550.00
ab111005stt	1	tail light flasher for racetrack		\$90.00	\$90.00
429700	1	coax for radio		\$45.00	\$45.00
32575	1	salt shaker UHF antenna		\$68.00	\$68.00
2000380	1	Sierra Modem cable		\$55.00	\$55.00
rpw	1	radio power cable		\$0.00	\$0.00
kill switch	1	equipment disconnect		\$0.00	\$0.00
kes-3	1	radio speaker		\$30.00	\$30.00
cust. Supp.	1	customer supplied radar		\$0.00	\$0.00
cust. Supp.	1	customer supp camera		\$0.00	\$0.00
					\$0.00
					\$0.00
misc charge	1	shop supplies		\$150.00	\$150.00
freight charge	1	freight		\$150.00	\$150.00
Total labor hrs.			32	Sub Total	\$11,700.00
labor price			\$80.00	Labor Total	\$2,560.00
labor total			\$2,560.00	Total	\$14,260.00



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT

Bailey Fitzgerald, Chief's Administrative Assistant, bfitzgerald@columbiatn.com, 931-560-1612

AGENDA ITEM TITLE: APPROVE THE BID AWARD AND THE MAYOR TO SIGN AN AGREEMENT WITH COLUMBIA DODGE FOR UPFITTING OF PATROL VEHICLES IN THE AMOUNT OF \$14,260.00 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: Staff Report for Upfitting, Columbia Dodge Upfitting Agreement, Patrol Upfitting Columbia Dodge Quote.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jill Carlson, Sr. Administrative Assistant, jcarlson@columbiatn.gov 931-560-1451

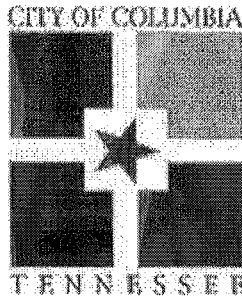
AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NONEXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE MULETOWN DISC GOLF CLUB FOR THEIR 2025 PROGRAM – WARD 2

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.

CERTIFICATION:

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



**NON-EXCLUSIVE
USE AND OCCUPANCY PERMIT
2025**

This permit is executed by and between the City of Columbia, hereinafter called "City", and Muletown Disc Golf Club, whose address is 4164 Miles Johnson Pkwy, Spring Hill, TN. 37174, hereinafter called "Permittee".

WHEREAS, the City desires to provide facilities to its citizens, and non-commercial local societies, clubs and organizations, engaged in civic, social, educational, cultural, recreational or philanthropic work, or activities.

WHEREAS, the Permittee is such an organization and, in the promotion and sponsorship of such activities, generates revenues from voluntary contributions, special events, membership dues, fees and charges, and fund-raising projects.

NOW, THEREFORE, it is mutually agreed by and between the City and Permittee as follows:

1. **PREMISES**
City does hereby grant to Permittee a Non-Exclusive Use Permit for the use and occupancy of those certain premises described as, Woodland Park / Woodland Park Disc Golf Course hereinafter called "Premises."
2. **TERM**
The term of this permit shall be a period beginning October 9th, 2025, and terminating on October 8th, 2026.
3. **PURPOSE**
The premises specified in this permit shall be used only for the purposes of using, developing, operating and maintaining a Disc Golf Club in accordance with Permittee's organizational documents and for no other purpose other than provided herein.
4. **PUBLIC USE**
The general public shall not be excluded from these premises or any portion thereof. Permittee shall open premises to the public in accordance with the schedule approved by the Parks and Recreation Department Director or designated representative. Whenever the facilities are not in use and it is reasonably practical, Permittee shall allow other organizations to utilize the premises for activities; provided said organizations have prior authorization by the Parks and Recreation Department Director or designated representative.
5. **FEES**
 - A. Permittee shall pay City a user fee of \$0.00 per use of facilities for practice, games, leagues, and tournaments only.
 - B. Any additional monetary or other contributions from the Permittee above the stated fees are appreciated.
 - C. Permittee shall have the right to charge participants a reasonable fee designed to cover maintenance and program operation. Said fees will be subject to prior written approval of the Parks and Recreation Department Director or designated representative. Excessive fees or charges, which will have the effect of precluding low and moderate-

income persons from using the site, shall not be permitted. All funds collected by the Permittee from the operation of the premises shall be used for development, maintenance and program operation on the premises.

6. BY-LAWS

Membership in Permittee's organization shall be open to anyone meeting the requirements of its rules and by-laws. Permittee will not discriminate against a member because of age, race, color, religion, physical handicap, ancestry, sex or national origin. All restrictions, rules, and by-laws, if any, and changes thereto proposed by Permittee's organization shall require prior written approval from the Parks and Recreation Department Director or designated representative. A current copy of by-laws shall be on file in the Parks and Recreation Department office.

7. MAINTENANCE

Permittee shall assist in Premises maintenance by following means:

- A. Permittee shall assist with routine janitorial services to include litter pick-up, monitoring of rest rooms, walking paths, tee pad and disc golf basket upkeep, and any trash removal.
- B. Permittee shall provide records of all maintenance of improvements and structures installed by Permittee. The premises shall remain in a safe, clean, and sanitary condition acceptable to the Parks and Recreation Department Director, or designated representative.
- C. City shall provide routine maintenance to rest rooms to ensure overall cleanliness, sanitation and operation including maintaining adequate supplies for use. Permittee shall monitor supplies in the City's absence to help prevent misuse.
- D. City shall provide all routine and major maintenance for all grounds and facilities, other than improvements and structures installed by Permittee, to include but not limited to: fertilizing, watering, mowing, weeding, the repair of water and sewer lines, roadways and parking lots, drainage systems, and maintaining/repairing tee pads and disc golf baskets as needed.

8. IMPROVEMENTS/DEVELOPMENT

Permittee shall not make any improvements, changes or alterations or cause same to be made to the premises, without written authorization and approval from the Parks and Recreation Department Director or designated representative. All improvements shall be at no cost to City.

9. REMOVAL OF IMPROVEMENTS

City agrees that all fixtures and improvements installed by Permittee in accordance with the provisions herein provided, and not being a replacement or repair of or for any improvement or improvements now existing and belonging to City, shall be and remain the property of Permittee. Permittee shall have the right to remove at Permittee's own expense said fixtures and improvements prior to the automatic termination of this agreement or within fifteen (15) days after such earlier termination; provided that any damage to City's property or improvements shall be repaired and the premises left in as good order and condition as when Permittee took possession of the premises. In the event Permittee does not so remove said fixtures and improvements within the above specified time, the City may remove, or sell, or destroy the same at the expense of Permittee, and Permittee shall pay to City the reasonable cost of any such removal, sale or destruction together with the reasonable cost of repair of damages to City's property or improvements resulting from such removal, sale or destruction. At the option of the City, any property, real or personal, not so removed by Permittee may be deemed abandoned.

10. OPERATION

All recreational programs, events, and activities sponsored by Permittee at said premises shall be at the sole cost and expense of Permittee and shall be approved by the Parks and Recreation Department Director, or designated representative, at least two weeks prior to the activity.

11. INDEMNITY

Permittee agrees to indemnify and save the City of Columbia and its agents and employees harmless from any and all liability, claims, damages or injuries to any person, including injury to Permittee or any of Permittee's employees, representatives, agents, guests, licensees, patrons or of any other person whomsoever, and all expenses of investigating and defending against same:

- A. Arising from or alleged to have arisen from or connected with the use of or operations on the permit premises; or
- B. Caused or claimed to be caused by the independent acts of Permittee, Permittee's agents or employees, or the concurrent acts of the Permittee, the City or their agents or employees.

12. CONCESSION RIGHTS: (LEAGUE AND TOURNAMENT PLAY)

Permittee shall have the right to operate a concession stand for the sale of confections, soft drinks, gum and other food products which are prepared and served in accordance with City of Columbia regulations, during league events; PROVIDED, HOWEVER, that all profits there from shall be used by the Permittee for improvements, operation and maintenance of the premises, and other budget items necessary for league operations.

Permittee shall also have the right to sell, at its discretion, T-shirts, customization and other items as long as such items are directly related to the sport of Disc Golf and promote the league and its ideals of sportsmanship and fair play. All concessions sales and profits shall be used by the Permittee for improvements, operation and maintenance of the premises and other budget items necessary for league operations.

The Permittee shall be solely responsible for any thefts, vandalism, loss or damages to any concession goods that may be stored on premises.

13. ADVERTISING

Permittee shall not place or cause to be placed upon the premises any billboards, banners, posters, or any other media advertising products or services, without the approval of Columbia Parks & Recreation Department. Signs of any nature installed on said premises must be first authorized and approved by City. This provision does not include uniforms as provided by team sponsors.

14. POSSESSOR INTEREST AND TAXES

This permit may create a taxable possessor interest in Permittee; therefore, as further consideration for the execution of this permit, Permittee agrees to pay and discharge before delinquency, all taxes and assessments, which may be levied against said premises by reason of any interest of Permittee during, said term.

15. NON-EXCLUSIVE OCCUPANCY

It is specifically understood and agreed that Permittee's use hereunder shall be non-exclusive and shall not result in any proprietary rights. City reserves, and shall always have the right to enter said premises for the purpose of viewing and ascertaining the condition thereof, or to protect its interest in the premises or to inspect the operations.

16. COMPLIANCE WITH LAW

Permittee shall, at its sole cost and expense, comply with all the requirements of all Municipal, State and Federal authorities now in effect or which may be in effect which pertain to the permit premises or any operations of the Permittee conducted thereon.

17. INSURANCE

On or before the execution date of this Permit by the City, Permittee shall submit to City an insurance policy or Certificate of Insurance evidencing that Permittee has obtained from a generally recognized insurer, insurance in the following form and minimum amounts specified.

Comprehensive General Liability insurance of:

- | | | |
|----|-------------|---------------------------------|
| A. | \$2,000,000 | Bodily Injury - per person |
| B. | \$2,000,000 | Bodily Injury - Each Occurrence |
| C. | \$ 250,000 | Property Damage |

The Policy shall name the City of Columbia as additional insured. The Policy of Insurance shall contain the following clauses:

"It is agreed that the Policy shall not be cancelled nor the coverage reduced until thirty (30) days after the Parks and Recreation Department Director of the City of Columbia, shall have received written notice of such cancellation or reduction. The notice shall be deemed effective the date delivered to said Director, as evidenced by properly validated return receipt."

"The insured waives any right of subrogation against City of Columbia which might arise by reason of any payment under this Policy."

The City reserves the right to re-evaluate the amount and type of insurance required during the term of this permit. Permittee shall provide the amount and type of insurance as required by the City of Columbia within thirty (30) days after Permittee shall have received written notice of such requirement.

18. EQUAL OPPORTUNITY

Permittee will not discriminate against any employee or applicant for employment because of age, race, color, religion, physical handicap, ancestry, sex or national origin. This provision shall include, but is not limited to, the following: Employment, upgrading, demotion, transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship.

19. NON-DISCRIMINATION

Permittee, in the operations to be conducted pursuant to the provisions of this permit and otherwise in the use of the facilities will not discriminate or permit discrimination against any person or class of persons by reason of race, color, creed or national origin, sex, age, handicap, or marital status in any manner.

20. DRUG AND ALCOHOL POLICY

In accordance with City of Columbia Substance Abuse Policy (Change 1) dated November 1, 1993, neither Permittee nor its employees, consultants or contractors while performing services for the City of City property or using City equipment or property, shall be in anyway impaired because of being under the influence of alcohol or a drug, shall possess an open container of alcohol, or consume alcohol, or possess or be under the influence of an illegal drug, or shall sell, offer, or provide alcohol or a drug to another person.

21. UTILITIES AND SERVICES

The City shall provide all utilities and services required.

22. AMENDMENT TO PERMIT

This Permit fully expresses all understandings of the parties to this Permit and no verbal understandings of the parties, their officers, employees or agents shall be valid unless made in the form of a written amendment to this Permit and duly approved and executed by Permittee and the City of Columbia.

23. PARTIAL INVALIDITY

If any provision of this Permit or the application thereof to any person or circumstances shall to any extent, be held to be invalid or unenforceable, the remainder of this Permit, or the application of such provision to persons or circumstances other than those as to which it is held to be invalid or unenforceable, shall not be affected thereby, and each provision of this Permit shall be held severable and shall be valid and enforceable to the fullest extent permitted by law.

24. GOVERNING LAW

This Permit shall in every respect be binding upon the parties hereto and their respective successors and assigns. The laws of the State of Tennessee shall govern this Permit.

25. PROVISIONS REQUIRED BY LAW

Each and every provision of law and clause required by law to be inserted in this Permit shall be deemed to be inserted herein and the Permit shall be read and enforced as though it were included herein, and if for any reason any such provision is not inserted, or is not correctly stated, then upon application of either party the Permit shall forthwith be physically amended to make such insertion or correction.

26. NOTICE

Any notices required or permitted to be given pursuant to this Permit may be personally served on the other party by the party giving such notice, or may be served by certified mail, return receipt requested, to the following address:

PERMITTEE

Muletown Disc Golf Club
c/o, Luke Suggs, President
4164 Miles Johnson Pkwy.
Spring Hill, TN. 37174
Phone:

CITY

Columbia Parks and Recreation Department
Mackel Reagan, Director
1446 Oak Springs Drive
Columbia TN 38401
Phone: (931) 388-8119

27. SPECIAL PROVISIONS

In the event there is any conflict between the following special provisions and any other provisions of this permit, the special provisions shall govern. The special provisions are as follows:

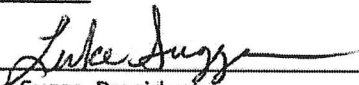
- The Permittee shall provide proof of indemnification insurance to Parks and Recreation Department to be submitted with the agenda packet for Council approval.
- The Permittee shall not commence practice sessions or leagues/tournaments at premises until contract terms are approved by Council and signed by all parties as required.
- Permittee shall not sublet, transfer, or assign the fields to any other organizations or groups outside of Permittee for any reason.
- All organizations and groups outside of Permittee must have written permission from the Parks & Recreation Director or his Designee prior to use of fields.
- The Parks & Recreation Director or his Designee will coordinate efforts with the Permittee to confirm field availability prior to approving other organizations usage of the facilities during the term of this agreement.
- Permittee shall have the right to charge a fee for groups or individuals to provide clinics, teachings, or instructional classes for league participants. All funds collected by Permittee shall be used for premises development, maintenance, and program operation.
- Permittee must provide a copy of the league rules; and by-laws when returning this document to Columbia Parks & Recreation Department. Permittee will also provide a copy of the weekly league schedule when it is completed.
- The parties agree to attempt to execute any renewal of this agreement with such revisions as necessary within 30 days of the expiration date this agreement.

28. **TERMINATION**

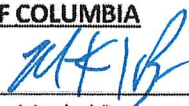
- A. **FOR CAUSE**: The Parks and Recreation Department Director, by giving written notification specifying an effective date, not less than five (5) days after the date of written notification, may terminate this Permit on behalf of the City, in whole or part, for cause which shall include:
- 1.) Failure for any reason by Permittee to fulfill its obligations under this Permit in a timely manner acceptable to the Parks and Recreation Department Director, including non-compliance with other City directives, Federal, State and local statutes, rules, laws, regulations or directives non-applicable or as may become applicable.
 - 2.) Any ineffective or improper use of the site by Permittee, its employees, agents, subcontractors, guests, or any person or group under Permittee's responsibility.
 - 3.) Any conduct on the site by Permittee, its employees, agents, guests, or subcontractors unacceptable to the Parks and Recreation Department Director.
- B. **FOR CONVENIENCE**: Either City or Permittee may seek termination of this Permit upon thirty (30) days' of written notice to the other party.

IN WITNESS WHEREOF, the City and the Permittee have caused this Permit to be executed, effective the date first above written, by their duly authorized agents.

PERMITTEE

By 
Luke Suggs, President
Muletown Disc Golf Club
Date 9/18/2025

CITY OF COLUMBIA

By 
Mackel Reagan, Director
Parks & Recreation
Date _____

By _____
Charles (Chaz) M. Molder,
Mayor
Date _____

Legal Form Approved:


Jake Hubbell,
City Attorney
Date: 9/24/25

By _____
Thad H. Jablonski,
City Recorder
Date _____

Title VI Policy

City of Columbia, Tennessee

It is the policy of the City of Columbia to ensure that no citizen shall, on the grounds of race, color, religion, sex (including pregnancy) national origin age (40 or older), disability, sexual orientation, gender identity or expression, genetic information, or any other characteristic protected by law, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER K&K Insurance Group, Inc. P.O. Box 2338 Fort Wayne, IN 46801-2338	CONTACT NAME: MM - Amateur Sports - Teams, Leagues and Associations PHONE (A/C, No, Ext): 1-800-426-2889 FAX (A/C, No): 1-260-459-5105 E-MAIL ADDRESS: info@sportsinsurance-kk.com PRODUCER CUSTOMER ID:														
INSURED Muletown Disc Golf Club DBA: Muletown Disc Golf Club 4164 Miles Johnson Pkwy Spring Hill, TN 37174 A Member of the Sports, Leisure & Entertainment RPG	<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: AIG Specialty Insurance Company</td><td>26883</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: AIG Specialty Insurance Company	26883	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER F:															

COVERAGES

CERTIFICATE NUMBER: U00129174

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X		9YAPG0001334486101	06/27/2025 01:21 AM EDT	06/27/2026 12:01 AM	<table border="1"><tr><td>EACH OCCURRENCE</td><td>\$2,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea Occurrence)</td><td>\$1,000,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$5,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$2,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$5,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$2,000,000</td></tr><tr><td>PROFESSIONAL LIABILITY</td><td>\$2,000,000</td></tr><tr><td>Legal Liability to Participants</td><td>\$2,000,000</td></tr></table>	EACH OCCURRENCE	\$2,000,000	DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$1,000,000	MED EXP (Any one person)	\$5,000	PERSONAL & ADV INJURY	\$2,000,000	GENERAL AGGREGATE	\$5,000,000	PRODUCTS - COMP/OP AGG	\$2,000,000	PROFESSIONAL LIABILITY	\$2,000,000	Legal Liability to Participants	\$2,000,000
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	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<table border="1"><tr><td>☐ PER STATUTE ☐ OTHER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td></td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td></td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td></td></tr></table>	☐ PER STATUTE ☐ OTHER		E.L. EACH ACCIDENT		E.L. DISEASE - EA EMPLOYEE		E.L. DISEASE - POLICY LIMIT									
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A	MEDICAL PAYMENTS FOR PARTICIPANTS			9YAPG0001334486101	06/27/2025 01:21 AM EDT	06/27/2026 12:01 AM	<table border="1"><tr><td>PRIMARY MEDICAL</td><td></td></tr><tr><td>EXCESS MEDICAL</td><td>\$25,000</td></tr></table>	PRIMARY MEDICAL		EXCESS MEDICAL	\$25,000												
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EXCESS MEDICAL	\$25,000																						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Sport(s): Frisbee & Frisbee Golf Age(s): 16-19, Over 19

The Certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured.

CERTIFICATE HOLDER

City of Columbia
700 N Garden St
Columbia, TN 38401
Owner/Manager/Lessor of Premises

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Scott Finkbeiner

Coverage is only extended to U.S. events and activities.

** NOTICE TO TEXAS INSURED: The Insurer for the purchasing group may not be subject to all the insurance laws and regulations of the State of Texas

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – DESIGNATED
PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)
City of Columbia 700 N Garden St Columbia, TN 38401
Named Insured: Muletown Disc Golf Club DBA: Muletown Disc Golf Club
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jill Carlson, Sr. Administrative Assistant, jcarlson@columbiatn.gov 931-560-1451

AGENDA ITEM TITLE: 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

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.



PREVENTIA SECURITY LLC

STANDARD COMMERCIAL SECURITY AGREEMENT

P.O. Box 1563
Columbia, Tennessee 38402
(615) 422-5276
License Nos.: C#1584 & C#2149

Date: 09/11/2025

Subscriber's Name: Columbia Parks & Rec - Maintenance Building Telephone No.: (931) 380-2752
Address: 503 Carter St. Columbia, TN 38401

1. PREVENTIA SECURITY LLC (hereinafter referred to as "PREVENTIA" or "ALARM COMPANY") agrees to sell, install, and program, at Subscriber's premises, and Subscriber agrees to buy an electronic security system consisting of the equipment and services described in the attached Schedule of Equipment and Services or Proposal # WO 64555.

Purchase Price: \$ PAID (plus applicable taxes)

2. DESCRIPTION OF EQUIPMENT AND SERVICES:

Check Services Provided:

- ☒ Monitoring Center Services ☐ Repair Service ☐ Inspection ☐ Remote Subscriber Access ☐ Cameras ☐ Access Control ☐ Access Control Administration ☐ Self-Monitoring ☐ Other: (See Attached Schedule of Equipment and Services.)

3. CHECK BOX FOR APPROPRIATE SERVICES: Only services selected are included:

SERVICES AND RECURRING CHARGES: All charges are billed in advance and are plus tax, if applicable [select one option]:

Billing shall be: ☒ Monthly ☐ Quarter Annually ☐ Semi-Annually ☐ Annually

(a) MONITORING CENTER CHARGES: Subscriber agrees to pay PREVENTIA:

- ☐ (i) The sum of \$, payable in advance for the installation and programming of the communication software and communication devices if separate from the alarm panel if not already installed.

- ☒ (ii) The sum of \$44.95 per month for the monitoring of the Security System for the term of this agreement.

(b) SERVICE (Select i or ii)

☒ (i) Subscriber agrees to pay PREVENTIA on a per call basis. If this agreement provides for service on a per call basis, Subscriber agrees to pay PREVENTIA for all parts and labor at time of service. Subscriber is not obligated to call PREVENTIA for per call service and PREVENTIA is under no duty to provide service except its warranty service during warranty period. Service by anyone other than PREVENTIA during warranty period relieves PREVENTIA of any further obligations under the Limited Warranty. Subscriber to initial for per call service option:

☐ (ii) Subscriber agrees to pay PREVENTIA for a Repair Service Plan for the security equipment the sum of \$ per month for the term of this agreement. Check Box for Appropriate Repair Service Plan: ☐ Total Care Service Plan ☐ Extended Warranty Service Plan ☐ Preventive Care Service Plan ☐ (c) INSPECTION AND TESTING: Subscriber agrees to pay PREVENTIA \$ per month for the term of this agreement for inspection service. If this option is selected PREVENTIA will make inspection(s) per year. Unless otherwise noted in the Schedule of Equipment and Services inspection service includes testing of all accessible components to insure proper working order. If the system is UL Certified, the inspection will comply with UL requirements. PREVENTIA will notify Subscriber 3 days in advance of inspection date. It is Subscriber's responsibility to reschedule or permit access. Testing at inspection tests only that components are in proper working order at time of inspection unless otherwise reported to Subscriber at time of inspection. Inspection does not include repair. If sprinkler alarm or other device monitoring water flow is inspected the inspection does not include inspection or testing of sufficiency of water supply, for which PREVENTIA has no responsibility or liability.

☐ (d) REMOTE SUBSCRIBER ACCESS / VIDEO STREAMING DATA [VSD] / CAMERAS / AUDIO: Subscriber agrees to pay PREVENTIA the sum of \$ per month for the term of this agreement. Select remote access / video / audio services to be provided:

- ☐ Access Control ☐ Recording Device ☐ Monitoring Center Remote Video / Audio Monitoring for Live Streaming
☐ Video Clips Monitored Upon Alarm Activation Only ☐ Verification Recorded Video Clips ☐ Cloud Service Data Storage and Retrieval ☐ Remote Access By Subscriber ☐ Video Data to Subscriber's Smart Phone ☐ Other (describe):

☐ (e) ACCESS CONTROL ADMINISTRATION SERVICES: Subscriber agrees to pay PREVENTIA the sum of \$ per month for the term of this agreement. Select Access Control Administration services to be provided:

- ☐ Remote Access Administration ☐ On-Site Administration ☐ Data Storage ☐ Data Backup

44.95

☐ IN LIEU OF SEPARATE RECURRING CHARGES IN PARAGRAPHS 4(a)-(i) ABOVE, SUBSCRIBER SHALL PAY \$ 44.95 PER MONTH WHICH INCLUDES ALL THE CHECKED SERVICES IN PARAGRAPHS 3(a)-(e).

4. TERM OF AGREEMENT / RENEWAL: The term of this agreement shall be for a period of 36 months and shall automatically renew in 12 month increments thereafter under the same terms and conditions, unless either party gives written notice to the other of their intention not to renew the agreement at least 30 days prior to the expiration of any term. After the expiration of one year from the date hereof PREVENTIA shall be permitted from time to time to increase all charges by an amount not to exceed ten percent each year and Subscriber agrees to pay such increase. PREVENTIA may invoice Subscriber in advance monthly, quarterly, or annually at PREVENTIA's option. Unless otherwise specified herein, all recurring charges for 3(a)-(i) services shall commence on the first day of the month next succeeding the date hereof, all payments being due on the first day of the month.

5. MONITORING CENTER SERVICES: Upon receipt of an alarm signal, video or audio transmission, from Subscriber's security system, PREVENTIA or its designee Monitoring Center shall make every reasonable effort to notify Subscriber and the appropriate municipal police or fire department [First Responders] depending upon the type of signal received. Not all signals or transmissions will require notification to the authorities and Subscriber may obtain a written response policy from PREVENTIA. No response shall be required for supervisory, loss of communication pathway, trouble or low battery signals. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments are not monitored by personnel of PREVENTIA or PREVENTIA's designee Monitoring Center and PREVENTIA does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals and transmissions are transmitted over telephone lines, wire, air waves, internet, VOIP, radio or cellular, or other modes of communication, and pass through communication networks wholly beyond the control of PREVENTIA and are not maintained by PREVENTIA except PREVENTIA may own the radio network, and PREVENTIA shall not be responsible for any failure which prevents transmission signals from reaching the Monitoring Center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish PREVENTIA with a written Call List of names and telephone numbers of those persons Subscriber wishes to receive notification of alarm signals. Unless otherwise provided in the Call List, PREVENTIA will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with PREVENTIA's notification obligation. All changes and revisions shall be supplied to PREVENTIA in writing. Subscriber authorizes PREVENTIA to access the control panel to input or delete data and programming. If the equipment contains video or listening devices permitting Monitoring Center to monitor video or sound then upon receipt of an alarm signal, Monitoring Center shall monitor video or sound for so long as Monitoring Center, in its sole discretion, deems appropriate to confirm an alarm or emergency condition. If Subscriber requests PREVENTIA to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay PREVENTIA \$90.00 for each such service. PREVENTIA may, without prior notice, suspend or terminate its services, in PREVENTIA's sole discretion, in event of Subscriber's default in performance of this agreement or in event Monitoring Center facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms or runaway signals. Monitoring Center is authorized to record and maintain audio and video transmissions, data and

communications, and shall be the exclusive owner of such property. All Subscriber information and data shall be maintained confidentially by PREVENTIA.

6. REPAIR SERVICE: Repair service pursuant to paragraph 3(b)(ii), includes the following based on the selected plan; Total Care Service Plan includes all parts and labor. Extended Warranty Service Plan includes parts and reduced service rates. Preventive Care Service Plan includes one annual inspection and reduced service rates. PREVENTIA shall service upon Subscriber's request the security system installed in Subscriber's premises between the hours of 8 a.m. and 5 p.m. Monday through Friday, within reasonable time after receiving notice from Subscriber that service is required, exclusive of Saturdays, Sundays and legal holidays. All repairs, replacement or alteration of the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, water, insects, vermin, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connected with the security system as originally installed without PREVENTIA's written consent.

7. SUBSCRIBER REMOTE ACCESS: If Remote Access is included in the Schedule of Equipment and Services to be installed and services provided by PREVENTIA, the equipment will transmit data via Subscriber's high speed Internet, cellular or radio communication service from remote device supplied by PREVENTIA or Subscriber's Internet or wireless connection device which is compatible with PREVENTIA's remote services. PREVENTIA will grant access to server permitting Subscriber to monitor the security system, access the system to arm, disarm and bypass zones on the system, view the remote video camera(s) and control other remote automation devices that may be installed or, when system design permits, connect the system to the Internet, over which PREVENTIA has no control. The remote services server is provided either by PREVENTIA or a third party. PREVENTIA shall install the camera(s) in a permissible legal location in Subscriber's premises to permit Subscriber viewing. PREVENTIA shall have no responsibility for failure of data transmission, corruption or unauthorized access by hacking or otherwise and shall not monitor or view the camera data. Electronic data may not be encrypted and wireless components of the alarm system may not meet Advanced Encryption Standard specifications for encryption of electronic data established by the US National Institute of Standards and Technology [NIST] or any other established criteria for encryption and PREVENTIA shall have no liability for access to the alarm system by others.

8. WIRELESS AND INTERNET ACCESS CAPABILITIES: Subscriber is responsible for supplying high-speed Internet access and/or wireless services at Subscriber's premises. PREVENTIA does not provide Internet service, maintain Internet connection, wireless access or communication pathways, computer, smart phone, electric current connection or supply, or in all cases the remote video server. In consideration of Subscriber making its monthly payments for remote access to the system, PREVENTIA will authorize Subscriber access. PREVENTIA is not responsible for Subscriber's access to the Internet or any interruption of service or down time of remote access caused by loss of Internet service, radio or cellular or any other mode of communication used by Subscriber to access the system. Subscriber acknowledges that Subscriber's security system can be compromised if the codes or devices used for access are lost or accessed by others and PREVENTIA shall have no liability for such third party unauthorized access. PREVENTIA is not responsible for the security or privacy of any wireless network system or router. Wireless systems can be accessed by others, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock out codes. PREVENTIA is not responsible for access to wireless networks or devices that may not be supported by communication carriers and upgrades to Subscriber's system will be at Subscriber's expense. If Subscriber is Self-Monitoring, no signals will be received unless Subscriber has access to the selected mode of communication pathway such as cellular, radio or Internet service.

9. ACCESS CONTROL SYSTEM OPERATION AND LIMITATIONS / ACCESS CONTROL ADMINISTRATION: If Access Control is selected as a service to be provided and included in the Schedule of Equipment and Services, Access Control equipment shall be connected to a computer supplied by the Subscriber and connected to Subscriber's computer network. If data storage or backup is a selected service PREVENTIA or its designee shall store and/or backup data received from Subscriber's system for a period of one year. PREVENTIA shall have no liability for data corruption or inability to retrieve data even if caused by PREVENTIA's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Internet access is not provided by PREVENTIA and PREVENTIA has no responsibility for such access or IP address service. PREVENTIA shall have no liability for unauthorized access to the system through the Internet or other communication networks or data corruption or loss for any reason whatsoever. If Access Control Administration is selected as a service to be provided PREVENTIA will maintain the data base for the operation of the Access Control System. Subscriber will advise PREVENTIA of all change in personnel and/or changes in access levels of authorization and restrictions, providing access card serial numbers or biometric data and such information that Subscriber deems necessary to identify personnel. All communication by Subscriber to PREVENTIA regarding personnel access must be in writing via email or fax to addresses designated by PREVENTIA. PREVENTIA shall have remote Internet access to the Subscriber's designated access control computer to program and make data base updates to the system. Subscriber is responsible for maintaining its computer and computer network and Internet access.

10. AUDIO / VIDEO SYSTEM OPERATION AND LIMITATIONS: If Audio / Video System is selected as a service to be provided and included in the Schedule of Equipment and Services, and if video equipment is attached to a recorder, it shall not be used for any other purpose. PREVENTIA shall be permitted to access and make changes to the system's operation on site and over the Internet. If data storage is selected service, PREVENTIA shall store data received from Subscriber's system for one year. PREVENTIA shall have no liability for data corruption or inability to retrieve data even if caused by PREVENTIA's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Telephone or Internet access is not provided by PREVENTIA and PREVENTIA has no responsibility for such access or IP address service. If system has remote access PREVENTIA is not responsible for the security or privacy of any wireless network system or router, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock outs. PREVENTIA shall have no liability for unauthorized access to the system through the Internet or other communication networks or data corruption or loss for any reason whatsoever. If audio or video devices are installed, Subscriber has been advised to independently ascertain that the audio or video devices are used lawfully. PREVENTIA has made no representations and has provided no advice regarding the use of audio or video devices, and it is Subscriber's sole responsibility to use the camera and audio devices lawfully.

LIMITED WARRANTY ON SALE

11. In the event that any part of the security equipment becomes defective, PREVENTIA agrees to make all repairs and replacement of parts without costs to the Subscriber for a period of ninety (90) days from the date of installation. PREVENTIA reserves the option to either replace or repair the alarm equipment, and reserves the right to substitute materials of equal quality at time of replacement or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components, and components exceeding manufacturer's useful life. PREVENTIA is not the manufacturer of the equipment and other than PREVENTIA's limited warranty Subscriber agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any. Except as set forth in this agreement, PREVENTIA makes no express warranties as to any matter whatsoever, including, without limitation to, unless prohibited by law, the condition of the equipment, its merchantability, or its fitness for any particular purpose and PREVENTIA shall not be liable for consequential damages. PREVENTIA does not represent nor warrant that the security system may not be compromised or circumvented, or that the system will prevent any loss by burglary, hold-up, or otherwise; or that the system will in all cases provide the protection for which it is installed. PREVENTIA expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose. The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than PREVENTIA. Subscriber acknowledges that any affirmation of fact or promise made by PREVENTIA shall not be deemed to create an express warranty unless included in this agreement in writing; that Subscriber is not relying on PREVENTIA's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that PREVENTIA has offered additional and more sophisticated equipment for an additional charge which Subscriber has declined. Subscriber's exclusive remedy for PREVENTIA's breach of this agreement or negligence to any degree under this agreement is to require PREVENTIA to repair or replace, at PREVENTIA's option, any equipment which is non-operational. This Limited Warranty is independent of and in addition to service contracted under paragraph 4(b)(ii) of this agreement. This Limited Warranty gives you specific legal rights and you may also have other rights which vary from state to state. If required by law, PREVENTIA will procure all permits required by local law and will provide a Certificate of Workman's Compensation prior to starting work.

GENERAL PROVISIONS

12. DELAY IN DELIVERY / INSTALLATION / RISK OF LOSS OF MATERIAL: PREVENTIA shall not be liable for any damage or loss sustained by Subscriber as a result of delay in delivery and/or installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including PREVENTIA's negligence or failure to perform any obligation. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence. In the event the work is delayed through no fault of PREVENTIA, PREVENTIA shall have such additional time for performance as may be reasonably necessary under the circumstances. Subscriber agrees to pay PREVENTIA the sum of \$1,000 per day for each business day the work is re-scheduled or delayed by Subscriber or others engaged by Subscriber through no fault of PREVENTIA on less than 24 hour notice to PREVENTIA. If installation is delayed for more than one year from date hereof by Subscriber or other contractors engaged by Subscriber and through no fault of PREVENTIA, Subscriber agrees to pay an additional 5% of the contract Purchase Price upon installation. Subscriber assumes all risk of loss of material once delivered to the job site. Should PREVENTIA be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Subscriber agrees to pay PREVENTIA for such service or material.

13. TESTING OF SECURITY SYSTEM: The parties hereto agree that the security equipment, once installed, is in the exclusive possession and control of the Subscriber, and it is Subscriber's sole responsibility to test the operation of the security equipment and to notify PREVENTIA if any equipment is in need of repair. Service, if provided, is pursuant to paragraphs 4 and 7. PREVENTIA shall not be required to service the security equipment unless it has received notice from Subscriber, and upon such notice, PREVENTIA shall, during the warranty or repair service plan period, service the security equipment to the best of its ability within 36 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 9 a.m. and 5 p.m. Subscriber agrees to test and inspect the security equipment and to advise PREVENTIA of any defect, error or omission in the security equipment. In the event Subscriber complies with the terms of this agreement and PREVENTIA fails to repair the security equipment within 36 hours after notice is given, excluding Saturdays, Sundays, and legal holidays, Subscriber agrees to send notice that the security equipment is in need of repair to PREVENTIA, in writing, by certified or registered mail, return receipt requested, and Subscriber shall not be responsible for payments due while the security equipment remains inoperable. In any lawsuit between the parties in which the condition or operation of the security equipment is in issue, the Subscriber shall be precluded from raising the issue that the security equipment was not operating unless the Subscriber can produce a post office certified or registered receipt signed by PREVENTIA, evidencing that warranty service was requested by Subscriber.

14. CARE AND SERVICE OF SECURITY SYSTEM: Subscriber agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed. All repairs, replacement or alteration of the security system made by reason of alteration to Subscriber's premises, or caused by

unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life, are not included in warranty or service under paragraph 4(b) (ii) and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connected with the security system as originally installed without PREVENTIA's written consent.

15. ALTERATION OF PREMISES FOR INSTALLATION: PREVENTIA is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in PREVENTIA's sole discretion for the installation and service of the security system, and PREVENTIA shall not be responsible for any condition created thereby as a result of such installation, service, or removal of the security system, and Subscriber represents that the owner of the premises, if other than Subscriber, authorizes the installation of the security system under the terms of this agreement.

16. SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND TELEPHONE SERVICE: Subscriber agrees to furnish, at Subscriber's expense, all 110 Volt AC power, electrical outlet, ARC Type circuit breaker and dedicated receptacle, Internet connection, high-speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by PREVENTIA.

17. LIEN LAW: PREVENTIA or any subcontractor engaged by PREVENTIA to perform the work or furnish material who is not paid may have a claim against purchaser or the owner of the premises if other than the purchaser which may be enforced against the property in accordance with the applicable lien laws.

22. LEGAL ACTION / BREACH / LIQUIDATED DAMAGES / AGREEMENT TO BINDING ARBITRATION: The parties agree that due to the nature of the services to be provided by PREVENTIA, the payments to be made by the Subscriber for the term of this agreement form an integral part of PREVENTIA's anticipated profits; that in the event of Subscriber's default it would be difficult if not impossible to fix PREVENTIA's actual damages. Therefore, in the event Subscriber defaults in any payment or charges to be paid to PREVENTIA, Subscriber shall be immediately liable for any unpaid installation and invoiced charges plus 80% of the balance of all payments for the entire term of this agreement as LIQUIDATED DAMAGES and PREVENTIA shall be permitted to terminate all its services, including but not limited to terminating monitoring service, under this agreement and to remotely re-program or delete any programming without relieving Subscriber of any obligation herein. SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. The prevailing party in any litigation or arbitration is entitled to recover its legal fees from the other party. SUBSCRIBER MAY BRING CLAIMS AGAINST PREVENTIA ONLY IN SUBSCRIBER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR ADMINISTERED BY ARBITRATION SERVICES INC., ITS SUCCESSORS OR ASSIGNS, PURSUANT TO ITS ARBITRATION RULES AT WWW.ARBITRATIONSERVICESINC.COM AND THE FEDERAL ARBITRATION ACT, EXCEPT THAT NO PUNITIVE OR CONSEQUENTIAL DAMAGES MAY BE AWARDED. The arbitrator shall be bound by the terms of this agreement, and shall on request of a party, conduct proceedings by telephone, video, submission of papers or in-person hearing. By agreeing to this arbitration provision the parties are waiving their right to a trial before a judge or jury, waiving their right to appeal the arbitration award and waiving their right to participate in a class action. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address designated in this agreement, on file with an agency of the state, or any other address provided by the party in writing to the party making service. The parties submit to the jurisdiction and laws of Tennessee, except for arbitration which is governed by the FAA and the arbitration rules and agree that any litigation or arbitration between the parties shall be commenced and maintained in Maury Co. TN. The parties waive trial by jury in any action between them unless prohibited by law. Any action between the parties must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings by either party must be based on the provisions of this agreement. Any other action that Subscriber may have

or bring against PREVENTIA in respect to other services rendered in connection with this

agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS AN AGREEMENT TO ARBITRATE DISPUTES AND THAT ARBITRATION IS BINDING AND FINAL AND THAT SUBSCRIBER IS WAIVING SUBSCRIBER'S RIGHT TO TRIAL IN A COURT OF LAW AND OTHER RIGHTS. **23. PREVENTIA'S RIGHT TO SUBCONTRACT SPECIAL SERVICES:** Subscriber agrees that PREVENTIA is authorized and permitted to subcontract any services to be provided by PREVENTIA to third parties who may be independent of PREVENTIA, and that PREVENTIA shall not be liable for any loss or damage sustained by Subscriber by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties. Subscriber appoints PREVENTIA to act as Subscriber's agent with respect to such third parties, except that PREVENTIA shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to PREVENTIA's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees, subcontractors, manufacturers, vendors and Monitoring Center of PREVENTIA.

24. MOLD, OBSTACLES AND HAZARDOUS CONDITIONS: Subscriber shall notify PREVENTIA in writing of any undisclosed, concealed or hidden conditions in any area where installation is planned, and Subscriber shall be responsible for removal of such conditions. In the event PREVENTIA discovers the presence of suspected asbestos or other hazardous material, PREVENTIA shall stop all work immediately and notify Subscriber. It shall be Subscriber's sole obligation to remove such conditions from the premises, and if the work is delayed due to the discovery of suspected asbestos or other hazardous material or conditions then an extension of time to perform the work shall be allowed and Subscriber agrees to compensate PREVENTIA for any additional expenses caused by the delay but not less than \$1000.00 per day until work can resume. If PREVENTIA, in its sole discretion, determines that continuing the work poses a risk to PREVENTIA or its employees or agents, PREVENTIA may elect to terminate this agreement on 3 day notice to Subscriber and Subscriber shall compensate PREVENTIA for all services rendered and material provided to date of termination. PREVENTIA shall be entitled to remove all its equipment and uninstalled equipment and material from the job site. Under no circumstances shall PREVENTIA be liable to Subscriber for any damage caused by mold or hazardous conditions or remediation thereof.

25. NON-SOLICITATION: Subscriber agrees that it will not solicit for employment for itself, or any other entity, or employ, in any capacity, any employee of PREVENTIA assigned by PREVENTIA to perform any service for or on behalf of Subscriber for a period of two years after PREVENTIA has completed providing service to Subscriber. In the event of Subscriber's violation of this provision, in addition to injunctive relief, PREVENTIA shall recover from Subscriber an amount equal to such employee's salary based on the average three months preceding employee's termination of employment with PREVENTIA, times twelve, together with PREVENTIA's counsel and expert witness fees.

26. FALSE ALARMS / PERMIT FEES / WITNESS FEES: Subscriber is responsible for all alarm permits and fees, agrees to file for and maintain any permits required by applicable law and indemnify or reimburse PREVENTIA for any fees or fines relating to permits or false alarms. PREVENTIA shall have no liability for permit fees, false alarms, false alarm fines, the manner in which police or fire department responds, or the refusal of the police or fire department to respond. In the event of termination of police or fire department response this agreement shall nevertheless remain in full force and Subscriber shall remain liable for all payments provided for herein. In the event Subscriber or any third party subpoenas or summons PREVENTIA requiring any services or appearances, Subscriber agrees to pay PREVENTIA \$150 per hour for such services and appearances. Subscriber shall reimburse PREVENTIA for any Monitoring Center charges for excessive, run-a-way or false alarm signals.

27. SECURITY INTEREST / COLLATERAL: To secure Subscriber's obligations under this agreement Subscriber grants PREVENTIA a security interest in the security equipment installed by PREVENTIA and PREVENTIA is authorized to file a financing statement.

28. CREDIT INVESTIGATION: Subscriber and any guarantor authorize PREVENTIA to conduct credit investigations from time to time to determine Subscriber's and guarantor's credit worthiness.

29. FULL AGREEMENT / SEVERABILITY: This agreement along with the Schedule of Equipment and Services constitute the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties. Subscriber acknowledges and represents that Subscriber has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Subscriber hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Subscriber's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent with any other document or agreement, whether executed prior to, concurrently with or subsequent to this agreement the terms of this agreement shall govern. This agreement shall run concurrently with and shall not terminate or supersede any existing agreement between the parties unless specified herein. Should any provision of this agreement be deemed void, the remaining parts shall be enforceable.

**SUBSCRIBER ACKNOWLEDGES RECEIVING A FULLY EXECUTED COPY
OF THIS AGREEMENT AND SCHEDULE OF EQUIPMENT AND SERVICES AT TIME OF EXECUTION.
PREVENTIA SECURITY LLC:**

By:  Patrick O'Brien

SUBSCRIBER:

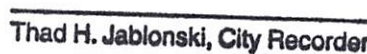
Subscriber: Signature by Authorized Officer Title of Person Signing

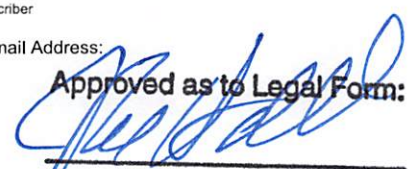
Print Name of Subscriber

Subscriber's Email Address:

Tax ID or EIN

Attested By:


Thad H. Jablonski, City Recorder


Approved as to Legal Form:

Jake Hubbell, City Attorney



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jill Carlson, Sr Administrative Assistant, jcarlson@columbiatn.gov, 931-560-1451

AGENDA ITEM TITLE: 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

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.

AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES

THIS AGREEMENT, effective this ____ day of _____, 2025, by and between **Tennessee Southern Railroad Company, LLC, a Delaware limited liability company**, with its corporate address at 10752 Deerwood Park Blvd., Suite 300, Jacksonville, Florida 32256, hereinafter called the "Railroad"; and **City of Columbia** a Political Subdivision of the State of Tennessee, with an address of 45700 N Garden Street Columbia, TN 38401, hereinafter referred to as "Proponent"; and individually, hereinafter referred to as "Party," and collectively, as "Parties."

NOW, THEREFORE, in consideration of the premises, and the promises and conditions hereinafter set forth, the Parties hereto agree as follows.

1. The Project and the Work.

The Proponent has stated its intention to proceed initially with a project for roadway modifications and grade crossing warning device modifications at Greenlick Court (980409H), (hereinafter referred to as "the Project"). The Proponent has requested that the Railroad conduct preliminary engineering services, develop cost estimates and review preliminary layouts in connection with the Project. Any of the Railroad's work (whether performed directly by Railroad or by others they contract with) associated with such services is called the "Work" in this Agreement. The Railroad is agreeable to complying with the Proponent's request, subject to the terms and conditions of this Agreement.

2. Payment and Deposit for Work.

The Proponent authorizes the Railroad to proceed with the Work relating to the Project. The Proponent shall pay and reimburse the Railroad for all actual Cost that Railroad incurs in

performing such Work. On the date of execution of this Agreement, the Proponent tenders to Railroad a deposit in the amount \$20,000 (hereinafter, this is referred to as the "Deposit"). The Railroad will apply the Deposit to the total Cost of the Work. If the Deposit is insufficient to pay for the actual Cost of the Work, Railroad will notify the Proponent of the estimated or actual shortfall and the Proponent within ten (10) days shall pay that additional amount to the Railroad. Railroad is not required to proceed with the Work until the additional payment for the Work is received. If the Deposit and any additional payment for the Work exceeds the actual Cost of the Work, Railroad will either refund the overage or apply it to the Cost of future Railroad work associated with the Project after the preliminary services are performed, at the Proponent's election.

3. "Cost" as used herein means all costs and expenses of labor, supplies, and material incurred for or in connection with the Railroad's performance of the Work, including, without limitation, direct and indirect labor additives, delivery charges, and Railroad's additives and overhead, as such are in effect on the date Railroad prepares its estimates or final billing.

4. If the Proponent elects to go forward with the Project after these preliminary services are performed, Railroad and Proponent agree to enter into the separate Agreement for the construction and maintenance of the project and other activities, identified as the Crossing License and Maintenance Agreement.

For Railroad:

By: Tennessee Southern Railroad Company, LLC, a Delaware limited liability company

Name: _____

Signature: _____

Title: _____

Date: _____

Witness Name: _____

Signature: _____

Title: _____

Date: _____

For Proponent:

By: City of Columbia

Name: _____

Signature: _____

Title: _____

Date: _____

Witness Name: _____

Signature: _____

Title: _____

Date: _____


Approved as to Legal Form:
Jake Hubbell, City Attorney



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jonathan Stotler, MIS Director, jstotler@columbiatn.gov, 931.560.1550

AGENDA ITEM TITLE: APPROVE PAYMENT IN THE AMOUNT OF \$53,735.47 TO WAYPOINT BUSINESS SOLUTIONS FOR THE ANNUAL RENEWAL OF MIMECAST ADVANCED EMAIL PROTECTION AND SECURITY.

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.



118 Vintage Park Blvd, W414, Houston, TX 77070
Phone: 832-479-8540

QUOTE

Number AAAQ25103

Date Aug 27, 2025

Bill To

City of Columbia Tennessee
Jonathan Stotler
700 North Garden Street
Columbia, TN 38401

Phone (931) 560-1500
Email jstotler@columbiatn.com

Ship To

City of Columbia Tennessee
Jonathan Stotler
700 North Garden Street
Columbia, TN 38401

Phone (931) 560-1500
Email jstotler@columbiatn.com

Account Manager



Darren Orsag
979-325-0523
DOrsag@waypointsolutions.com

Contract

Notes:

Line	Qty	Description	Unit Price	Ext. Price
1	580	Mimecast A1 - Annual Subscription [Qty 250-999] Mimecast North America, Inc. - M_A1_250_A Start Date: 11/05/2025 End Date: 11/04/2026	\$38.44	\$22,295.20
2	1	Advanced Support Mimecast North America, Inc. - M_ADV-SP_1_A Start Date: 11/05/2025 End Date: 11/04/2026	\$3,777.20	\$3,777.20
3	580	Advanced Protection Cloud Gateway Mimecast North America, Inc. - M_ADV-PRT- CG_250_A Start Date: 11/05/2025 End Date: 11/04/2026	\$46.17	\$26,778.60
4	1	Configuration Assistance - Advanced BEC Mimecast North America, Inc. - M_LCSCA_ABEC_1_OO Start Date: 11/05/2025 End Date: 11/04/2026	\$884.47	\$884.47
			SubTotal	\$53,735.47
			Tax	\$0.00
			Shipping	\$0.00
			Total	\$53,735.47

RETURNS ARE NOT PERMITTED FROM COMMERCIAL CUSTOMERS. YOU CAN VIEW OUR FULL RETURN POLICY AT <https://www.waypointsolutions.com/return-policy>. PRICES ARE SUBJECT TO CHANGE AND ARE BASED UPON TOTAL PURCHASE. WE SPECIFICALLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, OR INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, OR DAMAGES RELATED TO THIS AGREEMENT.

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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lauryn Shockey, Engineering Associate, LShockey@columbiatn.gov, 931-560-1529

AGENDA ITEM TITLE: 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 ROUNDABOUT PROJECT WITH AN INCREASE AMOUNT OF \$17,555.09

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.



Nickell Company LLC
785 Armstrong Ln
Columbia, Tennessee 38401
Phone: (931) 388-3644

CCCO #001

Project: 25002Z - 25002Z - Columbia Roundabout
100 West 8th Street
Columbia, Tennessee 38401
Phone: 931-388-3644

Client Contract Change Order #001: Deduction for Sidewalk; Addition for Concrete Pedestal

TO:	City of Columbia Tennessee Columbia, Tennessee 38472	FROM:	Nickell Contracting, LLC 785 Armstrong Ln Columbia, Tennessee 38401
DATE CREATED:	7/17/2025	CREATED BY:	Kevin Baggett (Nickell Company LLC)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	07/31/2025
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:Columbia Roundabout	TOTAL AMOUNT:	(\$7,223.00)

DESCRIPTION:

Deduction for removal & replacement for portion of Southwest Sidewalk originally on plans
Infill Retaining Wall with Concrete and forming/pouring of concrete pedestal for statue
Removal of sidewalk on NE & SE roundabout to accommodate for curbing

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
001	Deduction for Sidewalk; Addition for Concrete Pedestal		(\$7,223.00)
Total:			(\$7,223.00)

CHANGE ORDER LINE ITEMS:

PCO # 001: Deduction for Sidewalk; Addition for Concrete Pedestal

#	Budget Code	Description	Amount
1	TDOT-202-03.O Removal of Pavement/Sidewalk.Other	Deduct for removal of sidewalk on original plans	\$(3,952.50)
2	13.O Turn Down Sidewalk.Other	Deduct for form/pouring of sidewalk on original plans	\$(15,520.50)
3	18.O Custom Concrete.Other	Infill Retaining Wall &, Concrete Pedestal	\$10,550.00
4	TDOT-202-03.O Removal of Pavement/Sidewalk.Other	Removal of sidewalk at NE &, SE roundabout	\$1,700.00
Grand Total:			\$(7,223.00)

The original (Contract Sum)	\$701,276.50
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$701,276.50
The contract sum will be decreased by this Change Order in the amount of	(\$7,223.00)
The new contract sum including this Change Order will be	\$694,053.50
The contract time will not be changed by this Change Order.	



CCCO #001

City of Columbia Tennessee
Columbia, Tennessee 38472

Nickell Contracting, LLC
785 Armstrong Ln
Columbia, Tennessee 38401

SIGNATURE DATE

Nickell Company LLC

SIGNATURE DATE

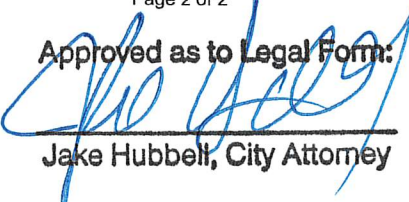
 9-12-25

SIGNATURE DATE

Printed On: 9/12/2025 08:13 AM

Page 2 of 2

Approved as to Legal Form:



Jake Hubbell, City Attorney



CCCO #002

Nickell Company LLC
785 Armstrong Ln
Columbia, Tennessee 38401
Phone: (931) 388-3644

Project: 25002Z - 25002Z - Columbia Roundabout
100 West 8th Street
Columbia, Tennessee 38401
Phone: 931-388-3644

Client Contract Change Order #002: Addl Mill & Overlay, Extra D Mix, Removal Striping & Patching, Removal Filter Sock & Inlet Protection

TO:	City of Columbia Tennessee Columbia, Tennessee 38472	FROM:	Nickell Contracting, LLC 785 Armstrong Ln Columbia, Tennessee 38401
DATE CREATED:	9/12/2025	CREATED BY:	Kevin Baggett (Nickell Company LLC)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	09/17/2025
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:Columbia Roundabout	TOTAL AMOUNT:	\$24,778.09

DESCRIPTION:

Added Mill & Overlay, Extra D Mix Topping Used, Removal of Striping & Patching, Removal of Filter Sock & Inlet Protection.

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
002	Addl Mill & Overlay, Extra D Mix, Removal Striping & Patching, Removal Filter Sock & Inlet Protection		\$24,778.09
Total:			\$24,778.09

CHANGE ORDER LINE ITEMS:

PCO # 002: Addl Mill & Overlay, Extra D Mix, Removal Striping & Patching, Removal Filter Sock & Inlet Protection

#	Budget Code	Description	Amount
1	35-5505.O Install Topping D Mix.Other		\$800.00
2	35-5007.O Cleaning, Prepping, Milling.Other		\$600.00
3	35-5002.O Trucking Asphalt.Other		\$200.00
4	35-5405.O Milling - trucking.Other		\$200.00
5	35-8002.O Equipment.Other		\$250.00
6	35-6516.O 411 D PG64-22.Other		\$27,579.09
7	35-6520.O Tack SS1.Other		\$12.00
8	35-7010.O Striping Sub..Other	Removal of 6" SSWL	\$5,225.00
9	35-9003.O Fuel.Other		\$100.00
10	35-9005.O Over Head.Other		\$360.00
11	35-9010.O Profit.Other		\$360.00
12	TDOT-209-03.20.O Filter Sock (8 inch).Other		\$(6,028.00)
13	TDOT-209-09.43.O Curb inlet Protection(Type 4).Other		\$(4,400.00)
14	16-7000.O Subcontractors.Other	Removal of Wiring (CPWS to do the Wire)	\$(480.00)
Grand Total:			\$24,778.09



CCCO #002

The original (Contract Sum)	\$701,276.50
Net change by previously authorized Change Orders	(\$7,223.00)
The contract sum prior to this Change Order was	\$694,053.50
The contract sum will be increased by this Change Order in the amount of	\$24,778.09
The new contract sum including this Change Order will be	\$718,831.59
The contract time will not be changed by this Change Order.	

City of Columbia Tennessee

Columbia, Tennessee 38472

Nickell Contracting, LLC

785 Armstrong Ln

Columbia, Tennessee 38401

Kevin Baggett

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

Nickell Company LLC

Approved as to Legal Form:

Page 2 of 2

Printed On: 9/18/2025 12:36 PM

Jake Hubbell
Jake Hubbell, City Attorney

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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Donna Osmon - Senior Administrative Assistant, dosmon@columbiatn.gov, (931) 560-1472

AGENDA ITEM TITLE: APPROVE THE PURCHASE OF A 2025 LABRIE AUTOMATED SIDE LOADING RECYCLING TRUCK UTILIZING SOURCEWELL CONTRACT # 110223-LEG FOR \$425,199.60.

RECOMMENDATION: Approve purchase.

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 Groups for a 2025 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 Res No. 25-33, Proposal Summary & Quote, Procurement Change Request Approval.

**A RESOLUTION RATIFYING THE CITY OF COLUMBIA'S APPLICATION FOR
THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION WASTE
REDUCTION RECYCLING EQUIPMENT GRANT IN THE AMOUNT OF \$297,639.72
AND AUTHORIZING THE MAYOR TO EXECUTE DOCUMENTS TO ACCEPT AND
ADMINISTER THE GRANT PROJECT**

WHEREAS, the City of Columbia is a Certified Local Government (CLG) eligible for funds under the 2025 Waste Reduction Grant Program through the Tennessee Department of Environment & Conservation; and

WHEREAS, the agency aims to provide grant assistance for the purpose of promoting recycling using best practices; and

WHEREAS, the City of Columbia has committed to diverting recyclable solid waste through the establishment of a recycling program operated as a division of the city's solid waste disposal services and seeks to purchase a recycling truck that will increase the efficiency of the city's recycling program.

NOW, THEREFORE, BEIT RESOLVED BY THE CITY OF COLUMBIA AS FOLLOWS:

- (1) The City hereby ratifies the application of the 2025 Waste Reduction Grant Program in an amount of \$297,639.72.
- (2) The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such grant funds.
- (3) The balance of \$127,559.88 in the local matching funds will be provided by the City of Columbia.

PASSED AND ADOPTED BY THE CITY OF COLUMBIA, TENNESSEE, this 8th day of May, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

JAKE HUBBELL, CITY ATTORNEY



GOVERNMENTAL GRANT CONTRACT

(cost reimbursement grant contract with a federal or Tennessee local governmental entity or their agents and instrumentalities)

Begin Date August 1, 2025	End Date July 31, 2030	Agency Tracking # 32701-25-525	Edison ID 87628		
Grantee Legal Entity Name CITY OF COLUMBIA			Edison Vendor ID 0000004067		
Subrecipient or Recipient ☐ Subrecipient ☒ Recipient		Assistance Listing Number: Grantee's Fiscal Year-end: June 30			
Service Caption (one line only) Waste Reduction Grant					
Funding —					
FY	State	Federal	Interdepartmental	Other	TOTAL Grant Contract Amount
2026	\$297,640.00	0.00	0.00	0.00	\$297,640.00
2027	0.00	0.00	0.00	0.00	0.00
2028	0.00	0.00	0.00	0.00	0.00
2029	0.00	0.00	0.00	0.00	0.00
2030	0.00	0.00	0.00	0.00	0.00
2031	0.00	0.00	0.00	0.00	0.00
TOTAL:	\$297,640.00	0.00	0.00	0.00	\$297,640.00
Grantee Selection Process Summary					
☒ Competitive Selection		Grant applications are competitively scored by a three-person team based on criteria set out in the FY26 Waste Reduction Grant Manual. The applications receiving the highest scores are awarded grant funds. The grant amount awarded is based on the amount requested by the applicant, with consideration of eligibility and programmatic needs.			
☐ Non-competitive Selection					
Budget Officer Confirmation: There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations. <i>Scott Grammer \ MKH</i>				CPO USE - GG	
Speed Chart (optional) EN00016386 32742		Account Code (optional) 71302000			

**GRANT CONTRACT
BETWEEN THE STATE OF TENNESSEE,
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
AND
CITY OF COLUMBIA**

This grant contract ("Grant Contract"), by and between the State of Tennessee, Department of Environment and Conservation, hereinafter referred to as the "State" or the "Grantor State Agency" and Grantee CITY OF COLUMBIA, hereinafter referred to as the "Grantee," is for the provision of a Waste Reduction Grant, as further defined in the "SCOPE OF SERVICES AND DELIVERABLES."

Grantee Edison Vendor ID # 0000004067

A. SCOPE OF SERVICES AND DELIVERABLES:

- A.1. The Grantee shall provide the scope of services and deliverables ("Scope") as required, described, and detailed in this Grant Contract.
- A.2. Title VI Certification. The Grantee is required to retain a Title VI Training program within the organization. The Grantee shall submit a Title VI Training Verification to the State within **thirty (30) days** of contract execution and before requesting the Grantee's first reimbursement from the State.
- A.3. Project Pre-Implementation Meeting. The Grantee shall attend a mandatory pre-implementation project review meeting wherein the Grant Contract expectations and contract scopes will be reviewed and explained. A presentation of accountability for attaining said expectations shall be provided before any work commences.
- A.4. Grants Management System. The Grantee shall utilize the Grants Management System (GMS) online portal to complete all grant actions as described herein.
- A.5. Permissible Exceptions. The Grantee shall put forth its best effort to meet timeline deadlines and deliverable expectations, but should it be necessary, the State may alter and modify expectations to a mutually agreed new timeline so long as there is no major impact to the general scope of services and final deliverables. The Grantee shall request such an alteration or modification in writing, signed and on appropriate letterhead, to revise dates relative to this project timeline due to unforeseen circumstances. Approval from the State must be in writing and certified prior to extending or modifying dates in the scopes of services.
- A.6. Notice of Violation. Should the Grantee receive a Notice of Violation from the State related to the site identified in this Grant Contract for any reason, the Grantee should deliver a copy of the Notice to the contact listed in Section D.8. of the Grant Contract within **two (2) weeks** of receiving the violation.
- A.7. Permitted Site. The Grantee must ensure site location is established for the recycling equipment purchased. Should a permit be required, the Grantee shall apply for the appropriate permit with the Division of Solid Waste Management within **sixty (60) days** of contract execution. The State will provide technical assistance, as requested, to aid in this scope.
- A.8. Planning. The Grantee shall adhere to timetable submitted in the application and approved prior to contract execution. If deviation from this timetable becomes necessary, the Grantee shall submit a written request to the State, pursuant to Section A.5.
 - a. The Grantee shall submit a bid package for budget approved equipment and/or materials for approval within **sixty (60) days** of permit approval in accordance with local government bidding practices as noted in Section D.20. The bid package shall be submitted for State approval by **October 15, 2025**.
 - b. Upon receipt of written approval by the State, equipment or materials shall be ordered within **four (4) weeks**.

- c. If applicable, formal written subcontract agreements, between the public and private partners, detailing the partnership and roles of each partner, shall be submitted within **sixty (60) days** after Grant Contract execution.
- A.9. Installation. The Grantee may proceed with installation after Sections A.2. through A.8. have been completed and approved by the State. All equipment or materials shall be purchased and installed by **March 15, 2026**.
 - a. The Grantee shall order equipment within **four (4) weeks** of receiving approval of bid packages.
 - b. Installation shall be in accordance with the approved project plan timeline, unless otherwise approved in writing by the State with necessary justification.
 - c. The Grantee shall install equipment within **thirty (30) days** upon receiving on site.
 - d. All equipment shall be entered into the county inventory and identified with appropriate tags.
 - e. All equipment serial numbers shall be easily accessed and match inventory controls.
 - f. The State must approve any project plan deviations in writing prior to proceeding.
- A.10. Final Inspection. Once Sections A.2. through A.9. are completed, the equipment is on-site and operational, and the site is ready for inspection in accordance with Grant Contract requirements, the Grantee shall submit a request to the State for an on-site.
 - a. All equipment shall be operational at time of final inspection.
 - b. Request State inspection within **two (2) weeks** of installation through the GMS portal.
 - c. All equipment must be entered into the Grantee's inventory and identified with appropriate identifying tags and serial numbers in accordance with Section D.27.
 - c. All equipment shall be routinely maintained, cleaned, and serviced with accessible maintenance logs for the duration of grant.
 - d. All equipment shall be entered into the county inventory and identified with appropriate tags.
- A.11. Reimbursement. The Grantee shall proceed with a request for grant reimbursement submission in the GMS portal after Sections A.2. through A.10. have been completed and approved by the State.
 - a. The Grantee shall submit a request for grant reimbursement within **thirty (30) days** of receiving State approval of an inspection.
 - b. A final request for grant reimbursement shall be submitted by **June 15, 2026**.
- A.12. Operations. The Grantee shall operate the equipment purchase pursuant to the goals in the grant manual and as detailed in the grant application for the purpose of increasing collection access or processing capacity for the improvement of the existing collection site or processing operations. The operation of equipment shall be maintained at the site identified in the grant application and inspected prior to the submission of a request for grant reimbursement.
- A.13. Maintenance. The Grantee shall submit a maintenance plan with the final inspection request that includes a schedule for maintenance or repair of the equipment to ensure proper working order for the terms and conditions of the Grant Contract. A maintenance log recording preventative and non-preventative maintenance shall be maintained and presented upon request.
- A.14. Signage. All equipment and facilities funded through this grant must have signage with the following words: "This project was funded under a grant from the Tennessee Department of

Environment and Conservation." These signs must be in letters at least one inch (1") tall and be placed in a publicly visible location. Unless otherwise approved in writing, this sign should be posted at all times. "Grant Funded" sticker decals are available for mail delivery from the State upon request.

- A.15. Reporting. The Grantee shall maintain data related to the following metrics, and report such data to the State no more often than annually:
- a. Progress toward achieving the twenty-five percent (25%) waste reduction and diversion goal including tonnages collected and processed by commodity.
 - b. Revenues received for the sale of the commodities. The sales should be broken out by commodity type on an average per ton basis.
 - c. The data shall be reported on a State-approved form, which can be found in the GMS portal.
- A.16. Failure to Progress. If the grant-funded project does not progress for a period of **six (6) months** and is determined by the State to be inactive, the State may initiate termination of this Grant Contract for convenience in accordance with Section D.3. "Inactivity" is defined as the Grantee failing to demonstrate effective project activity towards completion or meet project milestones during any **six (6) month** period of this Grant Contract.
- A.17. Timing of Progress Reports. As required by Section D.17, the Grantee shall submit progress activity reports on a **quarterly basis**. These quarterly progress reporting activities shall, at a minimum, contain a summary of current project actions and upcoming actions.
- A.18. Incorporation of Additional Documents. Each of the following documents is included as a part of this Grant Contract by reference or attachment. In the event of a discrepancy or ambiguity regarding the Grantee's duties, responsibilities, and performance hereunder, these items shall govern in order of precedence below:
- a. This Grant Contract document with any attachments or exhibits (excluding the items listed at subsections b., c., and d. below);
 - b. The Grantee's Grant Application;
 - c. Contract Fulfillment Letter, upon completion of Sections A.2. through A.17.; and
 - d. FY26 Waste Reduction Grant Manual (Attachment 2).

B. TERM OF CONTRACT:

This Grant Contract shall be effective on August 1, 2025 ("Effective Date") and extend for a period of Sixty (60) Months after the Effective Date ("Term"). The State shall have no obligation to the Grantee for fulfillment of the Scope outside the Term.

C. PAYMENT TERMS AND CONDITIONS:

- C.1. Maximum Liability. In no event shall the maximum liability of the State under this Grant Contract exceed Two Hundred Ninety-Seven Thousand Six Hundred Forty Dollars And Zero Cents(\$297,640.00) ("Maximum Liability"). The Grant Budget, attached and incorporated as Attachment 1 is the maximum amount due the Grantee under this Grant Contract. The Grant Budget line-items include, but are not limited to, all applicable taxes, fees, overhead, and all other direct and indirect costs incurred or to be incurred by the Grantee.
- C.2. Compensation Firm. The Maximum Liability of the State is not subject to escalation for any reason unless amended. The Grant Budget amounts are firm for the duration of the Grant Contract and are not subject to escalation for any reason unless amended, except as provided in Section C.6.
- C.3. Payment Methodology. The Grantee shall be reimbursed for actual, reasonable, and necessary costs based upon the Grant Budget, not to exceed the Maximum Liability established in Section

C.1. Upon progress toward the completion of the Scope, as described in Section A of this Grant Contract, the Grantee shall submit invoices prior to any reimbursement of allowable costs.

C.4. Travel Compensation. Reimbursement to the Grantee for travel, meals, or lodging shall be subject to amounts and limitations specified in the "State Comprehensive Travel Regulations," as they are amended from time to time, and shall be contingent upon and limited by the Grant Budget funding for said reimbursement.

C.5. Invoice Requirements. The Grantee shall invoice the State no more often than monthly, with all necessary supporting documentation, and present such to:

Department of Environment and Conservation
Division of Solid Waste Management
Materials Management Program, Grant Administration
Davy Crockett Tower, 7th Floor
500 James Robertson Parkway
Nashville, TN 37243

- a. Each invoice shall clearly and accurately detail all of the following required information (calculations must be extended and totaled correctly).
 - (1) Invoice/Reference Number (assigned by the Grantee).
 - (2) Invoice Date.
 - (3) Invoice Period (to which the reimbursement request is applicable).
 - (4) Grant Contract Number (assigned by the State).
 - (5) Grantor:

Department of Environment and Conservation
Division of Solid Waste Management,
Materials Management, Grant Administration
 - (6) Grantor Number (assigned by the Grantee to the above-referenced Grantor).
 - (7) Grantee Name.
 - (8) Grantee Tennessee Edison Registration ID Number Referenced in Preamble of this Grant Contract.
 - (9) Grantee Remittance Address.
 - (10) Grantee Contact for Invoice Questions (name, phone, or fax).
 - (11) Itemization of Reimbursement Requested for the Invoice Period— it must detail, at minimum, all of the following:
 - i. The amount requested by Grant Budget line-item (including any travel expenditure reimbursement requested and for which documentation and receipts, as required by "State Comprehensive Travel Regulations," are attached to the invoice).
 - ii. The amount reimbursed by Grant Budget line-item to date.
 - iii. The total amount reimbursed under the Grant Contract to date.
 - iv. The total amount requested (all line-items) for the Invoice Period.
- b. The Grantee understands and agrees to all of the following.
 - (1) An invoice under this Grant Contract shall include only reimbursement requests for actual, reasonable, and necessary expenditures required in the delivery of service described by this Grant Contract and shall be subject to the Grant Budget and any other provision of this Grant Contract relating to allowable reimbursements.
 - (2) An invoice under this Grant Contract shall not include any reimbursement request for future expenditures.

- (3) An invoice under this Grant Contract shall initiate the timeframe for reimbursement only when the State is in receipt of the invoice, and the invoice meets the minimum requirements of this section C.5.
- C.6. Budget Line-items. Expenditures, reimbursements, and payments under this Grant Contract shall adhere to the Grant Budget. The Grantee may vary from a Grant Budget line-item amount by up to one percent (1%) of the line-item amount, provided that any increase is off-set by an equal reduction of other line-item amount(s) such that the net result of variances shall not increase the total Grant Contract amount detailed by the Grant Budget. Any increase in the Grant Budget, grand total amounts shall require an amendment of this Grant Contract.
- C.7. Disbursement Reconciliation and Close Out. The Grantee shall submit any final invoice and a grant disbursement reconciliation report within ninety (90) days of the Grant Contract end date, in form and substance acceptable to the State.
- a. If total disbursements by the State pursuant to this Grant Contract exceed the amounts permitted by the section C, payment terms and conditions of this Grant Contract, the Grantee shall refund the difference to the State. The Grantee shall submit the refund with the final grant disbursement reconciliation report.
 - b. The State shall not be responsible for the payment of any invoice submitted to the State after the grant disbursement reconciliation report. The State will not deem any Grantee costs submitted for reimbursement after the grant disbursement reconciliation report to be allowable and reimbursable by the State, and such invoices will NOT be paid.
 - c. The Grantee's failure to provide a final grant disbursement reconciliation report to the State as required by this Grant Contract shall result in the Grantee being deemed ineligible for reimbursement under this Grant Contract, and the Grantee shall be required to refund any and all payments by the State pursuant to this Grant Contract.
 - d. The Grantee must close out its accounting records at the end of the Term in such a way that reimbursable expenditures and revenue collections are NOT carried forward.
- C.8. Indirect Cost. Should the Grantee request reimbursement for indirect costs, the Grantee must submit to the State a copy of the indirect cost rate approved by the cognizant federal agency or the cognizant state agency, as applicable. The Grantee will be reimbursed for indirect costs in accordance with the approved indirect cost rate and amounts and limitations specified in the attached Grant Budget. Once the Grantee makes an election and treats a given cost as direct or indirect, it must apply that treatment consistently and may not change during the Term. Any changes in the approved indirect cost rate must have prior approval of the cognizant federal agency or the cognizant state agency, as applicable. If the indirect cost rate is provisional during the Term, once the rate becomes final, the Grantee agrees to remit any overpayment of funds to the State, and subject to the availability of funds the State agrees to remit any underpayment to the Grantee.
- C.9. Cost Allocation. If any part of the costs to be reimbursed under this Grant Contract are joint costs involving allocation to more than one program or activity, such costs shall be allocated and reported in accordance with the provisions of Central Procurement Office Policy Statement 2013-007 or any amendments or revisions made to this policy statement during the Term.
- C.10. Payment of Invoice. A payment by the State shall not prejudice the State's right to object to or question any reimbursement, invoice, or related matter. A payment by the State shall not be construed as acceptance of any part of the work or service provided or as approval of any amount as an allowable cost.

- C.11. Non-allowable Costs. Any amounts payable to the Grantee shall be subject to reduction for amounts included in any invoice or payment that are determined by the State, on the basis of audits or monitoring conducted in accordance with the terms of this Grant Contract, to constitute unallowable costs.
- C.12. State's Right to Set Off. The State reserves the right to set off or deduct from amounts that are or shall become due and payable to the Grantee under this Grant Contract or under any other agreement between the Grantee and the State of Tennessee under which the Grantee has a right to receive payment from the State.
- C.13. Prerequisite Documentation. The Grantee shall not invoice the State under this Grant Contract until the State has received the following, properly completed documentation.
- a. The Grantee shall complete, sign, and return to the State an "Authorization Agreement for Automatic Deposit (ACH Credits) Form" provided by the State. By doing so, the Grantee acknowledges and agrees that, once this form is received by the State, all payments to the Grantee under this or any other grant contract will be made by automated clearing house ("ACH").
 - b. The Grantee shall complete, sign, and return to the State the State-provided W-9 form. The taxpayer identification number on the W-9 form must be the same as the Grantee's Federal Employer Identification Number or Social Security Number referenced in the Grantee's Edison registration information.

D. STANDARD TERMS AND CONDITIONS:

- D.1. Required Approvals. The State is not bound by this Grant Contract until it is signed by the parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this Grant Contract, the officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).
- D.2. Modification and Amendment. This Grant Contract may be modified only by a written amendment signed by all parties and approved by the officials who approved the Grant Contract and, depending upon the specifics of the Grant Contract as amended, any additional officials required by Tennessee laws and regulations (the officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).
- D.3. Termination for Convenience. The State may terminate this Grant Contract without cause for any reason. A termination for convenience shall not be a breach of this Grant Contract by the State. The State shall give the Grantee at least thirty (30) days written notice before the effective termination date. The Grantee shall be entitled to compensation for authorized expenditures and satisfactory services completed as of the termination date, but in no event shall the State be liable to the Grantee for compensation for any service that has not been rendered. The final decision as to the amount for which the State is liable shall be determined by the State. The Grantee shall not have any right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount for the State's exercise of its right to terminate for convenience.
- D.4. Termination for Cause. If the Grantee fails to properly perform its obligations under this Grant Contract, or if the Grantee violates any terms of this Grant Contract, the State shall have the right to immediately terminate this Grant Contract and withhold payments in excess of fair compensation for completed services. Notwithstanding the exercise of the State's right to terminate this Grant Contract for cause, the Grantee shall not be relieved of liability to the State for damages sustained by virtue of any breach of this Grant Contract by the Grantee.

- D.5. Subcontracting. The Grantee shall not assign this Grant Contract or enter into a subcontract for any of the services performed under this Grant Contract without obtaining the prior written approval of the State. If such subcontracts are approved by the State, each shall contain, at a minimum, sections of this Grant Contract pertaining to "Conflicts of Interest," "Lobbying," "Nondiscrimination," "Public Accountability," "Public Notice," and "Records" (as identified by the section headings). Notwithstanding any use of approved subcontractors, the Grantee shall remain responsible for all work performed.
- D.6. Conflicts of Interest. The Grantee warrants that no part of the total Grant Contract Amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Grantee in connection with any work contemplated or performed relative to this Grant Contract.
- D.7. Lobbying. The Grantee certifies, to the best of its knowledge and belief, that:
- a. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
 - b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this contract, grant, loan, or cooperative agreement, the Grantee shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.
 - c. The Grantee shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into and is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352.

- D.8. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Grant Contract shall be in writing and shall be made by certified, first class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective party as set out below:

The State:

Robin Chance, Grants Program Manager
 Department of Environment and Conservation
 Division of Solid Waste Management
 Materials Management Program, Grant Administration
 Davy Crockett Tower, 7th Floor
 500 James Robertson Parkway

Nashville, TN 37243
 Robin.Chance@tn.gov
 (615) 571-6364

The Grantee:

Charles (Chaz) M. Molder
 CITY OF COLUMBIA
 700 North Garden Street Columbia, TN 38401
 chaz.molder@columbiatn.com
 Telephone # (931) 560-1505
 FAX # (931) 540-0675

A change to the above contact information requires written notice to the person designated by the other party to receive notice.

All instructions, notices, consents, demands, or other communications shall be considered effectively given upon receipt or recipient confirmation as may be required.

- D.9. Subject to Funds Availability. This Grant Contract is subject to the appropriation and availability of State or Federal funds. In the event that the funds are not appropriated or are otherwise unavailable, the State reserves the right to terminate this Grant Contract upon written notice to the Grantee. The State's right to terminate this Grant Contract due to lack of funds is not a breach of this Grant Contract by the State. Upon receipt of the written notice, the Grantee shall cease all work associated with the Grant Contract. Should such an event occur, the Grantee shall be entitled to compensation for all satisfactory and authorized services completed as of the termination date. Upon such termination, the Grantee shall have no right to recover from the State any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount.
- D.10. Nondiscrimination. The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Grantee on the grounds of handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal, Tennessee state constitutional, or statutory law. The Grantee shall, upon request, show proof of nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.
- D.11. HIPAA Compliance. As applicable, the State and the Grantee shall comply with obligations under the Health Insurance Portability and Accountability Act of 1996 (HIPAA), Health Information Technology for Economic and Clinical Health Act (HITECH) and any other relevant laws and regulations regarding privacy (collectively the "Privacy Rules"). The obligations set forth in this Section shall survive the termination of this Grant Contract.
- a. The Grantee warrants to the State that it is familiar with the requirements of the Privacy Rules and will comply with all applicable HIPAA requirements in the course of this Grant Contract.
 - b. The Grantee warrants that it will cooperate with the State, including cooperation and coordination with State privacy officials and other compliance officers required by the Privacy Rules, in the course of performance of this Grant Contract so that both parties will be in compliance with the Privacy Rules.
 - c. The State and the Grantee will sign documents, including but not limited to business associate agreements, as required by the Privacy Rules and that are reasonably necessary to keep the State and the Grantee in compliance with the Privacy Rules. This

provision shall not apply if information received by the State under this Grant Contract is NOT "protected health information" as defined by the Privacy Rules, or if the Privacy Rules permit the State to receive such information without entering into a business associate agreement or signing another such document.

- D.12. Public Accountability. If the Grantee is subject to Tenn. Code Ann. § 8-4-401 *et seq.*, or if this Grant Contract involves the provision of services to citizens by the Grantee on behalf of the State, the Grantee agrees to establish a system through which recipients of services may present grievances about the operation of the service program. The Grantee shall also display in a prominent place, located near the passageway through which the public enters in order to receive Grant supported services, a sign at least eleven inches (11") in height and seventeen inches (17") in width stating:

NOTICE: THIS AGENCY IS A RECIPIENT OF TAXPAYER FUNDING. IF YOU OBSERVE AN AGENCY DIRECTOR OR EMPLOYEE ENGAGING IN ANY ACTIVITY WHICH YOU CONSIDER TO BE ILLEGAL, IMPROPER, OR WASTEFUL, PLEASE CALL THE STATE COMPTROLLER'S TOLL-FREE HOTLINE: 1-800-232-5454.

The sign shall be on the form prescribed by the Comptroller of the Treasury. The Grantor State Agency shall obtain copies of the sign from the Comptroller of the Treasury, and upon request from the Grantee, provide Grantee with any necessary signs.

- D.13. Public Notice. All notices, informational pamphlets, press releases, research reports, signs, and similar public notices prepared and released by the Grantee in relation to this Grant Contract shall include the statement, "This project is funded under a grant contract with the State of Tennessee." All notices by the Grantee in relation to this Grant Contract shall be approved by the State.
- D.14. Licensure. The Grantee, its employees, and any approved subcontractor shall be licensed pursuant to all applicable federal, state, and local laws, ordinances, rules, and regulations and shall upon request provide proof of all licenses.
- D.15. Records. The Grantee and any approved subcontractor shall maintain documentation for all charges under this Grant Contract. The books, records, and documents of the Grantee and any approved subcontractor, insofar as they relate to work performed or money received under this Grant Contract, shall be maintained in accordance with applicable Tennessee law. In no case shall the records be maintained for a period of less than five (5) full years from the date of the final payment. The Grantee's records shall be subject to audit at any reasonable time and upon reasonable notice by the Grantor State Agency, the Comptroller of the Treasury, or their duly appointed representatives.

The records shall be maintained in accordance with Governmental Accounting Standards Board (GASB) Accounting Standards or the Financial Accounting Standards Board (FASB) Accounting Standards Codification, as applicable, and any related AICPA Industry Audit and Accounting guides.

In addition, documentation of grant applications, budgets, reports, awards, and expenditures will be maintained in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

Grant expenditures shall be made in accordance with local government purchasing policies and procedures and purchasing procedures for local governments authorized under state law.

The Grantee shall also comply with any recordkeeping and reporting requirements prescribed by the Tennessee Comptroller of the Treasury.

The Grantee shall establish a system of internal controls that utilize the COSO Internal Control - Integrated Framework model as the basic foundation for the internal control system. The Grantee shall incorporate any additional Comptroller of the Treasury directives into its internal control system.

Any other required records or reports which are not contemplated in the above standards shall follow the format designated by the head of the Grantor State Agency, the Central Procurement Office, or the Commissioner of Finance and Administration of the State of Tennessee.

- D.16. Monitoring. The Grantee's activities conducted and records maintained pursuant to this Grant Contract shall be subject to monitoring and evaluation by the State, the Comptroller of the Treasury, or their duly appointed representatives.
- D.17. Progress Reports. The Grantee shall submit brief, periodic, progress reports to the State as requested.
- D.18. Annual and Final Reports. The Grantee shall submit, within three (3) months of the conclusion of each year of the Term, an annual report. For grant contracts with a term of less than one (1) year, the Grantee shall submit a final report within three (3) months of the conclusion of the Term. For grant contracts with multiyear terms, the final report will take the place of the annual report for the final year of the Term. The Grantee shall submit annual and final reports to the Grantor State Agency. At minimum, annual and final reports shall include: (a) the Grantee's name; (b) the Grant Contract's Edison identification number, Term, and total amount; (c) a narrative section that describes the program's goals, outcomes, successes and setbacks, whether the Grantee used benchmarks or indicators to determine progress, and whether any proposed activities were not completed; and (d) other relevant details requested by the Grantor State Agency. Annual and final report documents to be completed by the Grantee shall appear on the Grantor State Agency's website or as an attachment to the Grant Contract.
- D.19. Audit Report. The Grantee shall be audited in accordance with applicable Tennessee law.
- At least ninety (90) days before the end of its fiscal year, the Grantee shall complete the Information for Audit Purposes ("IAP") form online (accessible through the Edison Supplier portal) to notify the State whether or not Grantee is subject to an audit. The Grantee should submit only one, completed form online during the Grantee's fiscal year. Immediately after the fiscal year has ended, the Grantee shall fill out the End of Fiscal Year ("EOFY") (accessible through the Edison Supplier portal).
- When a federal single audit is required, the audit shall be performed in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.
- A copy of the audit report shall be provided to the Comptroller by the licensed, independent public accountant. Audit reports shall be made available to the public. The Grantee shall also submit a copy of the audit report to the State contact listed in D.8.
- D.20. Procurement. If other terms of this Grant Contract allow reimbursement for the cost of goods, materials, supplies, equipment, or contracted services, such procurement shall be made on a competitive basis, including the use of competitive bidding procedures, where practical. The Grantee shall maintain documentation for the basis of each procurement for which reimbursement is paid pursuant to this Grant Contract. In each instance where it is determined that use of a competitive procurement method is not practical, supporting documentation shall include a written justification for the decision and for use of a non-competitive procurement. If the Grantee is a subrecipient, the Grantee shall comply with 2 C.F.R. §§ 200.317—200.327 when procuring property and services under a federal award.

The Grantee shall obtain prior approval from the State before purchasing any equipment under this Grant Contract.

For purposes of this Grant Contract, the term “equipment” shall include any article of nonexpendable, tangible, personal property having a useful life of more than one year and an acquisition cost which equals or exceeds ten thousand dollars (\$10,000.00).

- D.21. Strict Performance. Failure by any party to this Grant Contract to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this Grant Contract is not a waiver or relinquishment of any term, covenant, condition, or provision. No term or condition of this Grant Contract shall be held to be waived, modified, or deleted except by a written amendment signed by the parties.
- D.22. Independent Contractor. The parties shall not act as employees, partners, joint venturers, or associates of one another in the performance of this Grant Contract. The parties acknowledge that they are independent contracting entities and that nothing in this Grant Contract shall be construed to create a principal/agent relationship or to allow either to exercise control or direction over the manner or method by which the other transacts its business affairs or provides its usual services. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.
- D.23. Limitation of State's Liability. The State shall have no liability except as specifically provided in this Grant Contract. In no event will the State be liable to the Grantee or any other party for any lost revenues, lost profits, loss of business, loss of grant funding, decrease in the value of any securities or cash position, time, money, goodwill, or any indirect, special, incidental, punitive, exemplary or consequential damages of any nature, whether based on warranty, contract, statute, regulation, tort (including but not limited to negligence), or any other legal theory that may arise under this Grant Contract or otherwise. The State's total liability under this Grant Contract (including any exhibits, schedules, amendments or other attachments to the Contract) or otherwise shall under no circumstances exceed the Maximum Liability originally established in Section C.1 of this Grant Contract. This limitation of liability is cumulative and not per incident.
- D.24. Force Majeure. “Force Majeure Event” means fire, flood, earthquake, elements of nature or acts of God, wars, riots, civil disorders, rebellions or revolutions, acts of terrorism or any other similar cause beyond the reasonable control of the party except to the extent that the non-performing party is at fault in failing to prevent or causing the default or delay, and provided that the default or delay cannot reasonably be circumvented by the non-performing party through the use of alternate sources, workaround plans or other means. A strike, lockout or labor dispute shall not excuse either party from its obligations under this Grant Contract. Except as set forth in this Section, any failure or delay by a party in the performance of its obligations under this Grant Contract arising from a Force Majeure Event is not a default under this Grant Contract or grounds for termination. The non-performing party will be excused from performing those obligations directly affected by the Force Majeure Event, and only for as long as the Force Majeure Event continues, provided that the party continues to use diligent, good faith efforts to resume performance without delay. The occurrence of a Force Majeure Event affecting Grantee's representatives, suppliers, subcontractors, customers or business apart from this Grant Contract is not a Force Majeure Event under this Grant Contract. Grantee will promptly notify the State of any delay caused by a Force Majeure Event (to be confirmed in a written notice to the State within one (1) day of the inception of the delay) that a Force Majeure Event has occurred, and will describe in reasonable detail the nature of the Force Majeure Event. If any Force Majeure Event results in a delay in Grantee's performance longer than forty-eight (48) hours, the State may, upon notice to Grantee: (a) cease payment of the fees until Grantee resumes performance of the affected obligations; or (b) immediately terminate this Grant Contract or any purchase order, in whole or in part, without further payment except for fees then due and payable. Grantee will not increase its charges under this Grant Contract or charge the State any fees other than those provided for in this Grant Contract as the result of a Force Majeure Event.

- D.25. Tennessee Department of Revenue Registration. The Grantee shall comply with all applicable registration requirements contained in Tenn. Code Ann. §§ 67-6-601 – 608. Compliance with applicable registration requirements is a material requirement of this Grant Contract.
- D.26. Charges to Service Recipients Prohibited. The Grantee shall not collect any amount in the form of fees or reimbursements from the recipients of any service provided pursuant to this Grant Contract.
- D.27. State Interest in Equipment or Motor Vehicles. The Grantee shall take legal title to all equipment or motor vehicles purchased totally or in part with funds provided under this Grant Contract, subject to the State's equitable interest therein, to the extent of its *pro rata* share, based upon the State's contribution to the purchase price. The term "equipment" shall include any article of nonexpendable, tangible, personal property having a useful life of more than one year and an acquisition cost which equals or exceeds ten thousand dollars (\$10,000.00). The term "motor vehicle" shall include any article of tangible personal property that is required to be registered under the "Tennessee Motor Vehicle Title and Registration Law", Tenn. Code Ann. Title 55, Chapters 1-6.

As authorized by the Tennessee Uniform Commercial Code, Tenn. Code Ann. Title 47, Chapter 9 and the "Tennessee Motor Vehicle Title and Registration Law," Tenn. Code Ann. Title 55, Chapters 1-6, the parties intend this Grant Contract to create a security interest in favor of the State in the equipment or motor vehicles acquired by the Grantee pursuant to the provisions of this Grant Contract. A further intent of this Grant Contract is to acknowledge and continue the security interest in favor of the State in the equipment or motor vehicles acquired by the Grantee pursuant to the provisions of this program's prior year Grant Contracts between the State and the Grantee.

The Grantee grants the State a security interest in all equipment or motor vehicles acquired in whole or in part by the Grantee under this Grant Contract. This Grant Contract is intended to be a security agreement pursuant to the Uniform Commercial Code for any of the equipment or motor vehicles herein specified which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code, and the Grantee hereby grants the State a security interest in said equipment or motor vehicles. The Grantee agrees that the State may file this Grant Contract or a reproduction thereof, in any appropriate office, as a financing statement for any of the equipment or motor vehicles herein specified. Any reproduction of this or any other security agreement or financing statement shall be sufficient as a financing statement. In addition, the Grantee agrees to execute and deliver to the State, upon the State's request, any financing statements, as well as extensions, renewals, and amendments thereof, and reproduction of this Grant Contract in such form as the State may require to perfect a security interest with respect to said equipment or motor vehicles. The Grantee shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements the State may reasonably require. Without the prior written consent of the State, the Grantee shall not create or suffer to be created pursuant to the Uniform Commercial Code any other security interest in said equipment or motor vehicles, including replacements and additions thereto. Upon the Grantee's breach of any covenant or agreement contained in this Grant Contract, including the covenants to pay when due all sums secured by this Grant Contract, the State shall have the remedies of a secured party under the Uniform Commercial Code and, at the State's option, may also invoke the remedies herein provided.

The Grantee agrees to be responsible for the accountability, maintenance, management, and inventory of all property purchased totally or in part with funds provided under this Grant Contract. The Grantee shall maintain a perpetual inventory system for all equipment or motor vehicles purchased with funds provided under this Grant Contract and shall submit an inventory control report which must include, at a minimum, the following:

- a. Description of the equipment or motor vehicles;
- b. Vehicle identification number;
- c. Manufacturer's serial number or other identification number, when applicable;
- d. Acquisition date, cost, and check number;
- e. Fund source, State Grant number, or other applicable fund source identification;
- f. Percentage of state funds applied to the purchase;
- g. Location within the Grantee's operations where the equipment or motor vehicles is used;
- h. Condition of the property or disposition date if Grantee no longer has possession;
- i. Depreciation method, if applicable; and
- j. Monthly depreciation amount, if applicable.

The Grantee shall tag equipment or motor vehicles with an identification number which is cross referenced to the equipment or motor vehicle item on the inventory control report. The Grantee shall inventory equipment or motor vehicles annually. The Grantee must compare the results of the inventory with the inventory control report and investigate any differences. The Grantee must then adjust the inventory control report to reflect the results of the physical inventory and subsequent investigation.

The Grantee shall submit its inventory control report of all equipment or motor vehicles purchased with funding through this Grant Contract within thirty (30) days of its end date and in form and substance acceptable to the State. This inventory control report shall contain, at a minimum, the requirements specified above for inventory control. The Grantee shall notify the State, in writing, of any equipment or motor vehicle loss describing the reasons for the loss. Should the equipment or motor vehicles be destroyed, lost, or stolen, the Grantee shall be responsible to the State for the *pro rata* amount of the residual value at the time of loss based upon the State's original contribution to the purchase price.

Upon termination of the Grant Contract, where a further contractual relationship is not entered into, or at another time during the term of the Grant Contract, the Grantee shall request written approval from the State for any proposed disposition of equipment or motor vehicles purchased with Grant funds. All equipment or motor vehicles shall be disposed of in such a manner as the parties may agree from among alternatives approved by the Tennessee Department of General Services as appropriate and in accordance with any applicable federal laws or regulations.

- D.28. State and Federal Compliance. The Grantee shall comply with all applicable state and federal laws and regulations in the performance of this Grant Contract. The U.S. Office of Management and Budget's Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards is available here: http://www.ecfr.gov/cgi-bin/text-idx?SID=c6b2f053952359ba94470ad3a7c1a975&tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl
- D.29. Governing Law. This Grant Contract shall be governed by and construed in accordance with the laws of the State of Tennessee, without regard to its conflict or choice of law rules. The Grantee agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Grant Contract. The Grantee acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising there from, shall be subject to and limited to those rights and remedies, if any, available under Tenn. Code Ann. §§ 9-8-101 through 9-8-408.
- D.30. Completeness. This Grant Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions agreed to by the parties. This Grant Contract supersedes any and all prior understandings, representations, negotiations, or agreements between the parties, whether written or oral.

- D.31. Severability. If any terms and conditions of this Grant Contract are held to be invalid or unenforceable as a matter of law, the other terms and conditions shall not be affected and shall remain in full force and effect. To this end, the terms and conditions of this Grant Contract are declared severable.
- D.32. Headings. Section headings are for reference purposes only and shall not be construed as part of this Grant Contract.
- D.33. Iran Divestment Act. The requirements of Tenn. Code Ann. § 12-12-101, *et seq.*, addressing contracting with persons as defined at Tenn. Code Ann. §12-12-103(5) that engage in investment activities in Iran, shall be a material provision of this Grant Contract. The Grantee certifies, under penalty of perjury, that to the best of its knowledge and belief that it is not on the list created pursuant to Tenn. Code Ann. § 12-12-106.
- D.34. Debarment and Suspension. The Grantee certifies, to the best of its knowledge and belief, that it, its current and future principals, its current and future subcontractors and their principals:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department or agency;
 - b. have not within a three (3) year period preceding this Grant Contract been convicted of, or had a civil judgment rendered against them from commission of fraud, or a criminal offence in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or grant under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;
 - c. are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses detailed in section b. of this certification; and
 - d. have not within a three (3) year period preceding this Grant Contract had one or more public transactions (federal, state, or local) terminated for cause or default.

The Grantee shall provide immediate written notice to the State if at any time it learns that there was an earlier failure to disclose information or that due to changed circumstances, its principals or the principals of its subcontractors are excluded or disqualified, or presently fall under any of the prohibitions of sections a-d.

- D.35. Confidentiality of Records. Strict standards of confidentiality of records and information shall be maintained in accordance with applicable state and federal law. All material and information, regardless of form, medium or method of communication, provided to the Grantee by the State or acquired by the Grantee on behalf of the State that is regarded as confidential under state or federal law shall be regarded as "Confidential Information." Nothing in this Section shall permit Grantee to disclose any Confidential Information, regardless of whether it has been disclosed or made available to the Grantee due to intentional or negligent actions or inactions of agents of the State or third parties. Confidential Information shall not be disclosed except as required or permitted under state or federal law. Grantee shall take all necessary steps to safeguard the confidentiality of such material or information in conformance with applicable state and federal law.

The obligations set forth in this Section shall survive the termination of this Grant Contract.

- D.36. State Sponsored Insurance Plan Enrollment. The Grantee warrants that it will not enroll or permit its employees, officials, or employees of contractors to enroll or participate in a state sponsored health insurance plan through their employment, official, or contractual relationship with Grantee unless Grantee first demonstrates to the satisfaction of the Department of Finance and Administration that it and any contract entity satisfies the definition of a governmental or quasigovernmental entity as defined by federal law applicable to ERISA.

E. SPECIAL TERMS AND CONDITIONS:

- E.1. Conflicting Terms and Conditions. Should any of these special terms and conditions conflict with any other terms and conditions of this Grant Contract, the special terms and conditions shall be subordinate to the Grant Contract's other terms and conditions.
- E.2. Transfer of Grantee's Obligations. The Grantee shall not transfer or restructure its operations related to this Grant Contract without the prior written approval of the State. The Grantee shall immediately notify the State in writing of a proposed transfer or restructuring of its operations related to this Grant Contract. The State reserves the right to request additional information or impose additional terms and conditions before approving a proposed transfer or restructuring.

IN WITNESS WHEREOF,

CITY OF COLUMBIA:

Charles M. Molder
Charles M. Molder (Jun 22, 2025 00:51 CDT)

06/22/2025

GRANTEE SIGNATURE

DATE

THE HONORABLE CHARLES M. MOLDER, MAYOR

PRINTED NAME AND TITLE OF GRANTEE SIGNATORY (above)

DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

David W. Salyers, P.E./msg
David W. Salyers, P.E./msg (Jun 23, 2025 19:55 CDT)

06/23/2025

DAVID W. SALYERS, P.E., COMMISSIONER

DATE

ATTACHMENT 1

PAGE 1

GRANT BUDGET				
Waste Reduction Grant				
The Grant Budget line-item amounts below shall be applicable only to expense incurred during the following				
Applicable Period: BEGIN: August 1, 2025 END: July 31, 2030				
POLICY 03 Object Line-item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY ¹	GRANT CONTRACT	GRANTEE MATCH	TOTAL PROJECT
1. 2	Salaries, Benefits & Taxes	0.00	0.00	0.00
4, 15	Professional Fee, Grant & Award ²	0.00	0.00	0.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications	0.00	0.00	0.00
11. 12	Travel, Conferences & Meetings	0.00	0.00	0.00
13	Interest ²	0.00	0.00	0.00
14	Insurance	0.00	0.00	0.00
16	Specific Assistance To Individuals	0.00	0.00	0.00
17	Depreciation ²	0.00	0.00	0.00
18	Other Non-Personnel ²	0.00	0.00	0.00
20	Capital Purchase ²	\$297,640.00	\$127,560.00	\$425,200.00
22	Indirect Cost	0.00	0.00	0.00
24	In-Kind Expense	0.00	0.00	0.00
25	GRAND TOTAL	\$297,640.00	\$127,560.00	\$425,200.00

¹ Each expense object line-item is defined by the U.S. OMB's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart E Cost Principles* (posted on the Internet at: <https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-E>) and CPO Policy 2013-007 (posted online at <https://www.tn.gov/generalservices/procurement/central-procurement-office--cpo-/library-.html>).

² Applicable detail follows this page if line-item is funded.

³ A Grantee Match Requirement is detailed by this Grant Budget, and the maximum total amount reimbursable by the State pursuant to this Grant Contract, as detailed by the "Grant Contract" column above, shall be reduced by the amount of any Grantee failure to meet the Match Requirement.

ATTACHMENT 1**PAGE 2****GRANT BUDGET LINE-ITEM DETAIL:**

CAPITAL PURCHASE	AMOUNT
One (1) Recycling Truck	\$297,640.00
TOTAL	\$297,640.00



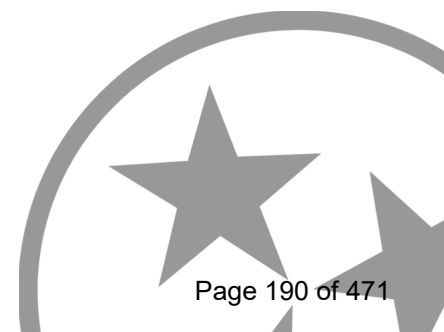
Department of
**Environment &
Conservation**



Waste Reduction Grant Manual

Opportunity for Funding

Tennessee Department of Environment & Conservation | Grant Manual | FY26



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Waste Reduction Grant FY26

Application Manual

Prepared by:



Division of Solid Waste Management Materials Management Program

Davy Crockett Tower, 7th Floor
500 James Robertson Parkway
Nashville, TN 37243

Overview

The Solid Waste Management Act of 1991, Tennessee Code Annotated sections 68-211-801 to - 874 ("Act"), created the Solid Waste Management Fund to be used in part to fund a matching grant program for the purchase of equipment needed to establish or upgrade recycling at a public or not-for-profit recycling collection site. Such equipment may include, but is not limited to, containers, balers, crushers, and grinders. Tenn. Code Ann. § 68-211-825(a). The State's goal is to reduce the amount of solid waste disposed of at Class I disposal facilities. Tenn. Code Ann. § 68-211-861(a).

The Department of Environment and Conservation acknowledges that not all local jurisdictions are the same, and they may wish to take different approaches toward achieving the State's solid waste reduction and diversion goals. Regions with smaller populations may focus efforts toward achieving qualitative goals rather than quantitative goals of the more populous regions and the State. Qualitative goals may be expanding the types of materials collected, providing a service to an underserved area, improving efficiencies, and improving quality of material recovered. Quantitative goals may be increased recovery rates, capture rates, participation rates, set out rates, or decreasing costs per households served.

There are **Four** priorities for this grant:

1. Applicants that are in the following "Distressed" counties:

Bledsoe	Perry	Scott	Haywood	Cocke
Lake	Hardeman	Hancock	Grundy	

2. Applicants that are in the following "At-Risk" counties:

Lauderdale	Hardin	White	Pickett
Carroll	Wayne	Sequatchie	Morgan
Benton	Lewis	Jackson	Rhea
Houston	DeKalb	Clay	Meigs
Decatur	Warren	Overton	Monroe
McNairy	Van Buren	Fentress	Campbell
Claiborne	Grainger	Hawkins	Greene
Unicoi	Carter	Johnson	

3. Non-profit, municipality, and county government applicants who develop partnerships with local municipalities or county government by interlocal agreements and/or subcontracting with private partnership(s) focused on waste reduction efforts are eligible.
4. Applications seeking to upgrade an existing recycling collection site at a public or not-for-profit site which meets qualitative goals by serving higher population areas in the State.

Purpose of the Grant

This Waste Reduction Grant supports local governments and communities in achieving State waste reduction and recycling goals. Successful proposals will demonstrate how the requested equipment will improve operating efficiencies or:

- Increase Access and Participation in Recycling
- Promote Recycled Material Processing and End Use in Tennessee
- Increase Diversion of Organics
- Support New Waste Reduction and Recycling Technologies
- Expand and Focus Education and Outreach

Eligibility

Tennessee counties (outside of the “Top 5” most populous counties), all municipalities, and non-profit recycling organizations who have been designated as 501(c)(3) by the Internal Revenue Service, which are located in any of the 95 counties of Tennessee, may apply for this grant.

Eligible recycling equipment includes key recycling equipment needed for collection, processing, operations, or to prepare recycled materials for transport and marketing. Key recycling equipment includes, but is not limited to:

- Curbside Carts (made with recycled content and embedded RFID tags)
 - RFID Tag Tracking Software
- Roll-off Boxes
 - Open-top Boxes
 - Closed-top Boxes
 - Compactor Receiver Boxes
- Mobile Recycling Station or Trailor
- Compactors
- Grinders
- Chippers
- Forklifts
- Skid Steer Loaders
- Collection trucks with a gross vehicle weight rating (GVWR) of 10,000 pounds or higher will be considered
- Education and Outreach Materials to Reduce Waste and/or Increase Recycling

Eligible recycling facilities equipment request includes, but is not limited to:

- Recycling Facility or Operations Equipment:
 - Sorters
 - Optical Sorter

- Disc-Screen
- Trommel Screen
- Sort-line Conveyors
- Glass Crushers/Pulverizers/Grinders
- Site and Design Plans
- Site Preparation
- Consultant and Construction Services

Ineligibility

The “Top 5” most populous counties according to the annual estimated census are not eligible per TCA 68-211-825 for the Waste Reduction Grant.

Ineligible equipment or facilities request includes, but is not limited to:

- Collection trucks with a gross vehicle weight rating (GVWR) less than 10,000pounds
- Transfer Stations
- Solid Waste Processing Materials

Waste to Energy Facilities equipment requested for purchase in an area where there is already adequate mechanical processing equipment at privately-owned facilities which serve the relevant geographical area is not eligible under this grant, unless the grant applicant demonstrates that the requested equipment serves an indispensable component otherwise unsatisfied by current measures and will also not compete with a privately-owned facility. Tenn. Code Ann. § 68- 211-825(a). Other ineligible requests include landfill measurement equipment, and any equipment that aides in increased disposal of materials in Class I disposal facilities. Additionally, applicants that utilize Tennessee-based landfills will receive additional application modifier points.

Furthermore, applicants who were awarded a grant from Tennessee Environment and Conservation, Division of Solid Waste Management, Materials Management Program in the past three years that failed to meet contractual obligations or whose grant was terminated based upon the inability to complete project actions shall not be considered for grant funding.

Funding

The Waste Reduction Grant provides two separate competitive funding allocations for applicants based upon the following criteria:

- The first competitive funding allocation will be for rural counties or municipalities with populations less than or equal to 50,000 and the cities, solid waste authorities, or non-profit organizations within those counties. The total grant offering is \$2,250,000.00 with a maximum award per applicant of \$450,000.
- The second competitive funding allocation will be for suburban and urban counties or municipalities with populations of 50,001 or greater and the cities, solid waste authorities, or non-profit organizations within those counties. The total grant offering is \$2,500,000.00 with a maximum award per applicant of \$625,000.

Grant awards will be made based on the estimates included in the grant application. It is important that applicants research the equipment they are seeking to purchase and obtain accurate price information prior to submitting their application. Only equipment or facility improvements identified in the application and award will be funded, and purchase and installation deadlines will be detailed in the contract scopes. In the event of a delay in receiving equipment or materials, contact should immediately be made with the Grant Program Manager and a justification letter and estimated timeline should be submitted for approval.

A local match of 10%-50% (Attachment 1) is required based on an economic index that includes factors such as per capita income and property values in the jurisdiction to be served. Tenn. Code Ann. § 68-211-825(a).

Selection Criteria

Applications shall first be reviewed for completeness and eligibility. Applications shall be rated first based on **two** categories, project value and project feasibility, averaged among ratings completed by a minimum of **three** anonymous raters. See Attachment 2: Scoring Rubric for more specific information.

Finally, the applications will be assigned up to **seven** modifiers. The first **two** modifiers will correspond to the applicant's county economic classification in the Appalachian Regional Commission (ARC) economic index. The **third** possible modifier will be assigned for non-profit, municipality, and county applicants who create interlocal agreements and partnerships to serve the greater relevant geographical area. The **fourth** possible modifier is for entities upgrading an existing facility at public or non-profit site. The **fifth** modifier is added for entities who are using Tennessee-based landfills for residual waste or contamination produced from use of equipment requested in this application. The **sixth** modifier is added for an applicant who has received the same type of grant for which they are currently applying in the last **three** years. Lastly, the **seventh** Department will consider whether the applicant has a prior history of

delays, inefficiency in administrative activities, and has received violations, fines, or penalties pertaining to solid waste.

Sixty percent (60%) of the application's weight shall be considered based on the proposed project's value, including but not limited to:

- Does the project offer a significant return on investment, as measured in tons of waste diverted from landfills or positive environmental impact?
- Does the project increase the level of service in the county? Does the project add or expand an existing program?
- Is the project primarily for the benefit of the citizens of a given region, or is it principally a for-profit venture?

Forty percent (40%) of the application's weight shall be considered based on the proposed project's feasibility, including but not limited to:

- Is the applicant financially able to provide the applicable matching funds?
- Has the project been thoroughly and carefully considered? (Detailed project plans, maps, quotes, and studies will increase the applicant's feasibility score.)
- In the past five years, has the applicant had significant delays in completing a grant project or failed to follow established administrative procedures? Alternately, has the applicant proven to rapidly and efficiently complete projects?
- Is there a clear and concise plan for containment of residual waste and contamination and disposal in a Tennessee-based landfill?

The following modifiers shall be applied to an application:

Distressed County (Priority 1)	+10
At-Risk County (Priority 2)	+5
Non-profits, Municipalities, and/or County Government establishing Interlocal Agreements and/or Subcontracting with Private Partnership(s)	+5
Upgrading an Existing Facility at Public or Non-profit Site	+5
No Utilization of Tennessee-based Landfill	-5
Received Same Grant Type in Past Three Years	-10
Past Three-Year History of Delays and/or Failure for Cause	-10

Funding Conditions

Applicants selected for grant funds, must follow all terms and conditions within the grant contract. Awardees will be expected to submit or maintain for inspection during normal hours operational data relative to daily operations to include but not limited to weights, feed stocks utilized, temperatures, residual disposal or diversion, marketing, and project maintenance logs.

If non-profits that support or benefit State agencies seek to apply all necessary State approvals, transfer of ownership documents, storage approvals, inventory control, and etc. must be included in the grant application for consideration.

Upon award, Grantees must participate in a Project Management Conference (PMC), also referred to as a Project Implementation Meeting (PIM) within 30 days of contract execution and scheduled with virtual and in person options before the contract execution. The PMC will be hosted by the Department and will cover contract requirements, deadlines, and provide an opportunity for Grantees to complete the “Statement of Understanding” and the “Grant Contract Budget Acceptance” activities with assistance.

Grantees must be ready to proceed with the project as soon as possible after the grant contract has been fully executed and PMC requirement has been completed. However, **prior** to procuring goods or services, Grantees shall complete the Title VI Training Certification Form and any other training verification requirements. This should be completed and uploaded to the Grants Management System (GMS) portal within 30 days following contract execution.

Progress reports must be submitted in the Grants Management System (GMS) by or on the dates of March 31, September 30, and December 31. Please include all necessary dates of projects related to the approved grant activities and budget. At these times, Grantees shall review the dates in scope A.8. – A.11. of the executed contract and/or any executed amendments for compliance. Additionally, Grantees will review the dates of the last Title VI Training Certificate Form located in the “activities” tab to assure it is updated appropriately. If it needs to be completed, Grantees shall provide an estimated date of completion in the “Quarterly Reporting” activity summary. Any inactivity for long periods, need to be explained in the summary. Inactivity on awarded projects greater than six months may result in contract termination at the Department’s sole discretion.

End of Fiscal Year (EOFY) Form for accrued liability reporting must be submitted by June 30. This is for all reimbursements anticipated will be expended on or before June 30 but will be submitted after July 1. This should not include expenditures for previously submitted or paid reimbursement.

Grantees must comply with all national, state, and local laws and regulations during construction. This includes contracting with an engineering or construction consultant for architectural documents, if applicable. Certain laws and rules may require a general contractor to provide oversight of project work. Applicants must research this need and are responsible for meeting appropriate requirements.

Deadline to Submit

A complete application shall be submitted in the GMS online **on or before** April 11, 2025, by 4:30 p.m. CST. Applications received after this date and time will be declined. Applications submitted via email or physical mail will be declined without review.

A complete application consists of a digital signature of the head of the organization and clear and detailed completion of all application prompts in GMS, including but not limited to the Narrative Questions, Budget Worksheet, Title VI Pre-Audit Survey, and submission of the Automatic Clearing House Form FA-0825. All required information has been implemented in GMS from required TDEC forms, such as Form CN-0915 (Grant Application) and Form CN-1448 (Title VI Pre-Audit Survey) but is made convenient in a purely digital format.

Tentative Grant Timeline

The anticipated timeline for this grant offering is as follows:

February 28, 2025:	Request for applications announced
April 11, 2025:	Deadline for application submittal
May 12, 2025:	Announce awards
August 1, 2025:	Contract Start Date
October 15, 2025:	Grantee submits subcontract request or bid package
March 15, 2026:	Equipment/materials shall be installed/made operational
June 15, 2026:	Final Request for Grant Reimbursements submitted
July 31, 2028:	Contract End Date for equipment without "Vested Interest"
July 31, 2030:	Contract End Date for equipment with "Vested Interest"

TDEC SUSTAINABILITY STATEMENT

The Tennessee Department of Environment and Conservation (TDEC) acknowledges that the products and services we procure have fundamental human health, environmental, and economic impacts, and that purchasing decisions should exemplify our commitment to sustainability and to protecting the environment and the quality of life of Tennesseans. TDEC endeavors to reduce the environmental impacts of its operations and to promote fiscal responsibility and community and environmental stewardship by integrating sustainability considerations in sourcing processes while continuing to observe general state purchasing laws and procurement policies.

TDEC TITLE VI STATEMENT

All Grantees will be required to affirm the following statement as part of the Executed Grant Contract:

The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Grantee on the grounds of disability, age, race, color, religion, sex, national origin, or any other classification protected by Federal, Tennessee State constitutional, or statutory law. The Grantee shall, upon request, show proof of such nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

Contacts

The persons named below shall be the points of contact through the term of the grant contract. The below contacts are the only Department contacts designated to speak on official grant and contract-related matters. All Grantees shall direct their communications (regular mail, express mail, or electronic mail) concerning this application and award process to:

Tennessee Department of Environment and Conservation

Division of Solid Waste Management
Davy Crockett Tower, 7th Floor
500 James Robertson Parkway
Nashville, TN 37243

General and Administrative Questions:

Robin Chance, Grants Program Manager
Division of Solid Waste Management
615-571-6364
Robin.Chance@tn.gov

Amber Greene, Environmental Consultant 4,
Division of Solid Waste Management
615-651-9540
Amber.Greene@tn.gov

Technical Questions:

Amy Katcher, Materials Management Program
Manager, Communications Manager

423-377-3373
Amy.Katcher@tn.gov

Grantee's Contacts:

The Contract actions shall be requested, certified, or otherwise authorized by the mayor or executive director of the Grantee. A letter of signatory authorization shall be provided by the Grantee if these actions must be completed by another individual.

In the contract body, Section D.8. shall display the Grantee's executive director or mayor and an additional technical contact (if applicable) authorized to speak on the Grantee's behalf for common project communications.

Technical Narrative Questions

1. Describe the proposed project and need. What is your goal or expected outcome with this project? How will you measure success toward achieving the project goal?
2. Is this request to replace older existing equipment, or is it adding new equipment? Describe the Preventative Maintenance Plan and/or include the proposed maintenance schedule.
3. Describe how the program/project will be promoted to support achieving the goal specified in question 1.
4. Provide an anticipated timeline for completion of the project including, but not limited to, purchase, installation, and final inspection.
5. Does the equipment compete with private services or duplicate existing public sector services provided within the municipal solid waste planning region?
6. Prepare a narrative that justifies how the proposed equipment benefits the local program and project goal. Include key benefits that support the Waste Reduction Grant Objectives, such as: increased material tonnage, increased recycling access and participation, promotion of material processing and end use in Tennessee, new waste reduction and recycling technology.
7. Provide price quotes and specification sheets for all equipment requests. Attach supplemental documents or tables, if necessary.
8. How will your organization sustain the project once this funding is complete?
9. Do you expect to generate any income with the project? If so, describe how these funds will be used to perpetuate the project in the future.
10. Is the local match and additional local share included in the applicable agency budget? If no, provide resolution for budget expansion.
11. If applicable, identify any partners and their role in the proposed project.
12. Does your recycling program employ developmentally disabled individuals, as defined in Tennessee Code Annotated section 33-1-101(11)? If so, in what capacity?

Frequently Asked Questions:

1. What method is used for grant project expense funding?

Payment of project expenses is on a reimbursement basis. The Grantee must complete payment(s) for equipment purchased in full and then submit the required invoice documentation and proof of payment to the Department for reimbursement. This is completed through the GMS portal, found at the following link:

https://tdec.smartsimple.com/s_Login.jsp?lang=1&prole=0

All supporting documentation must be dated after the start of the contract date. The State has forty-five days to process payments once a purchase order has been created.

2. When can the grant project begin?

Projects must begin **after** the grant contract has been fully executed. Any equipment ordered or purchased prior to the start date of the executed contract will not be reimbursed. Also, vendors' bids for equipment purchases must be submitted and approved by the State prior to receiving equipment. Any equipment received/purchased prior to the begin date of the executed contract will not be reimbursed. Failure to submit bids for approval prior to committing funds may result in denial of costs.

3. Do I have to follow a bidding process?

Yes, the grant contract requires all Grantees to follow a competitive bidding process, where practical. While some local governments may use their own established purchasing policies, the bidding process used must reflect State requirements and must be approved by the State prior to the grantee making obligations for purchases.

4. Does the State have to approve bids and the bidding process?

Yes, the Grantee is only authorized to purchase equipment or materials after submitting bids and receiving approval in writing. Any purchases made prior to approval of the grantee's bids/quotes may result in denial of reimbursement.

5. When can I request reimbursement for expenses relative to the grant project?

After the bids/quotes have been approved and the equipment is installed and operational, an inspection will be made to verify completion by Division of Solid Waste Management staff. After the inspection, approval will be provided to the grantee to proceed with the submission of a Request for Grant Reimbursement Activity in the GMS online portal. The grantee should provide supporting documentation (e.g., vendor invoices, copies of cancelled checks issued for payment, etc.) to ensure quick payment. Payments will be made electronically through the Automated Clearing House (ACH). Grantees will be required to provide banking account information in order to receive grant reimbursements. The ACH form will be included in all grant offers.

6. *How long will I have to complete the grant project?*

The grant contract contains specific completion dates and requirements. Grantees must be precise in the timelines submitted in the application to assure that sufficient time is allowed for purchases and work activities. The State of Tennessee cannot enter into a grant contract for a term greater than 60 months.

7. *What are the grantee's responsibilities for the project after the grant is paid in full?*

Financial documents shall be maintained in accordance with State and Federal tax laws. Grantees must maintain financial documents for audit purposes for three years after the grant is paid in full. Equipment purchased must be properly maintained and operated for a term of five years after grant award, or the Grantee must repay a prorated amount to the State. Some grants may have other responsibilities. The Division's Grant Program Manager can provide more specific details on any other responsibilities required.

8. *Can applicants that have received funding in a prior year apply again this year?*

Yes, an applicant may apply for each grant solicitation if all activities from prior grant funding have been completed and the grantee paid in full.

9. *Can we submit supplemental documents?*

Yes, supplemental documents applicable to this grant may be submitted, but only to the extent that these documents support the narrative information provided and are submitted at the time of application. Only necessary supplemental documents should be included.

10. *Where can I find grant documents?*

The GMS online portal link is <http://www.tennessee.gov/environment/topic/about-grants>

11. *When a grant is awarded, what are my Title VI responsibilities?*

When applying for this grant, the applicant must complete a Title VI Pre-Audit Survey and provide various non-discrimination documentation, including but not limited to complaint procedures and LEP (Limited English Proficiency) Policy.

Upon contract execution, the Grantee shall complete the required information for the Title VI Training Certification Form Activity, located in GMS. Proof of training must be provided for a minimum of two people within the organization: one who holds financial responsibility for the grant contract and one who holds action responsibility for the grant contract. The Grantee must submit this form and training certification(s) within thirty days of contract execution.

If the Grantee does not have a Title VI Program to facilitate the required training proof and materials, the Department has various resources that may assist the applicant in the administration of this grant. More information may be found at the link below: <https://www.tn.gov/environment/policy/title-vi-ej.html>.

12. If I have a question, who do I contact during the solicitation phase?

There are only two administrative contacts and a technical contact that can provide official information relative to this grant proposal solicitation. These individuals and their contact information may be found in the **Contact** section of this Waste Reduction Grant Manual. These contacts are the only Department contacts designated to speak on official grant and contract-related matters.

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Attachment 1
Waste Reduction Grant Match Requirement

Anderson	40%
Bedford	30%
Benton	20%
Bledsoe	10%
Blount	30%
Bradley	30%
Campbell	10%
Cannon	30%
Carroll	10%
Carter	10%
Cheatham	50%
Chester	20%
Claiborne	10%
Clay	10%
Cocke	10%
Coffee	20%
Crockett	20%
Cumberland	20%
Davidson	50%
Decatur	10%
Dekalb	10%
Dickson	40%
Dyer	20%
Fayette	50%
Fentress	10%
Franklin	30%
Gibson	30%
Giles	20%
Grainger	10%
Greene	10%
Grundy	10%
Hamblen	20%

Hamilton	50%
Hancock	10%
Hardeman	10%
Hardin	30%
Hawkins	10%
Haywood	10%
Henderson	20%
Henry	20%
Hickman	20%
Houston	10%
Humphreys	30%
Jackson	10%
Jefferson	40%
Johnson	10%
Knox	50%
Lake	10%
Lauderdale	10%
Lawrence	10%
Lewis	10%
Lincoln	30%
Loudon	50%
Macon	20%
Madison	20%
Marion	30%
Marshall	20%
Maury	30%
McMinn	20%
McNairy	10%
Meigs	10%
Monroe	10%
Montgomery	40%
Moore	40%

Morgan	10%
Obion	30%
Overton	10%
Perry	10%
Pickett	10%
Polk	20%
Putnam	40%
Rhea	10%
Roane	40%
Robertson	40%
Rutherford	50%
Scott	10%
Sequatchie	10%
Sevier	50%
Shelby	50%
Smith	20%
Stewart	40%
Sullivan	40%
Sumner	50%
Tipton	40%
Trousdale	20%
Unicoi	10%
Union	20%
Van Buren	20%
Warren	10%
Washington	30%
Wayne	10%
Weakley	20%
White	10%
Williamson	50%
Wilson	50%

¹FY25-26 Grants Matching Table was created using a combination of average individual income and property tax revenue per county with ECD economic status factored in as to final match placement.

**Attachment 2:
Scoring Rubric**

Scoring Rubric			
Project History and Background (Value) – 30 Points Maximum			
30-28 Points	27-16 Points	15-0 Points	Score
- Project clearly identifies an increase in recycling tonnages or establishes a new, sustainable recycling program. - Project strategies are clearly articulated and developed. - Project supporting documents clearly demonstrate need.	- Project identifies increases in recycling tonnages or establishes a new program, but vaguely describes plans. - Project strategies are vaguely articulated and developed. - Project vaguely demonstrates need through supporting documents.	- Project needs are missing or inaccurately identified, and plans are poorly described. - Project strategies are poorly articulated and developed or missing. - Project supporting documents are missing or partially included.	
Project Plan (Value) – 30 Points Maximum			
30-21 Points	20-11 Points	10-0 Points	Score
- Project plan and outcomes have been clearly and thoroughly considered and explained. - Project clearly supports the 2025 Plan Objectives. - Project timeline appears reasonable to meet project objectives. - Clearly describes how the project will be promoted.	- Project goals and outcomes are vaguely considered and explained. - Project supports the 2025 Plan Objectives to some limited degree. - Project timeline may meet project objectives. - Somewhat describes how the project will be promoted.	- Project goals and outcomes are poorly considered and explained. - Project does not support the 2025 Plan Objectives. - Project timeline vague, incomplete, or missing - Vague or missing description of how the project will be promoted.	
Technical Assessment and Maps (Feasibility) – 40 Points Maximum			
40-27 Points	26-13 Points	12-0 Points	Score
- Assessment materials provided clearly show proposed location and service area. - Assessment materials clearly indicate how proposed project fits into the applicant's integrated solid waste system. - Assessment materials clearly demonstrate ability to meet matching requirements. - Plan to dispose of all residual waste and contamination in a TN-based Landfill is clear and concise	- Assessment materials vaguely show proposed location and service area. - Assessment materials provide limited view on how the proposed project fits into the applicant's integrated solid waste system. - Assessment materials demonstrate an adequate ability to meet matching requirements. - Plan to dispose of residual waste and contamination in a TN-based Landfill is vague or unclear	- Assessment materials are poorly shown on and do not represent the location or service area. - Assessment materials are missing elements showing how the proposed project fits into the applicant's integrated solid waste system. - Assessment materials indicate an inability to meet matching requirements. - Plan to dispose of all residual waste and contamination in a TN-based Landfill is missing	
This Section Leave Blank – State Use Only			
[] Fully Funded at \$_____	[] Partially Funded at \$_____	[] Proposal Not Funded	Total Score:
Rater Explanation/Comments:			
Grant Rater:	Date:	Reviewed By:	

**Attachment 3:
Supplier Direct Deposit Authorization (SDDA)**



STATE OF TENNESSEE
DEPARTMENT OF FINANCE & ADMINISTRATION
DIVISION OF ACCOUNTS – SUPPLIER MAINTENANCE
SDDA ACCESS FORM

Should you have any questions or need assistance, contact Supplier Maintenance at 615-741-9745 or FA.SupplierSupport@tn.gov.

Suppliers use this form to request access to the Supplier Direct Deposit Authorization (SDDA) form. The SDDA form is completed by suppliers to add, change, or remove bank account information on file with the State of Tennessee. All fields on this form are required. If nonapplicable, enter N/A in the field(s).

SECTION 1: SUPPLIER INFORMATION

The information provided in this section must match the supplier information on file with the State of Tennessee or your request will be delayed.

Name (as shown on your income tax return): _____

Business Name, if different from above: _____

Taxpayer Identification Number (TIN): _____

Select SSN (Social Security Number) or EIN (Employer Identification Number) for the TIN provided: ☐ SSN or ☐ EIN

Address: _____

City: _____ State: _____ Zip: _____

Provide the name(s) of the state department/agency you are receiving payments from or expecting to receive payments from:

SECTION 2: REQUESTER'S INFORMATION – For SSNs, the requester and supplier must be the same.

Name: _____

Title, if supplier is an entity: _____

Phone Number: _____

Email Address: _____

SECTION 3: SIGNATURE – Complete 1. or 2. below. Do not complete both.

1. Click the digital signature box below to digitally sign the form. You will not be able to make changes to the form after your digital signature has been applied.

After digitally signing and saving the form, click the Submit button below to email the form to FA.SupplierSupport@tn.gov.

SUBMIT

or

2. Print the form, hand sign below, then scan the form and email it to FA.SupplierSupport@tn.gov.

Print Name: _____

Signature: _____

Date: _____

For internal use only:



Tennessee Department of Environment and Conservation,
Authorization No. 331906, 0 copies. "This public document
was promulgated at a cost of **\$0** per copy."

Application Type: Waste Reduction Grant**Grant Amount:****Contract End Date:**

Purpose and Overview

Waste Reduction Grant Overview:

The Solid Waste Management Act of 1991, Tennessee Code Annotated sections 68-211-801 to -874 ("Act"), established the Solid Waste Management Fund to be used in part to establish a matching grant program for the purchase of equipment needed to establish or upgrade recycling at a public or not-for-profit recycling collection site. Tenn. Code Ann. § 68-211-825(a). Such equipment may include, but is not limited to, containers, balers, crushers, and grinders. Tenn. Code Ann. § 68-211-825(a). The goal of the State is to reduce the amount of solid waste disposed of at Class I disposal facilities by twenty-five percent (25%). Tenn. Code Ann. § 68-211-861(a).

The Department of Environment and Conservation acknowledges that not all local jurisdictions are the same, and they may wish to take different approaches toward achieving the state's solid waste reduction and diversion goals. Regions with smaller populations may focus efforts toward achieving qualitative goals rather than quantitative goals of the more populous regions and the state. Qualitative goals may be expanding the types of materials collected, providing a service to an underserved area, improving efficiencies, and improving quality of material recovered. Quantitative goals may be increased recovery rates, capture rates, participation rates, set out rates, or decreasing costs per households served.

There are (4) priorities for this grant:

1. Applicants that are located in the following "Distressed" counties:

Bledsoe Perry Scott Haywood Cocke
Lake Hardeman Hancock Grundy

Applicants that are located in the following "At-Risk" counties:

Lauderdale Hardin White Pickett
Carroll Wayne Sequatchie Morgan
Benton Lewis Jackson Rhea
Houston DeKalb Clay Meigs
Decatur Warren Overton Monroe
McNairy Van Buren Fentress Campbell
Clairborne Grainger Hawkins Greene
Unicoi Carter Johnson

Applicants who develop partnerships with local municipalities or county government by interlocal agreements and/or subcontracting with private partnership(s) focused on waste reduction efforts are eligible. This partnership may include subcontracts for curbside recycling and/or organic waste management. Per § 68-211-854, No provision of this part shall prohibit a county, municipality, or solid waste authority from contracting with a private individual or entity for the provision of collection or recycling services in a county, municipality or solid waste authority. Upgrade an existing recycling collection site at a public or not-for-profit site

which meets qualitative goals by serving higher population areas in the State.

Purpose of the Grant

This Waste Reduction Grant supports local governments and communities in achieving State waste reduction and recycling goals. Successful proposals will demonstrate how the requested equipment will improve operating efficiencies or:

- Increase Access and Participation in Recycling
- Promote Recycled Material Processing and End Use in Tennessee
- Increase Diversion of Organics
- Support New Waste Reduction and Recycling Technologies
- Expand and Focus Education and Outreach

TDEC Sustainability Statement

The Tennessee Department of Environment and Conservation (TDEC) acknowledges that the products and services we procure have fundamental human health, environmental, and economic impacts, and that purchasing decisions should exemplify our commitment to sustainability and to protecting the environment and the quality of life of Tennesseans. TDEC endeavors to reduce the environmental impacts of its operations and to promote fiscal responsibility and community and environmental stewardship by integrating sustainability considerations in sourcing processes while continuing to observe general state purchasing laws and procurement policies.

Timeline, Eligibility & Funding

Grant Timeline

A complete application shall be submitted in the GMS online **on or before** April 11, 2025, by 4:30 p.m. CST. Applications received after this date and time will be declined. Applications submitted via email or physical mail will be declined without review.

A complete application consists of a digital signature of the head of the Organization and clear and detailed completion of all application prompts in GMS, including but not limited to the Narrative Questions, Budget Worksheet, Title VI Pre-Audit Survey, and submission of the Automatic Clearing House Form FA-0825. All required information has been implemented in GMS from required TDEC forms, such as Form CN-0915 (Grant Application) and Form CN-1448 (Title VI Pre-Audit Survey) but is made convenient in a purely digital format.

The anticipated timeline for this grant offering is as follows:

- February 28, 2025: Request for applications announced
- April 18, 2025: Deadline for application submittal
- May 19, 2025: Announce awards
- July 31, 2025: Contract Start Date
- October 15, 2025: Grantee submits subcontract request or bid package
- March 15, 2026: Equipment/materials shall be installed/made operational
- June 15, 2026: Final Request for Grant Reimbursements submitted
- July 31, 2028: Contract End Date for equipment without "Vested Interest"

- July 31, 2030: Contract End Date for equipment with “Vested Interest”

Eligibility:

Tennessee counties (outside of the “Top 5” most populous counties), all municipalities, and non-profit recycling organizations who have been designated as 501(c)(3) by the Internal Revenue Service, which are located in any of the 95 counties of Tennessee, may apply for this grant.

Eligible recycling equipment includes key recycling equipment needed for collection, processing, operations, or to prepare recycled materials for transport and marketing. Key recycling equipment includes, but is not limited to:

- Curbside Carts (made with recycled content and embedded RFID tags)
 - RFID Tag Tracking Software
- Roll-off Boxes
 - Open-top Boxes
 - Closed-top Boxes
 - Compactor Receiver Boxes
- Mobile Recycling Station or Trailor
- Compactors
- Grinders
- Chippers
- Forklifts
- Skid Steer Loaders
- Collection trucks with a gross vehicle weight rating (GVWR) of 10,000 pounds or higher will be considered
- Education and Outreach Materials to Reduce Waste and/or Increase Recycling

Eligible recycling facilities equipment request includes, but is not limited to:

- Recycling Facility or Operations Equipment:
 - Sorters
 - Optical Sorter
 - Disc-Screen
 - Trommel Screen
 - Sort-line Conveyors
 - Glass Crushers/Pulverizers/Grinders
 - Site and Design Plans
 - Site Preparation
 - Consultant and Construction Services

Ineligibility

The “Top 5” most populous counties according to the annual estimated census are not eligible per TCA 68-211-825 for the Waste Reduction Grant.

Ineligible equipment or facilities request includes, but is not limited to:

- Collection trucks with a gross vehicle weight rating (GVWR) less than 10,000pounds
- Transfer Stations

- Solid Waste Processing Materials

Waste to Energy Facilities equipment requested for purchase in an area where there is already adequate mechanical processing equipment at privately-owned facilities which serve the relevant geographical area is not eligible under this grant, unless the grant applicant demonstrates that the requested equipment serves an indispensable component otherwise unsatisfied by current measures and will also not compete with a privately-owned facility. Tenn. Code Ann. § 68- 211-825(a). Other ineligible requests include landfill measurement equipment, and any equipment that aides in increased disposal of materials in Class I disposal facilities. Additionally, applicants that utilize Tennessee-based landfills will receive additional application modifier points.

Furthermore, applicants who were awarded a grant from Tennessee Environment and Conservation, Division of Solid Waste Management, Materials Management Program in the past three years that failed to meet contractual obligations or whose grant was terminated based upon the inability to complete project actions shall not be considered for grant funding.

Funding

The Waste Reduction Grant provides two separate competitive funding allocations for applicants based upon the following criteria:

- The first competitive funding allocation will be for rural counties or municipalities with populations less than or equal to 50,000 and the cities, solid waste authorities, or non-profit organizations within those counties. The total grant offering is \$2,250,000.00 with a maximum award per applicant of \$450,000.
- The second competitive funding allocation will be for suburban and urban counties or municipalities with populations of 50,001 or greater and the cities, solid waste authorities, or non-profit organizations within those counties. The total grant offering is \$2,500,000.00 with a maximum award per applicant of \$625,000.

Grant awards will be made based on the estimates included in the grant application. It is important that applicants research the equipment they are seeking to purchase and obtain accurate price information prior to submitting their application. Only equipment or facility improvements identified in the application and award will be funded, and purchase and installation deadlines will be detailed in the contract scopes. In the event of a delay in receiving equipment or materials, contact should immediately be made with the Grant Program Manager and a justification letter and estimated timeline should be submitted for approval.

A local match of 10%-50% (Attachment 1) is required based on an economic index that includes factors such as per capita income and property values in the jurisdiction to be served. Tenn. Code Ann. § 68-211-825(a).

Selection Criteria

Selection Criteria

Applications shall first be reviewed for completeness and eligibility. Applications shall be rated first based on **two** categories, project value and project feasibility, averaged among ratings completed by a minimum of **three** anonymous raters. See Attachment 2: Scoring Rubric for more specific information.

Finally, the applications will be assigned up to **seven** modifiers. The first **two** modifiers will correspond to the applicant’s county economic classification in the Appalachian Regional Commission (ARC) economic index. The **third** possible modifier will be assigned for non-profit, municipality, and county applicants who create interlocal agreements and partnerships to serve the greater relevant geographical area. The **fourth** possible modifier is for entities upgrading an existing facility at public or non-profit site. The **fifth** modifier is added for entities who are using Tennessee-based landfills for residual waste or contamination produced from use of equipment requested in this application. The **sixth** modifier is added for an applicant who has received the same type of grant for which they are currently applying in the last **three** years. Lastly, the **seventh** Department will consider whether the applicant has a prior history of delays, inefficiency in administrative activities, and has received violations, fines, or penalties pertaining to solid waste.

Sixty percent (60%) of the application’s weight shall be considered based on the proposed project’s value, including but not limited to:

- Does the project offer a significant return on investment, as measured in tons of waste diverted from landfills or positive environmental impact?
- Does the project increase the level of service in the county? Does the project add or expand an existing program?
- Is the project primarily for the benefit of the citizens of a given region, or is it principally a for-profit venture?

Forty percent (40%) of the application’s weight shall be considered based on the proposed project’s feasibility, including but not limited to:

- Is the applicant financially able to provide the applicable matching funds?
- Has the project been thoroughly and carefully considered? (Detailed project plans, maps, quotes, and studies will increase the applicant’s feasibility score.)
- In the past five years, has the applicant had significant delays in completing a grant project or failed to follow established administrative procedures? Alternately, has the applicant proven to rapidly and efficiently complete projects?
- Is there a clear and concise plan for containment of residual waste and contamination and disposal in a Tennessee-based landfill?

The following modifiers shall be applied to an application:

Distressed County (Priority 1)	+10
At-Risk County (Priority 2)	+5
Non-profits, Municipalities, and/or County Government establishing Interlocal Agreements and/or Subcontracting with Private Partnership(s)	+5
Upgrading an Existing Facility at Public or Non-profit Site	+5
No Utilization of Tennessee-based Landfill	-5
Received Same Grant Type in Past Three Years	-10
Past Three-Year History of Delays and/or Failure for Cause	-10

Resources and Contact

Title VI Compliance

The Title VI Compliance Application is a separate application that is completed by the applicant to provide your organizations Pre-Audit Survey responses. Please note, this is not ONLY the Title VI Training and Certification.

This application will only need to be completed once per year when you wish to receive funds. Also, this application will automatically go back into Draft Status to be resubmitted 9 months after it has been marked complete.

TDEC TITLE VI STATEMENT

All Grantees will be required to affirm the following statement as part of the grant contract: The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Grantee on the grounds of disability, age, race, color, religion, sex, national origin, or any other classification protected by Federal, Tennessee State constitutional, or statutory law. The Grantee shall, upon request, show proof of such nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

Please confirm that the Applicant Organization has completed the Title VI Compliance application within the last calendar year.

Yes

Specify completion date of most recent Title VI application.

03/25/2025

General Information

Organization Profile

Organization: Columbia, City of

Type: Municipal Government

Primary Contact: Charles (Chaz) M. Molder

Address: 700 North Garden Street,Columbia, TN 38401

Address Two:

Email: chaz.molder@columbiatn.com

Phone: (931) 560-1505

Website: http://www.columbiatn.com

Have you registered in Supplier Maintenance and received your Supplier ID?

You can view Supplier Maintenance [here](#).

Yes

Please review your profile in [Supplier Maintenance](#) and make sure all of your contact information is correct. EX: address, phone number, email address, etc.

I certify that Supplier Maintenance has been review and the correct contact information is listed.

What is your Supplier ID?

0000004067

Fiscal Year End Date

What day of the year does your organization's Fiscal Year end?

June 30

Application completed by

Name: Tara Thompson

Personal Address: 110 Santa Fe Pike, Columbia, TN 38401

Personal Address Two:

Personal Email: tthompson@columbiatn.gov

Personal Phone: 931-560-1471

Are you a 501(c)(3) Chartered Organization?

No

FEIN

The Federal Employer Identification Number (FEIN) is also known as a Federal Tax Identification Number and is used to identify a business entity. If your organization does not have one, please obtain one [here](#).

626000270

Please specify which county the project will be primarily located:

Maury

Project Contact

If funded, this is the individual responsible for project implementation and contract compliance (e.g., oversight of procurement, adherence to reporting requirements, etc.)

Title or Position: Sanitation Specialist

Phone: 931-560-1471

Email: tthompson@columbiatn.gov

Mailing City: Columbia

State: Tennessee

ZIP: 38401

Narrative Questions

1. Describe the proposed project and need. What is your goal or expected outcome with this project? How will you measure success toward achieving the project goal?

The City of Columbia has approximately 16,000 single family units (excluding town homes). Roughly, 42% of these households have curbside recycling collected on a bi-weekly basis. Residents request recycle bins daily.

According to the US Census, the City's population increased by 20.2% from 2010 - 2020. The population increased another 13.7% between 2020 & 2023. See attached Special Census Letter for latest results. The City's Development Approvals Map shows 11,787 approvals as of 04/2025. Of the 11,787 approvals, 6,483 are single family units eligible for City recycling services.

The City is at capacity with its current recycle truck. Public Works sends an empty refuse truck out to assist with recycle collection on heavier routes. The City is applying for this grant with intentions to purchase a recycle truck to increase recycle collection capabilities to meet current and future collection demands. The purpose of this project is to further expand the existing recycling collection program for City residents. The City's sanitation fund continues to grow annually; however, recycling has to be subsidized. The goal is to increase recycling participation and increase waste reduction.

2. Is this request to replace older existing equipment, or is it adding new equipment? Describe the Preventative Maintenance Plan and/or include the proposed maintenance schedule.

This request is to add new equipment to the City of Columbia's Fleet.

The City has a Fleet Maintenance Division in house at Public Works that repairs City vehicles and equipment, as well as performs general maintenance on a daily and periodic basis. This activity may involve minor to major repairs. The City Garage is responsible for the repair and maintenance of all City vehicles and equipment including garbage trucks, backhoes, loaders, street sweepers, dump trucks, mowers, tractors, and dozers. The City Garage coordinates the use of contract services for fleet maintenance and repairs as needed.

Drivers are required to perform pre-trip and post-trip vehicle inspections on a daily basis, and report any malfunctioning equipment to their immediate supervisor and to the Fleet supervisor. The Fleet Maintenance Division refers to manufacturer's recommendations on scheduled maintenance.

3. Describe how the program/project will be promoted to support achieving the goal specified in question 1.

The City of Columbia's existing recycle truck features a promotional wrap with details on how residents can contact Public Works to sign up for recycling service. Any additional recycling collection vehicles will also feature a similar vehicle wrap.

The City advertises its recycling collection program via the city website and local newspaper headlines; through informative emails sent to all new residents and current residents that inquire, flyers distributed through the mail, and flyers placed at various municipal offices for residents; and through community outreach and public education at local community centers, local library, schools, and so forth.

4. Provide an anticipated timeline for completion of the project including, but not limited to, purchase, installation, and final inspection.

The City anticipates to purchase and accept delivery of the recycling equipment within 6 months with installation of the Recycle Columbia wrap completed soon thereafter. If awarded the grant, TDEC staff will then be notified for final inspection before the equipment is put into service. The City aims to meet the March 15, 2026 anticipated deadline for equipment/materials to be made operational. All procurement will follow Tennessee state and TDEC procurement guidelines.

5. Does the equipment compete with private services or duplicate existing public sector services provided within the municipal solid waste planning region?

Yes

No

6. Prepare a narrative that justifies how the proposed equipment benefits the local program and project goal. Include key benefits that support the 2015-2025 Solid Waste and Materials Management Plan Objectives, such as: increased material tonnage (Objective 1), increased recycling access and participation (Objective 2), promotion of material processing and end use in Tennessee (Objective 3), new waste reduction and recycling technology (Objective 5).

2015-2025 Solid Waste and Materials Management Plan

Objective 1: The proposed 31-yard recycling truck uses modern technology to boost collection efficiency, reduce fuel use and improve service. It helps the City divert more waste from landfills through expanded and optimized recycling operations, aligning with Objective 5 of the 2015-2025 Solid Waste and Materials Management Plan.

Objective 2: This recycling truck will allow the City to meet growing demand for recycling services. Residents interested in recycling will receive a recycle cart with pertinent information. Due to a large influx of families relocating to Columbia and steady construction of new homes, the recycling program has grown 18% since 2018. Presently, 42% of residents within city limits are participating in the City's recycling program. With a large inventory of recycle bins and consistent interest in recycling, the City anticipates a higher participation rate annually.

Objective 3: This expanded collection supports Tennessee's recycling economy by supplying more material to in-state processing facilities and promoting local end-use markets.

Objective 5: The City is a collection agency only. Not applicable.

7. Provide price quotes and specification sheets for all equipment requests. Attach supplemental documents or tables, if necessary.

See attached proposal summary and equipment quote.

ASL_Recycle_Truck_-_Quote_Confirmed___Price_Will_Not_Change.msg

44.5 KB - 04/16/2025 3:03 PM

ASL_Recycle_Truck_-_Quote_Confirmed___Price_Will_Not_Change.pdf

120.1 KB - 04/17/2025 5:43 AM

City_of_Columbia_TN_-_ASL_Peterbilt_Equipment_Quote.pdf

386.3 KB - 04/14/2025 6:32 AM

City_of_Columbia_TN_-_Proposal_Summary_for__ASL_Peterbilt.pdf

241.1 KB - 04/14/2025 6:32 AM

Total Files: 4

8. How will your organization sustain the project once this funding is complete?
The City will continue to promote and grow the recycling program by signing up new residential customers, and by providing recycling services on a bi-weekly basis.
9. Do you expect to generate any income with the project? If so, describe how these funds will be used to perpetuate the project in the future.
The City does not currently intend to charge for residential recycling services.
10. Is the local match and additional local share included in the applicable agency budget? If no, provide resolution for budget expansion.
- ☒ Yes
- ☐ No
12. Does your recycling program employ developmentally disabled individuals, as defined in Tenn. Code Ann. § 33-1-101(11)? If so, in what capacity?
City of Columbia Public Works Department employs a diverse workforce. At this time, we currently have CDL licensed employees serving as Sanitation Operators who meet the guidelines of Tenn. Code Ann. § 33-1-101(11).

Budget and Attachments

Funding Conditions

Applicants selected for grant funds, must follow all terms and conditions within the grant contract. Awardees will be expected to submit or maintain for inspection during normal hours operational data relative to daily operations to include but not limited to weights, feed stocks utilized, temperatures, residual disposal or diversion, marketing, and project maintenance logs.

If non-profits that support or benefit State agencies seek to apply all necessary State approvals, transfer of ownership documents, storage approvals, inventory control, and etc. must be included in the grant application for consideration.

Upon award, Grantees must participate in a Project Management Conference (PMC), also referred to as a Project Implementation Meeting (PIM) within 30 days of contract execution and scheduled with virtual and in person options before the contract execution. The PMC will be hosted by the Department and will cover contract requirements, deadlines, and provide an opportunity for Grantees to complete the "Statement of Understanding" and the "Grant Contract Budget Acceptance" activities with assistance.

Grantees must be ready to proceed with the project as soon as possible after the grant contract has been fully executed and PMC requirement has been completed. However, **prior** to procuring goods or services, Grantees shall complete the Title VI Training Certification Form and any other training verification requirements. This should be completed and uploaded to the Grants Management System (GMS) portal within 30 days following contract execution.

Progress reports must be submitted in the Grants Management System (GMS) by or on the dates of March 31, September 30, and December 31. Please include all necessary dates of projects related to the approved grant activities and budget. At these times, Grantees shall review the dates in scope A.8. – A.11. of the executed contract and/or any executed amendments for compliance. Additionally, Grantees will review the dates of the last Title VI Training Certificate Form located in the "activities" tab to assure it is updated appropriately. If it needs to be completed, Grantees shall provide an estimated date of completion in the "Quarterly Reporting" activity summary. Any inactivity for long periods, need to be explained in the summary. Inactivity on awarded projects greater than six months may result in contract termination at the Department's sole discretion.

End of Fiscal Year (EOFY) Form for accrued liability reporting must be submitted by June 30. This is for all reimbursements anticipated will be expended on or before June 30 but will be submitted after July 1. This should not include expenditures for previously submitted or paid reimbursement.

Grantees must comply with all national, state, and local laws and regulations during construction. This includes contracting with an engineering or construction consultant for architectural documents, if applicable. Certain laws and rules may require a general contractor to provide oversight of project work. Applicants must research this need and are responsible for meeting appropriate requirements.

Budget Worksheet

Policy 03 Object Line- item reference	Expense Object Line- item Category (1)	Grant Contract	Grantee Match	Total Project
Enter Match % Requirement:	30%			
1.2	Salaries, Benefits & Taxes	\$0.00	\$0.00	\$0.00
4, 15	Professional Fee, Grant and Award (2)	\$0.00	\$0.00	\$0.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage and Shipping, Occupancy, Equipment, Rental and Maintenance, Printing and Publications	\$0.00	\$0.00	\$0.00
11, 12	Travel, Conferences and Meetings	\$0.00	\$0.00	\$0.00
13	Interest (2)	\$0.00	\$0.00	\$0.00
14	Insurance	\$0.00	\$0.00	\$0.00
16	Specific Assistance To Individuals	\$0.00	\$0.00	\$0.00
17	Depreciation (2)	\$0.00	\$0.00	\$0.00
18	Other Non-Personnel (2)	\$0.00	\$0.00	\$0.00
20	Capital Purchase (2)	\$297,639.72	\$127,559.88	\$425,199.60
22	Indirect Cost	\$0.00	\$0.00	\$0.00
24	In-Kind Expense	\$0.00	\$0.00	\$0.00
25	Grant Total	\$297,639.72	\$127,559.88	\$425,199.60

Budget Line Item Details

Budget Line Item Detail

Professional Fee, Grant and Award	Amount
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Interest

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Depreciation

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Other Non-Personnel	Amount
---------------------	--------

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Capital Purchase	Amount
------------------	--------

One (1) New Recycling Truck	\$425,199.60
-----------------------------	--------------

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$425,199.60

Salaries, Benefits and Taxes

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Travel, Conferences

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Indirect Costs

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

In Kind Expenses

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Supplies

Amount

\$0.00

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Additional comments regarding the budget:

Certification

I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Authorized Signatory

The current approved signatory for Columbia, City of and all things related to this grant is **Charles (Chaz) M. Molder**.

If the individual listed above is no longer with the organization, please reach out to **TDEC.Grants@tn.gov** with the new information.

Please select the correct response below

- ☒ I agree that the above regarding the approved signatory is correct.
- ☐ The above information is not correct. I will send the correct information to TDEC.Grants@tn.gov to get the organization primary contact updated.
- ☐ The above information is correct, but additional signers are needed. I will upload the additional signer information below.

Name of the individual that answered the question above
Tara Thompson

Date the above question was answered
04/16/2025

If the Awarded Local Government will be allowing individuals other than the principal executive officer or ranking elected official (i.e. mayor or utility director) to sign off on contract related items, the below information must be provided for each individual. An Authorization Letter from the principal executive officer or ranking elected official specifying individual(s) listed in the grant proposal have the authority to sign in place of the principal executive officer or ranking elected official must be uploaded below.

Printed Name	Title	Phone	Date Signed	Email	Name of Person Granting Authorization to Certify
Thaddeus (Thad) Jablonski	Assistant City Manager/CFO/City Recorder	931-560-1580	04/15/2025	TJablonski@Columbiatn.gov	Tara Thompson, Sanitation Specialist with Public Works

If you have signatory authority from the principal executive officer or ranking elected official, please fill out the information fields above and upload proof of signatory authority on grant applicant letterhead or another form of official executed documentation.

Self Debarment Verification

Please verify that your organization is not on the federal debarment list.

The Awarded Organization is required to check the debarment status of their organization by using the SAMS website prior to making a recommendation of award, purchasing of goods, or securing of services to meet grant requirements and to insure any and/or all funds associated with the grant project will be eligible for reimbursement. Grant reimbursements will not be processed if the debarment status verification have not been completed.

NOTE: If active exclusions and/or delinquent federal debt are shown, the organization cannot receive a grant contract or grant funds. If no active exclusion and no delinquent federal debt are shown, the awarded organization may receive grant funds as long as all other grant policies and procedures are followed.

Search for your organization to confirm that you are not on the Debarment List by going to [System for Award Management \(SAM\)](#)

Click "SEARCH RECORDS" tab.

In the search bars type in the Entity name or using an exclusion search term, Duns & Bradstreet number (DUNS) and/or the Entity Commercial and Government Entity (CAGE) code. You can only use one search bar at a time to search for records. Individuals are not assigned a DUNS number or CAGE code. When checking for a debarred individual, conduct the search by typing the name in the top bar.

Click "SEARCH" to retrieve a list of results. Entities with "Exclusion" listed in purple are currently debarred, while those labeled "Entity" in green do not have exclusions. In the right upper corner of the webpage, use the "Save PDF" option and upload a summary of search results.

Upload Debarment Status Verification

Even if there are no search results, you still must upload a pdf showing your search results.

SAMS_Search_-_City_of_Columbia_KRSLDUJCDT44.jpg

106.7 KB - 04/16/2025 10:28 AM

Total Files: 1

What name was searched?

City of Columbia (with Unique Entity ID: KRSLDUJCDT44)

Please complete the below certification information

I certify to the best of my knowledge and belief that the data above is correct and I have searched my organization in the SAM system.

Name of person who searched the SAM system

Thad Jablonski

Date

04/16/2025

Please download the summary, provide an authorization signature on the final page of the summary preceding images and upload in the appropriate location below.

Upload Files

General Correspondence

ASL_Recycle_Truck_-_Quote_Confirmed___Price_Will_Not_Change.msg

44.5 KB - 04/16/2025 3:04 PM

ASL_Recycle_Truck_-_Quote_Confirmed___Price_Will_Not_Change.pdf

120.1 KB - 04/17/2025 5:43 AM

City_of_Columbia_TN_-_ASL_Peterbilt_Equipment_Quote.pdf

386.3 KB - 04/14/2025 6:31 AM

City_of_Columbia_TN_-_Municipal_Charter_(Amended_April_2013).pdf

24.6 MB - 04/10/2025 8:29 AM

City_of_Columbia_TN_-_Proposal_Summary_for__ASL_Peterbilt.pdf

241.1 KB - 04/14/2025 6:31 AM

City_of_Columbia__TN__-_Special_Census_Director_Letter.pdf

688.1 KB - 04/17/2025 10:02 AM

Maury_County_Objective_3.pdf

124 KB - 04/16/2025 8:44 AM

Mayor_Chad_Molder_s_Signature_041625.pdf

182.4 KB - 04/17/2025 9:23 AM

Title_VI_Compliance_Application_completed_by_HR_Director_Wanda_McClain_032525.pdf

102.2 KB - 04/10/2025 8:29 AM

Total Files: 9

Internal Use Only

Signature

Date

Please complete the below certification information

I certify to the best of my knowledge and belief that the data above is correct and I have searched my organization in the SAM system.

Name of person who searched the SAM system

Thad Jablonski

Date

04/16/2025

Please download the summary, provide an authorization signature on the final page of the summary preceding images and upload in the appropriate location below.

Upload Files

General Correspondence

ASL_Recycle_Truck_-_Quote_Confirmed___Price_Will_Not_Change.msg

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Title_VI_Compliance_Application_completed_by_HR_Director_Wanda_McClain_032525.pdf

102.2 KB - 04/10/2025 8:29 AM

Total Files: 6

Internal Use Only

Signature



4/16/25



State of Tennessee

PRIVATE CHAPTER NO. 9

HOUSE BILL NO. 1349

By Representatives Shepard, Butt

Substituted for: Senate Bill No. 1408

By Senator Hensley

AN ACT to amend Chapter 380 of the Private Acts of 1972; as amended by Chapter 32 of the Private Acts of 1985; Chapter 135 of the Private Acts of 1986; Chapter 47 of the Private Acts of 1987; Chapter 18 of the Private Acts of 1987; Chapter 36 of the Private Acts of 1987; Chapter 123 of the Private Acts of 1989; Chapter 202 of the Private Acts of 1990; Chapter 40 of the Private Acts of 1991; Chapter 238 of the Private Acts of 1992; Chapter 34 of the Private Acts of 1995; Chapter 183 of the Private Acts of 1996 and Chapter 72 of the Private Acts of 2002; and any other acts amendatory thereto, relative to the Charter of the City of Columbia.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Chapter 380 of the Private Acts of 1972, as amended by Chapter 32 of the Private Acts of 1985; Chapter 135 of the Private Acts of 1986; Chapter 47 of the Private Acts of 1987; Chapter 18 of the Private Acts of 1987; Chapter 36 of the Private Acts of 1987; Chapter 123 of the Private Acts of 1989; Chapter 202 of the Private Acts of 1990; Chapter 40 of the Private Acts of 1991; Chapter 238 of the Private Acts of 1992; Chapter 34 of the Private Acts of 1995; Chapter 183 of the Private Acts of 1996 and Chapter 72 of the Private Acts of 2002; and any other acts amendatory thereto, is amended by rewriting the Charter to read as follows:

ARTICLE 1

CHARTER; CITY BOUNDARIES; FORM OF GOVERNMENT; CORPORATE POWERS; DEFINITIONS; WARDS

SECTION 1.01. ACT CONSTITUTES CITY CHARTER. The City of Columbia, Tennessee, shall be and shall continue as a municipal body politic and corporate in perpetuity by the name of the "City of Columbia", and this act shall constitute its complete Charter.

SECTION 1.02. CITY BOUNDARIES. The boundaries of the city shall be those fixed by Chapter 210 of the Private Acts of 1941, all acts amendatory thereof, and annexations made pursuant to general law.

SECTION 1.03. FORM OF GOVERNMENT. The municipal government provided by this Charter shall be known as the "Council-Manager Government". Pursuant to its provisions and subject only to the limitations imposed by the Tennessee Constitution and by this Charter, all powers of the City shall be vested in an elective council, hereinafter referred to as "the Council", which shall enact local legislation, adopt budgets, determine policies, and appoint the city manager, who shall execute the laws and administer the government of the city. All powers of the city shall be exercised in the manner prescribed by this Charter, or if the manner be not prescribed, then in such manner as may be prescribed by ordinance.

SECTION 1.04. DEFINITIONS. As used in this Charter the following words and terms shall have the following meanings:

(1) "At large" shall mean the entire city, as distinguished from representation by wards;

(2) "City" shall mean the City of Columbia, Tennessee;

(3) "Code" shall mean any publication or compilation of rules, regulations, specifications, standards, limitations, or requirements relating to any aspect of municipal affairs, prepared or recommended by an agency of the federal or state government, or by a trade association or other organization generally recognized as an authority in its field of activity;

(4) "Council" and "City Council" shall mean the legislative body of the city, which shall be composed of the mayor, the vice mayor and five (5) councilmen elected as provided in this Charter, and any incumbent until the expiration of their current terms of office;

(5) "Council Member" and "member of council" shall mean a person elected to the office of Council Member as provided in this Charter, and may include the mayor and vice mayor when the context so requires;

(6) "Elector" shall mean any person who is a resident of the City of Columbia or who is a non-resident but owns real property in the City of Columbia, and who is otherwise legally registered under the constitution and laws of the state of Tennessee to vote in the City and are registered voters of the City within the meaning of this Charter;

(7) "Nonpartisan" shall mean without any designation of candidates as members or candidates of any state or national political party or organization;

(8) "Official newspaper" shall mean a newspaper of general circulation, published in the City not less than weekly, designated as an official newspaper of the City by the Council, provided that if there is no newspaper which meets these requirements, the Council may designate any other newspaper of general circulation generally circulated to residents of the City not less frequently than weekly; and

(9) The masculine shall include the feminine, and the singular shall include the plural, and vice versa, except when the contrary intention is manifest.

SECTION 1.05. WARDS. There shall be in the City five (5) wards, the boundaries of which shall initially be as presently established to coincide with the 1st, 2nd, 3rd, 4th, and 5th magisterial districts of the Quarterly Court of Maury County. The boundaries of the five (5) wards shall thereafter be changed and established by ordinance as required following each decennial census, or following any annexation which materially alters the population ratio between wards, to provide that each ward shall as nearly as practical contain an equal number of residents, the new wards to take effect at the next regular election of council members from wards following the release of each decennial census or following annexation.

SECTION 1.06. POWERS OF THE CITY. The City shall have all powers granted to cities by the Constitution and laws of Tennessee as fully and completely as though they were specifically enumerated in this Charter.

SECTION 1.07. GENERAL POWERS. The City shall have the power to:

(1) Assess, levy, and collect taxes for all general and special purposes on all subjects or objects of taxation and privileges taxable by law for city purposes;

(2) Adopt classifications of subjects and objects of taxation in conformance with state statutes;

(3) Contract and be contracted with;

(4) Provide for public safety and health;

(5) Provide for municipal planning and zoning control;

(6) Appoint boards, commissions and committees not in conflict with provision of this Charter or state law;

(7) Use tax incentives allowed by statute to promote economic and community development;

(8) Issue and give, sell, pledge or in any manner dispose of negotiable or nonnegotiable interest-bearing or noninterest-bearing bonds, warrants, promissory notes or orders of the city, upon the credit of the City or solely upon the credit of income derived from any property used in connection with any public utility owned or operated by the City, or solely upon the credit of the proceeds of special assessments for local improvements, or upon any two (2) or more such credits;

(9) Expend the money of the City for all lawful purposes;

(10) Acquire or receive and hold, maintain, improve, sell, lease, pledge, or otherwise dispose of property, real or personal, and any estate or interest therein, within or without the city or state;

(11) Condemn, purchase or otherwise acquire property, real or personal or any easement, interest, or estate or use therein, either within or without the city, for present or future public use;

(12) Take and hold property within or without the city or state upon trust; and to administer trusts for the public benefit;

(13) Acquire, construct, own, operate, and maintain, or sell, lease, pledge, or otherwise dispose of public utilities or any estate or interest therein, or any other utility of service to the city, its inhabitants, or any part thereof;

(14) Grant franchises to any person, firm, association, or corporation for public utilities and public services to be furnished to the city and those therein. Such power to grant franchises shall embrace the power hereby expressly conferred, to grant exclusive franchises, and whenever an exclusive franchise is granted, it shall be exclusive not only as against any other person, firm, association, or corporation, but also as against the City itself. Franchises may be granted for the period of twenty-five (25) years or less, but not longer. The Council may prescribe in each grant of a franchise, the rates, fares, charges, and regulations that may be made by the grantee of the franchise. Franchises may by their terms apply to the territory within the corporate limits of the City at the date of the franchises, and as the corporate limits thereafter may be enlarged; and to the then existing streets, alleys, and other thoroughfares that thereafter may be opened;

(15) Make contracts with any person, firm, association or corporation, for public utilities and public services to be furnished the city and those therein. Such power to make contracts shall embrace the power, expressly conferred, to make exclusive contracts; and when an exclusive contract is entered into, it shall be exclusive not only against any other person, firm, association, or corporation, but also as against the City itself. Such contracts may be entered into for the period of twenty-five (25) years or less, but not longer. The Council may prescribe in each such contract entered into, the rates, fares, charges, and regulations that may be made by the person, firm, association, or corporation with whom the contract is made. Such contracts may by their terms apply to the territory within the corporate limits of the City at the date of the contract, and as the corporate limits thereafter may be enlarged; and to the then existing streets, alleys, and thoroughfares and to any other streets, alleys and other thoroughfares that thereafter may be opened; provided, however, this paragraph shall not apply to existing contracts;

(16) Prescribe reasonable regulations regarding the construction, maintenance, equipment, operation and service of public utilities and compel, from time to time, reasonable extensions of facilities for such services, but nothing herein shall be construed to permit the alteration or impairment of any of

the terms or provisions of any exclusive franchise granted or of any exclusive contract entered into under subdivisions (14) and (15) of this section;

(17) Establish, open, relocate, vacate, alter, widen, extend, grade, improve, repair, construct, reconstruct, maintain, light, sprinkle, and clean public highways, streets, boulevards, parkways, sidewalks, alleys, parks, public grounds, and squares, wharves, bridges, viaducts, subways, tunnels, sewers, and drains within or without the corporate limits and to regulate the use thereof within the corporate limits, and property may be taken and appropriated therefore under the provisions of state general laws;

(18) Construct, improve, reconstruct and re-improve by opening, extending, widening, grading, curbing, guttering, paving, graveling, draining, or otherwise improving any streets, highways, avenues, alleys, utilities or other public places within the corporate limits, and to assess a portion of the cost of such improvements upon the property abutting upon or adjacent to such streets, highways or alleys;

(19) Acquire, purchase, provide for, construct, regulate, and maintain and do all things relating to all marketplaces, public buildings, bridges, sewers and other structures, works and improvements;

(20) Collect and dispose of drainage, sewage, garbage, refuse or other waste, or to license and regulate such collection and disposal, and the cost of such collection regulation or disposal may be funded by taxation or special assessment to the property owner;

(21) License and regulate all persons, firms, corporations, companies, and associations engaged in any business, occupation, calling, profession, or trade unless prohibited by law;

(22) Impose a license tax upon any animal, thing, business, vocation, pursuit, privilege, or calling unless prohibited by law;

(23) Define, prohibit, abate, suppress, prevent, and regulate all acts, practices, conduct, business, occupations, callings, trades, use of property and all other things whatsoever detrimental, or liable to be detrimental, to the health, comfort, safety, convenience, or welfare of the inhabitants of the city, and to exercise general police powers;

(24) Prescribe limits within which such business occupations and practices liable to be nuisances or detrimental to the health, security or general welfare of the people may lawfully be established, conducted or maintained;

(25) Regulate the location, bulk, occupancy, area, lot, location, height, construction and materials of all buildings and structures, and to inspect all buildings, lands and places as to their condition for health, cleanliness and safety, and when necessary, prevent the use thereof and require any alteration or changes necessary to make them healthful, clean, or safe;

(26) Provide and maintain charitable, educational, recreative, curative, corrective, or detentive departments, functions, facilities, instrumentalities, agencies, conveniences, and services;

(27) Enforce any ordinance, rule or regulation by fines, forfeitures, and penalties, and by other actions or proceedings in any court of competent jurisdiction; and the power to establish court costs;

(28) Regulate, tax, license or suppress the keeping or going at large of animals within the city; to impound the same and in default of redemption to sell or dispose of in accordance with state regulations;

(29) Call elections as provided by this Charter or state statutes; and

(30) Have and exercise all powers, which now or hereafter, it would be competent for this Charter specifically to enumerate, as fully and completely as though such powers were specifically enumerated herein.

SECTION 1.08. CONSTRUCTION. The powers of the City under this Charter shall be construed liberally in favor of the City, and the specific mention of particular powers in the Charter shall not be construed as limiting in any way the general power granted in this Article.

SECTION 1.09. INTERGOVERNMENTAL RELATIONS. The City may participate by interlocal agreement or contract with any governmental entity of this State or any other state or states of the United States in the performance of any activity which one (1) or more of such entities has the authority to undertake.

ARTICLE 2

ELECTIONS

SECTION 2.01. CITY ELECTIONS.

(1) Regular Elections. The regular city election shall be held on the first Tuesday following the first Monday in November of every even-numbered year.

(2) Registration by Wards. All persons registering to vote in elections shall be registered in the ward in which they reside or in which they own real property. No person may be registered to vote in more than one (1) ward at any one (1) time. There shall be at least one (1) polling place in each ward.

(3) Conduct of Elections. The provisions of the general election laws of the State of Tennessee shall apply to elections held under this Charter. All elections provided for by the Charter shall be conducted by the Maury County Election Commission. The cost of city elections held separately and the additional costs of holding city elections with other elections shall be borne by the City.

(4) Candidates shall run for office without party designation.

(5) Beginning of Term. The terms of council members shall begin on the date of the first council meeting in January following the November election.

SECTION 2.02. ELIGIBILITY FOR OFFICE.

(1) Eligibility for Mayor and Vice Mayor. Any elector who is a resident of the City may be qualified as a candidate for the office of mayor or vice mayor by nominating petitions submitted to the County Election Commission no later than twelve o'clock (12:00) noon, prevailing time, on the fortieth day previous to the election. If such day should fall upon a Saturday, Sunday or Election Commission holiday, then no later than twelve o'clock (12:00) noon, prevailing time, on the subsequent Election Commission work day. The nominating petition shall be signed by not less than twenty-five (25) qualified electors of the City.

(2) Eligibility for Council Members. Any resident of the City may be qualified as a candidate for the office of council member to represent the ward, from which the candidate resides. Candidates for council member may be qualified by nominating petition submitted to the County Election Commission no later than twelve o'clock (12:00) noon, prevailing time, on the fortieth day previous to the election. If such day should fall upon a Saturday, Sunday or Election Commission holiday, then no later than twelve o'clock (12:00) noon, prevailing time, on the subsequent Election Commission work day. The nominating petition shall be signed by not less than twenty-five (25) qualified electors of the Ward from which the candidate seeks election.

(3) Any candidate may withdraw his nomination at any time prior to Election Day by written notice to the County Election Commission. All votes cast

for a candidate who has died or withdrawn his nomination prior to election shall not be counted or considered in determination of the results of the election. Names of candidates shall be listed alphabetically by surname as shown on the first nominating petition filed.

SECTION 2.03. MAYOR AND VICE MAYOR ELECTED AT LARGE; COUNCIL MEMBERS ELECTED BY WARD.

(1) The Mayor and the Vice Mayor shall be elected at large. The Mayor and the Vice Mayor provided for in this Charter shall be elected on the first Tuesday following the first Monday in November, 2014 for a period of four (4) years, and shall be elected at such time each four (4) years thereafter.

(2) The Council shall be composed of five (5) members who shall reside in and be elected by Ward by the voters in that Ward. The Council shall designate Wards by ordinance. Council members provided for in this Charter shall be elected on the first Tuesday following the first Monday in November, 2016 for a period of four (4) years, and shall be elected at such time each four (4) years thereafter.

(3) The Mayor, Vice Mayor and Council members holding office at the time of adoption of this Charter shall have their terms extended until the new terms for the corresponding office begin after the elections specified above.

SECTION 2.04. RECALL. The Mayor, Vice Mayor or any Council member may be recalled and the office declared vacant by a majority vote of those electors voting in a Special Recall Election called by the County Election Commission upon receipt and certification of a Petition for Recall signed by a number of qualified electors of the City in the case of the Mayor or Vice-Mayor, or the respective qualified electors within wards in the case of Council members elected from wards, equal to sixty percent (60%) of the total number voting in the particular election, in which he was elected, or in the case of a Council member appointed by the Council, the particular election in which his popularly elected predecessor was elected. Any office vacated by recall shall be filled by Special Election held by the County Election Commission within forty-five (45) days of recall and the person elected thereto shall serve the unexpired term of the predecessor.

ARTICLE 3

CITY COUNCIL

SECTION 3.01. GENERAL POWERS AND DUTIES. All powers of the City shall be vested in the City Council, except as otherwise provided by law or this Charter and the Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the City by law.

SECTION 3.02. LIMITATION ON POWERS. The Council shall exercise its powers as a body in a session duly assembled, and no member, or group of members thereof, shall exercise or attempt to exercise the powers conferred upon the Council except through proceedings adopted in regular or duly called special meetings. No member shall interfere in any way with the performance of duties by the Manager or any other City officer or employee, and shall not give orders or directions to the Manager or any subordinate of the Manager, either publically or privately. Nothing contained herein shall prevent the Council or any member thereof from conducting such inquiries into the operation of the City and the City's affairs as it or they may deem necessary, or from discussing the City's affairs with the Manager or other employees on an informal, day to day basis.

SECTION 3.03. POWERS AND DUTIES OF MAYOR AND VICE MAYOR. The Mayor shall be a voting member of the city council, shall attend and preside at meetings of the council, represent the city in intergovernmental

relationships, and appoint, with the advice and consent of the council, the members of citizen advisory boards and commissions. The Mayor shall be recognized as the head of the city government for all ceremonial purposes and by the governor for purposes of military law. He shall sign the minutes of the Council and all ordinances on their final passage, execute all deeds, bonds, and contracts (except purchase orders) made in the name of the City. The Vice Mayor serves as Mayor in the absence or disability of the mayor.

SECTION 3.04. COMPENSATION; EXPENSES. The City Council shall determine the annual salary of the mayor, vice mayor, and council members by ordinance, but no ordinance increasing such salary shall become effective until the date of commencement of the terms of council members elected at the next regular election. The mayor, vice mayor and council members shall receive their actual and necessary expenses incurred in the performance of their duties of office.

SECTION 3.05. PROHIBITIONS.

(1) Holding Other Office. Except where authorized by general law, no council member shall hold any other elected public office during the term for which the member was elected to the Council. No council member shall hold any other city office or employment during the term for which the member was elected to the Council. No former council member shall hold any compensated appointive office or employment with the City until one (1) year after the expiration of the term for which the member was elected to the Council. Nothing in this section shall be construed to prohibit the Council from selecting any current or former council member to represent the City on the governing board of any regional or other intergovernmental agency.

(2) Interference with Administration. Except for purposes of investigation, inquiry and information, the Council and committees or individual members thereof, shall deal with the city officers and employees of the City solely through the City Manager, and neither the Council nor its members shall give orders to such officer or employee, either publically or privately. Any such action shall constitute malfeasance, for which the member or members of the Council may be subject to recall under this Charter and of the general election law of the state. This provision shall in no way restrict the right of the city government to obtain independent information for use by the Council in discharging its responsibility for formulating sound policies to hold the administration accountable to the people, and to increase the efficiency and economy of city government whenever possible.

(3) Employees Political Activity. Except for the mayor and members of the city council, no city employee shall engage in political activity or support of or opposition to any candidate, party, or measure in any election when on duty or off duty while in uniform or acting in employee's official capacity. When off duty and acting as a private citizen, no city employee shall be prohibited from engaging in political activity or denied the right to refrain from engaging in such activity. No elected official shall engage in political activity in support of or opposition to any candidate other than himself in any City election. No employee of the City shall serve on the city council.

(4) Candidates or Others Not To Promise Anything of Value for Aid of Votes. No candidate for any office, nor any person acting on behalf of a candidate shall directly or indirectly give or promise any person or persons any office, employment, money, benefit, or anything of value for the purpose of influencing or obtaining political support, aid, or vote for such candidate. Any person violating this provision shall be guilty of a misdemeanor.

SECTION 3.06. VACANCIES.

(1) Vacancies. The offices of mayor, vice mayor and council member shall become vacant upon a mayor's or council member's death, resignation, removal from office or forfeiture of office in any manner authorized by law.

(2) Filling of Vacancies. A vacancy in the City Council shall be filled by a qualified person for the remainder of the unexpired term by majority vote of the Council members present. If the Council fails to do so within forty-five (45) days following the occurrence of the vacancy, the Mayor may make the temporary appointment.

(3) Succession. Whenever a vacancy occurs in the office of mayor, by death, resignation, disability of permanent or indefinite duration, disqualification, or removal from office, the Vice Mayor shall become Mayor and hold office as such for the remainder of the unexpired term. The vacancy in the office of Vice Mayor shall be filled by one (1) of the Council members upon the nomination from and the majority vote of the Council. If Council is unable to reach a consensus, the Mayor shall appoint one (1) of the Council members as the Vice Mayor for the remainder of the unexpired term.

SECTION 3.07. FORFEITURE OF OFFICE; PUBLIC HEARING.

(1) Removal/Forfeiture from/of Office. The Mayor, Vice Mayor or any Council member, subject to the provisions of this Charter, may be removed from office for crime or misdemeanor in office, for intentional or willful violation of the provisions of this Charter, for grave misconduct showing unfitness for public trust, for disqualification, or for disability of permanent or indefinite duration, by a two-third (2/3) majority vote of the other members of the Council voting for the removal. The proceedings for such removal shall be upon specifications in writing which, with a notice stating the time and place of the hearing, shall be delivered to the official sought to be removed, or published at least three (3) consecutive times in an official newspaper.

(2) Public Hearing. A member charged with conduct constituting grounds for forfeiture/removal of/from office shall be entitled to a public hearing on demand, and notice of such hearing shall be published in one (1) or more newspapers of general circulation in the City at least one (1) week in advance of the hearing. The hearing shall be public and the official sought to be removed shall have the right to appear and defend himself in person or by counsel and have processes of the Council to compel the attendance of witnesses on his behalf. Such vote shall be determined by "ayes" and "nays," and the names of the members voting for or against removal shall be entered in the minutes. Immediately upon the vote for the removal of such person, his official status, power, and authority shall cease without further action. Anyone removed hereunder shall have the right of appeal only by way of certiorari to the Circuit Court of Maury County, Tennessee, filed within thirty (30) days after removal.

SECTION 3.08. MEETINGS AND PROCEDURE.

(1) Meetings. The Council shall meet regularly, at least once a month, at such times and places as the Council may prescribe by ordinance. Special meetings may be held on the call of the Mayor, of two (2) or more members of Council, or of the City Manager; and, whenever practicable, no less than thirty-six (36) hours written notice shall be given to each member. Except as allowed by state law, all meetings shall be public and adequate notice shall be given.

(2) Quorum. Any four (4) members of the Council shall constitute a quorum. No action of the Council shall be valid or binding unless

adopted by the affirmative vote of a majority of a quorum of the members of the Council.

(3) Conduct of Council Meetings.

(a) The Council may determine the rules of its proceedings, and shall conduct its meetings in accordance with ROBERT'S RULES OF ORDER, except where the same may be inconsistent with the express provisions of the Charter.

(b) The presiding officer or a majority of the City Council may cite or cause to be arrested any member or other person behaving in a disorderly or contemptuous manner in its presence, and the City Judge, after hearing, shall determine the guilt or innocence of the person charged and shall fix the punishment of those persons found guilty. The City Council shall have the power, and may delegate the power to any committee appointed by it, to subpoena witnesses, and order the production of books and papers relating to any subject within its jurisdiction; and shall have power to call upon its own officers or the Chief of Police to execute its processes and arrest or cite for contempt any person refusing to obey such subpoena or order, provided that no fine for any one (1) offense under this section shall exceed fifty dollars (\$50.00), but each day's continuance in any refusal as aforesaid shall constitute a separate offense.

(c) The Council shall determine its own rules and order of business and shall provide for keeping minutes of its proceedings, the "ayes" and "nays" on all questions other than routine motions shall be entered thereon, and the minutes shall be open to public inspection.

(d) All sessions of the Council shall be open to the public.

(e) Voting, except on procedural motions, shall be by roll call and the "ayes" and "nays" shall be recorded in the minutes.

ARTICLE 4

ORDINANCES

SECTION 4.01. ACTION REQUIRING AN ORDINANCE. In addition to other acts required by law or by specific provision of this Charter to be done by ordinance, those acts of the city council shall be by ordinance which:

(1) Adopt or amend an administrative code or establish, alter, or abolish any city department, office, or agency;

(2) Provide for a fine or other penalty or establish a rule or regulation for violation of which a fine or other penalty is imposed;

(3) Levy taxes;

(4) Grant, renew, or extend a franchise;

(5) Regulate the rate charged for its services by a public utility;

(6) Convey or lease or authorize the conveyance or lease of any lands of the city;

(7) Regulate land use and development;

(8) Adopt any standard code of technical regulations by reference thereto in an adopting ordinance;

(9) Amend or repeal any ordinance previously adopted; or

(10) Levy special assessments.

Acts other than those referred to in this section may be done either by ordinance, resolution, or a vote of the council.

SECTION 4.02. ORDINANCES IN GENERAL.

(1) Form. Every proposed ordinance shall be introduced in writing and in the form required for final adoption. No ordinance shall contain more than one (1) subject, which shall be clearly expressed in its title. The enacting clause shall be "Be it ordained by the City of Columbia . . ."

(2) Procedure. All ordinances shall be approved on affirmative votes after two (2) considerations.

(3) Effective Date. Except as otherwise provided in this Charter, every adopted ordinance shall become effective on the date specified therein.

SECTION 4.03. EMERGENCY ORDINANCES. To meet a public emergency affecting life, health, property or the public peace, the City Council may adopt one (1) or more emergency ordinances, but such ordinances may not levy taxes, grant, renew or extend a franchise, regulate the rate charged by any public utility for its services or authorize the borrowing of money except as provided in section 9.08(2). An emergency ordinance shall be introduced in the form and manner prescribed for ordinances generally, except that it shall be plainly designated as an emergency ordinance and shall contain, after the enacting clause, a declaration stating that an emergency exists and describing it in clear and specific terms. An emergency ordinance may be adopted with or without amendment or rejected at the meeting at which it is introduced, but the affirmative vote of at least the majority of members present shall be required for adoption. After its adoption, the ordinance shall be published. It shall become effective upon its adoption and expire on a date specified therein, or on its repeal.

SECTION 4.04. AUTHENTICATION AND RECORDING; CODIFICATION; PRINTING OF ORDINANCES AND RESOLUTIONS.

(1) Authentication and Recording. The city recorder shall authenticate by signing and shall record in full in a properly indexed book kept for the purpose of maintaining all ordinances and resolutions adopted by the City Council.

(2) Codification. Within two (2) years after adoption of this Charter and at least every four (4) years thereafter, the City Council shall provide for the preparation of a general codification of all city ordinances. The general codification shall be adopted by the Council by ordinance, which shall be published. This compilation shall be known and cited officially as the Columbia City Code. Copies of the Code shall be furnished to City officers, public offices, and on the City's web site for free public reference and made available for purchase by the public at a reasonable price fixed by the Council.

ARTICLE 5

CITY MANAGER

SECTION 5.01. QUALIFICATIONS AND APPOINTMENT. The City Council shall appoint a city manager and set his compensation and benefits. The City Manager shall serve at the will and pleasure of the Council. He shall be chosen without regard of his political beliefs and solely on the basis of his

executive and administrative qualifications, with special reference to his experience, training and knowledge in respect to the duties and professional practices of his office. At the time of his appointment, he need not be a resident of the City, or of Tennessee, but during his tenure in office he shall reside within the City of Columbia.

SECTION 5.02. DUTIES. The City Manager shall be the chief executive officer of the City responsible for the management of all city affairs placed in the City Manager's charge by or under this Charter. The City Manager shall:

(1) Appoint and suspend or remove all city employees provided for by or under this Charter, except as otherwise provided by law, this Charter or personnel rules adopted pursuant to this Charter. The City Manager may authorize any administrative officer subject to the City Manager's direction and supervision to exercise these powers with respect to subordinates in that officer's department, office or agency;

(2) Direct and supervise the administration of all departments, offices and agencies of the city, except as otherwise provided by this Charter or by law;

(3) Serve as city purchasing agent;

(4) See that all laws, provisions of this Charter and acts of the City Council, subject to enforcement by the City Manager or by officers subject to the City Manager's direction and supervision, are faithfully executed;

(5) Prepare and submit the annual budget and capital program to the City Council, and implement the final budget approved by Council to achieve the goals of the City;

(6) Submit to the City Council and make available to the public a complete report on the finances and administrative activities of the City as of the end of each fiscal year;

(7) Keep the City Council fully advised as to the financial condition and future needs of the City;

(8) Make recommendations to the City Council concerning the affairs of the City and facilitate the work of the City Council in developing policy; and

(9) Perform such other duties as are specified in this Charter or may be required by the City Council.

ARTICLE 6

DEPARTMENTS, OFFICES, AND AGENCIES

SECTION 6.01. GENERAL PROVISIONS.

(1) Creation of Departments. Upon recommendation of the City Manager, the City Council may establish city departments, offices, or agencies in addition to those created by this Charter either through adoption of the budget ordinance or by adoption of a separate ordinance. No function assigned by this Charter to a particular department, office, or agency may be discontinued or, unless this Charter specifically so provides, assigned to any other.

(2) Direction by the City Manager. All departments, offices, and agencies under the direction and supervision of the City Manager shall be appointed by and subject to the direction and supervision of the City Manager. The City Manager may appoint one (1) person as the head of two (2) or more departments or he may serve in that capacity.

SECTION 6.02. PERSONNEL SYSTEM.

(1) Merit Principle. All appointments and promotions of city officers and employees shall be made solely on the basis of merit and fitness demonstrated by a valid and reliable examination or other evidence of competence.

(2) Policies. Consistent with all applicable federal and state laws the City Council shall provide by resolution for the establishment of personnel policies.

SECTION 6.03. CITY ATTORNEY.

(1) Qualification and Appointment. The City Attorney shall be an attorney-at-law licensed to practice in all the Courts of the State. He shall be appointed by the Council.

(2) Duties and Compensation.

(a) The City Attorney shall direct the management of all litigation in which the City is a party, shall represent the City in all legal matters and proceedings in which the City is a party or interested, or in which any of its officers are officially interested; shall attend all meetings of the Council; shall advise the Council and committees or members thereof, the City Manager, and the heads of all departments and divisions, as to all matters of law affecting the City's interest; and shall approve, as to form, all contracts, deeds, bonds, ordinances, resolutions, and other documents to be signed in the name of or made by or with the City.

(b) The City Attorney shall receive such compensation as may be fixed by the Council. City Attorneys pro tem, Deputy City Attorneys, and Special City Attorneys may be provided for and their compensation fixed by the Council, as required.

ARTICLE 7

CIVIL SERVICE BOARD

SECTION 7.01. QUALIFICATIONS AND APPOINTMENT. There shall be a Civil Service Board of the City of Columbia, to consist of five (5) members who shall have been registered electors of the City of Columbia. Upon the effective date of this Charter, the members then holding office shall continue in office until the regular expiration of their term of office. Thereafter upon the expiration of each term, the Council shall elect a qualified person to fill the vacancy. All newly-elected members shall serve for terms of four (4) years or until their successors are elected and qualified.

SECTION 7.02. COMPENSATION; EXPENSES. Their compensation shall be as fixed by ordinance by the Council. Provisions shall be made by the Council for necessary expenses of the Board, certified by the Chairman to the proper authorities and same shall be paid out of the general funds of the City.

SECTION 7.03. VACANCIES. Should there be a vacancy in the Civil Service Board by reason of death, resignation, or removal, the same shall be filled by the election of a qualified person to the vacancy by the Council, to fill out the balance of the unexpired term.

SECTION 7.04. PROHIBITIONS. The members of the Civil Service shall not hold any other public or political office while serving as members of said Board, and in the event any member of said Board shall accept public or political office or actively become a candidate for an elective office, or cease to be a bonafide elector of the City of Columbia, his membership on the Board shall be

and become thereby automatically vacated, and thereupon the Council shall elect a successor. Members of the Board may be removed by the Council for the same reasons and in the same manner as provided for removal of Council members in section 3.07, supra.

SECTION 7.05. GENERAL POWERS AND DUTIES. The Civil Service Board is authorized and empowered to make such rules and regulations as it may from time to time deem necessary for carrying into effect the provisions, objects and purposes of this Article 7. The purpose of this Board is to keep employees of the City of Columbia covered by Civil Service out of politics, so that their positions cannot be endangered, nor these employees be annoyed or disturbed by the political plans and schemes of anyone; and the Civil Service Board is hereby authorized to make and enforce such rules and regulations, consistent with the provisions of this Act, that protect employees from any duress of any sort. It is hereby made the duty of the City Manager to see that the rules of the Civil Service Board are enforced for the protection of all Civil Service employees.

SECTION 7.06. ANNUAL REPORT. The Civil Service Board shall make an annual report to the Council containing a general statement of its actions for the preceding year, its rules and regulations, and any suggestions it may approve for the more effectual accomplishment of the purposes of this Act. A copy of the report shall be filed with the City Manager not less than ten (10) days prior to the regular meeting of the Council in February of each year.

SECTION 7.07. MEETINGS AND QUORUM. The Civil Service Board shall hold at least one (1) regular meeting in each three (3) calendar months, and may be convened in extraordinary session upon call of the Chairman, or whenever in the judgment of the majority of said Board it may be deemed necessary and proper. Three (3) members of the Board shall constitute a quorum for the transaction of all business. The members shall each year select one (1) of their number to serve as Chairman of the Board.

SECTION 7.08. CLERK OF THE BOARD; DUTIES. The City Manager or other person designated by the City Manager shall serve as the clerk of the Civil Service Board, without additional compensation. The Civil Service Board shall keep or cause to be kept by the Clerk, minutes of its proceedings, and records of its examinations, hearings, and other official action.

SECTION 7.09. EMPLOYMENT APPLICATIONS; PROCEDURE.

(1) All applications for positions herein defined as Civil Service positions shall be filed with the Clerk of the Civil Service Board, and the Board shall examine applicants or cause them to be examined by open competitive examinations under such rules and regulations in regard to suitability, physical fitness and other qualifications as the Board may deem proper, and may from time to time prescribe. All applications must be filed within such time as the Board may, from time to time, prescribe prior to the examination of such applicant upon forms designated and provided by the Board.

(2) No question in any form, application, or in any examination, shall be so framed as to elicit information concerning the political or religious opinions or affiliations of any applicant, nor shall entry be made concerning such opinions or affiliations, and disclosures thereof by any applicant shall not be countenanced. No discrimination whatsoever shall be practiced, threatened or promised in favor of or against any applicant for a Civil Service position because of his or her race, sex, or political or religious opinions or affiliations.

(3) The Board may require all applicants for Civil Service positions to undergo a physical examination as a prerequisite to employment, and may authorize payment for such examinations.

(4) The examination for positions and prescribed forms of application for positions required to be filed by applicants shall apply to all persons applying for Civil Service positions from and after the passage of this Act. Provided, further, that other than as provided herein to the contrary, that all persons regularly employed and holding Civil Service positions shall be continued in such positions and be entitled to all the benefits of the Civil Service provisions of this Charter.

(5) In connection with any application for a Civil Service position, the Civil Service Board may require such recommendations of persons having knowledge of the applicant as may be deemed necessary and proper.

SECTION 7.10. REFUSAL. The Board may refuse to examine an applicant, or after examination may refuse to certify an applicant:

(1) Who lacks any of the established preliminary requirements for the examination of the position or employment for which he or she has made application;

(2) Who is determined to be physically unfit for the performance of the duties of the position for which he or she has made application;

(3) Who is determined to be addicted or subject to the habitual use of intoxicating liquors or drugs;

(4) Whose conduct is determined to be infamous or notoriously disgraceful;

(5) Who is determined to have been dismissed from the public service for delinquency or misconduct;

(6) Who is determined to have made a false statement of any material fact, or practice, or attempted to practice any deception or fraud in his or her application, in his or her examination, or in any way establishing his or her eligibility;

(7) Who is determined in any manner to have failed to comply with the rules and regulations of the Board; or

(8) Who the Board may determine for just cause to be unfit for the Civil Service position for which he or she has made application.

SECTION 7.11. FILLING OF POSITIONS; PROCEDURE. Other than as provided in Section 7.12, every Civil Service position as herein defined unless filled by promotion, reinstatement, or reduction, shall be filled in the following manner:

(1) The City Manager shall notify the Civil Service Board in writing of any vacancy in the service which he desires to fill, and shall request a certification of eligibles. The Board shall forthwith certify from the appropriate eligible list the names of the three (3) persons thereon, who bear the highest rating under the regulations and examinations prescribed by the Board. The City Manager shall thereupon make the desired appointment from the eligible list so certified to him or it. When there are a number of positions of the same kind to be filled at the same time, each appointment shall be made separately and in accordance with the foregoing provisions. When the entire list of eligibles has been selected from, the City Manager may request that the Board readvertise and test any new applicants for eligibility before certifying the names of the three (3) highest rated eligibles.

(2) The Civil Service Board shall remove from any such certified list the name of any person, who, after certification and upon further review, the Board finds to be disqualified under the provisions of Section 7.10. The Board shall remove from such certified list the name of any person who notifies the Board or the City Manager that he or she no longer desires to be considered for the position applied for. In all cases where the Board removes the name of any person from a certified list pursuant to this section, the Board shall furnish the City Manager with the name of the person with the next highest rating making application for the position being filled. The City Manager shall then consider all three (3) applicants in making the desired appointment.

(3) All vacancies in the Civil Service positions filled by promotions from among Civil Service employees shall be based upon merit, the qualifications therefore being ascertained by such tests or examinations as may be prescribed and held from time to time by the Civil Service Board, and upon the superior qualifications of the persons promoted as shown by his or her previous service and experience.

(4) Promotions shall be made in the same way as original appointments, as provided in Parts (1) and (2) of this section.

SECTION 7.12. PROVISIONAL APPOINTMENT.

(1) Whenever there may exist urgent reasons for filling a vacancy in any Civil Service position, by appointment or promotion, and there is not a current list of persons eligible for appointment, the City Manager may make a provisional appointment to such position. However, no such provisional appointment may continue for a longer period than three (3) months. At the termination of a period of provisional appointment, the Board may ratify the appointment, whereupon such employee shall become a probationary employee of the City, or shall certify to the City Manager a list of the three (3) highest rated qualified applicants for the position, and the City Manager shall make the desired appointment from the list of eligibles so certified.

(2) Department heads, subject to the approval of the City Manager, may employ such casual employees on a temporary, day to day basis as may be needed to fill vacancies caused by illness, absence, unforeseen emergencies, or other causes. Such temporary employees shall not be covered by the provisions of this Article 7.

SECTION 7.13. REDUCTION. Whenever it may be deemed to be in the interest of efficiency or economy and recommended by the City Manager, the Council may by ordinance provide for a reduction in the number of employees. However, in the event of any such reduction in the number of Civil Service employees, employees relieved from duty shall be those persons who have served the shortest period of time as city employees when such abolition or reduction occurs. Any Civil Service employee thus relieved from duty shall thereafter be given preference in filling any position in the City. Such preference shall be granted, however, only after the employees shall pass the examination and otherwise meet the rules, regulations and requirements prescribed by the Civil Service Board.

SECTION 7.14. CIVIL SERVICE EMPLOYEES NOT TO SOLICIT CONTRIBUTIONS TO CITY ELECTION CAMPAIGNS.

(1) No Civil Service employee shall be coerced by any official, agent or employee of the City for any contribution or assessment to any political organizations or member of any committee thereof, nor shall any Civil Service employee give or promise any party any office, employment, benefit, or anything of value for the purpose of influencing or obtaining the political support, aid or votes of any person or persons. No Civil Service employee shall appear at the polls while on duty or in uniform in any

election, wearing a badge indicating support of any candidate, party, or ticket in such election nor hand out or distribute any literature concerning any candidate, party, or ticket involved in such election; nor seek in any other manner to use his official position to influence any voter. Nothing herein contained shall be construed as abridging the Constitutional and political rights of any City employee to express his opinions or to cast his vote.

(2) The City Manager may grant a leave of absence without pay to any Civil Service employee who may desire to become a candidate for any political office.

SECTION 7.15. EMPLOYEE DISCIPLINE; HEARING PROCEDURE.

(1) Other than by judgment of the Board upon specification of charges filed under this Article, the City Manager shall have exclusive power to dismiss, suspend, reduce in rank or otherwise discipline all employees of the City.

(2) Any Civil Service employee, other than a probationary employee, who is dismissed, suspended, reduced in rank or otherwise disciplined, within ten (10) days after such action, may request in writing filed with the Clerk of the Board, a hearing before the Civil Service Board. Upon receipt of a request for hearing, the Board shall notify the City Manager who shall cause to be filed with the Clerk of the Board written specifications of charges. A copy of such specifications shall be furnished the employee at least ten (10) days prior to such hearing. All specifications of charges, and all amendments thereto, shall plainly and particularly set forth the offense or offenses.

(3) The employee shall have the right to be represented at the hearing by an attorney, shall have the right to confront and examine all witnesses, and may introduce on his own behalf any evidence relevant to the charges specified against him. Upon the completion of the hearing, the Board may sustain, modify, or overrule the action of the City Manager, may order the employee reinstated, with or without back pay, or may order such other disciplinary action as deemed appropriate from the facts and evidence adduced at the hearing.

(4) The judgment and findings of the Civil Service Board upon hearing on specification of charges against any Civil Service employee shall be final and shall be subject to review only for illegality or want of jurisdiction.

SECTION 7.16. CIVIL SERVICE EMPLOYMENT STATUS. All full-time employees of the city, other than the City Manager, the Assistant City Manager and all department heads, are hereby declared to be civil service employees, subject to all the conditions, limitations, and requirements of this Article 7 and entitled to the benefits thereof.

ARTICLE 8

CITY COURT

SECTION 8.01. CITY COURT. A City Court is hereby established for the City of Columbia, which shall have exclusive jurisdiction in and over all violations of the laws and ordinances of the City of Columbia.

SECTION 8.02. CITY JUDGE TO PRESIDE. The City Court shall be presided over by the City Judge, who shall hear and determine all cases for the violation of and offenses against or arising under the ordinances of the City of Columbia.

SECTION 8.03. ELECTION OF CITY JUDGE. The City Council shall appoint and fix the salary of the City Judge, whose term of office shall be two (2)

years and who shall be a licensed attorney. In the event of the sickness, disability or inability of the City Judge to serve for a definite or indefinite period, the Mayor, or in his absence the Vice Mayor, shall appoint in writing, a City Judge pro tem, who shall serve until the regular City Judge is again able to serve, or until the next regular meeting of the Council, at which time such appointment shall be confirmed by the Council. The City Judge pro tem shall receive the same compensation on a per session basis, be clothed with the same power and shall perform the same duties conferred upon the City Judge.

SECTION 8.04. FINES AND FORFEITURES. The City Judge shall have power and authority to impose fines, costs and forfeitures and to punish for contempt and to punish by fine for violation of City Ordinances, to preserve and enforce order in his Court, to enforce the collection of all fines, costs and forfeitures imposed by him. The City Judge may remit or suspend, with or without condition, fines and costs imposed for violation of any ordinance or charter provision.

SECTION 8.05. APPEALS. In any case heard and determined by the City Judge, the defendant, as a matter of right, may within ten (10) entire days thereafter, appeal to the next term of the Circuit Court of Maury County, Tennessee, at Columbia, by depositing a cash bond or giving an appearance bond, which shall not exceed two hundred fifty dollars (\$250.00), with good and sufficient sureties, as approved by the City Judge, Clerk of the City Court, or Clerk of the Circuit Court, for the appearance of the defendant before the Circuit Court at the next term thereof, in Columbia, Maury County, Tennessee, and faithful prosecution of the appeal from the City Court to the Circuit Court, or upon an affidavit of indigency the defendant may appeal in forma pauperis. The appeal and appearance Bond or Affidavit of Indigency shall be substantially in the form prescribed for appeals from General Sessions Court to Circuit Court.

(1) In the event a defendant, having appealed from the judgment of the City Court, to the next term of the Circuit Court by giving the bond as herein provided or by proceeding in forma pauperis, fails to appear at the next term of the Circuit Court, fails to prosecute his appeal, and is fined, or the judgment of the lower court is affirmed in the Circuit Court, then the defendant and his sureties on the appeal and appearance bond, shall be jointly and severally liable for the fine and costs, and the judgment shall be entered accordingly in the Circuit Court.

(2) In the event the defendant appealing as above appears and prosecutes this appeal and the judgment of the City Court is affirmed, and such person performs the judgment of the Court, then the sureties on his bond shall not be liable on the appeal and appearance bond, and the judgment shall be entered accordingly. However, if such person appears and prosecutes the appeal and is fined or the judgment of the lower Court is affirmed, then such person shall be in the hands of the Chief of Police of the City of Columbia to perform the judgment of the Circuit Court.

SECTION 8.06. FINES PAID INTO CITY TREASURY. All fines imposed by the City Court for violation of City Ordinances shall belong to and be paid into the treasury of the City of Columbia.

SECTION 8.07. PLEAS OF GUILTY. The Clerk of the City Court may be empowered to accept pleas of guilty and fix fines in all cases of traffic violations wherein the maximum fine is not more than fifty dollars (\$50.00), in addition to the costs.

SECTION 8.08. TAXING COSTS. The City Judge, in all cases heard or determined by him for offenses against the corporate laws and ordinances, and the City Recorder or Assistant City Recorder, in all cases submitted to him, shall tax in the bill of costs such amount as may be hereafter provided by ordinance, and in addition thereto shall add one dollar (\$1.00) as a tax on the same; that in traffic violations wherein the maximum fine is fixed at not more than ten dollars

(\$10.00) it shall be discretionary with the City Judge, or the Clerk of the City Court, whether they shall tax the defendant with any costs.

SECTION 8.09. COLLECTION OF FINES. The City Judge shall be empowered to issue executions for the enforcement and collection of fines, costs and forfeitures imposed by him for offenses against the laws and ordinances of the City.

SECTION 8.10. SALARIED OFFICERS RECEIVE NO COSTS. All costs, including tax, charged against and paid by any defendant, shall belong to the City and be paid into its treasury, and no officer or other person paid a fixed salary by the City shall become entitled to or receive any costs charged against or collected from any defendant in the City Court.

SECTION 8.11. CLERK OF THE CITY COURT; COLLECTION OF FINES. The City Recorder shall serve or shall designate someone to serve as the Clerk of the City Court. It shall be the duty of the Clerk of the City Court to collect and receipt for all fines imposed and make settlements in the manner hereafter provided by ordinance; provided, that where the case has been entered upon the docket and a fine has been assessed, the City Recorder, Assistant City Recorder, or any assistant to the City Recorder, shall be empowered to receive and receipt for fines or payments on fines. The Clerk of the City Court shall have concurrent jurisdiction with the City Judge to issue warrants and take bail bond.

SECTION 8.12. COURT DOCKET. The City Judge shall keep or cause to be kept a Court Docket embodying complete detailed records of all cases handled by him, showing the offense charged, the fine and costs imposed, or other disposition made of the case and the officers connected with the same.

SECTION 8.13. WARRANTS, SEARCHES AND ARRESTS. All warrants issued, searches conducted and arrests made shall be in conformity with the laws of the State of Tennessee.

SECTION 8.14. JURISDICTION. The territorial jurisdiction of the City Court shall extend to the corporate limits of the City.

ARTICLE 9

FINANCIAL MANAGEMENT

SECTION 9.01. CHIEF FINANCIAL OFFICER. The City Manager shall appoint a Chief Financial Officer who, at the direction of the City Manager, shall be responsible for the management and administration of the fiscal affairs of the City to include the provisions of this Charter and all application provisions of state law.

SECTION 9.02. FISCAL YEAR. The fiscal year of the City shall begin on the first day of July and end on the last day of June.

SECTION 9.03. SUBMISSION OF BUDGET AND BUDGET MESSAGE. On or before the 15th day of May each year, the City Manager shall submit to the City Council a budget for the ensuing fiscal year and an accompanying message.

SECTION 9.04. BUDGET MESSAGE. The City Manager's message shall describe the important features of the budget, indicate any major changes from the current year in financial policies, expenditures, and revenues together with the reasons for such changes, summarize the City's debt position, including factors affecting the ability to raise resources through debt issues, and include such other material as the City Manager deems desirable.

SECTION 9.05. BUDGET.

(1) Budget. The budget shall provide a complete financial plan of all city funds and activities for the ensuing fiscal year and, except as required by law or

this Charter, shall be in such form as the state comptroller requires. The budget shall:

- (a) Begin with a clear general summary of its contents;
- (b) Show in detail all estimated income, indicating the proposed property tax levy, and all proposed expenditures, including debt service, for the ensuing fiscal year; and
- (c) Be so arranged as to show comparative figures for actual and estimated income and expenditures of the current fiscal year and actual income and expenditures of the preceding fiscal year.

(2) Capital Improvement Plan. A capital improvement plan shall also be prepared to include a description of projects recommended for the ensuing fiscal year and the five (5) fiscal years thereafter, the estimated cost of each project, and the recommendations of the City Manager for financing the projects proposed for the ensuing year.

SECTION 9.06. TENTATIVE APPROPRIATION ORDINANCE AND PUBLIC HEARING. Upon receipt of the City Manager's proposed budget, a tentative appropriation ordinance shall be published in the official newspaper not less than one (1) week prior to consideration by the Council. Notice shall also be included that a public hearing will be held concerning the budget stating the time and place and the fact that any interested person shall be given an opportunity to appear and be heard.

SECTION 9.07. APPROPRIATION AND REVENUE ORDINANCES. To implement the adopted budget, the City Council shall adopt, prior to the beginning of the fiscal year, the following:

- (1) An appropriation ordinance making appropriations by department, fund, service, strategy or other organizational unit and authorizing an allocation for each program or activity;
- (2) A tax levy ordinance authorizing the property tax levy or levies and setting the tax rate or rates; and
- (3) Any other ordinances required to authorize new revenues or to amend the rates or other features of existing taxes or other revenue sources.

SECTION 9.08. AMENDMENTS AFTER ADOPTION.

(1) Adjustments to the Adopted Budget. After the adoption of the budget the City Manager, when he deems it in the interest of the City, may make adjustments within the budgets of each department. Adjustments to the total budget for any department or fund must be approved by the City Council by ordinance at any time during the fiscal year.

(2) Emergency Appropriations. To address a public emergency affecting life, health, property or the public peace, the City Council may make emergency appropriations. Such appropriations may be made by emergency ordinance in accordance with the provisions of section 4.03. To the extent that there are no available unappropriated revenues or a sufficient fund balance to meet such appropriations, the Council may, by such emergency ordinance, authorize the issuance of emergency notes, which may be renewed from time to time, but the emergency notes and renewals of any fiscal year shall be paid or refinanced as long-term debt not later than the last day of the fiscal year next succeeding that in which the emergency appropriation was made.

(3) Reduction of Appropriations. If at any time during the fiscal year it appears probable to the City Manager that the revenues or fund balances available will be insufficient to finance the expenditures for which appropriations have been authorized, the City Manager shall report to the City Council without delay, indicating the estimated amount of the deficit, any remedial action taken

by the City Manager and recommendations as to any other steps to be taken. The Council shall then take such further action as it deems necessary to prevent or reduce any deficit and for that purpose it may, by ordinance, reduce or eliminate one (1) or more appropriations.

(4) Limitation; Effective Date. No appropriation for debt service may be reduced or transferred, except to the extent that the debt is refinanced and less debt service is required, and no appropriation may be reduced below any amount required by law to be appropriated or by more than the amount of the unencumbered balance thereof. The supplemental and emergency appropriations and reduction of appropriations authorized by this section may be made effective immediately upon adoption.

SECTION 9.09. ADMINISTRATION AND FIDUCIARY OVERSIGHT OF THE BUDGET. The City Manager shall be responsible for controlling expenditures of the various departments of the city government to accomplish maximum efficiency and economy. No expenditures shall be made in excess of appropriations.

SECTION 9.10. INDEPENDENT AUDIT. The City Council shall provide for an independent annual audit of all city accounts and may provide for more frequent audits as it deems necessary. An independent certified public accountant or firm of such accountants shall make such audits. Such audits shall be performed in accordance with Generally Accepted Auditing Standards (GAAS) and Generally Accepted Governmental Auditing Standards (GAGAS).

SECTION 9.11. PUBLIC RECORDS. Copies of the budget, independent audits, and appropriation and revenue ordinances shall be public records.

SECTION 9.12. ACCOUNTING SYSTEM. The financial records of the city shall be established and maintained in general conformity with the accounts and procedures recommended by the Comptroller of the Treasury.

SECTION 9.13. DEPOSITORIES OF CITY FUNDS. The City Council shall designate an official depository or depositories for deposit and safekeeping of funds of the city, with such collateral security as required by state and federal law.

SECTION 9.14. REVERSION OF APPROPRIATIONS TO RESPECTIVE FUND BALANCE. At the end of each year, all encumbered balances shall revert to the respective fund and may be subject to further appropriation.

SECTION 9.15. ISSUANCE OF CHECKS. The Finance Director shall regulate the manner of paying creditors, officers and employees of the City and shall audit all payrolls, accounts and claims against the City. The Council, by resolution, shall designate officers and alternates to sign checks.

SECTION 9.16. OFFICIAL BONDS. Every officer, agent and employee having duties embracing the receipt, disbursement, custody or handling of money shall be bonded with the cost of such bonds being paid by the City. The bonds shall be blanket bonds covering offices and positions to be bonded, and individual bonds may be secured only when blanket bonds are not obtainable or additional bonding is required.

ARTICLE 10

GENERAL PROVISIONS

SECTION 10.01. CONFLICTS OF INTEREST; ETHICS.

(1) Conflicts of Interest. The use of public office for private gain is prohibited. The City Council shall implement this prohibition by ordinance, the terms of which shall include, but not be limited to the following:

(a) Acting in an official capacity on matters in which the official has a private financial interest clearly separate from that of the general public;

(b) The acceptance of gifts and other things of value;

(c) Acting in a private capacity on matters dealt with as a public official; and

(d) Appearances by city officials before other city agencies on behalf of private interests. This ordinance shall include a statement of purpose and shall provide for reasonable public disclosure of finances by officials with major decision-making authority over monetary expenditures and contractual and regulatory matters and, insofar as is permissible under state law, shall provide for fines and imprisonment for violations.

(2) The City Attorney shall investigate all potential ethics violations and report his findings to the City Council. The City Attorney may recuse himself from an investigation if he has a potential conflict, and in such case the Council shall appoint another attorney to conduct the investigation of the potential ethics violation and report his findings to the Council.

SECTION 10.02. PROHIBITIONS. The following activities are prohibited:

(1) No person shall be appointed to or removed from, or in any way favored or discriminated against with respect to, any city position or appointive city administrative office because of race, gender, age, disability, religion, country of origin, or political affiliation.

(2) No person shall willfully make any false statement, certificate, mark, rating or report in regard to any test, certification or appointment under the provisions of this Charter or the rules and regulations made thereunder, or in any manner commit or attempt to commit any fraud preventing the impartial execution of such provisions, rules and regulations.

(3) No person who seeks appointment or promotion with respect to any city position or appointive city administrative office shall directly or indirectly give, render, or pay any money, service or other valuable thing to any person for or in connection with his or her test, appointment, proposed appointment, promotion or proposed promotion.

SECTION 10.03. CAMPAIGN FINANCE. Campaign finance requirements shall be governed by the appropriate state general laws.

ARTICLE 11

TRANSITION AND SEVERABILITY

SECTION 11.01. OFFICERS AND EMPLOYEES.

(1) Rights and Privileges Preserved. Nothing in this Charter, except as otherwise specifically provided, shall affect or impair the rights or privileges of persons who are city officers or employees at the time of its adoption.

(2) Personnel System. An employee holding a city position at the time this Charter takes full effect, who was serving in that same or a comparable position at the time of its adoption, shall not be subject to competitive tests as a condition of continuance in the same position but in all other respects shall be subject to the personnel system provided for in section 6.02.

SECTION 11.02. DEPARTMENTS, OFFICES, AND AGENCIES.

(1) Transfer of Powers. If a city department, office or agency is abolished by this Charter, the powers and duties given it by law shall be transferred to the city department, office or agency designated in this Charter or, if the Charter makes no provision, designated by the City Council, on recommendation of the City Manager.

(2) Property and Records. All property, records and equipment of any department, office or agency existing when this Charter is adopted shall be transferred to the department, office or agency assuming its powers and duties, but, in the event that the powers or duties are to be discontinued or divided between units or in the event that any conflict arises regarding a transfer, such property, records or equipment shall be transferred to one (1) or more departments, offices or agencies designated by the City Council in accordance with this Charter.

SECTION 11.03. PENDING MATTERS. All rights, claims, actions, orders, contracts, and legal administrative proceedings shall continue except as modified pursuant to the provisions of this Charter and in each case shall be maintained, carried on or dealt with by the City department, office or agency appropriate under this Charter.

SECTION 11.04. STATE AND MUNICIPAL LAWS. In General. All city ordinances, resolutions, orders and regulations which are in force when this Charter becomes fully effective are repealed to the extent that they are inconsistent or interfere with the effective operation of this Charter or of ordinances or resolutions adopted pursuant thereto. To the extent that the constitution and laws of the state of Tennessee permit, all laws relating to or affecting this City or its agencies, officers or employees which are in force when this Charter becomes fully effective are superseded to the extent that they are inconsistent or interfere with the effective operation of this Charter or of ordinances or resolutions adopted pursuant thereto.

SECTION 11.05. SEVERABILITY. If any provision of this Charter is held invalid, the other provisions of the Charter shall not be affected. If the application of the Charter or any of its provisions to any person or circumstance is held invalid, the application of the Charter and its provisions to other persons or circumstances shall not be affected.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This act shall have no effect unless it is approved by a two-thirds (2/3) vote of the legislative body of the City of Columbia. Its approval or nonapproval shall be proclaimed by the presiding officer of the legislative body and certified to the secretary of state.

SECTION 4. For the purpose of approving or rejecting the provisions of this act, it shall be effective upon becoming a law, the public welfare requiring it. For all other purposes, it shall become effective as provided in Section 3.

HOUSE BILL NO. 1349

PASSED: April 4, 2013


BETH HARWELL, SPEAKER
HOUSE OF REPRESENTATIVES


RON RAMSEY
SPEAKER OF THE SENATE

APPROVED this 19th day of April 2013


BILL HASLAM, GOVERNOR

PROPOSAL SUMMARY

Prepared for:

Jeff De Wire

City of Columbia, TN



Labrie Automizer **2025** Peterbilt 520 Dual Drive Chassis

Customer Name : City of Columbia, TN

Labrie Side Loaders

Environmental Products would like to thank you for the opportunity to present the **Labrie Automizer Right-Hand Side Loader. #005933**

Environmental Products Group is the sole provider of Labrie Equipment in the state of Tennessee, as well as many other leading industry product lines including: Vactor sewer Cleaners, Elgin Street Sweepers, TRUVAC Hydro Excavation Equipment, Envirosight Pipeline Inspection Cameras, Petersen Grapple Loaders, PB Asphalt Pothole Patchers, Madvac Sweepers and Vacuums, and a host of parts, tools and accessories for all your needs.

Environmental Products Group prides itself on our local parts, service, and training capabilities. With multiple full-service locations throughout Florida, Georgia, Tennessee, Alabama, Arkansas and the Caribbean. Including Vactor, Elgin, TRUVAC, and Envirosight repair centers, Extensive parts inventory, factory-trained technicians, mobile parts and service, rentals, turnkey maintenance packages, leasing options, and much more... we are ready to service your every need.

EP Rents is a division of Environmental Products Group, EP Rents specializes in rental trucks when you need them. With a large inventory of Vactor Sewer Cleaners and Trailer Jetters, Elgin Sweeper, Envirosight Pipeline Inspection Cameras, Petersen Grapple Loaders. Call us for any of your rental needs.

Thank you for your consideration.

- The Automizer™ Right-Hand side loader features a strong, light-weight body with a reliable loading arm that can reach farther than any other automated side loader.

Parked cars and other obstacles are no longer an obstacle with an arm that can reach 12-feet and lift up to 1,000 pounds fully extended.

- **Standard Features:**

- Heavy Duty Arm & Grabber 32 to 95 gal
- Spill shield on Gripper
- 31 Yard Capacity
- Crusher Panel
- Retainer Teeth under Breaker Bar- Hardox 450
- Aux Arm Ctrl Inside cab on curbside-
- Packer Control on joystick
- Crusher panel on joystick
- Dual Arm Joysticks Non-Moveable
- Hydraulic Oil Cooler
- Hydraulic Pressure Gauge for main valve with quick coupler
- Broom and Shovel Front Of Hopper on Curbside & Hoe Front of Hopper on Streetside
- Lights On Tailgate:2/3 Lightbar+ Central Brake Light+ Multifunction's Lights 4x Pattern
- Backup Lights on Tailgate 2/3 Centered -LED (2)
- Work light Package -LED (2)
- 4x Envirolink cameras (4) with Heater/without Shutter
- Cart/Container Counting Device on Arm(s)
- Ground Level Grease Points for Packer Rails (Centralized)
- Ground Level Grease Points for Tailgate & Hopper Doors (Centralized)
- Ground Level Grease Point for Follower Panel Rollers (Centralized)
- Anti-sail Bars on Rear Mud Guards (Rear Wheels)
- Allison Transmission
- Auto-pack and gripper auto -close override
- Body blasted with steel grit
- Circuit Breakers with manual reset
- Hardox 450 body floor-full length
- Hardox 450 Floor Liner
- Hardox 450 Side Wall Liners
- Electro-proportional joystick with feathering capability
- Marine rust inhibitor treatment on body
- Paccar Engine



ENVIRONMENTAL PRODUCTS GROUP

- Multi-cycle for packing ram 2 to 3 strokes
- Onboard diagnostic tool with LCD display
- Warranty on body and hydraulics- 1 year
- Zinc-plated hydraulic tubing

SOURCEWELL PRICE = \$425,199.60

Available to Customer- June-July 2025

Sourcewell Contract #110223-LEG

Please don't hesitate to call with questions, or if you need any additional information. Thank you for your interest and the opportunity to earn your business. Exempt from F.E.T. and Sales Tax.



Seller
Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegrup.com

QUOTE FORM		
Quote # / Rev. #	Reference #	Quoted Date
7849 / 0		2025-04-11
Price List / Currency	Last Revision Date	Quote Valid Until
2025-B / USD	2025-04-11	2025-06-25
Regional Sales Manager	Customer Service Rep.	Product Specialist
Craig Williams	Tracie Mauthe	Vincent Denis
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

SOLD TO	SHIP TO	END CLIENT
Environmental Products Group Inc. 325 Westlake Parkway SW Atlanta, GA 30336 United States Email : Phone : 813-267-2968	Environmental Products Group Inc. 325 Westlake Parkway SW Atlanta, GA 30336 United States Email : Phone :	 Email : Phone :

CHASSIS INFORMATION		
Chassis Provided By : Supplied by Customer	Engine Make : Paccar	
Chassis Manufacturer : Peterbilt	Engine Model : MX-11	
Chassis Model : 520 PB	Engine Power : Engine HP NOT Required	
Cab Style : Cab Over	Engine Torque : Engine Torque NOT Required	
Drivetrain : 6X4	Transmission Make : Allison	
Auxiliary Axle : Without Auxiliary Axle	Transmission Model : RDS 4000 Series WTEC 4 & 5	
CNG System Upon Arrival : Without	Transmission Type : Automatic Transmission	
Driving Configuration at Delivery : Sit-Down from Company on Streetside + Sit-Down from Company on Curbside		
Chassis Delivery Address : USA: 1198 Shattuck Industrial Blvd., Lafayette, GA 30728		

COLOR INFORMATION		
Cab Color : White from Factory	Cab Color Code : L0006	
Body Color : White	Body Color Code : N0006	
Chassis Color : Black from Factory	Chassis Color Code : Color Code NOT Required	
Paint Scheme Number : Without	Match Cab : Yes	

CARTS INFORMATION		
Cart Make : Without or NOT Required	Cart Type : Without or NOT Required	
Cart Capacity : Without or NOT Required		

BODY CONFIGURATION		
Body Model : AUTOMIZER TTD	Total Capacity : 31yd ³ (27+4)	
Arm Model : Single Right-Hand (Curb)	Body Capacity : 27yd ³	
Body Type : Standard	Tailgate Capacity : 4yd ³	
Body Division : Without Divison		

	BASE PRICE	167,530.00\$
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OPTIONS			
#	Category	Option Description	Price
2	Lifting	ALHG-STD01 Standard Height Gripper	0.00 \$
3	Lifting	AGRA-0010 Heavy Duty Arm & Gripper, "32 to 95 US gal"	4,060.00 \$
4	Lifting	EAOA-STD01 Arm (or Mast) out alarm at 6 km/h - 4 mph	0.00 \$
5	Lifting	AGSS-0000 Spill shield on Gripper	490.00 \$



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Regional Sales Manager	Customer Service Rep.	Product Specialist
Craig Williams	Tracie Mauthe	Vincent Denis
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

#	Category	Option Description	Price
6	Hopper Area	BCPH-0000 Crusher Panel (1)	4,830.00 \$
7	Hopper Area	QUSS-0000 Crusher Panel Full Width	0.00 \$
8	Hopper Area	HAPT-STD01 RAM Type Packer Panel	0.00 \$
9	Hopper Area	BRTB-0000 Retainer Teeth Under Breaker Bar (3/8" Hardox 450)	580.00 \$

#	Category	Option Description	Price
10	Consoles & Controls	AAAC-0050 Auxiliary Arm (or Mast) Controls Inside Cab on Curbside	1,250.00 \$
11	Consoles & Controls	AAJC-STD01 Single Arm (or Mast) Joystick NON-Moveable	0.00 \$
12	Consoles & Controls	APJC-0020 Crusher Panel Control on Joystick	360.00 \$
13	Consoles & Controls	ACJC-0020 Packer Control on Joystick	360.00 \$
14	Consoles & Controls	ATJC-STD01 Grabber Control on Joystick	0.00 \$

#	Category	Option Description	Price
15	Hydraulic	HCON-STD01 JIC	0.00 \$
16	Hydraulic	HHOC-0000 Hydraulic Oil Cooler	4,060.00 \$
17	Hydraulic	CCPM-STD02 Dual Pump Denison T6DC Work-at-Idle (Front)	0.00 \$
18	Hydraulic	CHFT-STD02 Hydraulic Tank Mounted on Chassis	0.00 \$
19	Hydraulic	HHPG-0000 Hydraulic Pressure Gauge for Main Valve with Quick Coupler	170.00 \$
20	Hydraulic	EBCV-STD01 Pneumatic Over Hydraulic Body Main Valve	0.00 \$

#	Category	Option Description	Price
21	Accessories	BCOT-0000 Broom and Shovel Front of Hopper on Curbside & Hoe Front of Hopper on Streetside	480.00 \$
22	Accessories	BBTS-STD01 Standard Tailgate Seal	0.00 \$

#	Category	Option Description	Price
23	Lighting	LLPA-0010 Add. Lights on Tg.: 2/3 Lightbar + Central Brake Light + Multifunctions Lights (4) (X Pattern)	1,320.00 \$
24	Lighting	LBLT-0005 Backup Lights on Tailgate 2/3 Centered - LED (2)	830.00 \$
25	Lighting	LWLK-0025 Work Light Package - LED (2)	830.00 \$
26	Lighting	WL01-0000 Hopper Streetside (1)	0.00 \$
27	Lighting	WL03-0000 Curbside Post (3)	0.00 \$

#	Category	Option Description	Price
28	Electronic	CCCC-0104 4X Envirolink Camera(s) - 4X Standard Position(s) With Heater/Without Shutter	4,950.00 \$
29	Electronic	CL01-0000 Tailgate Center 2/3 (1) - Pointing Back	0.00 \$
30	Electronic	CL04-0000 Hopper Streetside (4) - Pointing Curbside	0.00 \$
31	Electronic	CL05-0000 Post Curbside (5) - Pointing Curbside	0.00 \$
32	Electronic	CL11-0000 Tailgate Streetside 2/3 (11) - Pointing Streetside Alley	0.00 \$
33	Electronic	CCCM-INC11 Envirolink 7" Color Monitor (Included in Camera System Base Price) (4 Channels)	0.00 \$
34	Electronic	CCML-INC01 On Ceiling, Centered, Near the Windshield (If Possible)	0.00 \$
35	Electronic	CCMM-STD01 Monitor Mounting Brackets for Labrie Standard Installation	0.00 \$
36	Electronic	AGCD-0000 Cart/Container Counting Device on Arm.s (or Mast)	360.00 \$



Seller

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175-B Rte Marie Victorin
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Canada
G7A 2T3

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Regional Sales Manager	Customer Service Rep.	Product Specialist
Craig Williams	Tracie Mauthe	Vincent Denis
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

#	Category	Option	Description	Price
37	Electrical	ESYV-STD01	12V Body Electrical System	0.00 \$
#	Category	Option	Description	Price
38	Service & Maintenance	BRLS-0000	Centralized Grease Point for Follower Panel Rollers	1,090.00 \$
39	Service & Maintenance	BPLS-0000	Ground Level Grease Points for Packer Rails (Centralized)	860.00 \$
40	Service & Maintenance	BALS-0010	Ground Level Grease Points for Tailgate (Centralized) & Hopper Door(s)	1,470.00 \$
#	Category	Option	Description	Price
41	Structure, Liners & Materials	BSFL-0020	Body floor liner Full Length x 4mm (0.160") - Hardox 450	3,130.00 \$
42	Structure, Liners & Materials	BHWS-0000	Hopper Floor Liner 1/4" - Hardox 450	1,350.00 \$
43	Structure, Liners & Materials	BHSL-0000	Hopper Side Wall Liners 4mm (0.160") - Hardox 450	1,000.00 \$
#	Category	Option	Description	Price
44	Unit Appearance	PCBP-STD01	Urethane Body Paint	0.00 \$
45	Unit Appearance	UAPP-STD01	One (1) Coat of Urethane Primer	0.00 \$
46	Unit Appearance	PCCP-STD01	Paint Chassis Components same Color as Chassis	0.00 \$
47	Unit Appearance	BASA-STD01	Rubber Mud Guards - Rear of Rear Axle	0.00 \$
48	Unit Appearance	BASR-0000	Anti-sail Bars on Rear Mud Guards (Rear Wheels)	210.00 \$
49	Unit Appearance	BASN-STD01	Mud Guards with Labrie Logo	0.00 \$
50	Unit Appearance	BODL-STD01	Informative Decals English	0.00 \$
#	Category	Option	Description	Price
51	Chassis	CFTD-STD01	Diesel Tank from Company or CNG/Electric	0.00 \$
SUBTOTAL OPTIONS :				34,040.00\$
NON-STANDARD OPTIONS				
SUBTOTAL NON-STANDARD OPTIONS :				0.00\$
COMMENTS				
End-User: City of Colombia To sell order: 2000_106365-1-1				



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Sourcewell

Awarded Contract

Contract # 110223-LEG

QUOTE FORM

Quote # / Rev. #	Reference #	Quoted Date
7849 / 0		2025-04-11
Price List / Currency	Last Revision Date	Quote Valid Until
2025-B / USD	2025-04-11	2025-06-25
Regional Sales Manager	Customer Service Rep.	Product Specialist
Craig Williams	Tracie Mauthe	Vincent Denis
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

Expected Delivery Date :		Subtotal Base Price and Options :	201,570.00 \$
		Discount (2.00%) :	4,031.40 \$
		Subtotal Base Price and Options (Net) :	197,538.60 \$
Chassis Terms (if applicable) : Net on delivery for release of MSO. Weight Distribution: Quotes and pricing are subject to changes according to WD analysis which can alter specs. Upon receipt of PO and chassis specs, WD will be conducted and a confirmation of acceptance will be issued. Taxes : Not Included. Disclaimer : It is the quoting distributor's responsibility to verify the accuracy of this quote versus the specifications for the body and chassis. Labrie Environmental Group will not be responsible for any price differential between this quotation and what is required by the provided specifications. Interest fees on past due account of 1.5% per month (18% annual). Price list subject to change at all time due to the steel price index. Labrie Environmental Group (LEG) does not accept floorplan charges, back charges, liquidated damages or third-party claims for any reason or cause, whether expressed or implied by specifications or other form of communication, including purchase order terms and conditions unless approved in writing by CEO or CFO at time of quotation. Labrie Environmental Group (LEG) and/or seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic.		Body Miscellaneous Charge #1 :	0.00 \$
		Body Miscellaneous Charge #2 :	0.00 \$
		Body Miscellaneous Charge #3 :	0.00 \$
		Sourcewell Fee :	0.00 \$
		Material Surcharge :	0.00 \$
		Extended Warranty :	0.00 \$
		Extended Warranty Other :	0.00 \$
		Additional Trade Discount :	0.00 \$
		Inter Factory Transport :	0.00 \$
		Subtotal Body (Net) :	197,538.60 \$
		Chassis Price :	224,056.00 \$
		Subtotal Unit (Net) :	421,594.60 \$
		FET (12%) :	0.00 \$
		Change Fee #1 :	0.00 \$
		Change Fee #2 :	0.00 \$
		EV Fee :	0.00 \$
		Miscellaneous Charge #1 :	0.00 \$
		Miscellaneous Charge #2 :	0.00 \$
		Miscellaneous Charge #3 :	0.00 \$
		Freight Charges :	3,605.00 \$
		Total Unit (Net) :	425,199.60 \$
		Number of Units :	1
		Grand Total :	425,199.60 \$
		Currency :	USD

Labrie Representative :

Customer : Environmental Products Group Inc.

Archived: Thursday, April 17, 2025 5:42:49 AM
From: [Jeff DeWire](#)
Sent: Wed, 16 Apr 2025 14:27:52
To: [Tara Thompson](#)
Subject: FW: [Caution External Email] - Re: ASL garbage truck
Sensitivity: Normal

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Derek Albin <DALbin@MYEPG.com>
Date: 4/16/25 2:21 PM (GMT-06:00)
To: Jeff DeWire <JDeWire@Columbiatn.gov>
Subject: [Caution External Email] - Re: ASL garbage truck

Jeff,

As per your grant application there will be no tariffs attached to this unit and the price will not change from what was originally quoted. Thanks and reach out if you need any other information...

Derek Albin-
(Tennessee)Territory Sales Manager
Environmental Products Group, Inc.
C: 916.952.8090 |
W: www.myepg.com

PROPOSAL SUMMARY

Prepared for:

Jeff DeWire

City of Columbia, TN



Labrie Automizer **2025** Battle Motors Dual Drive Chassis



**ENVIRONMENTAL
PRODUCTS GROUP**

Customer Name : City of Columbia, TN

Labrie Side Loaders

Environmental Products would like to thank you for the opportunity to present the **Labrie Automizer Right-Hand Side Loader**.

Environmental Products Group is the sole provider of Labrie Equipment in the state of Tennessee, as well as many other leading industry product lines including: Vactor sewer Cleaners, Elgin Street Sweepers, TRUVAC Hydro Excavation Equipment, Envirosight Pipeline Inspection Cameras, Petersen Grapple Loaders, PB Asphalt Pothole Patchers, Madvac Sweepers and Vacuums, and a host of parts, tools and accessories for all your needs.

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Thank you for your consideration.

Product Description



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Parked cars and other obstacles are no longer an obstacle with an arm that can reach 12-feet and lift up to 1,000 pounds fully extended.

- **Standard Features:**

- Heavy Duty Arm & Grabber 32 to 95 gal
- Spill shield on Gripper
- 31 Yard Capacity
- Crusher Panel
- Aux Arm Ctrl Inside cab on curbside-
- Packer Control on joystick
- Crusher panel on joystick
- Dual Arm Joysticks Non-Moveable
- Electric Over Hydraulic Body Main Valve
- Automatic Pump Shutoff at 50km/h-32 mph
- Hydraulic Pressure Guage for main valve with quick coupler
- Broom and Shovel Front Of Hopper on Curbside & Hoe Front of Hopper on Streetside
- Fire Extinguisher 20lbs (1) on Rubrail Curbside (Rear) Vertical
- Spill Kit on Rubrail Curbside (Center)
- Lights On Tailgate:2/3 Lightbar+ Central Brake Light+ Multifunction's Lights 4x Pattern
- Backup Lights on Rubrails Mid-Body-LED (2)
- Backup Lights on Tailgate 2/3 Centered-LED (2)
- Work light Package -LED (2)
- Alternating Strobing Lights 4" Amber on Front of Body-LED (2)
- Strobe Light Beacon Style on Tailgate over Upper S/T/T Lights -Centered-Whelen (1)
- 4x Envirolink cameras (4) with Heater/without Shutter
- Cart/Container Counting Device on Arm(s)
- Allison Transmission 4500 RDS
- Auto-pack and gripper auto -close override
- Body blasted with steel grit
- Circuit Breakers with manual reset
- Hardox 450 Body floor-full length
- Hardox 450 Hopper Floor Liner
- Hardox 450 Body Side Wall Liners
- Electro-proportional joystick with feathering capability
- Marine rust inhibitor treatment on body
- Cummins L9 370 HP



ENVIRONMENTAL PRODUCTS GROUP

- Multi-cycle for packing ram 2 to 3 strokes
- Onboard diagnostic tool with LCD display
- Warranty on body and hydraulics- 1 year
- Zinc-plated hydraulic tubing

SOURCEWELL PRICE = \$425,199.60

Available to Customer- Immediately

Sourcewell Contract #110223-LEG

Please don't hesitate to call with questions, or if you need any additional information. Thank you for your interest and the opportunity to earn your business. Exempt from F.E.T. and Sales Tax.



Seller

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Lévis, Québec

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G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegrup.com

QUOTE FORM

Quote # / Rev. #	Reference #	Quoted Date
8979 / 2		2025-08-28
Price List / Currency	Last Revision Date	Quote Valid Until
2026-A / USD	2025-08-28	2025-11-11
Regional Sales Manager	Customer Service Rep.	Product Specialist
Craig Williams	Tracie Mauthe	Kevin Guimont
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

SOLD TO	# 100011	SHIP TO	END CLIENT
Environmental Products Group Inc. - Florida 700 Hermit Smith Road Apopka, FL 32703 United States		Environmental Products Group Inc. - Florida 2525 Clarcona Rd Apopka, FL 32703 United States	
Email : Phone : 407-798-0004		Email : Phone :	Email : Phone :

CHASSIS INFORMATION

Chassis Provided By : Supplied by Customer	Engine Make : Cummins
Chassis Manufacturer : Battle Motors	Engine Model : L9
Chassis Model : LET2	Engine Power : 370 HP
Cab Style : Cab Over	Engine Torque : 1250 LB-FT @ 1200 RPM
Drivetrain : 6X4	Transmission Make : Allison
Auxiliary Axle : Without Auxiliary Axle	Transmission Model : RDS 4000 Series WTEC 4 & 5
CNG System Upon Arrival : Without	Transmission Type : Automatic Transmission
Driving Configuration at Delivery : Sit-Down from Company on Streetside + Sit-Down from Company on Curbside	
Chassis Delivery Address : USA: 1198 Shattuck Industrial Blvd., Lafayette, GA 30728	

COLOR INFORMATION

Cab Color : White from Factory	Cab Color Code : G2-3460715
Body Color : White	Body Color Code : 802269
Chassis Color : Black from Factory	Chassis Color Code : Color Code NOT Required
Paint Scheme Number : Without	Match Cab : Yes

CARTS INFORMATION

Cart Make : Without or NOT Required	Cart Type : Without or NOT Required
Cart Capacity : 32 to 95 US Gallons (120 to 360 Litres)	

BODY CONFIGURATION

Body Model : AUTOMIZER TTD	Total Capacity : 31yd ³ (27+4)
Arm Model : Single Right-Hand (Curb)	Body Capacity : 27yd ³
Body Type : Standard	Tailgate Capacity : 4yd ³
Body Division : Without Division	

BASE PRICE 170,080.00\$

OPTIONS

#	Category	Option Description	Price
2	Lifting	ALHG-STD01 Standard Height Gripper	0.00 \$
3	Lifting	AGRA-0010 Heavy Duty Arm & Gripper, "32 to 95 US gal"	4,150.00 \$
4	Lifting	EAOA-STD01 Arm (or Mast) out alarm at 6 km/h - 4 mph	0.00 \$
5	Lifting	AGSS-0000 Spill shield on Gripper	500.00 \$



Seller

Labrie Environmental Group

175-B Rte Marie Victorin

Lévis, Québec

Canada

G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegrup.com

QUOTE FORM

Quote # / Rev. #	Reference #	Quoted Date
8979 / 2		2025-08-28
Price List / Currency	Last Revision Date	Quote Valid Until
2026-A / USD	2025-08-28	2025-11-11
Regional Sales Manager	Customer Service Rep.	Product Specialist
Craig Williams	Tracie Mauthe	Kevin Guimont
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

#	Category	Option Description	Price
6	Hopper Area	BCPH-0000 Crusher Panel (1)	4,930.00 \$
7	Hopper Area	QUSS-0000 Crusher Panel Full Width	0.00 \$
8	Hopper Area	HAPT-STD01 RAM Type Packer Panel	0.00 \$

#	Category	Option Description	Price
9	Consoles & Controls	AAAC-0050 Auxiliary Arm (or Mast) Controls Inside Cab on Curbside	1,280.00 \$
10	Consoles & Controls	AAJC-0010 Dual Arm (or Mast) joysticks NON-Moveable	1,910.00 \$
11	Consoles & Controls	APJC-0020 Crusher Panel Control on Joystick	370.00 \$
12	Consoles & Controls	ACJC-0020 Packer Control on Joystick	370.00 \$
13	Consoles & Controls	ATJC-STD01 Grabber Control on Joystick	0.00 \$

#	Category	Option Description	Price
14	Hydraulic	HPSO-0000 Automatic Pump shutoff at 50 km/h- 32 mph	390.00 \$
15	Hydraulic	HCON-STD01 JIC	0.00 \$
16	Hydraulic	CCPM-STD01 No Particular Specifications From Customer	0.00 \$
17	Hydraulic	CHFT-STD02 Hydraulic Tank Mounted on Chassis	0.00 \$
18	Hydraulic	EBCV-0010 Electric Over Hydraulic Body Main Valve	1,740.00 \$

#	Category	Option Description	Price
19	Accessories	BCOT-0002 Broom, Shovel and Hoe at standard Labrie location. Location may change depending on truck's configuration.	490.00 \$
20	Accessories	BFEX-0010 Fire Extinguisher 20 lbs (1) on Rubrail Curbside (Rear) Vertical	480.00 \$
21	Accessories	BESK-0000 Spill Kit on Rubrail Curbside (Center)	430.00 \$
22	Accessories	BBTS-STD01 Standard Tailgate Seal	0.00 \$

#	Category	Option Description	Price
23	Lighting	LLPA-0010 Add. Lights on Tg.: 2/3 Lightbar + Central Brake Light + Multifunctions Lights (4) (X Pattern)	1,350.00 \$
24	Lighting	LBLR-0025 Backup Lights on Rubrails Mid-Body - LED (2)	850.00 \$
25	Lighting	LBLT-0005 Backup Lights on Tailgate 2/3 Centered - LED (2)	850.00 \$
26	Lighting	LWLK-0025 Work Light Package - LED (2)	850.00 \$
27	Lighting	WL01-0000 Hopper Streetside (1)	0.00 \$
28	Lighting	WL03-0000 Curbside Post (3)	0.00 \$
29	Lighting	LAFF-0060 Alternating Strobing Lights 4" Amber on Front of Body - LED (2)	1,010.00 \$
30	Lighting	LSLA-0020 Strobe Light Beacon Style on Tg. over Upper S/T/T Lights (If Appl.) Centered - Whelen L10HAP (1)	660.00 \$



Seller

Labrie Environmental Group

175-B Rte Marie Victorin

Lévis, Québec

Canada

G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegrup.com

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Regional Sales Manager	Customer Service Rep.	Product Specialist
Craig Williams	Tracie Mauthe	Kevin Guimont
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

#	Category	Option Description	Price
31	Electronic	CCCC-0104 4X Envirolink Camera(s) - 4X Standard Position(s) With Heater/Without Shutter	5,050.00 \$
32	Electronic	CL01-0000 Tailgate Center 2/3 (1) - Pointing Back	0.00 \$
33	Electronic	CL04-0000 Hopper Streetside (4) - Pointing Curbside	0.00 \$
34	Electronic	CL05-0000 Post Curbside (5) - Pointing Curbside	0.00 \$
35	Electronic	CL15-0000 Mirror Streetside (15) - Pointing Back	0.00 \$
36	Electronic	CCCM-INC11 EnviroLink 7" Color Monitor (Included in Camera System Base Price) (4 Channels)	0.00 \$
37	Electronic	CCML-INC01 On Ceiling, Centered, Near the Windshield (If Possible)	0.00 \$
38	Electronic	CCMM-STD01 Monitor Mounting Brackets for Labrie Standard Installation	0.00 \$
39	Electronic	AGCD-0000 Cart/Container Counting Device on Arm.s (or Mast)	370.00 \$
40	Electronic	MSPP-STD01 Multiplex Password Protection	0.00 \$

#	Category	Option Description	Price
41	Electrical	ESYV-STD01 12V Body Electrical System	0.00 \$

#	Category	Option Description	Price
42	Structure, Liners & Materials	BSFL-0010 Body floor liner 48" x 4mm (0.160") - Hardox 450	1,150.00 \$
43	Structure, Liners & Materials	BSWL-0035 Body Side Wall liners 24" x 1/8" - Hardox 450	470.00 \$
44	Structure, Liners & Materials	BHWS-0000 Hopper Floor Liner 1/4" - Hardox 450	1,380.00 \$

#	Category	Option Description	Price
45	Unit Appearance	PCBP-STD01 Urethane Body Paint	0.00 \$
46	Unit Appearance	UAPP-STD01 One (1) Coat of Urethane Primer	0.00 \$
47	Unit Appearance	PCCP-STD01 Paint Chassis Components same Color as Chassis	0.00 \$
48	Unit Appearance	PSSS-0010 CAUTION VEHICLE STOPS [...] FREQUENTLY, 74-1/2" x 23-1/2" (Black on Yellow)	350.00 \$
49	Unit Appearance	BASA-STD01 Rubber Mud Guards - Rear of Rear Axle	0.00 \$
50	Unit Appearance	BASN-STD01 Mud Guards with Labrie Logo	0.00 \$
51	Unit Appearance	BODL-STD01 Informative Decals English	0.00 \$

#	Category	Option Description	Price
52	Chassis	CFTD-STD01 Diesel Tank from Company or CNG/Electric	0.00 \$

SUBTOTAL OPTIONS : 31,380.00\$

NON-STANDARD OPTIONS

SUBTOTAL NON-STANDARD OPTIONS : 0.00\$

COMMENTS

End-User: City of Colombia
To sell order: 2000_107286 (Pronto)



Seller

Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegrup.com

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Regional Sales Manager	Customer Service Rep.	Product Specialist
Craig Williams	Tracie Mauthe	Kevin Guilmont
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

Expected Delivery Date :	Subtotal Base Price and Options :	201,460.00 \$
	Discount (2.00%) :	4,029.20 \$
	Subtotal Base Price and Options (Net) :	197,430.80 \$
Chassis Terms (if applicable) : Net on delivery for release of MSO. Weight Distribution: Quotes and pricing are subject to changes according to WD analysis which can alter specs. Upon receipt of PO and chassis specs, WD will be conducted and a confirmation of acceptance will be issued. Taxes : Not Included. Disclaimer : It is the quoting distributor's responsibility to verify the accuracy of this quote versus the specifications for the body and chassis. Labrie Environmental Group will not be responsible for any price differential between this quotation and what is required by the provided specifications. Interest fees on past due account of 1.5% per month (18% annual). Price list subject to change at all time due to the steel price index. Labrie Environmental Group (LEG) does not accept floorplan charges, back charges, liquidated damages or third-party claims for any reason or cause, whether expressed or implied by specifications or other form of communication, including purchase order terms and conditions unless approved in writing by CEO or CFO at time of quotation. Labrie Environmental Group (LEG) and/or seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic.	Body Miscellaneous Charge #1 :	0.00 \$
	Body Miscellaneous Charge #2 :	0.00 \$
	Body Miscellaneous Charge #3 :	0.00 \$
	Sourcewell Fee :	0.00 \$
	Material Surcharge :	0.00 \$
	Extended Warranty :	0.00 \$
	Extended Warranty Other :	0.00 \$
	Additional Trade Discount :	0.00 \$
	Inter Factory Transport :	0.00 \$
	Subtotal Body (Net) :	197,430.80 \$
	Chassis Price :	225,584.80 \$
	Subtotal Unit (Net) :	423,015.60 \$
	FET (12%) :	0.00 \$
	Change Fee #1 :	0.00 \$
	Change Fee #2 :	0.00 \$
	EV Fee :	0.00 \$
	Miscellaneous Charge #1 :	0.00 \$
	Miscellaneous Charge #2 :	0.00 \$
	Miscellaneous Charge #3 :	0.00 \$
	Freight Charges :	2,184.00 \$
	Total Unit (Net) :	425,199.60 \$
	Number of Units :	1
	Grand Total :	425,199.60 \$
	Currency :	USD

Labrie Representative :

Customer : Environmental Products Group Inc. - Florida

Attested By:

Thad H. Jablonski, City Recorder

Approved as to Legal Form:

Jake Hubbell, City Attorney



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
Division of Solid Waste Management
Davy Crockett Tower, 7th Floor
500 James Robertson Parkway
Nashville, Tennessee 37243

September 18, 2025

The Honorable Charles Molder
City of Columbia, Mayor
700 North Garden Street
Columbia, TN 38401

RE: Waste Reduction Grant – Procurement Change Request Approval
Contract# 87628
Application ID# 2025-12630

Dear Mayor Molder,

The Tennessee Department of Environment and Conservation (TDEC), Division of Solid Waste Management (DSWM), Materials Management Program (MMP), Grants Administration is in receipt of the Waste Reduction Procurement Change Request letter sent by City of Columbia on September 5, 2025, and have completed the review.

After reviewing the request, City of Columbia will no longer purchase the initially approved *One (1) Labrie ASL on Autocar Chassis Recycling Truck* and is instead approved in the purchase of *One (1) Labrie ASL on Battle Motors Chassis Recycling Truck* in the amount of \$425,199.60 from *Environmental Products Group Inc.* through *Sourcewell Contract# 110223-LEG*. Please be advised that the State will pay 70% of costs for these items up to the grant maximum shown in the Executed Grant Contract in the “Attachment 1”, Page 1 and 2.

Please Note: The Grant Cycle Activities shall be completed in the Grants Management System (GMS) online. All equipment and materials shall be purchased within **four (4) weeks** of receiving approval letter per Section A.8. Planning. of the Executed Grant Contract; and per Section A.9. Installation. of the Executed Grant Contract, all equipment and materials identified on the Executed Grant Contract, shall be purchased and installed at the location(s) identified on the Grant Application no later than **March 15, 2026**.

After the delivery, installation, and services are completed and the Supplier has been paid, please complete a “Request Inspection” Activity in GMS referenced in Section A.10. Final Inspection. of the Executed Grant Contract # 87628. **A Final Inspection of equipment by Technical Staff must be completed and approved prior to operation.**

After TDEC, DSWM, MMP, Grants Administration completes and approves the inspection, all documentation for reimbursement should be submitted using the GMS "Request for Grant Reimbursement" Activity.

Supporting documentation includes the following:

1. Invoices for Expenses
2. Documentation for Grantee Staff Workforce
 - Only necessary if In-Kind Line Item Identified in Approved Contract
3. Proof of Payment to Supplier for Each Line Item
 - Check Register
 - Copy of Check Issued
 - Cancelled Check
 - Credit Card
4. Proof of Payment for In-Kind Labor – If Applicable
 - Signed Timesheets
 - Signed List of Employees
 - Hours Worked

If there are any questions, please contact Will Nolan by email at Will.Nolan@tn.gov or by phone at 615-946-5401.

Sincerely,


[Robin Chance \(Sep 18, 2025 08:23:35 CDT\)](#)

Robin Chance
Grants Program Manager

cc: Tara Thompson, Sanitation Specialist, City of Columbia
Misti Baker, SW Coordinator, SCTDD
Lisa A. Hughey, Director, DSWM
Amber Greene, Program Administrator 1, DSWM
Cory Lingerfelt, Grants Analyst, DSWM



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kristie Basile, Senior Administrative Assistant, kbasile@columbiatn.gov, 931-560-1010

AGENDA ITEM TITLE: 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

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.

CONTRACT CHANGE ORDER

Order No. One

Date: September 19, 2025

State: Tennessee

Contract for: Sewer System Improvements, Bear Creek Sewage Pumping Station Replacement, Wauford Project No. 2198, Funded by ARPA Grant No. 8437-WW-COStru-1.

County: Maury

Owner: City of Columbia, Tennessee, 700 North Garden Street, Columbia, Tennessee 38401

To: Cumberland Valley Constructors, Inc., 2518 Plum Street, Nashville, Tennessee 37207.

(Contractor)

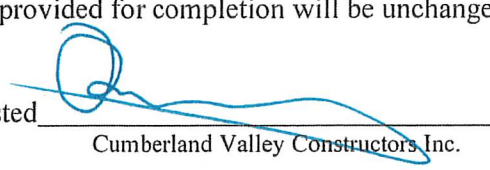
You are hereby requested to comply with the following changes from the Construction Drawings and Detailed Specifications:

Description of Changes	DECREASE In Contract Price	INCREASE In Contract Price
- Modifications to 250 HP ABB VFD and Installation of Primex Backplane and VPAC Controller System.		\$27,637.81
TOTALS		\$27,637.81
NET CHANGE IN CONTRACT PRICE		\$27,637.81

JUSTIFICATION: Addition in Scope of Work

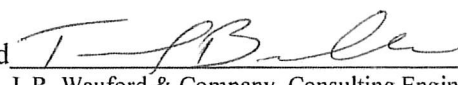
The amount of the Contract will be Increased by the Sum of Twenty-Seven Thousand Six Hundred Thirty-Seven and 81/100 Dollars (27,637.81). The Contract Total including this and previous change orders will be Five Million Three Hundred Thousand Four Hundred Thirty-Seven and 81/100 Dollars (\$5,300,437.81). The Contract period provided for completion will be unchanged.

Requested


Cumberland Valley Constructors, Inc.

9/22/2025
(Date)

Recommended


J. R. Wauford & Company, Consulting Engineers, Inc.

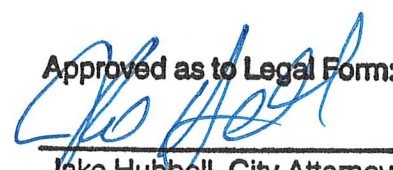
9/22/25
(Date)

Accepted

City of Columbia, Tennessee

(Date)

Approved as to Legal Form:


Jake Hubbell, City Attorney



Date: 8/25/25

Project: Bear Creek Sewage Pumping Station Replaceme

Owner: City of Columbia, Tennessee

Engineer: J. R. Wauford

Description of Work: Revisions to 250 HP ABB VRF's to include: - ABB to install 2ea. KSB PumpSafe relays in each VFD enclosure, - Integrate into H-O-A to prevent drive f
operating in either hand or auto in the event of a pump fault, - See attached for additional scope and information.

Primex Back plane and VPAC Controller Syste.

See attached for additional scope and information.

Labor Costs

Description	RG Hours	RG Rate	Subtotal	OT Hours	OT Rate	Subtotal	Subsistence	Burden	Subtotal
Project Manager	2.0	\$70.00	\$140.00	0.0	\$105.00	\$0.00	\$0.00	\$65.80	\$205.80
Superintendent	0.0	\$75.00	\$0.00	0.0	\$112.50	\$0.00	\$0.00	\$0.00	\$0.00
Project Engineer	0.0	\$58.00	\$0.00	0.0	\$87.00	\$0.00	\$0.00	\$0.00	\$0.00
Foreman	0.0	\$53.00	\$0.00	0.0	\$79.50	\$0.00	\$0.00	\$0.00	\$0.00
Carpenter	0.0	\$31.00	\$0.00	0.0	\$46.50	\$0.00	\$0.00	\$0.00	\$0.00
Carpenter Apprentice	0.0	\$28.00	\$0.00	0.0	\$42.00	\$0.00	\$0.00	\$0.00	\$0.00
Operator	0.0	\$31.00	\$0.00	0.0	\$46.50	\$0.00	\$0.00	\$0.00	\$0.00
Crane Operator	0.0	\$42.00	\$0.00	0.0	\$63.00	\$0.00	\$0.00	\$0.00	\$0.00
Laborer - Skilled	0.0	\$25.00	\$0.00	0.0	\$37.50	\$0.00	\$0.00	\$0.00	\$0.00
Pipefitter	0.0	\$25.00	\$0.00	0.0	\$37.50	\$0.00	\$0.00	\$0.00	\$0.00
Laborer - Non Skilled	0.0	\$24.00	\$0.00	0.0	\$36.00	\$0.00	\$0.00	\$0.00	\$0.00
Labor Cost Subtotal									\$205.80

Equipment Costs

Description	Hours	Rate/Hour	Total
Cat 345 / PC400	0.0	\$254.33	\$0.00
Cat 330 / PC300	0.0	\$204.59	\$0.00
Cat 320 / PC200	0.0	\$109.95	\$0.00
Cat 314 / PC138	0.0	\$79.37	\$0.00
Cat 308 / PC88	0.0	\$60.51	\$0.00
Cat 305.5 / PC45	0.0	\$36.11	\$0.00
Mini / Midi Hammer	0.0	\$33.91	\$0.00
Hammer 1500#	0.0	\$153.64	\$0.00
Variable Reach Forklift	0.0	\$42.60	\$0.00
Volvo 90 Loader	0.0	\$79.10	\$0.00
Volvo 70 Loader	0.0	\$74.54	\$0.00
D8 Dozer	0.0	\$244.29	\$0.00
D6 Dozer	0.0	\$134.71	\$0.00
D3 Dozer	0.0	\$65.40	\$0.00
Tri-Axle Dump truck	0.0	\$104.00	\$0.00
Volvo AC 25 truck	0.0	\$126.24	\$0.00
Pickup Truck	0.0	\$24.35	\$0.00
Scissor Lift	0.0	\$36.93	\$0.00
Skid Steer Loader	0.0	\$50.13	\$0.00
Boom Man Lift	0.0	\$56.01	\$0.00
Cat 420D Backhoe	0.0	\$52.93	\$0.00
Street Plate	0.0	\$3.01	\$0.00
185 CFM compressor	0.0	\$16.65	\$0.00
Boom Truck	0.0	\$102.86	\$0.00
30-50 Ton RT Crane	0.0	\$212.36	\$0.00
100 T Crawler Crane	0.0	\$251.75	\$0.00
3" Submersible Pump	0.0	\$14.74	\$0.00
6" Hydraulic Pump	0.0	\$34.77	\$0.00
Street Sweeper	0.0	\$17.72	\$0.00
Equipment Cost Subtotal			\$0.00

Material and Subcontractor Costs

Description		Amount
250 HP ABB VFD MODIFICATIONS - W&W		\$11,142.00
PRIMEX BACKPLANE & VPAC CONTROLLER SYSTEM - SF		\$13,508.14
Material and Subcontractor Cost Subtotal		\$24,650.14

Miscellaneous Costs

Description	% of Labor	Subtotal
small tools and supplies	10.0%	\$20.58
Miscellaneous Cost Subtotal		\$20.58

Extra Work Cost Summary

Labor Costs Subtotal	\$205.80
Equipment Costs Subtotal	\$0.00
Materials and Subcontractors Costs Subtotal	\$24,650.14
Miscellaneous Costs Subtotal	\$20.58
Overhead and Profit(10%)	\$2,487.65
Sub Total	\$27,364.17
Bond(1%)	\$273.64
Total	\$27,637.81

Contract Duration Extension

Extension in Contract time (days)	0
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MAIN OFFICE
2335 SHADY LANE
CLEVELAND, TN 37312
(423) 479-2084 p
(423) 472-0551 f

June 19, 2025

TO: Cumberland Valley Constructors ATTN: Adrian Heavrin FAX:
RE: Columbia, TN – Bear Creek
SPS – VFD Changes
FROM: Carey Davis CC: Cooper Hill

We are pleased to offer the following material and equipment for the above referenced project.

- Three (3)** Revisions to 250 HP ABB VFD's to include:
- ABB to install 2ea. KSB PumpSafe relays in each VFD enclosure
 - Integrate into H-O-A to prevent drive from operating in either hand or auto in the event of a pump fault
 - Provide individual discrete fault signals for each pump fault to terminal strip to be interconnected to the external pump control panel. Signals to include:
 - Motor moisture fault
 - Seal leakage fault
 - Motor over temperature fault
 - Lower bearing temperature fault
 - Include local pilot light on main door indicating a pump fault (common to any of the 4 pump faults)
 - Revise submittal schematics

ADDER EACH VFD = \$3,714.00 X 3 = \$11,142.00 TOTAL ADDER

No revisions will be made until official approval/acceptance of adder is received.

-INTEGRATED FLUID SYSTEMS SINCE 1973-
www.waterandwaste.com

August 11, 2025

Adrian Heavrin
Cumberland Valley Constructors
2518 Plum St
Nashville, TN 37207

RE: Primex VPAC Panel Change

Adrian:

Southern Flow is pleased to provide a change order request for the following:

Quantity	Description
1	Primex Backplane and VPAC Controller System - Primex to furnish new subpanel inclusive of VPAC Controller and all required I/O - Southern Flow to furnish RTU enclosure - Southern Flow will install Primex subpanel in RTU enclosure and deliver a complete RTU panel assembly to GC
-	Deductions - Material - Subpanel - Horner Pump Controller - Other associated panel equipment - Labor - Panel Design & Engineering - Panel Fabrication - Controller Programming

Net Adder:	\$13,508.14
Sales Tax (--%):	\$0.00
Total Price:	\$13,508.14

Sincerely,



Justin Harrell
Controls Engineer

Additional Engineering:

Includes changes to documentation, start-up, and commissioning, etc...

Note:

The price reflected in this quote is inclusive of the original price of the change order and deductions from scope doubling.

Travel time is intentionally excluded as it is planned for these modifications to take place during the normal build time and scheduled start-up time. Should Southern Flow incur additional travel expenses to facilitate the change order it will be billed to the customer at \$0.69/mile plus lodging expenses. This change order request is not inclusive of any required electrical conduit or termination of wires.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kristie Basile, Senior Administrative Assistant, kbasile@columbiatn.gov, 931-560-1010

AGENDA ITEM TITLE: 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

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, Polymer Bid Trial, Bid Tab - Cationic Polymer Flocculants

Polymer Bid Trial Overview 8/12/2025

General Information: The City of Columbia TN Wastewater Department posted the bid for the new dewater portable press. Below are the listed prices that the bidders submitted for their product. The City elected to product test the lowest three bidders to see if a product qualifies. Below are the results:

ITB Cationic Polymer Flocculants
Solicitation # 412-0625-15
Bid Opening 6/30/2025; 2:30 PM

Vendor	Manufacturer	Brand	12 Mo Fixed Pricing
UnivarSolutions			NO BID
Tidewater Products P O Box 23181 Toledo , OH 43623	Tidewater Products	TWC-2781	\$2.10 / lb
CedarChem LLC 105 Plantation Ave Cedartown, GA 30152	SOLENIS LLC	CEDARFLOC 1251	\$1.70/ lb
Industrial Chemicals Inc 2042 Montreat Dr Birmingham, AL 35216	SNF Polydyne	IC-4690	\$1.48 / lb
Brenntag Mid-South Inc 250 Central FL Parkway Orlando, FL 32824	SNF	Brennfloc CP9821	\$1.79 / lb
Polydyne Inc 1 Chemical Plant Road Riceboro, GA 31323	Polydyne Inc	CLARIFLOC CE-2729	\$1.30 / lb
Hawkins Inc 821 William D Jones Blvd Fayettevill, TN 37334	Hawkins Inc	Aqua Hawk EK146	\$18.14 / gallon
Hawkins Inc 821 William D Jones Blvd Fayettevill, TN 37334	Hawkins Inc	Aqua Hawk EK475	\$17.59 / gallon
Hawkins Inc 821 William D Jones Blvd Fayettevill, TN 37334	Hawkins Inc	Aqua Hawk EK606	\$18.36 / gallon

Polydyne Tested first on the demo here are test results:

Sample 1: Pressure Section Speed – 2

Gravity Section – 2.75

Feed Box – 6

Sludge Pump – 10

Poly Dosage **2.75**

Sludge/ Poly Mixer all the way down for mixing.

16.880% Dryness

Sample 2: Pressure Section Speed – 2

Gravity Section -2.75

Feed Box -6

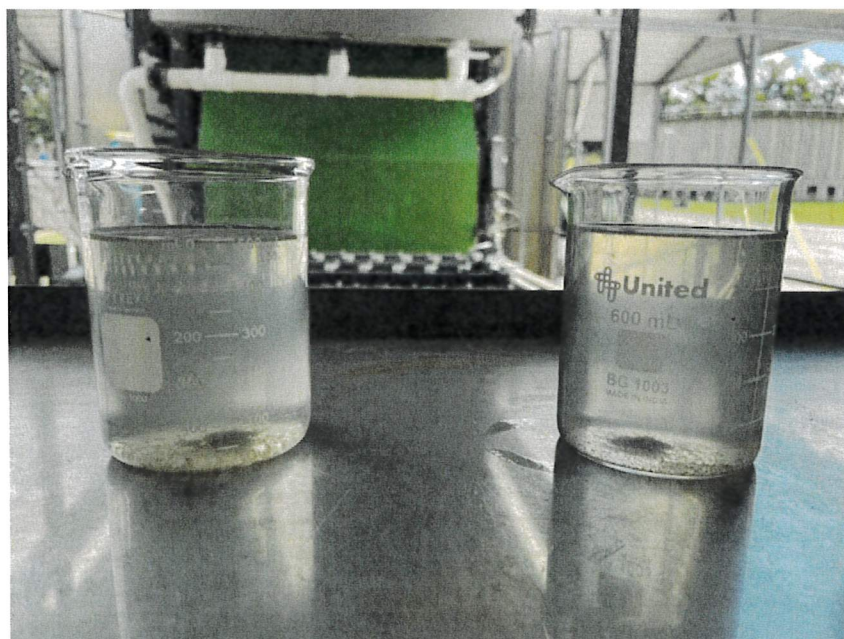
Sludge Pump – 10

Poly Dosage **3**

Water into poly – 7.5

Sludge/ Poly Mixer all the way down for mixing.

16.5561 Dryness



Filtrate: Small solids settled to bottom middle and clear liquid slightly cloudy.

Industrial Chemical - test results:

Sample 1: Pressure Section Speed – .5

Gravity Section – 0

Feed Box – 10

Sludge Pump – 10

Poly Dosage **3.5**

Water Dosage - 12

Sludge/ Poly Mixer all the way down for mixing.

18.4406% Dryness

Sample 2: Pressure Section Speed – 2

Gravity Section -2.75

Feed Box -6

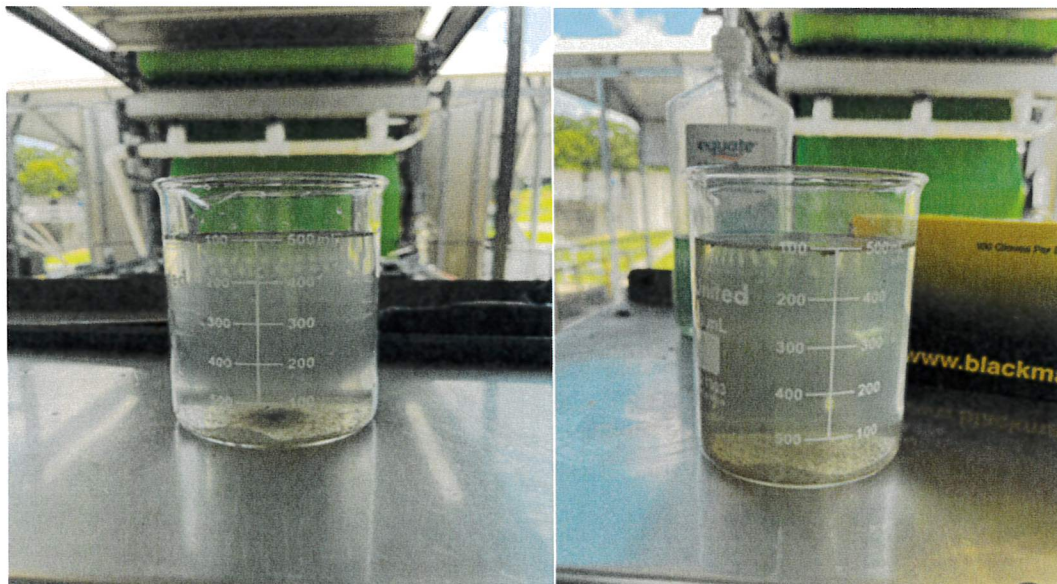
Sludge Pump – 10

Poly Dosage **3**

Water into poly – 7.5

Sludge/ Poly Mixer all the way down for mixing.

18.9846 Dryness



Filtrate: First Sample Middle Floc. Second sample Light settle floc/ Cloudy water. Foam residual.

Solenis- Test Results

Sample 1: Pressure Section Speed – 1

Gravity Section – 1.25

Feed Box – 5

Sludge Pump – 10

Poly Dosage - **2.5**

Water Dosage - 7

17.956% Dryness

Sample 2: Pressure Section Speed – 1.5

Gravity Section -1.25

Feed Box -3.75

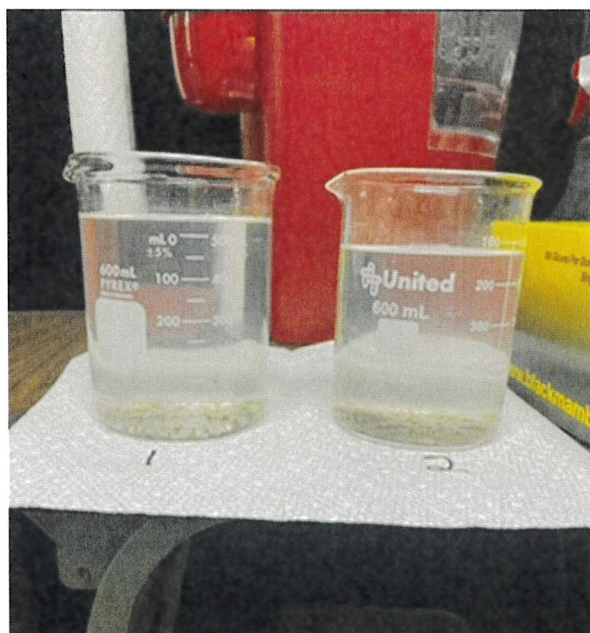
Sludge Pump – 10

Poly Dosage **3**

Water into poly – 6

Sludge/ Poly Mixer all the way down for mixing.

17.936 Dryness



Filtrate: Both samples had light floc at bottom. Clear water noted.

Conclusion: Polydyne was ruled out for low % solids, polymer residual foam noted and poor filtration. Columbia was left to look at the other 2 vendors.

Polymer Bid Evaluation – Recommendation: Solenis

Vendors Tested:

- **Industrial Chemical**
- **Solenis**

Equipment & Process:

- Belt press operation: 20 hours/day, 5 days/week (100 hrs/week)
- 3 landfill loads/day, ~14–15 wet tons/load, \$55/ton disposal fee

Trial Summary (Averaged Results)

Parameter	Industrial Chemical	Solenis
% Cake Solids	18.7126%	17.946%
Polymer Usage (gph)	3.25	2.75
Polymer Cost/lb	\$1.48	\$1.70
Filtrate Quality	More floc in filtrate	Less floc

Cost Impact Analysis

Polymer Usage:

- Industrial: \$4,089.50/week
- Solenis: \$3,973.75/week
- Difference: Industrial is \$116/week (\$6,019/year) more expensive in polymer.

Hauling Cost Impact:

- Industrial's dryness advantage (0.7666 pts) saves ≈ 1.668 wet tons/week of water weight.
- Hauling savings $\approx \$91.74/\text{week}$ ($\approx \$4,770/\text{year}$).

Net Annual Cost Difference:

- Industrial is $\approx \$1,249/\text{year}$ more expensive overall when polymer and hauling are both considered.

Operational Considerations

- Filtrate Quality: Solenis produced less floc carryover in filtrate. This reduces recycle load on the plant, improves effluent quality, and minimizes solids return.
- Plant Housekeeping: Cleaner filtrate means less solids build-up around the press and filtrate system, lowering maintenance labor and potential odor issues.
- Process Stability: Lower polymer feed rates with Solenis reduce chemical inventory turnover and dosing system strain.
- Environmental Compliance: Reduced solids in filtrate helps ensure consistent permit compliance.

Signed: _____

Charles (Chaz) Molder, Mayor
City of Columbia, TN

Date: _____

Attested By:

Thad H. Jablonski, City Recorder

Approved as to Legal Form:

Jake Hubbell, City Attorney



ITB Cationic Polymer Flocculants
 Solicitation # 412-0625-15
 Bid Opening 6/30/2025; 2:30 PM

Vendor	Manufacturer	Brand	12 Mo Fixed Pricing
UnivarSolutions			NO BID
Tidewater Products P O Box 23181 Toledo , OH 43623	Tidewater Products	TWC-2781	\$2.10 / lb
CedarChem LLC 105 Plantation Ave Cedartown, GA 30152	SOLENIS LLC	CEDARFLOC 1251	\$1.70/ lb
Industrial Chemicals Inc 2042 Montreat Dr Birmingham, AL 35216	SNF Polydyne	IC-4690	\$1.48 / lb
Brenntag Mid-South Inc 250 Central FL Parkway Orlando, FL 32824	SNF	Brennfloc CP9821	\$1.79 / lb
Polydyne Inc 1 Chemical Plant Road Riceboro, GA 31323	Polydyne Inc	CLARIFLOC CE-2729	\$1.30 / lb
Hawkins Inc 821 William D Jones Blvd Fayettevill, TN 37334	Hawkins Inc	Aqua Hawk EK146	\$18.14 / gallon
Hawkins Inc 821 William D Jones Blvd Fayettevill, TN 37334	Hawkins Inc	Aqua Hawk EK475	\$17.59 / gallon
Hawkins Inc 821 William D Jones Blvd Fayettevill, TN 37334	Hawkins Inc	Aqua Hawk EK606	\$18.36 / gallon



This is a tabulation of all bids received.

Sommar Jaynes

Purchasing Agent



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kristie Basile, Senior Administrative Assistant, kbasile@columbiatn.gov, 931-560-1010

AGENDA ITEM TITLE: 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

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.

SEWER SYSTEM IMPROVEMENT AGREEMENT

This Agreement (the "**Agreement**") is entered into this ____ day of _____, by and between SDH Nashville, LLC, and its successors and assigns (hereafter the "**Developer**"), with address of 206 Gothic Ct, Suite 301, Franklin, TN 37067 Attn: Zac Doty, and the City of Columbia, Tennessee, a body politic of the State of Tennessee (hereafter the "**City**").

RECITALS:

A. Developer is or will be, prior to the commencement of the Work (as hereinafter defined), the owner of a tract of land located within the corporate boundaries of the City, being more particularly described on Exhibit A-1 attached hereto and incorporated by reference herein (the "**Property**").

B. The City had concerns about whether it had the sewer capacity to serve the Property. To accommodate the flow from the Property and to provide sewer service to the Property, the City determined that the Developer would have to install a pump station. The City has now determined that certain infrastructure improvements to the existing system and to the existing Royal Oaks pump station will allow the system to accommodate the flow from the Property and will improve the overall capacity of the sewer system and alleviate the requirement for the developer to install an additional pump station.

C. It is in the best interest of the City of Columbia sewer rate payer to improve the existing sewer system infrastructure. The improvements will not only accommodate the flow from the Property but will improve the overall capacity of the system and avoid future long term maintenance on an additional pump station. The improvements are shown on Exhibit B attached hereto and incorporated herein by reference (the "**Sewer System Improvements**"). The Sewer System Improvements will best serve all properties in the general area of the Property.

D. Developer intends to contribute to the Sewer System Improvements related to the project to allow for the use of the Property and other real property in the vicinity of the Property to benefit from the sewer system. Developer's contribution is proportionate to the size and scope of Developer's project and what is necessary to accommodate the flow from the Property.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing, and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. The City agrees to commence, diligently pursue, and complete all actions necessary to complete the Sewer System Improvements in accordance with the timeline necessary to accommodate the flow from the Property on or before 10/1/2026.

2. The City's Engineer has provided an opinion of probable cost for the construction of the Sewer System Improvements and the Developer has agreed to contribute an amount proportionate to the improvements necessary to accommodate the anticipated flow from the Property. The agreed upon amount of Developer's contribution is **Four Hundred Fifteen Thousand Dollars (\$415,000.00)**. The amount of Developer's contribution shall not increase in the event the City's actual costs for the construction of the Sewer System Improvements exceed the costs set forth in the opinion of probable cost provided by the City's Engineer.

3. The City agrees to allow the Developer to connect to the existing gravity sewer for the conveyance of flows to the existing Royal Oaks pump station.

4. Upon written notice from the City that it has executed a construction contract for the Sewer System Improvements, the Developer shall provide these funds to the City. The funds shall only be used by the City towards the costs incurred in undertaking the Sewer System Improvements.

5. The City guarantees the Developer that gravity sewer service and capacity to serve no less than 103 single family unit equivalents (SFU's) on the Property will be available and provided to the Property on or before 10/01/2026.

6. Developer may not assign any portion of its rights herein, at its sole option and discretion, and must have written approval of the City of Columbia; provided, however, Developer may, without the City's consent, assign this Agreement to any entity owned, controlling, controlled by, under common control with or otherwise affiliated with Developer or to a "landbanker" pursuant to a transaction in which the "landbanker" holds the Property as security or pursuant to an option agreement or purchase agreement or similar arrangement whereby Developer has the right to acquire the Property from such "landbanker."

7. This Agreement shall be governed by the laws of the State of Tennessee. In the event of a dispute, the parties hereby stipulate that the Tennessee state courts located in Maury County, Tennessee are good, proper and convenient venue and the sole tribunal in which disputes may be resolved.

8. This Agreement shall inure to the benefit of each party hereto, their heirs, successors and assigns.

9. The waiver by any party hereto of any breach of any of the provisions of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.

10. The parties hereby stipulate that this Agreement is the result of negotiations between the parties and shall be construed as having been drafted by both parties. This Agreement shall not be construed in favor or against any party on the grounds of having been drafted by said party.

11. The person executing this Agreement for and on behalf of the parties hereto covenants that he/she has the full power to execute this Agreement for and on behalf of such party, and said execution is recognized as the act and deed of the executing party, and the party shall be fully bound thereby.

12. This agreement together with the attached exhibits represents the entire agreement of the parties, and all oral discussions and any prior agreements between the parties are merged herein and are superseded by this Agreement.

13. No provision of this Agreement shall be amended or waived except by a statement in writing sign by the party against which enforcement of the amendment or waiver is sought.

14. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, all of which together constitute the same instrument. A faxed signature shall have the same effect as an original.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written hereinabove.

DEVELOPER

_____ ,

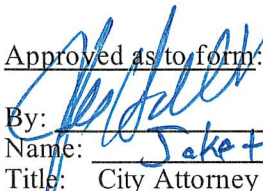
By: _____
Name: _____
Title: _____

CITY

_____, Tennessee

By: _____
Name: _____
Title: _____

Approved as to form:

By: 
Name: Jake Hubbell
Title: City Attorney

By: _____
Name: _____
Title: Mayor

APPROVED AND RECOMMENDED:

By: _____
Name: _____
Title: Wastewater Director

Attested By:

Thad H. Jablonski, City Recorder

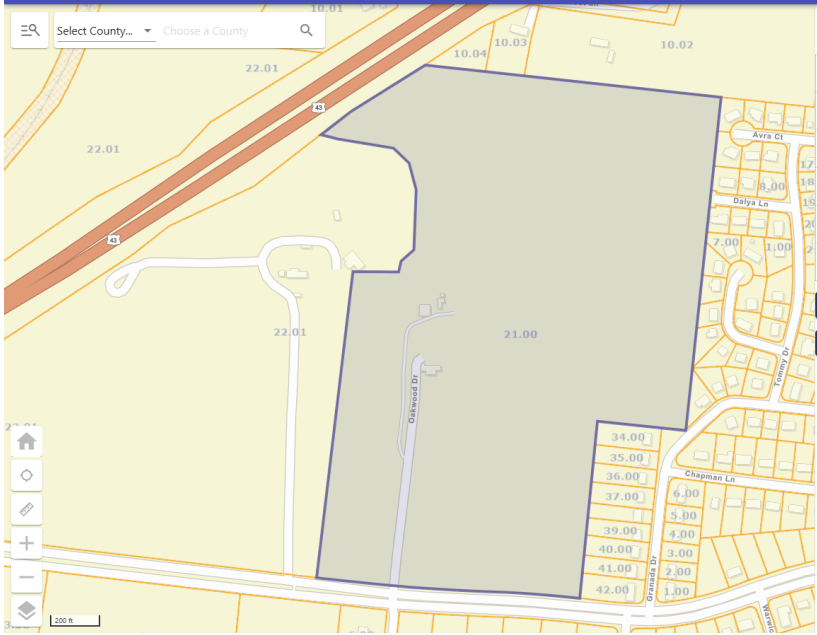
EXHIBIT A-1

THE PROPERTY

TN Property Viewer

WHAT'S NEW? HELP FAQ

Select County... Choose a County



Property Detail

County	MAURY
Owner	MUSGROVE MICHAEL DAVID
Property Address	OAKWOOD DR 200
Parcel ID	089 021.00
Deeded Acreage	0
Calculated Acreage	58

PROPERTY ASSESSMENT DATA

CLICK HERE IF YOU HAVE A CONCERN ABOUT THIS PROPERTY

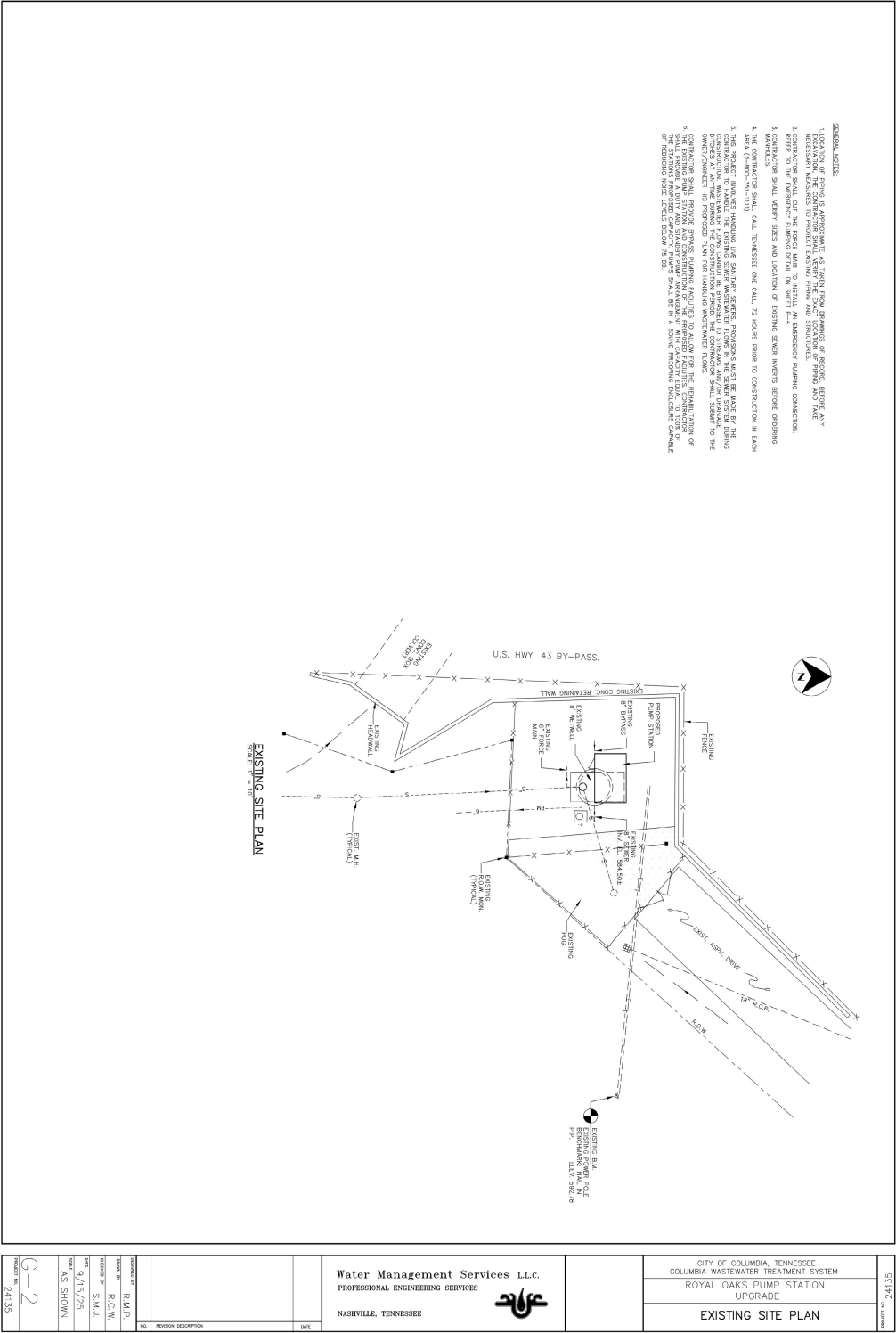
Parcel Highlight

PRINT

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EXHIBIT B

SEWER IMPROVEMENTS



Archived: Tuesday, September 30, 2025 8:37:39 AM
From: [Tony Massey](#)
Sent: Tue, 30 Sep 2025 13:29:30 +0000Authentication
To: [Jennifer Jeter](#)
Cc: [Paul Keltner](#)
Subject: FW: [External - USE CAUTION] De Annexation Forms
Sensitivity: Normal

Please attach to the administration agenda item.
TM

From: Paul Keltner <PKeltner@Columbiatn.gov>
Sent: Tuesday, September 30, 2025 8:04 AM
To: Tony Massey <TMassey@Columbiatn.gov>; Brian McKelvy <BMcKelvy@Columbiatn.gov>
Subject: FW: [External - USE CAUTION] De Annexation Forms

From: Justin Batt <justinbatt@gmail.com>
Sent: Wednesday, September 17, 2025 1:10 PM
To: Paul Keltner <PKeltner@Columbiatn.gov>; Brian McKelvy <BMcKelvy@Columbiatn.gov>
Subject: Re: [External - USE CAUTION] De Annexation Forms

Paul,

I spoke with Brian McKelvy last night and he agreed to sponsor our request for de-annexation and add it to the council agenda. Apparently, the October agenda is already full, so this will be added to the November agenda. This is frustrating as we could have been included in the October agenda had we known what the process was. Brian requested that I put our request in writing, which you can find below for reference.

We have done our part to move this forward and have immediately met every request from the city. We have every intent to move forward with the application process and request that the meeting today be the first step.

September 17, 2025

City of Columbia
Mayor and City Council
700 North Garden Street
Columbia, TN 38401

Re: Request for De-Annexation of Properties on Darks Mill Road

Dear Mayor, City of Columbia Administrators and Members of the City Council,

We, the undersigned property ownersâ€”**the Batt family, the Dransfield family, and the Crouch family**â€”are writing to respectfully request de-annexation of our properties located on Darks Mill Road.

Our properties were annexed into the City of Columbia in 1989 as part of a Planned Unit Development (PUD). However, the proposed PUD was never fulfilled. For over three decades, we have continued to pay city property

taxes yet have not received any city services in return. The lack of services combined with the absence of the intended PUD has created a long-standing inequity for our families.

We believe that de-annexation is a fair and appropriate resolution under these circumstances. Councilman **Brian McKelvy** has reviewed our request and agreed to support it by placing it on the **November Council Agenda**.

We respectfully ask for your favorable consideration of this matter and for the City Council to approve our request for de-annexation.

Thank you for your attention and service to the citizens of Columbia.

Sincerely,

Justin Batt

Signed on behalf of the Batt's, Dransfield's and Crouch's

Best,

Justin

On Wed, Sep 17, 2025 at 8:12â€AM Paul Keltner <PKeltner@columbiatn.gov> wrote:

Since this is not an official pre-application meeting, I will start the refund process, but you are more than welcome to stop by today.

From: Justin Batt <justinbatt@gmail.com>

Sent: Tuesday, September 16, 2025 5:45 PM

To: Paul Keltner <PKeltner@Columbiatn.gov>; Brian McKelvy <BMcKelvy@Columbiatn.gov>

Subject: Re: [External - USE CAUTION] De Annexation Forms

Paul,

Thanks for all of the due diligence and it is confusing! I've been working with Brian McKelvy on this and I'm confident he would be willing to bring it to council. (Brian I cc'd you, please share if you feel differently) Chaz is also well aware of the situation and would likely second the motion. If it's ok with you, I would still like to hold the meeting since it's scheduled and I paid \$225 to start the process. I have Kevin Dransfield and Ken Crouch coming as well and it would be helpful to make sure we have all of the information needed to move forward.

Best,

Justin

On Tue, Sep 16, 2025 at 5:36â€PM Paul Keltner <PKeltner@columbiatn.gov> wrote:

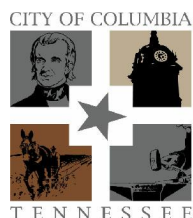
That is correct, to my knowledge, Columbia has never de-annexed a property. Mr. Burchell started a general process, but never submitted, so the request did not get legal review.

Because of that, we have been researching state law on the process to de-annex a parcel of land. After discussion with the City Attorney this afternoon to review our findings, it appears that only the legislative body can initiate this type of action. So it will take the city council to request this be an item of review, in which any councilperson or mayor could request.

Should that occur, you could then submit the legal description and de-annexation form.

Sorry for the confusion on this, but it's a rare occurrence in the state. I don't believe we have a reason to meet tomorrow, at least until we have some movement from the council to start the process of placing it on the agenda.

Please let me know if you have any questions,



Paul Keltner, AICP
Development Services Director
931-560-1560

From: Justin Batt <justinbatt@gmail.com>
Sent: Tuesday, September 16, 2025 5:04 PM
To: Paul Keltner <PKeltner@Columbiatn.gov>
Subject: RE: [External - USE CAUTION] De Annexation Forms

Hi Paul,

This is the first time the city has de-annexed a property? We requested de-annexation multiple times through you in the past using the form you provided and I attached in the previous email. I'm already a registered user on the site. See you tomorrow.

Best,

Justin

Justin Batt
Faith Forward Leader | Husband & Father x4 | Publisher | Fatherhood Disruptor | Farmer | Spartan Racer | TEDx Speaker | Author
704-607-2508
[DONATE](#) to Daddy Saturday Foundation



[Watch my TEDx on Fatherhood](#)

On Tue, Sep 16, 2025 at 14:41 PM Paul Keltner wrote:

Justin,

Since this is the first time for a de-annexation, the case planner will highlight the needed documents and submittal process. You could go ahead and register your account at <https://columbia.onlama.com/>.

From: Justin Batt <justinbatt@gmail.com>
Sent: Friday, September 12, 2025 8:54 AM
To: Paul Keltner <PKeltner@Columbiatn.gov>; KEVIN DRANSFIELD <dransfieldk@bellsouth.net>; kennethecrouch@gmail.com; Brian McKelvy <BMcKelvy@Columbiatn.gov>
Subject: Re: [External - USE CAUTION] De Annexation Forms

Paul,

Thanks for your response and this seems to be a much more formal process than the last time we applied for de-annexation. I scheduled a meeting for next Wednesday, September 17th at 2pm and invited Kevin Dransfield and Ken Crouch who are also requesting de-annexation of their properties on Darks Mill Rd. Councilman Brian McKelvy has been very helpful throughout this process and I included him in this message in case he would also like to attend. Can you provide a list of the required documents in advance of the meeting to help us be more efficient in the process? Please let me know if there is anything you need from us before the meeting.

Best,

Justin

On Thu, Sep 11, 2025 at 10:26â€ AM Paul Keltner <PKeltner@columbiatn.gov> wrote:

Justin,

The first step is a pre-application meeting with staff so they we can explain the process and the needed documents. The meeting can be scheduled from the cityâ€™s [website](#). This will help with incomplete submissions that delay the request. After that meeting, you can follow the Planning Commission [schedule](#) for submission.

From: Justin Batt <justinbatt@gmail.com>
Sent: Tuesday, September 9, 2025 1:02 PM
To: Paul Keltner <PKeltner@Columbiatn.gov>
Subject: [External - USE CAUTION] De Annexation Forms

Paul,

I found the de annexation form we used a few years ago. If this isn't the correct form, please share the new one. I included requests for the main property as well as the front 5 acres that we purchased from Todd Burchell.

I look forward to next steps.

Best,

Justin

--

Justin Batt

Faith Forward Leader | Husband & Father x4 | Publisher | Fatherhood Disruptor | Farmer | Spartan Racer | TEDx Speaker | Author
704-607-2508

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Justin Batt

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Justin Batt

Faith Forward Leader | Husband & Father x4 | Publisher | Fatherhood Disruptor | Farmer | Spartan Racer | TEDx Speaker | Author

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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, City Recorder's Office, mstevens@columbiatn.gov, 931-560-1520

AGENDA ITEM TITLE: RESOLUTION NO. 25-68 – TAX CORRECTIONS

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.

CERTIFICATION:

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

RESOLUTION

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is assessed which should not be assessed; and

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is incorrectly assessed; and

WHEREAS, the City of Columbia, Tennessee, desires to correct these errors to properly reflect the corrections on the books of the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the following corrections are hereby approved:

(SEE EXHIBIT "A" ATTACHED HERETO)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF

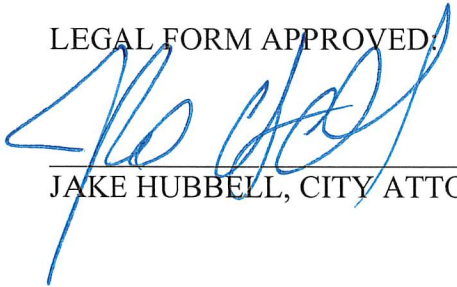
COLUMBIA, TENNESSEE, this the _____ day of _____, 2025.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

TAX CORRECTIONS – EXHIBIT A
RESOLUTION NO. 25-68

1. DELETE 2023 PERSONAL PROPERTY TAX IN THE NAME OF THE HANDY CRAFTSMAN REPAIR SERVICE MAP 049A A 006.00 P 001, 1010 BEVERLY LN PROPERTY VALUE \$17,250.00, ASSESSED VALUE \$5,175.00, AND TAXES \$43.00. DUE TO KEYING ERROR ON CITY CODE PER MAURY COUNTY TAX ASSESSOR.
2. DELETE 2024 PERSONAL PROPERTY TAX IN THE NAME OF THE HANDY CRAFTSMAN REPAIR SERVICE MAP 049A A 006.00 P 001, 1010 BEVERLY LN PROPERTY VALUE \$19,838.00, ASSESSED VALUE \$5,951.00, AND TAXES \$49.00. DUE TO KEYING ERROR ON CITY CODE PER MAURY COUNTY TAX ASSESSOR.
3. DELETE 2024 PERSONAL PROPERTY TAX IN THE NAME OF WILLIAMS AND PARK COLLECTIVE SERVICE MAP 031 031.05 P 002, 1469 ROY SELLERS RD PROPERTY VALUE \$6,613.00, ASSESSED VALUE \$1,984.00, AND TAXES \$16.00. DUE TO CORRECTION ON CITY CODE PER MAURY COUNTY TAX ASSESSOR.
4. DELETE 2023 PERSONAL PROPERTY TAX IN THE NAME OF WILLIAMS AND PARK COLLECTIVE SERVICE MAP 031 031.05 P 002, 1469 ROY SELLERS RD PROPERTY VALUE \$5,750.00, ASSESSED VALUE \$1,725.00, AND TAXES \$14.00. DUE TO CORRECTION ON CITY CODE PER MAURY COUNTY TAX ASSESSOR.
5. DELETE 2022 PERSONAL PROPERTY TAX IN THE NAME OF WILLIAMS AND PARK COLLECTIVE SERVICE MAP 031 031.05 P 002, 1469 ROY SELLERS RD PROPERTY VALUE \$5,000.00, ASSESSED VALUE \$1,500.00, AND TAXES \$12.00. DUE TO CORRECTION ON CITY CODE PER MAURY COUNTY TAX ASSESSOR.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Ginger Adams, Sr Administrative Assistant to Fire Chief, 931-560-1723, GAdams@columbiatn.gov

AGENDA ITEM TITLE: A RESOLUTION ACCEPTING A DONATION OF FOUR (4) METAL SIGNS WITH FIREFIGHTERS PARK LOGO VALUED AT \$302.25 (THREE HUNDRED TWO DOLLARS AND TWENTY-FIVE CENTS) 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.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report for Resolution No. 25-69; Resolution No. 25-69.

**A RESOLUTION ACCEPTING A DONATION OF FOUR (4) METAL SIGNS
WITH FIREFIGHTERS PARK LOGO VALUED AT \$302.25 (THREE HUNDRED
TWO DOLLARS AND TWENTY-FIVE CENTS) DESIGNATED FOR
TRASHCANS IN FIREFIGHTERS PARK**

WHEREAS, Impressions desires to support the operations of Columbia Fire & Rescue with a donation of four (4) metal signs with the Firefighters Park logo valued at \$302.25 (Three Hundred Two Dollars and Twenty-Five Cents); and

WHEREAS, Columbia Fire & Rescue desires to accept the donation of four (4) metal signs with the Firefighters Park logo valued at \$302.25 (Three Hundred Two Dollars and Twenty-Five Cents) to the City of Columbia; and

WHEREAS, no matching funds are required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that such city does hereby endorse the efforts of Columbia Fire & Rescue by accepting this donation.

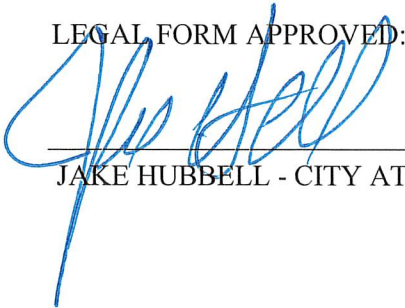
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____, 2025.

CHARLES (CHAZ) M. MOLDER-MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL - CITY ATTORNEY

**A RESOLUTION ACCEPTING A DONATION OF FOUR (4) METAL SIGNS
WITH FIREFIGHTERS PARK LOGO VALUED AT \$302.25 (THREE HUNDRED
TWO DOLLARS AND TWENTY-FIVE CENTS) DESIGNATED FOR
TRASHCANS IN FIREFIGHTERS PARK**

WHEREAS, Impressions desires to support the operations of Columbia Fire & Rescue with a donation of four (4) metal signs with the Firefighters Park logo valued at \$302.25 (Three Hundred Two Dollars and Twenty-Five Cents); and

WHEREAS, Columbia Fire & Rescue desires to accept the donation of four (4) metal signs with the Firefighters Park logo valued at \$302.25 (Three Hundred Two Dollars and Twenty-Five Cents) to the City of Columbia; and

WHEREAS, no matching funds are required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that such city does hereby endorse the efforts of Columbia Fire & Rescue by accepting this donation.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ____ day of _____, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

JAKE HUBBELL, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lauryn Shockey, Engineering Associate, LShockey@columbiatn.gov, 931-560-1529

AGENDA ITEM TITLE: RESOLUTION NO. 25-71 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING TAYLOR LANDING SUBDIVISION, PHASE 2, FOR OWNERSHIP AND MAINTENANCE.

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.

CERTIFICATION:

ATTACHMENTS: Staff Resolution No. 25-72, Resolution No. 25-71, Phase 2 Final Plat, Taylor Landing Phase 2-Final Acceptance Request.

**A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE
IMPROVEMENTS IN TAYLOR LANDING SUBDIVISION, PHASE 2, FOR
OWNERSHIP AND MAINTENANCE**

WHEREAS, The City of Columbia, has been requested to accept the streets and drainage improvements in Taylor Landing Subdivision, Phase 2, for ownership and maintenance; and

WHEREAS, the City of Columbia has inspected said streets and drainage improvements and has determined that said streets and drainage improvements in the Taylor Landing Subdivision, Phase 2, meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that The City of Columbia does hereby accept the ownership and maintenance of said streets and drainage improvements located in the Taylor Landing Subdivision, Phase 2.

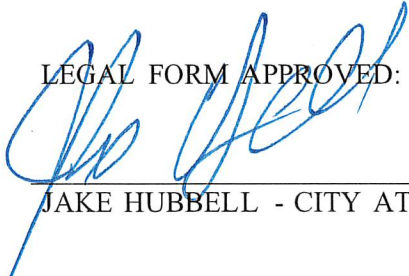
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 9th day of October 2025.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

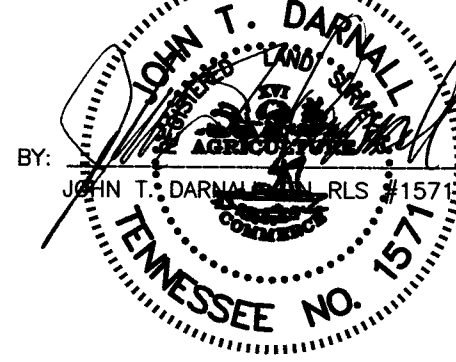
LEGAL FORM APPROVED:



JAKE HUBBELL - CITY ATTORNEY

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 28 SINGLE FAMILY LOTS, 1 MULTI-FAMILY LOT, AND 1 OPEN SPACE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL KINEMATIC.
3. THIS PROPERTY IS CURRENTLY ZONED MU-PUD - (MIXED USE - PLANNED UNIT DEVELOPMENT).
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 471800170E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 475423 & 470123, PANEL NO. 170, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. ALL OPEN SPACES ARE ALSO TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
6. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
8. THE RECORDING OF THIS PLAT WILL VOID, VACATE, AND SUPERSEDE THE AFFECTED PART OF THE PLAN ENTITLED "WATERS EDGE AT TAYLOR BEND" OF RECORD IN PLAT BOOK P17, PAGE 319, R.O.M.C.T., THE AFFECTED PART OF THE PLAN ENTITLED "PLATTING OF ROADS OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 494, R.O.M.C.T., THE AFFECTED PART OF THE PLAN ENTITLED "SEWER EASEMENT SURVEY OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 445, R.O.M.C.T., AND THE AFFECTED PART OF THE PLAN ENTITLED "CHARLES W. TAYLOR IRREVOCABLE TRUST PROPERTY" OF RECORD IN PLAT BOOK 10, PAGE 252, R.O.M.C.T.
9. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF 5' ON ALL INTERIOR LOT LINES AND 10' ON ALL FRONT, REAR, AND ADJACENT TO STREETS SHALL BE MADE PART OF THIS PLAT.
10. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,865.



DATE: 5-12-20

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	559.44'	10.99'	1°07'31"	5.49	10.99'	S69°32'32"W
C2	54.06'	51.60'	54°41'04"	27.95	49.66'	S41°38'10"W
C3	363.50'	93.07'	14°40'11"	46.79	92.82'	S06°57'27"W
C4	762.00'	22.19'	1°40'06"	11.10	22.19'	N89°14'42"E
C5	436.00'	96.00'	12°52'40"	49.20	97.79'	S83°38'25"W
C6	559.44'	63.64'	6°31'02"	31.85	63.60'	N73°21'48"E
C7	559.44'	42.85'	4°23'18"	21.43	42.84'	N72°17'56"E
C8	559.44'	20.79'	2°07'45"	10.40	20.79'	N75°33'27"E
C9	25.00'	39.52'	90°34'46"	25.25	35.53'	S58°05'18"E
C10	25.00'	39.27'	90°00'00"	25.00	35.36'	S32°12'05"W
C11	25.00'	39.27'	90°00'00"	25.00	35.36'	N57°47'55"W
C12	25.00'	39.27'	89°59'57"	25.00	35.36'	N32°12'03"E
C13	568.68'	127.82'	12°52'41"	64.18	127.55'	N83°38'21"E
C14	568.68'	39.35'	3°57'53"	19.68	39.34'	N79°10'57"E
C15	568.68'	42.42'	4°16'24"	21.22	42.41'	N83°18'05"E
C16	568.68'	42.41'	4°16'24"	21.22	42.40'	N87°34'30"E
C17	568.68'	3.64'	0°22'00"	1.82	3.64'	N89°53'41"E
C18	460.00'	103.39'	12°52'40"	51.91	103.17'	S83°38'25"W
C19	460.00'	3.95'	0°29'33"	1.98	3.95'	S89°49'58"W
C20	460.00'	33.64'	4°11'26"	16.83	33.64'	S87°29'29"W
C21	460.00'	33.64'	4°11'26"	16.83	33.64'	S83°18'02"W
C22	460.00'	32.15'	4°00'15"	16.08	32.14'	S79°12'12"W
C23	413.51'	105.87'	14°40'11"	53.23	105.58'	N06°57'28"E
C24	104.06'	99.32'	54°41'04"	53.81	95.59'	N41°38'11"E
C25	609.44'	82.26'	7°44'01"	41.19	82.20'	N72°50'47"E
C26	25.00'	39.27'	90°00'00"	25.00	35.36'	N57°47'57"W
C27	25.00'	39.27'	90°00'00"	25.00	35.36'	N32°12'05"E
C28	738.00'	165.87'	12°52'40"	83.29	165.52'	N83°38'25"E
C29	738.00'	11.08'	0°51'36"	5.54	11.08'	N77°37'53"E
C30	738.00'	40.49'	3°08'35"	20.25	40.48'	N79°37'59"E
C31	738.00'	40.49'	3°08'35"	20.25	40.48'	N82°46'34"E
C32	738.00'	40.49'	3°08'35"	20.25	40.48'	N85°55'09"E
C33	738.00'	33.34'	2°35'18"	16.67	33.34'	N88°47'06"E
C34	618.68'	139.06'	12°52'41"	69.82	138.76'	S83°38'21"W
C35	618.68'	27.91'	2°35'06"	13.96	27.91'	S88°47'08"W
C36	618.68'	33.90'	3°08'22"	16.95	33.90'	S85°55'24"W
C37	618.68'	33.90'	3°08'22"	16.95	33.90'	S82°47'03"W
C38	618.68'	33.90'	3°08'22"	16.95	33.90'	S79°38'41"W
C39	618.68'	9.45'	0°52'29"	4.72	9.45'	S77°38'15"W
C40	762.00'	149.08'	11°12'34"	74.78	148.84'	S82°48'22"W
C41	25.00'	39.27'	90°00'00"	25.00	35.36'	N57°47'55"W
C42	138.00'	138.40'	57°27'48"	75.65	132.68'	N15°55'59"E
C43	30.00'	47.13'	90°00'28"	30.00	42.43'	N89°40'07"E
C44	30.00'	47.12'	89°59'32"	30.00	42.42'	S00°19'53"E
C45	162.00'	162.47'	57°27'48"	88.81	155.75'	S15°55'59"W
C46	25.00'	39.27'	90°00'00"	25.00	35.36'	S32°12'05"W
C47	30.00'	47.12'	90°00'00"	30.00	42.43'	N57°47'55"W
C48	30.05'	49.13'	93°40'18"	32.04	43.84'	S32°12'05"W
C49	25.00'	39.27'	90°00'00"	25.00	35.36'	S57°47'56"E
C50	25.00'	39.06'	89°30'43"	24.79	35.20'	S31°57'26"W

TYPICAL LOT DETAIL
TAYLOR BEND LOTS
(NTS)

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBERS 6.01 AND 7.15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 90.

DEED REFERENCE (PARCEL 6.01)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM PATRICIA LEE TAYLOR CLAYBORNE, TRUSTEE OF THE CHARLES W. TAYLOR IRREVOCABLE TRUST, PATRICIA LEE TAYLOR CLAYBORNE AND DAVID CHARLES TAYLOR, GLENDA KAYE TAYLOR MARSHALL AND JULIE ANN TAYLOR THOMPSON BY WARRANTY DEED OF RECORD IN DEED BOOK R2556, PAGE 1187, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

DEED REFERENCE (PARCEL 7.15)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM TAYLOR BEND PROPERTIES, LLC. BY WARRANTY DEED OF RECORD IN DEED BOOK R2556, PAGE 1183, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



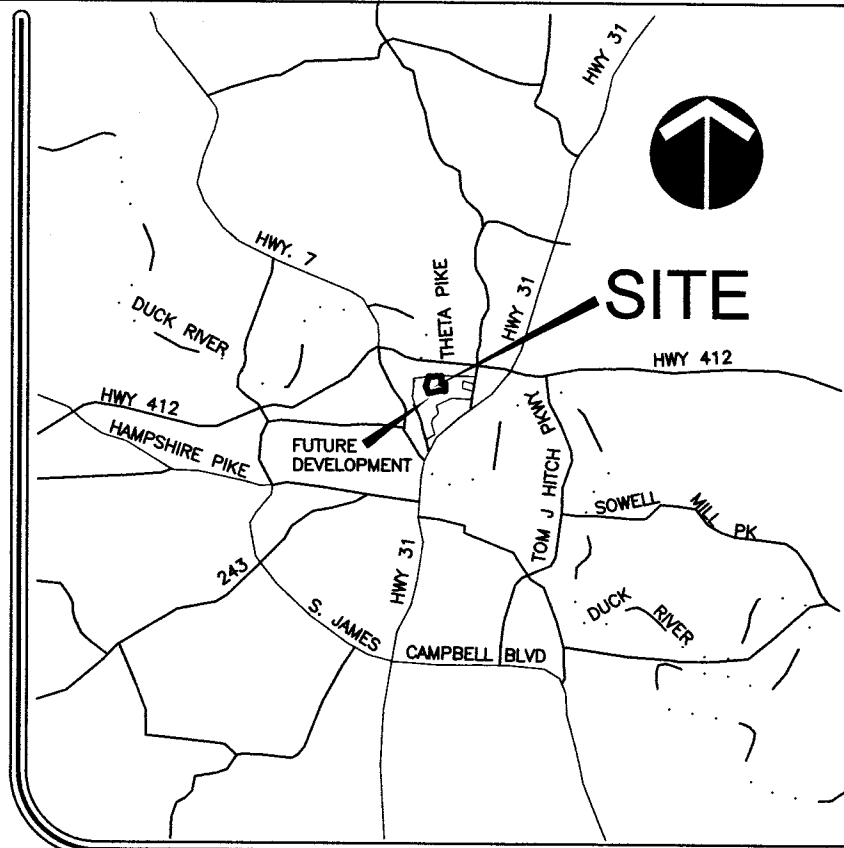
LEGEND

- CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" ROD ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN-SMITH & ASSOCIATES")
- IRON ROD (OLD)
- CATCH BASIN/CURB INLET
- SANITARY SEWER MANHOLE
- HEADWALL
- FIRE HYDRANT
- LOT NUMBER
- SANITARY SEWER LINE
- WATER LINE
- REINFORCED CONCRETE PIPE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- CONCRETE SURFACE
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TN

05/14/2020 - 11:30 AM

20007801

1 PGS. AL-PLAT
JANE BATCH: 228781
PLAT BOOK: P22
PAGE: 174
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS



LOCATION MAP

NTS

LOT AREA TABLE

LOT	SO. FT. ±	ACRES ±
22	4,206	0.10
23	4,206	0.10
24	4,247	0.10
25	4,559	0.10
26	4,560	0.10
27	4,543	0.10
28	4,207	0.10
29	4,207	0.10
30	4,207	0.10
31	4,628	0.11
32	4,906	0.11
33	4,527	0.10
62	4,206	0.10
63	4,206	0.10
64	4,206	0.10
65	4,206	0.10
66	4,206	0.10
67	4,206	0.10
68	4,206	0.10
69	5,247	0.12
70	6,177	0.14
71	4,205	0.10
72	4,205	0.10
73	4,278	0.10
74	4,469	0.10
75	4,469	0.10
76	4,469	0.10
77	4,423	0.10
97-A	144,800	3.32

LINE TABLE

LINE	BEARING	DISTANCE
L1	N12°47'55"W	24.00'
L2	S77°12'05"W	49.32'
L3	N89°55'18"W	6.18'
L4	S89°55'15"E	6.19'
L5	N89°55'15"W	101.18'

(ZONED: MU-PUD)
FUTURE DEVELOPMENT/REMAINDER
MAP 90, PARCEL 6.01
MERITAGE HOMES OF TENNESSEE, INC.
BOOK R2556, PAGE 1187
R.O.M.C.T.

SITE DATA TABLE

TOTAL LOT AREA - 6.20 AC.±
TOTAL OPEN SPACE AREA - 6.03 AC.±
TOTAL PRIVATE R.O.W. AREA - 0.27 AC.±
TOTAL PUBLIC R.O.W. AREA - 1.63 AC.±
TOTAL SITE AREA - 14.13 AC.±
TOTAL LINEAR FEET OF ALLEYS - 1,075 FT.±
TOTAL LINEAR FEET OF NEW ROADS - 635 FT.±
TOTAL LINEAR FEET OF EXISTING ROADS - 757 FT.±
TOTAL LINEAR FEET OF ROADS - 1,392 FT.±

TOTAL AREA = 615,425 SQUARE FEET OR 14.13 ACRES±

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK R2556, PAGE 1183, AND BOOK R2556, PAGE 1187, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,865 AS SHOWN HEREON.

DATE: 5/12/20

OWNER: RAGAN-SMITH ASSOCIATES, INC.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,865 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.

DATE: 5-12-20

OWNER: JOHN T. DARNALL, RLS NO. 1571

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT ENTITLED "TAYLOR LANDING, PHASE 2" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: 5/12/20

SUPERINTENDENT, COLUMBIA WATER SYSTEM

CERTIFICATION APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED IN "TAYLOR LANDING, PHASE 2" SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF \$25,000 FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DATE: 5/13/20

CITY ENGINEER, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: 05/12/2020

SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTIONS OF SUCH VARIANCES AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: 5/12/20

CLERK OF PLANNING COMMISSION, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE MAURY COUNTY E-911.

DATE: 5/12/20

MAURY COUNTY E-911

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER APPLICABLE ORDINANCES AND POLICIES.

DATE: 5/13/20

CITY ENGINEER, COLUMBIA, TENNESSEE

FINAL PLAT

TAYLOR LANDING
PHASE 2LOTS 22-33, 62-77, 97-A
AND OPEN SPACE 79TH CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE

DRAWN BY: C. KILGORE

REVISED: MAY 4, 2020
DATE: APRIL 20, 2020
JOB NO. 18097
SCALE: 1"=50'
W.O. 1210

OWNER/DEVELOPER

MERITAGE HOMES OF TENNESSEE, INC.
C/O JOSHUA GIBBS
5217 MARYLAND WAY, SUITE 222
BRENTWOOD, TENNESSEE 37027
(615) 992-2028
joshua.gibbs@meritagohomes.com

RAGAN-SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 FAX (615) 244-6739 tdarnall@ragansmith.com
CONTACT: TOM DARNALL, RLS

SHEET 1 OF 1



2555 Meridian Blvd, Suite 100
Franklin, TN 37067
Office: 855.588.6374

October 1, 2024

Mr. Glenn Harper
City Engineer
City of Columbia
700 North Garden St
Columbia, TN 38401

Re: Taylor Landing, Phase 2 final acceptance

Meritage Homes would like to request final acceptance of Taylor Landing Phase 2 as our maintenance period is ending on November 9, 2024.

At this time, Meritage would like to request release of our Letter of Credit (LOC No. 55109456).

Please feel free to reach out if you have any question.

Sincerely,

A handwritten signature in black ink, appearing to read "Chelsea Campbell".

Chelsea Campbell
Land Administration Manager



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lauryn Shockey, Engineering Associate, LShockey@columbiatn.gov, 931-560-1529

AGENDA ITEM TITLE: RESOLUTION NO. 25-72 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING TAYLOR LANDING SUBDIVISION, PHASE 4A, FOR OWNERSHIP AND MAINTENANCE.

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.

CERTIFICATION:

ATTACHMENTS: Staff Report Resolution No. 25-72, Resolution No. 25-72, Taylor Landing 4A Final Request, Phase 4A Final Plat.

**A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE
IMPROVEMENTS IN TAYLOR LANDING SUBDIVISION, PHASE 4A, FOR
OWNERSHIP AND MAINTENANCE**

WHEREAS, The City of Columbia, has been requested to accept the streets and drainage improvements in Taylor Landing Subdivision, Phase 4A, for ownership and maintenance; and

WHEREAS, the City of Columbia has inspected said streets and drainage improvements and has determined that said streets and drainage improvements in the Taylor Landing Subdivision, Phase 4A, meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that The City of Columbia does hereby accept the ownership and maintenance of said streets and drainage improvements located in the Taylor Landing Subdivision, Phase 4A.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 9th day of October 2025.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL - CITY ATTORNEY



2555 Meridian Blvd, Suite 100
Franklin, TN 37067
Office: 855.588.6374

September 25, 2024

Glenn Harper

RE: Final Acceptance of Taylor Landing Phase 4A

Dear Mr. Glenn Harper:

Meritage Homes would like to request final acceptance of Taylor Landing Phase 4A as our maintenance period is ending on November 30, 2024.

At this time, Meritage would like to request release of our Letter of Credit (LOC No. 55109714).

Please feel free to reach out if you have any question.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Chelsea Campbell".

1FCB9EDACFD5348A
Chelsea Campbell
Land Administration Manager

Page 314 of 471

GENERAL NOTES

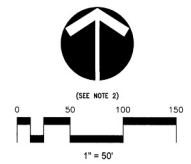
1. SEE SHEET 1 OF 2 FOR GENERAL NOTES, LOT AND OPEN SPACE AREA, AND SITE DATA TABLE.

LINE	BEARING	DISTANCE
L1	S53°20'20"W	26.37'
L2	N44°42'11"W	24.60'
L3	S29°59'49"E	16.79'
L4	N60°00'11"E	56.00'
L5	N29°59'49"W	16.87'

LEGEND

MONUMENT (NEW) 1/4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD NIPPED "UNDER GRADE" (AS SHOWN)	—S— SANITARY SEWER LINE
IRON ROD (NEW)	—R— WATER LINE
1/2" x 18" IRON RIVET "UNDER GRADE" (WITH A REBAR/STAKE)	—RCP— REINFORCED CONCRETE PIPE
IRON ROD (OLD)	—HDPE— HIGH DENSITY POLYETHYLENE PIPE
CATCH BASIN/CURB INLET	—MBSL— MINIMUM BUILDING SETBACK LINE
SANITARY SEWER MANHOLE	—P.U.D.E.— PUBLIC UTILITY & DRAINAGE EXISTENCE
FIRE HYDRANT	—C.S.— CONCRETE SURFACE
R.O.M.C.T. REGISTRY'S OFFICE FOR MAURY COUNTY, TN	—L— LOT NUMBER

TOTAL AREA = 824,790 SQUARE FEET OR 18.93 ACRES±



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	454.00'	75.56'	10°42'58"	37.89'	75.45'	S47°11'37"W
C2	458.80'	73.43'	9°10'27"	36.79'	73.35'	S18°10'00"E
C3	25.00'	36.11'	82°45'24"	22.02'	33.00'	S18°37'39"W
C4	25.00'	36.36'	83°20'09"	22.25'	33.24'	N78°19'45"W
C5	25.00'	38.93'	89°12'46"	24.66'	35.11'	S27°56'43"W
C6	25.00'	38.76'	88°48'38"	24.49'	34.99'	N67°45'08"E
C7	3.00'	5.12'	97°50'15"	3.44'	4.02'	S78°54'57"E
C8	3.00'	5.04'	96°19'48"	3.36'	4.47'	N18°08'00"E
C9	25.01'	36.01'	82°32'45"	21.93'	33.96'	S72°28'30"E
C10	598.00'	56.82'	52°28'38"	28.43'	56.80'	S32°56'21"E
C11	25.00'	39.27'	90°00'00"	25.00'	35.36'	S09°20'30"W
C12	25.00'	39.27'	90°00'00"	25.00'	35.36'	N81°39'40"W
C13	25.00'	39.27'	90°00'00"	25.00'	35.36'	S81°39'40"E
C14	578.00'	53.36'	51°17'22"	26.70'	53.34'	N34°00'59"W
C15	578.00'	52.12'	31°11'02"	14.68'	52.12'	N03°04'09"W
C16	578.00'	21.24'	208°20'00"	10.62'	21.24'	N02°25'38"W
C17	25.00'	39.87'	91°22'29"	25.61'	35.76'	N14°18'34"E
C18	25.00'	38.60'	88°27'23"	24.34'	34.88'	S75°45'07"E
C19	458.60'	15.27'	154°23'	7.63'	15.27'	S32°29'38"E
C20	458.60'	25.72'	312°50'	12.87'	25.72'	S35°03'18"E
C21	25.00'	39.27'	90°00'00"	25.00'	35.36'	S09°20'18"W
C22	25.00'	39.27'	89°59'57"	25.00'	35.36'	S81°39'47"E
C23	2450.92'	24.36'	034°12'	12.19'	24.36'	S04°27'33"W
C24	2450.92'	26.30'	036°54'	13.15'	26.30'	S35°52'00"W

02/28/2021 - 10:44 AM
21003953
1758.41 PLAT
1758.41 PLAT
PLAT BOOK: P22
PAGE: 328
NET FEE \$2.50
OF FEE \$2.00
TOTAL \$4.50
JOHN FLEMING
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE



FINAL PLAT

TAYLOR LANDING

PHASE 4A

LOTS 46-61, 97-B AND 98

8TH CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE

DRAWN BY: C. KILGORE

REVISED: JANUARY 13, 2021

DATE: DECEMBER 21, 2020

JOB NO. 18007

SCALE: 1"=50'

N.D. 1210

OWNER/DEVELOPER

MERITAGE HOMES OF TENNESSEE, INC.

C/O JOSHUA GIBBS

5217 MARYLAND WAY, SUITE 222

BRENTWOOD, TENNESSEE 37027

(615) 982-0020

joshua.gibbs@meritagehomes.com

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS

LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 6000 NASHVILLE, TN 37206

(615) 244-8891 FAX (615) 244-8729

Resident@ragansmith.com

CONTACT: KATHY BARNWELL, RLS

SHEET 2 OF 2



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lauryn Shockey, Engineering Associate, LShockey@columbiatn.gov, 931-560-1529

AGENDA ITEM TITLE: RESOLUTION NO. 25-73 - A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE IMPROVEMENTS SERVING TAYLOR LANDING SUBDIVISION, PHASE 4B, FOR OWNERSHIP AND MAINTENANCE

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.

CERTIFICATION:

ATTACHMENTS: Staff Report Resolution No. 25-73, Resolution No. 25-73, Taylor Landing 4B Final Request, Taylor Landing 4B-Final Plat.

**A RESOLUTION TO ACCEPT THE STREETS AND DRAINAGE
IMPROVEMENTS IN TAYLOR LANDING SUBDIVISION, PHASE 4B, FOR
OWNERSHIP AND MAINTENANCE**

WHEREAS, The City of Columbia, has been requested to accept the streets and drainage improvements in Taylor Landing Subdivision, Phase 4B, for ownership and maintenance; and

WHEREAS, the City of Columbia has inspected said streets and drainage improvements and has determined that said streets and drainage improvements in the Taylor Landing Subdivision, Phase 4B, meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that The City of Columbia does hereby accept the ownership and maintenance of said streets and drainage improvements located in the Taylor Landing Subdivision, Phase 4B.

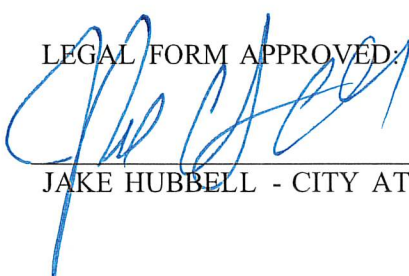
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 9th day of October 2025.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL - CITY ATTORNEY



2555 Meridian Blvd, Suite 100
Franklin, TN 37067
Office: 855.588.6374

March 19, 2024

Glenn Harper

RE: Final Acceptance of Taylor Landing Phase 4B

Dear Mr. Glenn Harper:

Meritage Homes would like to request final acceptance of Taylor Landing Phase 4B as our maintenance period is ending on June 30, 2024.

At this time, Meritage would like to request release of our Letter of Credit (LOC No. 55109916).

Please feel free to reach out if you have any question.

Sincerely,

A handwritten signature in black ink, appearing to read "Chelsea Campbell".

Chelsea Campbell
Land Administration Manager

1. THE PURPOSE OF THIS PLAT IS TO CREATE 12 SINGLE FAMILY LOTS AND 3 OPEN SPACES.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS THE SURVEYMENT WAS USED TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THIS PROPERTY IS CURRENTLY ZONED MU-PUD -- (MIXED USE -- PLANNED UNIT DEVELOPMENT).
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE" AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMBLEMMENT MANAGEMENT AGENCY MAP NO. 47119S0107E, ON AN EFFECTIVE DATE OF APRIL 16, 2007 WHERE IT SHOWS UP AS BEING IN THE NATIONAL FLOOD INVENTORY ADMINISTRATION REPORT COMMUNITY NO. 475423 & 470123, PANEL NO. 170, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
5. ALL OPEN SPACES ARE ALSO TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
6. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
8. THE RECORDING OF THIS PLAT WILL VOID, VACATE, AND SUPERSEDE THE AFFECTED PART OF PLAT 319, ENTITLED "SEWER EASEMENT OF RECORD IN PLAT BOOK 917, PAGE 319, R.O.E.C.T., THE AFFECTED PART OF THE PLAT ENTITLED "PLATTING OF ROADS OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 494, R.O.M.C.T., THE AFFECTED PART OF THE PLAT ENTITLED "SEWER EASEMENT SURVEY OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 445, R.O.M.C.T.
9. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF 5' ON ALL ROADS, LOT LINES AND 10' ON ALL FRONT, REAR, AND ADJACENT TO STREETS SHALL BE MADE PART OF THIS PLAT.
10. THIS PROPERTY IS SUBJECT TO AN INSPECTION AND MAINTENANCE AGREEMENT OF RECORD DEED BOOK 2558, PAGE 1427, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
11. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,885.

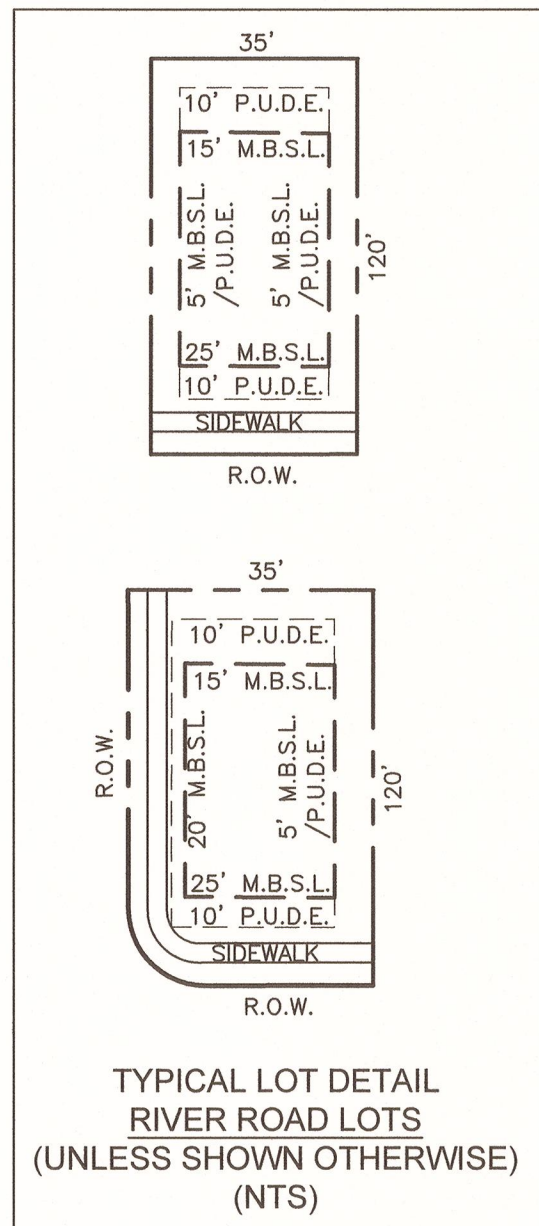
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°42'11"E	24.60'
L2	N53°20'20"E	26.37'
L3	S19°12'49"E	48.40'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	404.00'	75.56'	102°42'58"	37.89	75.45'	N45°11'37"E
C2	209.14'	7.68'	2°06'17"	3.84	7.68'	S52°30'24"W
C3	209.14'	31.29'	8°34'22"	15.66	31.26'	S47°10'05"W
C4	209.14'	31.29'	8°34'22"	15.66	31.26'	S38°35'43"W
C5	209.14'	17.33'	4°44'54"	8.67	17.33'	S31°56'05"W
C6	285.21'	14.37'	2°53'15"	7.19	14.37'	S28°09'38"W
C7	285.21'	32.21'	6°28'12"	16.12	32.19'	S23°28'54"W
C8	285.21'	32.21'	6°28'11"	16.12	32.19'	S17°00'43"W
C9	285.21'	52.81'	10°36'32"	26.48	52.73'	S08°28'21"W
C10	285.21'	41.31'	8°17'58"	20.69	41.28'	S00°58'54"W
C11	285.21'	20.59'	4°08'14"	10.30	20.59'	S07°11'59"E
C12	636.46'	21.81'	1°57'50"	10.91	21.81'	S10°12'55"E
C13	636.46'	33.68'	3°01'55"	16.84	33.68'	S12°42'48"E
C14	636.46'	33.68'	3°01'55"	16.84	33.68'	S15°44'43"E
C15	636.46'	21.67'	1°57'04"	10.84	21.67'	S18°14'13"E
C16	645.17'	18.92'	1°40'48"	9.46	18.92'	S20°03'14"E
C17	25.00'	39.02'	90°06'31"	25.05	35.39'	S24°09'38"E
C18	48.00'	75.40'	90°00'00"	48.00	67.88'	N65°47'07"W
C19	380.00'	6.51'	0°58'52"	3.25	6.51'	N20°17'41"W
C20	380.00'	40.55'	6°06'50"	20.29	40.53'	N16°44'50"W
C21	380.00'	55.90'	8°25'45"	28.00	55.85'	N09°28'32"W
C22	380.00'	60.51'	9°07'27"	30.32	60.45'	N00°41'57"W
C23	380.00'	66.60'	11°32'58"	33.43	76.47'	N09°38'16"E
C24	380.00'	75.55'	17°01'06"	38.30	46.52'	N18°55'17"E
C25	380.00'	46.37'	6°59'28"	23.21	46.34'	N25°55'34"E
C26	380.00'	48.12'	7°15'22"	24.09	48.09'	N33°02'59"E
C27	380.00'	49.47'	7°27'30"	24.77	49.43'	N40°24'25"E
C28	380.00'	49.28'	7°25'51"	24.68	49.25'	N47°51'06"E
C29	380.00'	11.75'	1°46'19"	5.88	11.75'	N52°27'10"E
C30	645.17'	71.39'	6°20'25"	35.73	71.36'	N24°03'50"W
C31	645.17'	1.59'	0°08'29"	0.80	1.59'	N28°18'17"E

■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	—SA—	SANITARY SEWER LINE
●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—W—	WATER LINE
○	IRON ROD (OLD)	RCP =====	REINFORCED CONCRETE PIPE
⊗	CATCH BASIN/CURB INLET	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
⊕	SANITARY SEWER MANHOLE	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
⦿	FIRE HYDRANT		CONCRETE SURFACE
C.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TN	①	LOT NUMBER

BEING A PORTION OF PARCEL NUMBER 6.01 AS SHOWN
ON MAURY COUNTY PROPERTY MAP NUMBER 90.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF
TENNESSEE, INC. FROM PATRICIA LEE TAYLOR CLAYBORNE, TRUSTEE OF THE
CHARLES W. TAYLOR IRREVOCABLE TRUST, PATRICIA LEE TAYLOR CLAYBORNE AND
DAVID CHARLES TAYLOR, GLENDA KAYE TAYLOR MARSHALL AND JULIE ANN TAYLOR
THOMPSON BY WARRANTY DEED OF RECORD IN DEED BOOK R2556, PAGE 1187,
REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.



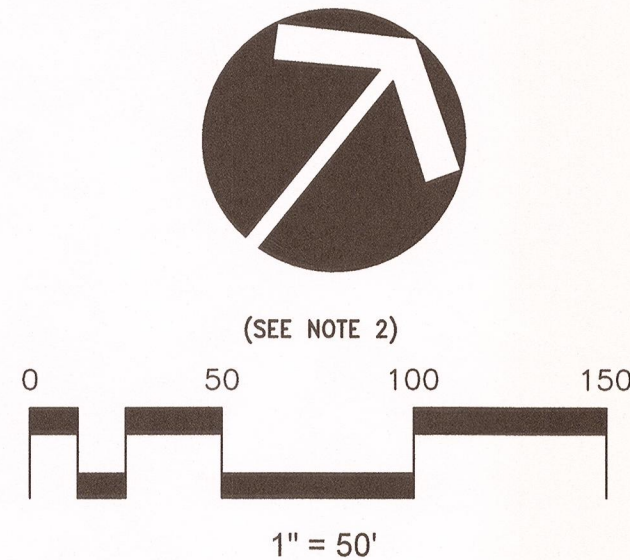
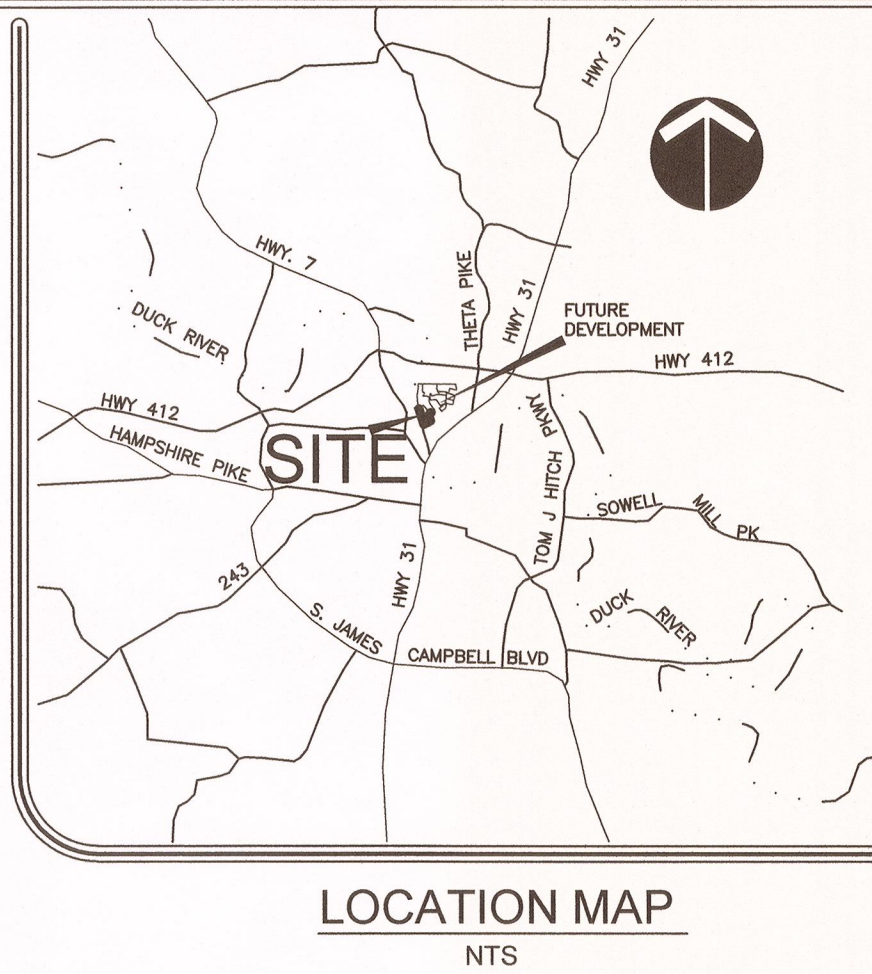
LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
34	4,225	0.10
35	4,413	0.10
36	4,595	0.11
37	4,736	0.11
38	6,371	0.15
39	6,606	0.15
40	5,009	0.11
41	4,927	0.11
42	4,918	0.11
43	4,896	0.11
44	4,843	0.11
45	4,340	0.10

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
1	4,954	0.11
6	8,337	0.19
9	382,613	8.78

TOTAL LOT AREA - 1.37 AC.±
TOTAL OPEN SPACE AREA - 9.08 AC.±
TOTAL PRIVATE R.O.W. AREA - 0.00 AC.±
TOTAL PUBLIC R.O.W. AREA - 0.45 AC.±
TOTAL SITE AREA - 10.90 AC.±

TOTAL LINEAR FEET OF ALLEYS - 779 FT.±
TOTAL LINEAR FEET OF NEW ROADS - 0 FT.±
TOTAL LINEAR FEET OF EXISTING ROADS - 0 FT.±
TOTAL LINEAR FEET OF ROADS - 0 FT.±

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES SHOWN ARE ACCURATE AND/OR EXIST IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN HEREON IS AT THE USER'S RISK. THE SURVEYOR MAKES NO WARRANTY AS TO THE EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE UTILITY OWNER. THE SURVEYOR IS NOT PROVIDING ANY SERVICE UNDER THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONTACT. TENNESSEE ONE CALL 811.



I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK R2556 PAGE 1187, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

TITLE: PRESIDENT

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 1 SURVEY AND THE DATE OF PRECISION OF THE UNADJUSTED SURVEY IS 1-30-85, AS SHOWN HEREON.

CERTIFICATE OF APPROVAL OF

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TAYLOR LANDING, PHASE 4B" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED IN "TAYLOR LANDING, PHASE 4B" SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF 18,000 FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

COLUMBIA WASTEWATER SYSTEM

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

CERTIFICATE OF APPROVAL OF

SUBDIVISION NAME AND STREET NAMES
SUBDIVISION NAME AND STREET NAMES APPROVED BY
THE MAURY COUNTY E-911,

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

FINAL PLAT

[illegible]

LOTS 34-45 AND
OPEN SPACES 1, 6, AND 9

9TH CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE

DRAWN BY: C. KILGORE

2ND SUBMITTAL DATE: JULY 19, 2021
DATE: JUNE 21, 2021 SCALE: 1"=50'
JOB NO. 18097 W.O. 1210

OWNER/DEVELOPER

MERITAGE HOMES OF TENNESSEE, INC
C/O KRIS KEOWN
5217 MARYLAND WAY, SUITE 222
BRENTWOOD, TENNESSEE 37027
(615) 992-2050
kris.keown@meritagehomes.com

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615) 244-6739 kbirdwell@ragansmith.com
CONTACT: KEVIN BIRDWELL, RLS
SHEET 1 OF 1



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT

Bailey Fitzgerald, Chief's Administrative Assistant, bfitzgerald@columbiatn.com, 931-560-1612

AGENDA ITEM TITLE: 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.

RECOMMENDATION: Approve Resolution No. 25-74.

INFORMATION: The Columbia Police Department has been awarded a \$28,422.32 (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.

CERTIFICATION:

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

**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.**

WHEREAS, the City of Columbia Police Department has been awarded a twenty-eight thousand four-hundred forty-two dollars and thirty-two cent (\$28,442.32) grant from the Tennessee Highway Safety Office for the purpose of purchasing radars and traffic message board along with overtime for traffic safety assignments.

WHEREAS, the City of Columbia supports the efforts of the Columbia Police Department to reduce traffic crashes and fatalities and enforcement efforts to keep the monitoring public safe in Columbia.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY OF COLUMBIA that:

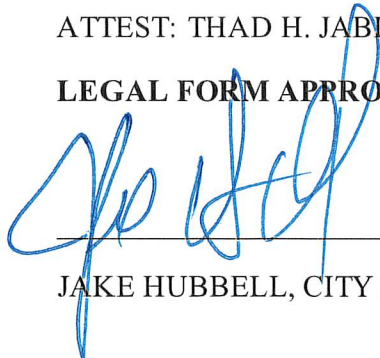
1. The City Council does hereby accept the grant from the Highway Safety Office in the amount of twenty-eight thousand four-hundred forty-two dollars and thirty-two cent (\$28,442.32)
2. The City Council hereby authorizes the Mayor to execute the grant contract and all other documents related to the grant project during the project's term.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA,
TENNESSEE, this the _____ day of _____, 2025.**

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST: THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

August 28, 2025

Re: Tennessee Highway Safety Office FFY 2026 Grant Award

Dear Highway Safety Partner,

We are excited to offer your agency an FFY 2026 grant award with the Tennessee Highway Safety Office (THSO). We look forward to working with you throughout the year and thank you for your shared commitment to highway safety.

With this partnership comes an important responsibility on the part of every grantee. Please be advised that funding has been approved for the receipt of the above referenced highway safety grant for the period of October 1, 2025 through September 30, 2026.

You may not incur costs until you have received a fully executed contract which must be signed by the TDOSHS Commissioner and no earlier than October 1, 2025. Incurred expenses and expended funds must be for the specific purposes stated in the grant language governing this award. In keeping with usual practice, your allowable expenditures will be reimbursed for actual costs incurred after that date.

The following items are important and expected of all grantees:

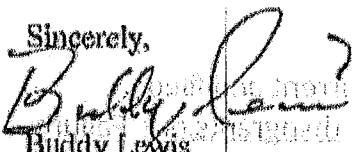
1. Monthly/quarterly claims and status reports must be kept current and filed promptly through the TN Grants management system, www.thsogrants.org. Failure to report promptly may result in the cancellation of your grant.
2. All documents, papers, accounting records, and other such records pertaining to costs incurred and to such materials must be made available to the THSO upon request at any time over the course of the grant period and for three years from the date of final audit disposition. Failure to follow these instructions may result in a requested reimbursement of grant monies to the THSO.
3. Grant records are subject to review and audit by the State of Tennessee, the National Highway Traffic Safety Administration, or any other authorized representative of the state or federal government at any time and without prior notification.
4. This agreement encompasses the time period specified in the contract. No continuation or extension of the project, express or implied, is provided for in the agreement.

Tennessee Highway Safety Office • 312 Rosa L. Parks Avenue, 25th Floor, Nashville, TN 37243
Phone: 615-741-2589 • tn.gov/safety • www.tntrafficsafety.org

5. Every grant **must** have an assigned project director with subject matter expertise in the area of monitoring grants and providing timely, appropriate feedback. Please do not hesitate to reach out to your assigned THSO program manager; our staff is here to assist you.
6. Prior to any news releases or press conferences relative to this grant, you **must** submit a working copy of draft language to your assigned THSO program manager, who will review with the THSO Public Information Officer. Further, any release of written material for the purpose of the grant, which also includes social media posts, brochures, etc. also **must** have prior written approval of the THSO, whether by letter or email.
7. Law enforcement overtime may include a small portion (up to 20%) of personnel funds for community outreach events. Please contact your assigned program manager for more information, including the THSO Community Outreach Activity overtime form.

If you have any questions, please do not hesitate to contact your assigned THSO program manager. Working together, we will make Tennessee roads safer for everyone.

Sincerely,


Buddy Lewis
Director



GOVERNMENTAL GRANT CONTRACT

(cost reimbursement grant contract with a federal or Tennessee local governmental entity or their agents and instrumentalities)

Begin Date October 01, 2025		End Date September 30, 2026		Agency Tracking # Z26THS076		Edison ID 87701 (PT)	
Grantee Legal Entity Name Columbia Police Department						Edison Vendor ID 4067	
Subrecipient or Recipient ☒ Subrecipient ☐ Recipient				Assistance Listing Number - 20.600 Grantee's fiscal year end - June 30			
Service Caption (one line only) Community Traffic Safety Enforcement and Education (PT)							
Funding —	State	Federal	Interdepartmental	Other	TOTAL Grant Contract Amount		
2026		\$28,442.32			\$28,442.32		
TOTAL:		\$28,442.32			\$28,442.32		
Grantee Selection Process Summary ☒ Competitive Selection ☐ Non-competitive Selection							
Grants will be awarded based on the highest scores, data, and funding availability. Law enforcement grants will be awarded based on data provided by the Department of Safety and Homeland Security's Tennessee Integrated Traffic Analysis Network (TITAN) business unit. Data is imported into a funding allocation tool which places a dollar amount per county based on the data provided by TITAN.							
Budget Officer Confirmation: There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.				CPO USE - GG			
Speed Chart (optional)				Account Code (optional)			

**GRANT CONTRACT
BETWEEN THE STATE OF TENNESSEE,
DEPARTMENT OF SAFETY AND HOMELAND SECURITY
AND
Columbia Police Department**

This grant contract ("Grant Contract"), by and between the State of Tennessee, Department of Safety and Homeland Security, hereinafter referred to as the "State" or the "Grantor State Agency" and Columbia Police Department, hereinafter referred to as the "Grantee," is for the provision of implementing a highway safety grant, as further defined in the "SCOPE OF SERVICES AND DELIVERABLES."

Grantee Edison Vendor ID # 4067

A. SCOPE OF SERVICES AND DELIVERABLES:

A.1. The Grantee shall provide the scope of services and deliverables ("Scope") as required, described, and detailed in this Grant Contract.

A.2. The Grantee shall undertake Police Traffic Services Highway Safety Project(s) as defined in the Tennessee Highway Safety Plan and may include the following: participation in law enforcement activities to reduce speeding, aggressive driving, driving under the influence, and non-seat belt usage for children and passengers, as well as, activities to promote high visibility highway safety campaigns; provide training to increase skills and knowledge including but not limited to: Standardized Field Sobriety Testing (SFST), Traffic Stops, Radar Training, Officer Spanish Communication; education and networking opportunities for law enforcement officials and other community stakeholders will be provided.

A.3. General Grant Requirements. The Grantee shall prepare and submit to the State claims and status reports at a minimum of quarterly on the form specified by the State, for the quarters of the Federal Fiscal Year ending December 31, March 31, June 30, and September 30. All claims and status reports are due in the State office no later than the first (1st) of the second month following the end of the covered reporting period as shown below:

Monthly Claims and Status Reports	
Reporting Period	Due Date
October	December 1st
November	January 1st
December	February 1st
January	March 1st
February	April 1st
March	May 1st
April	June 1st
May	July 1st
June	August 1st
July	September 1st
August	October 1st
September	November 1st

Quarterly Claims and Status Reports	
Reporting Period	Due Date
October 1 through December 31	February 1st
January 1 through March 31	May 1st

April 1 through June 30	August 1st
July 1 through September 30	November 1st

The Grantee agrees:

- a. To prepare and submit to the State a final report for each grant, on the form specified by the State, thirty (30) days following the final quarter.
- b. That all manufactured products used in implementing the project which is funded under this Grant Contract are produced in the United States, in accordance with Section 165 of the Surface Transportation Act of 1982 (Pub. L. 97-424, 96 Stat. 2097), unless the Secretary of Transportation has determined under Section 165 that it is appropriate to waive this requirement.
- c. To comply with the Buy America requirement (23 U.S.C. § 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than twenty-five percent (25%). In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.
- d. To comply with provisions of the Hatch Act (5 U.S.C. §§ 1501-1508) which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
- e. To not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.
- f. That it is encouraged to adopt and enforce, in accordance with Executive Order 13043, Increasing Seat Belt Use in the United States, dated April 16, 1997, on-the-job seat belt use policies and programs for its employees when operating company-owned, rented, or personally-owned vehicles. The National Highway Traffic Safety Administration (NHTSA) is responsible for providing leadership and guidance in support of this Presidential Initiative. Information and resources on traffic safety programs and policies for employers, including information on seat belt programs, costs of motor vehicle crashes to employers, and other traffic safety initiatives, are available from the Network of Employers for Traffic Safety (NETS@, <https://trafficsafety.org/>), a public-private partnership dedicated to improving the traffic safety practices of employers and employees. Information on statistics, campaigns, and program evaluations and references are available through NHTSA (www.nhtsa.gov).
- g. That, to receive funds under this Grant Contract, it has an acceptable financial management system pursuant to 49 CFR § 18.20.
- h. To identify, report, and use any Program Income generated from grant funds as defined in 23 CFR Part 1200.34.
- i. That, to receive funds under this Grant Contract, it has an acceptable procurement system pursuant to 49 CFR § 18.36.
- j. To assist the State in meeting the requirements of subrecipient monitoring and to permit the State and the U.S. Department of Transportation to inspect the Grantee's records as deemed necessary for grant monitoring purposes. The Grantee shall be aware that subrecipient monitoring is not the same as program monitoring and is conducted independently, although some Grantee activities may be monitored by both State program personnel and State subrecipient monitoring personnel. One aspect of the Grantee's

assistance shall be that the Grantee have a written policy, and submit it to the State upon request, that clearly explains how the Grantee meets the U.S. Department of Labor's Fair Labor Standards Act's requirements for hours of work and overtime pay (see <https://www.dol.gov/agencies/whd/flsa>).

- k. That facilities and equipment acquired under this Grant Contract for use in the highway safety program shall be used and kept in operation for highway safety purposes by the State; or the State, by formal agreement with appropriate officials of the Grantee, may cause the same to be used and kept in operation for highway safety purposes.

l. That, when issuing statements, press releases, requests for proposals, bid solicitations, and other documents describing the project funded in whole or in part with federal funds, such documents clearly state: 1) the percentage of the total cost of the project which will be financed with federal funds, and 2) the dollar amount of federal funds for the project.

- m. All law enforcement grantees must submit campaign data into the State's Tennessee Highway Safety Office ("THSO") website within two (2) weeks following conclusion of a National Highway Transportation Safety Administration ("NHTSA") campaign.

A.4. Drug-Free Workplace. The Grantee further agrees:

- a. To notify each employee engaged in the performance of this Grant Contract and to notify each such employee that as a condition of employment he or she will abide by the terms of the Drug-Free Workplace Statement and notify his or her employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction. Notification by Grantee to employee shall take place by delivering a copy of the Drug-Free Workplace Guidelines established by the Tennessee Department of Human Resources to each employee.

- b. That, upon notification from an employee of any criminal drug statute conviction, the Grantee shall notify the State within ten (10) days after receiving notice from an employee of any criminal drug statute conviction.

- c. To take the following two (2) actions, within thirty (30) days of receiving notice from an employee of any criminal drug statute conviction, as provided in the second preceding paragraph:

- (1) Taking appropriate personnel action against such an employee, up to and including termination; or
- (2) Requiring such employees to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.

- d. To make a good faith effort to continue to maintain a drug free workplace through implementation of the subject matter of the three (3) preceding paragraphs.

- A.5. Interacting with individuals under eighteen (18) years of age.** This provision shall only apply if it is indicated that a purpose of any or all of the activities to be carried out under this Grant Contract is to benefit a set of individuals under eighteen (18) years of age ("Participating Minors"). If the purpose of any or all of the activities to be carried out under this Grant Contract is to benefit a set of Participating Minors, the Grantee, and any Subgrantee, shall make determinations of suitability for interacting with Participating Minors as set forth in federal guidelines. This determination of suitability must be made before individuals, regardless of employment status with the Grantee or Subgrantee, may interact with Participating Minors.

- A.6. Incorporation of Additional Documents.** Each of the following documents is included as a part of this Grant Contract by reference or attachment. In the event of a discrepancy or ambiguity regarding the

Grantee's duties, responsibilities, and performance hereunder, these items shall govern in order of precedence below:

- a. This Grant Contract document with any attachments.
- b. The Tennessee Highway Safety Office Grants Management Manual, including all federal certifications and assurances in Appendix A, located at <http://tntrafficsafety.org/grant-management-manual>.
- c. The Grantee's application as marked "Grant Awarded" in TN Grants located at www.THSOGrants.org.

A.7. Incorporation of Federal Award Identification Worksheet. The federal award identification worksheet, which appears as Attachment Two, is incorporated in this Grant Contract.

B. TERM OF CONTRACT:

This Grant Contract shall be effective on October 01, 2025 ("Effective Date") and extend for a period of twelve (12) months after the Effective Date ("Term"). The State shall have no obligation to the Grantee for fulfillment of the Scope outside the Term.

C. PAYMENT TERMS AND CONDITIONS:

C.1. Maximum Liability. In no event shall the maximum liability of the State under this Grant Contract exceed Twenty Eight Thousand Four Hundred Forty Two Dollars and Thirty Two Cents (\$28,442.32) ("Maximum Liability"). The Grant Budget, attached and incorporated as Attachment One is the maximum amount due the Grantee under this Grant Contract. The Grant Budget line-items include, but are not limited to, all applicable taxes, fees, overhead, and all other direct and indirect costs incurred or to be incurred by the Grantee.

C.2. Compensation Firm. The Maximum Liability of the State is not subject to escalation for any reason unless amended. The Grant Budget amounts are firm for the duration of the Grant Contract and are not subject to escalation for any reason unless amended, except as provided in Section C.6.

C.3. Payment Methodology. The Grantee shall be reimbursed for actual, reasonable, and necessary costs based upon the Grant Budget, not to exceed the Maximum Liability established in Section C.1. Upon progress toward the completion of the Scope, as described in Section A of this Grant Contract, the Grantee shall submit invoices prior to any reimbursement of allowable costs.

C.4. Travel Compensation. Reimbursement to the Grantee for travel, meals, or lodging shall be subject to amounts and limitations specified in the "State Comprehensive Travel Regulations," as they are amended from time to time, and shall be contingent upon and limited by the Grant Budget funding for said reimbursement.

C.5. Invoice Requirements. The Grantee shall invoice the State no more often than monthly, with all necessary supporting documentation, and present such to:

Tennessee Department of Safety and Homeland Security
Tennessee Highway Safety Office
Tennessee Tower, 25th Floor
312 Rosa L. Parks Avenue
Nashville, TN 37243

- a. Each invoice shall clearly and accurately detail all of the following required information (calculations must be extended and totaled correctly).

(1) Invoice/Reference Number (assigned by the Grantee).

- (2) Invoice Date.
- (3) Invoice Period (to which the reimbursement request is applicable).
- (4) Grant Contract Number (assigned by the State).
- (5) Grantor: Tennessee Department of Safety and Homeland Security / Tennessee Highway Safety Office.
- (6) Grantor Number (assigned by the Grantee to the above-referenced Grantor).
- (7) Grantee Name.
- (8) Grantee Tennessee Edison Registration ID Number Referenced in Preamble of this Grant Contract.
- (9) Grantee Remittance Address.
- (10) Grantee Contact for Invoice Questions (name, phone, or fax).
- (11) Itemization of Reimbursement Requested for the Invoice Period— It must detail, at minimum, all of the following:
 - I. The amount requested by Grant Budget line-item (including any travel expenditure reimbursement requested and for which documentation and receipts, as required by "State Comprehensive Travel Regulations," are attached to the invoice).
 - II. The amount reimbursed by Grant Budget line-item to date.
 - III. The total amount reimbursed under the Grant Contract to date.
 - IV. The total amount requested (all line-items) for the Invoice Period.

b. The Grantee understands and agrees to all of the following.

- (1) An invoice under this Grant Contract shall include only reimbursement requests for actual, reasonable, and necessary expenditures required in the delivery of service described by this Grant Contract and shall be subject to the Grant Budget and any other provision of this Grant Contract relating to allowable reimbursements.
- (2) An invoice under this Grant Contract shall not include any reimbursement request for future expenditures.
- (3) An invoice under this Grant Contract shall initiate the timeframe for reimbursement only when the State is in receipt of the invoice, and the invoice meets the minimum requirements of this Section C.5.

C.6. Budget Line-items. Expenditures, reimbursements, and payments under this Grant Contract shall adhere to the Grant Budget. The Grantee may request revisions of Grant Budget line-items by letter, giving full details supporting such request, provided that such revisions do not increase total Grant Budget amount. Grant Budget line-item revisions may not be made without prior, written approval of the State in which the terms of the approved revisions are explicitly set forth. Any increase in the total Grant Budget amount shall require a Grant Contract amendment.

C.7. Disbursement Reconciliation and Close Out. The Grantee shall submit any final invoice and a grant disbursement reconciliation report within sixty (60) days of the Grant Contract end date, in form and substance acceptable to the State.

- a. If total disbursements by the State pursuant to this Grant Contract exceed the amounts permitted by the section C, payment terms and conditions of this Grant Contract, the Grantee shall refund the difference to the State. The Grantee shall submit the refund with the final grant disbursement reconciliation report.
- b. The State shall not be responsible for the payment of any invoice submitted to the State after the grant disbursement reconciliation report. The State will not deem any Grantee costs submitted for reimbursement after the grant disbursement reconciliation report to be allowable and reimbursable by the State, and such invoices will NOT be paid.
- c. The Grantee's failure to provide a final grant disbursement reconciliation report to the State as required by this Grant Contract shall result in the Grantee being deemed ineligible for

reimbursement under this Grant Contract, and the Grantee shall be required to refund any and all payments by the State pursuant to this Grant Contract.

- d. The Grantee must close out its accounting records at the end of the Term in such a way that reimbursable expenditures and revenue collections are NOT carried forward.

C.8. Indirect Cost. Should the Grantee request reimbursement for Indirect costs, the Grantee must submit to the State a copy of the indirect cost rate approved by the cognizant federal agency or the cognizant state agency, as applicable. The Grantee will be reimbursed for Indirect costs in accordance with the approved indirect cost rate and amounts and limitations specified in the attached Grant Budget. Once the Grantee makes an election and treats a given cost as direct or indirect, it must apply that treatment consistently and may not change during the Term. Any changes in the approved indirect cost rate must have prior approval of the cognizant federal agency or the cognizant state agency, as applicable. If the indirect cost rate is provisional during the Term, once the rate becomes final, the Grantee agrees to remit any overpayment of funds to the State, and subject to the availability of funds the State agrees to remit any underpayment to the Grantee.

C.9. Cost Allocation. If any part of the costs to be reimbursed under this Grant Contract are joint costs involving allocation to more than one program or activity, such costs shall be allocated and reported in accordance with the provisions of Central Procurement Office Policy Statement 2013-007 or any amendments or revisions made to this policy statement during the Term.

C.10. Payment of Invoice. A payment by the State shall not prejudice the State's right to object to or question any reimbursement, invoice, or related matter. A payment by the State shall not be construed as acceptance of any part of the work or service provided or as approval of any amount as an allowable cost.

C.11. Non-allowable Costs. Any amounts payable to the Grantee shall be subject to reduction for amounts included in any invoice or payment that are determined by the State, on the basis of audits or monitoring conducted in accordance with the terms of this Grant Contract, to constitute unallowable costs.

C.12. State's Right to Set Off. The State reserves the right to set off or deduct from amounts that are or shall become due and payable to the Grantee under this Grant Contract or under any other agreement between the Grantee and the State of Tennessee under which the Grantee has a right to receive payment from the State.

C.13. Prerequisite Documentation. The Grantee shall not invoice the State under this Grant Contract until the State has received the following, properly completed documentation.

- a. The Grantee shall complete, sign, and return to the State an "Authorization Agreement for Automatic Deposit (ACH Credits) Form" provided by the State. By doing so, the Grantee acknowledges and agrees that, once this form is received by the State, all payments to the Grantee under this or any other grant contract will be made by automated clearing house ("ACH").
- b. The Grantee shall complete, sign, and return to the State the State-provided W-9 form. The taxpayer identification number on the W-9 form must be the same as the Grantee's Federal Employer Identification Number or Social Security Number referenced in the Grantee's Edison registration information.

D. STANDARD TERMS AND CONDITIONS:

D.1. Required Approvals. The State is not bound by this Grant Contract until it is signed by the parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this Grant Contract, the officials may include, but are not limited to,

the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

- D.2. Modification and Amendment. This Grant Contract may be modified only by a written amendment signed by all parties and approved by the officials who approved the Grant Contract and, depending upon the specifics of the Grant Contract as amended, any additional officials required by Tennessee laws and regulations (the officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).
- D.3. Termination for Convenience. The State may terminate this Grant Contract without cause for any reason. A termination for convenience shall not be a breach of this Grant Contract by the State. The State shall give the Grantee at least thirty (30) days written notice before the effective termination date. The Grantee shall be entitled to compensation for authorized expenditures and satisfactory services completed as of the termination date, but in no event shall the State be liable to the Grantee for compensation for any service that has not been rendered. The final decision as to the amount for which the State is liable shall be determined by the State. The Grantee shall not have any right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount for the State's exercise of its right to terminate for convenience.
- D.4. Termination for Cause. If the Grantee fails to properly perform its obligations under this Grant Contract, or if the Grantee violates any terms of this Grant Contract, the State shall have the right to immediately terminate this Grant Contract and withhold payments in excess of fair compensation for completed services. Notwithstanding the exercise of the State's right to terminate this Grant Contract for cause, the Grantee shall not be relieved of liability to the State for damages sustained by virtue of any breach of this Grant Contract by the Grantee.
- D.5. Subcontracting. The Grantee shall not assign this Grant Contract or enter into a subcontract for any of the services performed under this Grant Contract without obtaining the prior written approval of the State. If such subcontracts are approved by the State, each shall contain, at a minimum, sections of this Grant Contract pertaining to "Conflicts of Interest," "Lobbying," "Nondiscrimination," "Public Accountability," "Public Notice," and "Records" (as identified by the section headings). Notwithstanding any use of approved subcontractors, the Grantee shall remain responsible for all work performed.
- D.6. Conflicts of Interest. The Grantee warrants that no part of the total Grant Contract Amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Grantee in connection with any work contemplated or performed relative to this Grant Contract.
- D.7. Lobbying. The Grantee certifies, to the best of its knowledge and belief, that:
- a. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
 - b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this contract, grant, loan, or cooperative agreement, the Grantee shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

- c. The Grantee shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into and is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352.

- D.8. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Grant Contract shall be in writing and shall be made by certified first class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective party as set out below:

The State:

Clyde "Buddy" Lewis, Director
Tennessee Department of Safety and Homeland Security
Tennessee Highway Safety Office
Tennessee Tower, 25th Floor
312 Rosa L. Parks Avenue
Nashville, Tennessee 37243
Telephone #: (615) 741-2589

The Grantee:

Orlando Cox, Lt.
Columbia Police Department
700 N. Garden St.
Columbia, Tennessee 38401
Email Address: ocox@columbiatn.gov
Telephone #: (931) 380-2716

A change to the above contact information requires written notice to the person designated by the other party to receive notice.

All instructions, notices, consents, demands, or other communications shall be considered effectively given upon receipt or recipient confirmation as may be required.

- D.9. Subject to Funds Availability. This Grant Contract is subject to the appropriation and availability of State or Federal funds. In the event that the funds are not appropriated or are otherwise unavailable, the State reserves the right to terminate this Grant Contract upon written notice to the Grantee. The State's right to terminate this Grant Contract due to lack of funds is not a breach of this Grant Contract by the State. Upon receipt of the written notice, the Grantee shall cease all work associated with the Grant Contract. Should such an event occur, the Grantee shall be entitled to compensation for all satisfactory and authorized services completed as of the termination date. Upon such termination, the Grantee shall have no right to recover from the State any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount.

- D.10. Nondiscrimination. The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Grantee on the grounds of handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal, Tennessee state constitutional, or statutory law. The Grantee shall, upon request, show proof of nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

D.11. HIPAA Compliance. As applicable, the State and the Grantee shall comply with obligations under the Health Insurance Portability and Accountability Act of 1996 (HIPAA), Health Information Technology for Economic and Clinical Health Act (HITECH) and any other relevant laws and regulations regarding privacy (collectively the "Privacy Rules"). The obligations set forth in this Section shall survive the termination of this Grant Contract.

a. The Grantee warrants to the State that it is familiar with the requirements of the Privacy Rules and will comply with all applicable HIPAA requirements in the course of this Grant Contract.

b. The Grantee warrants that it will cooperate with the State, including cooperation and coordination with State privacy officials and other compliance officers required by the Privacy Rules, in the course of performance of this Grant Contract so that both parties will be in compliance with the Privacy Rules.

c. The State and the Grantee will sign documents, including but not limited to business associate agreements, as required by the Privacy Rules and that are reasonably necessary to keep the State and the Grantee in compliance with the Privacy Rules. This provision shall not apply if information received by the State under this Grant Contract is NOT "protected health information" as defined by the Privacy Rules, or if the Privacy Rules permit the State to receive such information without entering into a business associate agreement or signing another such document.

D.12. Public Accountability. If the Grantee is subject to Tenn. Code Ann. § 8-4-401 et seq., or if this Grant Contract involves the provision of services to citizens by the Grantee on behalf of the State, the Grantee agrees to establish a system through which recipients of services may present grievances about the operation of the service program. The Grantee shall also display in a prominent place, located near the passageway through which the public enters in order to receive Grant supported services, a sign at least eleven inches (11") in height and seventeen inches (17") in width stating:

NOTICE: THIS AGENCY IS A RECIPIENT OF TAXPAYER FUNDING. IF YOU OBSERVE AN AGENCY DIRECTOR OR EMPLOYEE ENGAGING IN ANY ACTIVITY WHICH YOU CONSIDER TO BE ILLEGAL, IMPROPER, OR WASTEFUL, PLEASE CALL THE STATE COMPTROLLER'S TOLL-FREE HOTLINE: 1-800-232-5454.

The sign shall be on the form prescribed by the Comptroller of the Treasury. The Grantor State Agency shall obtain copies of the sign from the Comptroller of the Treasury, and upon request from the Grantee, provide Grantee with any necessary signs.

D.13. Public Notice. All notices, informational pamphlets, press releases, research reports, signs, and similar public notices prepared and released by the Grantee in relation to this Grant Contract shall include the statement, "This project is funded under a grant contract with the State of Tennessee." All notices by the Grantee in relation to this Grant Contract shall be approved by the State.

D.14. Licensure. The Grantee, its employees, and any approved subcontractor shall be licensed pursuant to all applicable federal, state, and local laws, ordinances, rules, and regulations and shall upon request provide proof of all licenses.

D.15. Records. The Grantee and any approved subcontractor shall maintain documentation for all charges under this Grant Contract. The books, records, and documents of the Grantee and any approved subcontractor, insofar as they relate to work performed or money received under this Grant Contract, shall be maintained in accordance with applicable Tennessee law. In no case shall the records be maintained for a period of less than five (5) full years from the date of the final payment. The Grantee's records shall be subject to audit at any reasonable time and upon reasonable notice by the Grantor State Agency, the Comptroller of the Treasury, or their duly appointed representatives.

The records shall be maintained in accordance with Governmental Accounting Standards Board (GASB) Accounting Standards or the Financial Accounting Standards Board (FASB) Accounting Standards Codification, as applicable, and any related AICPA Industry Audit and Accounting guides.

In addition, documentation of grant applications, budgets, reports, awards, and expenditures will be maintained in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

Grant expenditures shall be made in accordance with local government purchasing policies and procedures and purchasing procedures for local governments authorized under state law.

The Grantee shall also comply with any recordkeeping and reporting requirements prescribed by the Tennessee Comptroller of the Treasury.

The Grantee shall establish a system of internal controls that utilize the COSO Internal Control - Integrated Framework model as the basic foundation for the internal control system. The Grantee shall incorporate any additional Comptroller of the Treasury directives into its internal control system.

Any other required records or reports which are not contemplated in the above standards shall follow the format designated by the head of the Grantor State Agency, the Central Procurement Office, or the Commissioner of Finance and Administration of the State of Tennessee.

D.16. Monitoring. The Grantee's activities conducted and records maintained pursuant to this Grant Contract shall be subject to monitoring and evaluation by the State, the Comptroller of the Treasury, or their duly appointed representatives.

D.17. Progress Reports. The Grantee shall submit brief, periodic, progress reports to the State as requested.

D.18. Annual and Final Reports. The Grantee shall submit, within three (3) months of the conclusion of each year of the Term, an annual report. For grant contracts with a term of less than one (1) year, the Grantee shall submit a final report within three (3) months of the conclusion of the Term. For grant contracts with multiyear terms, the final report will take the place of the annual report for the final year of the Term. The Grantee shall submit annual and final reports to the Grantor State Agency. At minimum, annual and final reports shall include: (a) the Grantee's name; (b) the Grant Contract's Edison Identification number, Term, and total amount; (c) a narrative section that describes the program's goals, outcomes, successes and setbacks, whether the Grantee used benchmarks or indicators to determine progress, and whether any proposed activities were not completed; and (d) other relevant details requested by the Grantor State Agency. Annual and final report documents to be completed by the Grantee shall appear on the Grantor State Agency's website or as an attachment to the Grant Contract.

D.19. Audit Report. The Grantee shall be audited in accordance with applicable Tennessee law.

At least ninety (90) days before the end of its fiscal year, the Grantee shall complete the Information for Audit Purposes ("IAP") form online (accessible through the Edison Supplier portal) to notify the State whether or not Grantee is subject to an audit. The Grantee should submit only one, completed form online during the Grantee's fiscal year. Immediately after the fiscal year has ended, the Grantee shall fill out the End of Fiscal Year ("EOFY") (accessible through the Edison Supplier portal).

When a federal single audit is required, the audit shall be performed in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

A copy of the audit report shall be provided to the Comptroller by the licensed, independent public accountant. Audit reports shall be made available to the public.

- D.20. Procurement. If other terms of this Grant Contract allow reimbursement for the cost of goods, materials, supplies, equipment, or contracted services, such procurement shall be made on a competitive basis, including the use of competitive bidding procedures, where practical. The Grantee shall maintain documentation for the basis of each procurement for which reimbursement is paid pursuant to this Grant Contract. In each instance where it is determined that use of a competitive procurement method is not practical, supporting documentation shall include a written justification for the decision and for use of a non-competitive procurement. If the Grantee is a subrecipient, the Grantee shall comply with 2 C.F.R. §§ 200.317—200.327 when procuring property and services under a federal award.

The Grantee shall obtain prior approval from the State before purchasing any equipment under this Grant Contract.

For purposes of this Grant Contract, the term "equipment" shall include any article of nonexpendable, tangible, personal property having a useful life of more than one year and an acquisition cost which equals or exceeds ten thousand dollars (\$10,000.00).

- D.21. Strict Performance. Failure by any party to this Grant Contract to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this Grant Contract is not a waiver or relinquishment of any term, covenant, condition, or provision. No term or condition of this Grant Contract shall be held to be waived, modified, or deleted except by a written amendment signed by the parties.

- D.22. Independent Contractor. The parties shall not act as employees, partners, joint venturers, or associates of one another in the performance of this Grant Contract. The parties acknowledge that they are independent contracting entities and that nothing in this Grant Contract shall be construed to create a principal/agent relationship or to allow either to exercise control or direction over the manner or method by which the other transacts its business affairs or provides its usual services. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.

- D.23. Limitation of State's Liability. The State shall have no liability except as specifically provided in this Grant Contract. In no event will the State be liable to the Grantee or any other party for any lost revenues, lost profits, loss of business, loss of grant funding, decrease in the value of any securities or cash position, time, money, goodwill, or any indirect, special, incidental, punitive, exemplary or consequential damages of any nature, whether based on warranty, contract, statute, regulation, tort (including but not limited to negligence), or any other legal theory that may arise under this Grant Contract or otherwise. The State's total liability under this Grant Contract (including any exhibits, schedules, amendments or other attachments to the Contract) or otherwise shall under no circumstances exceed the Maximum Liability originally established in Section C.1 of this Grant Contract. This limitation of liability is cumulative and not per incident.

- D.24. Force Majeure. "Force Majeure Event" means fire, flood, earthquake, elements of nature or acts of God, wars, riots, civil disorders, rebellions or revolutions, acts of terrorism or any other similar cause beyond the reasonable control of the party except to the extent that the non-performing party is at fault in failing to prevent or causing the default or delay, and provided that the default or delay cannot reasonably be circumvented by the non-performing party through the use of alternate sources, workaround plans or other means. A strike, lockout or labor dispute shall not excuse either party from its obligations under this Grant Contract. Except as set forth in this Section, any failure or delay by a party in the performance of its obligations under this Grant Contract arising from a Force Majeure Event is not a default under this Grant Contract or grounds for termination. The non-performing party will be excused from performing those obligations directly affected by the Force Majeure Event, and only for as long as the Force Majeure Event continues, provided that the party continues to use diligent, good faith efforts to resume performance without delay. The occurrence of a Force Majeure Event affecting Grantee's representatives, suppliers, subcontractors, customers or business apart from this Grant Contract is not a Force Majeure Event under this Grant Contract. Grantee will promptly notify the State of any delay caused by a Force Majeure Event (to be

confirmed in a written notice to the State within one (1) day of the inception of the delay) that a Force Majeure Event has occurred, and will describe in reasonable detail the nature of the Force Majeure Event. If any Force Majeure Event results in a delay in Grantee's performance longer than forty-eight (48) hours, the State may, upon notice to Grantee: (a) cease payment of the fees until Grantee resumes performance of the affected obligations; or (b) immediately terminate this Grant Contract or any purchase order, in whole or in part, without further payment except for fees then due and payable. Grantee will not increase its charges under this Grant Contract or charge the State any fees other than those provided for in this Grant Contract as the result of a Force Majeure Event.

- D.25. Tennessee Department of Revenue Registration. The Grantee shall comply with all applicable registration requirements contained in Tenn. Code Ann. §§ 67-6-601 through 67-6-608. Compliance with applicable registration requirements is a material requirement of this Grant Contract.
- D.26. Charges to Service Recipients Prohibited. The Grantee shall not collect any amount in the form of fees or reimbursements from the recipients of any service provided pursuant to this Grant Contract.
- D.27. No Acquisition of Equipment or Motor Vehicles. This Grant Contract does not involve the acquisition and disposition of equipment or motor vehicles acquired with funds provided under this Grant Contract.
- D.28. State and Federal Compliance. The Grantee shall comply with all applicable state and federal laws and regulations in the performance of this Grant Contract. The U.S. Office of Management and Budget's Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards is available here: http://www.ecfr.gov/cgi-bin/text-idx?SID=c6b2f053952359ba94470ad3a7c1a975&tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl
- D.29. Governing Law. This Grant Contract shall be governed by and construed in accordance with the laws of the State of Tennessee, without regard to its conflict or choice of law rules. The Grantee agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Grant Contract. The Grantee acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising there from, shall be subject to and limited to those rights and remedies, if any, available under Tenn. Code Ann. §§ 9-8-101 through 9-8-408.
- D.30. Completeness. This Grant Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions agreed to by the parties. This Grant Contract supersedes any and all prior understandings, representations, negotiations, or agreements between the parties, whether written or oral.
- D.31. Severability. If any terms and conditions of this Grant Contract are held to be invalid or unenforceable as a matter of law, the other terms and conditions shall not be affected and shall remain in full force and effect. To this end, the terms and conditions of this Grant Contract are declared severable.
- D.32. Headings. Section headings are for reference purposes only and shall not be construed as part of this Grant Contract.
- D.33. Iran Divestment Act. The requirements of Tenn. Code Ann. § 12-12-101, et seq., addressing contracting with persons as defined at Tenn. Code Ann. § 12-12-103(5) that engage in investment activities in Iran, shall be a material provision of this Grant Contract. The Grantee certifies, under penalty of perjury, that to the best of its knowledge and belief that it is not on the list created pursuant to Tenn. Code Ann. § 12-12-106.
- D.34. Debarment and Suspension. The Grantee certifies, to the best of its knowledge and belief, that it, its current and future principals, its current and future subcontractors and their principals:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department or agency;
- b. have not within a three (3) year period preceding this Grant Contract been convicted of, or had a civil judgment rendered against them from commission of fraud, or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or grant under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;
- c. are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses detailed in section b. of this certification; and
- d. have not within a three (3) year period preceding this Grant Contract had one or more public transactions (federal, state, or local) terminated for cause or default.

The Grantee shall provide immediate written notice to the State if at any time it learns that there was an earlier failure to disclose information or that due to changed circumstances, its principals or the principals of its subcontractors are excluded or disqualified, or presently fall under any of the prohibitions of sections a-d.

D.35. Confidentiality of Records. Strict standards of confidentiality of records and information shall be maintained in accordance with the requirements of this Grant Contract and applicable state and federal law. All material, information, and data regardless of form, medium or method of communication, that the Grantee will have access to, acquire, or is provided to the Grantee by the State or acquired by the Grantee on behalf of the State shall be regarded as "Confidential Information." The State grants the Grantee a limited license to use the Confidential Information but only to perform its obligations under the Grant Contract. Nothing in this Section shall permit Grantee to disclose any Confidential Information, regardless of whether it has been disclosed or made available to the Grantee due to intentional or negligent actions or inactions of agents of the State or third parties. Confidential Information shall not be disclosed except as required under state or federal law or otherwise authorized in writing by the State. Grantee shall take all necessary steps to safeguard the confidentiality of such Confidential Information in conformance with the requirements of this Grant Contract and with applicable state and federal law.

As long as the Grantee maintains State Confidential Information, the obligations set forth in this Section shall survive the termination of this Grant Contract.

D.36. State Sponsored Insurance Plan Enrollment. The Grantee warrants that it will not enroll or permit its employees, officials, or employees of contractors to enroll or participate in a state sponsored health insurance plan through their employment, official, or contractual relationship with Grantee unless Grantee first demonstrates to the satisfaction of the Department of Finance and Administration that it and any contract entity satisfies the definition of a governmental or quasigovernmental entity as defined by federal law applicable to ERISA.

E. SPECIAL TERMS AND CONDITIONS:

E.1. Conflicting Terms and Conditions. Should any of these special terms and conditions conflict with any other terms and conditions of this Grant Contract, the special terms and conditions shall be subordinate to the Grant Contract's other terms and conditions.

E.2. [This provision only applies if the Maximum Liability in Section C.1. is \$30,000.00 or more]

Federal Funding Accountability and Transparency Act (FFATA).

This Grant Contract requires the Grantee to provide supplies or services that are funded in whole or in part by federal funds that are subject to FFATA. The Grantee is responsible for ensuring that all applicable FFATA requirements, including but not limited to those below, are met and that the Grantee provides information to the State as required.

The Grantee shall comply with the following:

a. Reporting of Total Compensation of the Grantee's Executives.

- (1) The Grantee shall report the names and total compensation of each of its five most highly compensated executives for the Grantee's preceding completed fiscal year, if in the Grantee's preceding fiscal year it received:
 - i. 80 percent or more of the Grantee's annual gross revenues from Federal procurement contracts and federal financial assistance subject to the Transparency Act, as defined at 2 CFR 170.320 (and sub awards); and
 - ii. \$25,000,000 or more in annual gross revenues from federal procurement contracts (and subcontracts), and federal financial assistance subject to the Transparency Act (and sub awards); and
 - iii. The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. § 78m(a), 78o(d)) or § 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/excomp.htm>).

As defined in 2 C.F.R. § 170.315, "Executive" means officers, managing partners, or any other employees in management positions.

- (2) Total compensation means the cash and noncash dollar value earned by the executive during the Grantee's preceding fiscal year and includes the following (for more information see 17 CFR § 229.402(c)(2)):
 - i. Salary and bonus.
 - ii. Awards of stock, stock options, and stock appreciation rights. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Shared Based Payments.
 - iii. Earnings for services under non-equity incentive plans. This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees.
 - iv. Change in pension value. This is the change in present value of defined benefit and actuarial pension plans.
 - v. Above-market earnings on deferred compensation which is not tax qualified.
 - vi. Other compensation, if the aggregate value of all such other compensation (e.g. severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds \$10,000.

- b. The Grantee must report executive total compensation described above to the State by the end of the month during which this Grant Contract is established.
- c. If this Grant Contract is amended to extend its term, the Grantee must submit an executive total compensation report to the State by the end of the month in which the amendment to this Grant Contract becomes effective.

- d. The Grantee will obtain a Unique Entity Identifier (SAM) and maintain its number for the term of this Grant Contract. More information about obtaining a Unique Entity Identifier can be found at: <https://www.gsa.gov>.

The Grantee's failure to comply with the above requirements is a material breach of this Grant Contract for which the State may terminate this Grant Contract for cause. The State will not be obligated to pay any outstanding invoice received from the Grantee unless and until the Grantee is in full compliance with the above requirements.

IN WITNESS WHEREOF,

Columbia Police Department:

GRANTEE SIGNATURE

DATE

PRINTED NAME AND TITLE OF GRANTEE SIGNATORY (above)

DEPARTMENT OF SAFETY AND HOMELAND SECURITY:

JEFF LONG, COMMISSIONER

DATE

Approved as to Legal Form:

Jake Hubbell, City Attorney

GRANT BUDGET	
Agency Name: Columbia Police Department	
Project Title: Community Traffic Safety Enforcement and Education (PT)	
The grant budget line-item amounts below shall be applicable only to expense incurred during the following	
Applicable Period:	BEGIN: 10/01/2025 END: 09/30/2026

POLICY 03 Object Line-Item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY 1	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
1 & 2	Salaries, Benefits & Taxes	\$14,250.00	\$0.00	\$14,250.00
4, 15	Professional Fee, Grant & Award 2	\$0.00	\$0.00	\$0.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications	\$13,442.32	\$0.00	\$13,442.32
11, 12	Travel, Conferences & Meetings	\$750.00	\$0.00	\$750.00
13	Interest 2	\$0.00	\$0.00	\$0.00
14	Insurance	\$0.00	\$0.00	\$0.00
16	Specific Assistance To Individuals	\$0.00	\$0.00	\$0.00
17	Depreciation 2	\$0.00	\$0.00	\$0.00
18	Other Non-Personnel 2	\$0.00	\$0.00	\$0.00
20	Capital Purchase 2	\$0.00	\$0.00	\$0.00
22	Indirect Cost	\$0.00	\$0.00	\$0.00
24	In-Kind Expense	\$0.00	\$0.00	\$0.00
25	GRAND TOTAL	\$28,442.32	\$0.00	\$28,442.32

1. Each expense object line-item is defined by the U.S. OMB's Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart E Cost Principles (posted online at: <https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-E>) and CPO Policy 2013-007 (posted online at <https://www.tn.gov/general-services/procurement/central-procurement-office-cpo-library.html>).
2. Applicable detail follows this page if line-item is funded.

ATTACHMENT TWO

Federal Award Identification Worksheet

Subrecipient's name (must match name associated with its Unique Entity Identifier (SAM))	Columbia Police Department
Subrecipient's Unique Entity Identifier (SAM)	KRSLDUJCCT44
Federal Award Identification Number (FAIN)	69A37525300004020TN0
Federal award date	10/01/2025
Subaward Period of Performance Start and End Date	10/01/2025 - 09/30/2026
Subaward Budget Period Start and End Date	10/01/2025 - 09/30/2026
Assistance Listing number (formerly known as the CFDA number) and Assistance Listing program title.	20.600, State and Community Highway Safety
Grant contract's begin date	10/01/2025
Grant contract's end date	09/30/2026
Amount of federal funds obligated by this grant contract	\$28,442.32
Total amount of federal funds obligated to the subrecipient	\$28,442.32
Total amount of the federal award to the pass-through entity (Grantor State Agency)	\$7,468,389.33
Federal award project description (as required to be responsive to the Federal Funding Accountability and Transparency Act (FFATA))	State and Community Highway Safety
Name of federal awarding agency	National Highway Traffic Safety Administration (NHTSA)
Name and contact information for the federal awarding official	Atlanta Federal Center 61 Forsyth Street, SW Atlanta, GA 30303 Phone: (404) 562-3739 Fax: (404) 562-3763 E-mail: Region4@dot.gov
Name of pass-through entity	Tennessee Department of Safety and Homeland Security, Tennessee Highway Safety Office
Name and contact information for the pass-through entity awarding official	Buddy Lewis, Director Tennessee Highway Safety Office Tennessee Tower, 25th Floor 312 Rosa L. Parks Avenue Nashville, TN 37243 Telephone #: (615) 741-2589
Is the federal award for research and development?	No
Indirect cost rate for the federal award (See 2 C.F.R. §200.332 for information on type of indirect cost rate)	0%

Tennessee Department of Safety & Homeland Security
Tennessee Highway Safety Office

SIGNATURE AUTHORITY CONSENT FORM

I _____ as the _____ of
Name of Person Granting Signature Authority (Printed) Title of Person Granting Authority

_____ hereby grant the person(s) identified below signatory authority
Name of Organization Receiving Grant

for the 2025-2026 grant awarded by the Tennessee Highway Safety Office. The following individual or
individuals are entitled to sign all grant related documents on behalf of my organization.

Name and Title (Printed) _____

Signature _____

Name and Title (Printed) _____

Signature _____

Name and Title (Printed) _____

Signature _____

The above signatory authority granted to the above individual(s) may be revoked by me or by my
organization at any time by written notice to the Tennessee Highway Safety Office.

Signature of Person Granting Authority

Date



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jill Carlson, Sr Administrative Assistant, jcarlson@columbiatn.gov 931-560-1451

AGENDA ITEM TITLE: RESOLUTION NO. 25-75 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA APPLICATION FOR THE 2026 BLUECROSS HEALTHY PLACE GRANT, ACCEPT THE GRANT AWARD FOR UP TO \$2,400,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT.

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.

**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**

WHEREAS, the City of Columbia is eligible for funds under the 2026 Blue Cross Healthy Place Grant Program fully funded for \$2,400,000; and

WHEREAS, this grant will provide an expansion to the existing Columbia Aquatics and Recreation Center (ARC) courts that 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; and

WHEREAS, the City of Columbia will utilize said grant monies to help enhance the community healthy activity experience with the expansion to the current facility.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

- (1) The City has applied for the 2026 Blue Cross Healthy Places Grant.
- (2) The City Council approves the Blue Cross Healthy Place fully funded grant award of \$2,400,000 for the project cost.
- (3) The Mayor is hereby authorized and directed to execute and apply for grant funds to the Blue Cross Commission in the amount of \$2,400,000.
- (4) The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such grant funds.

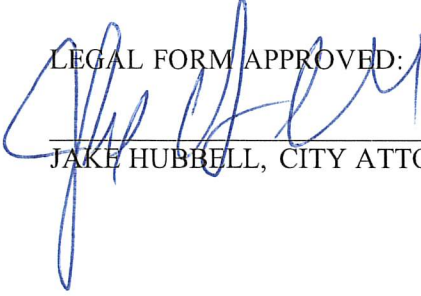
PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA, TENNESSEE,
this, the 9th day of October 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kristie Basile, Senior Administrative Assistant, kbasile@columbiatn.gov, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 25-76 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING COLUMBIA COMMONS

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.

CERTIFICATION:

ATTACHMENTS:

Staff Report Resolution No. 25-76, Resolution No. 25-76, Columbia Dedication Letter.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING COLUMBIA COMMONS**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 684 linear feet of 8" gravity main serving Columbia Commons; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Columbia Commons.

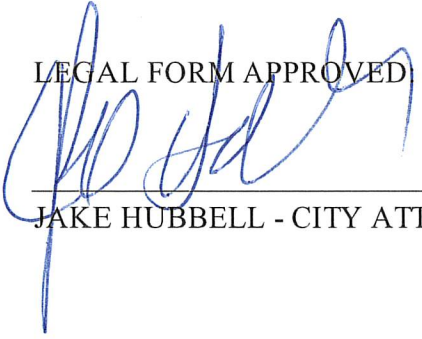
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 9th day of October, 2025.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED



JAKE HUBBELL - CITY ATTORNEY

Date: 13 August 2025

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service Columbia Commons in the amount of 684 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of \$16,587.00, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,

Signed:



Print:

William A. Oldacre, Jr.
Director of Columbia James Campbell
Boulevard, LLC

Lot Numbers included in this dedication:



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 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 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.

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.

CERTIFICATION: N/A

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

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 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN DISTRICT) AND CD-4C (GENERAL URBAN CORRIDOR CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning portions of property herein described from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) and CD-4C (General Urban Corridor Character District).

Section 2: Said property being rezoned, is shown on Tax Map 99 Parcel 60, located off Tom J. Hitch Parkway and Highlander Drive, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the area being rezoned from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) and CD-4C (General Urban Corridor Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 13th day of August, 2025, and after a public hearing held on the 11th day of September, 2025, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee, twenty-one (21) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is consistent with the Comprehensive plan and any applicable local area plans;
- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners.

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

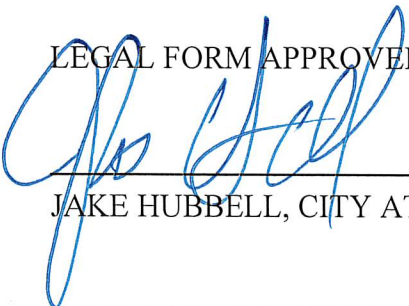
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 9th day of October, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



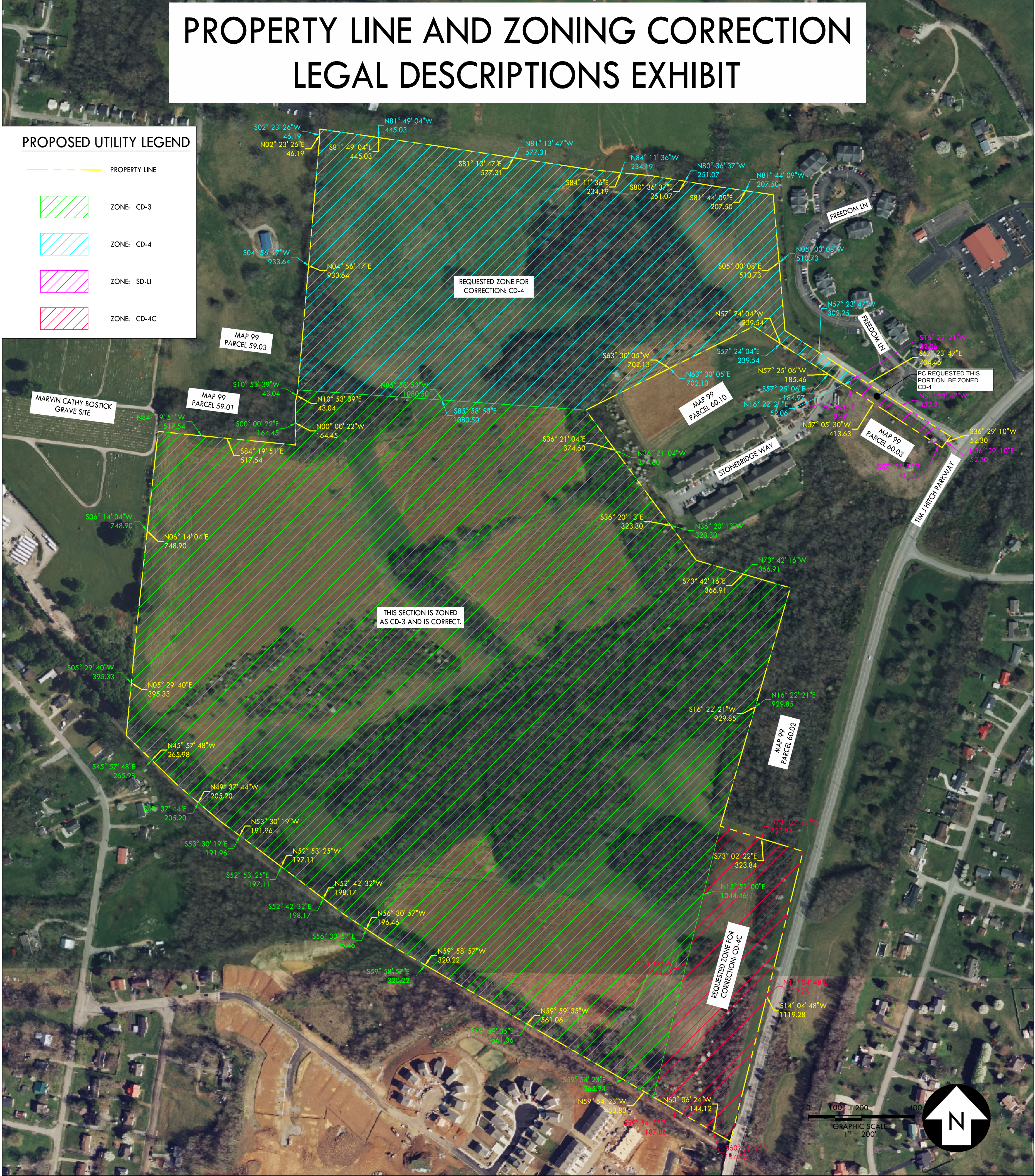
JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____



PROPERTY LEGAL DESCRIPTION

COMMENCE AT THE POINT OF BEGINNING AT THE PROPERTY CORNER ADJACENT TO TOM J HITCH PARKWAY AND NORTH OF MAP 99, PARCEL 60.03; THENCE NORTH 57° 05' 30" WEST, 413.63 FEET, ALONG THE NORTH SIDE OF SAID MAP 99, PARCEL 60.03; THENCE NORTH 57° 25' 06" WEST, 185.46 FEET; THENCE NORTH 57° 24' 04" WEST, 239.54 FEET; THENCE SOUTH 63° 30' 05" WEST, 702.13 FEET; THENCE SOUTH 36° 21' 04" EAST, 374.60 FEET; THENCE SOUTH 36° 20' 13" EAST, 323.30 FEET; THENCE SOUTH 73° 42' 16" EAST, 366.91 FEET; THENCE SOUTH 16° 22' 21" WEST, 929.85 FEET; THENCE SOUTH 73° 02' 22" EAST, 323.84 FEET; THENCE SOUTH 14° 04' 48" WEST, 1119.28 FEET; THENCE NORTH 60° 06' 24" WEST, 114.12 FEET; THENCE NORTH 59° 54' 23" WEST, 453.80 FEET; THENCE NORTH 59° 59' 35" WEST, 561.06 FEET; THENCE NORTH 59° 58' 57" WEST, 320.22 FEET; THENCE NORTH 56° 30' 57" WEST, 196.46 FEET; THENCE NORTH 52° 42' 32" WEST, 198.17 FEET; THENCE NORTH 52° 53' 25" WEST, 197.11 FEET; THENCE NORTH 53° 30' 19" WEST, 191.96 FEET; THENCE NORTH 49° 37' 44" WEST, 205.20 FEET; THENCE NORTH 45° 57' 48" WEST, 265.98 FEET; THENCE NORTH 05° 29' 40" EAST, 395.33 FEET; THENCE NORTH 06° 14' 04" EAST, 748.90 FEET; THENCE SOUTH 84° 19' 51" EAST, 517.54 FEET; THENCE NORTH 00° 00' 22" WEST, 164.45 FEET; THENCE NORTH 10° 53' 39" EAST, 43.04 FEET; THENCE NORTH 04° 56' 17" EAST, 933.64 FEET; THENCE NORTH 02° 23' 26" EAST, 46.19 FEET; THENCE SOUTH 81° 49' 04" EAST, 445.03 FEET; THENCE SOUTH 81° 13' 47" EAST, 577.31 FEET; THENCE SOUTH 84° 11' 36" EAST, 234.19 FEET; THENCE SOUTH 80° 36' 37" EAST, 251.07 FEET; THENCE SOUTH 81° 44' 09" EAST, 207.50 FEET; THENCE SOUTH 05° 00' 08" EAST, 510.73 FEET; THENCE SOUTH 57° 23' 47" EAST, 734.46 FEET; THENCE SOUTH 36° 29' 10" WEST, 52.30 FEET, TO THE POINT OF BEGINNING.

ZONE CD-4 LEGAL DESCRIPTION

COMMENCE AT THE POINT OF BEGINNING AT THE PROPERTY CORNER TO THE SOUTH OF MAP 99, PARCEL 59.03 AND TO THE NORTH OF MAP 99, PARCEL 59.01; THENCE SOUTH 85° 58' 53" EAST, 1,080.50 FEET; THENCE NORTH 63° 30' 05" EAST, 702.13 FEET; THENCE SOUTH 57° 24' 04" EAST, 239.54 FEET; THENCE SOUTH 57° 25' 06" EAST, 184.97 FEET; THENCE NORTH 16° 22' 21" EAST, 52.06 FEET; THENCE NORTH 57° 23' 47" WEST, 302.25 FEET; THENCE NORTH 05° 00' 08" WEST, 510.73 FEET; THENCE NORTH 81° 44' 09" WEST, 207.5 FEET; THENCE NORTH 80° 36' 37" WEST, 251.07 FEET; THENCE NORTH 84° 11' 36" WEST, 234.19 FEET; THENCE NORTH 81° 13' 47" WEST, 577.31 FEET; THENCE NORTH 81° 49' 04" WEST, 445.03 FEET; THENCE SOUTH 02° 23' 26" WEST, 46.19 FEET; THENCE SOUTH 04° 56' 17" WEST, 933.64 FEET, TO THE POINT OF BEGINNING.

ZONE CD-4 LEGAL DESCRIPTION (ALONG
HIGHLANDER DRIVE)

COMMENCE AT THE POINT OF BEGINNING AT THE PROPERTY CORNER ADJACENT TO TOM J HITCH PARKWAY AND NORTH OF MAP 99, PARCEL 60.03; THENCE NORTH 36° 29' 10" EAST, 52.30 FEET, ALONG THE NORTH SIDE OF SAID TOM J HITCH PARKWAY; THENCE NORTH 57° 23' 47" WEST, 432.21 FEET; THENCE SOUTH 16° 22' 21" WEST, 52.06 FEET; THENCE SOUTH 57° 25' 06" EAST, 0.49 FEET; THENCE SOUTH 57° 05' 30" EAST, 413.63 FEET, TO THE POINT OF BEGINNING.

ZONE CD-4C LEGAL DESCRIPTION

COMMENCE AT THE POINT OF BEGINNING AT THE PROPERTY CORNER ADJACENT TO TOM J HITCH PARKWAY AND SOUTH OF MAP 99, PARCEL 60.02; THENCE NORTH 73° 02' 22" WEST, 323.84 FEET, ALONG THE SOUTH SIDE OF SAID MAP 99, PARCEL 60.02; THENCE SOUTH 13° 51' 00" WEST, 1,044.46 FEET; THENCE SOUTH 59° 54' 23" EAST, 187.86 FEET; THENCE SOUTH 60° 06' 24" EAST, 144.12 FEET; THENCE NORTH 14° 04' 48" EAST, 1,119.28 FEET, TO THE POINT OF BEGINNING.

ZONE CD-3 LEGAL DESCRIPTION

COMMENCE AT THE POINT OF BEGINNING AT THE PROPERTY CORNER ADJACENT TO MARVIN CATHY BOSTICK GRAVE SITE AND SOUTH OF MAP 99, PARCEL 59.01; THENCE SOUTH 06° 14' 04" WEST, 748.90 FEET, ALONG THE EAST SIDE OF SAID MARVIN CATHY BOSTICK GRAVE SITE; THENCE SOUTH 05° 29' 40" WEST, 395.33 FEET; THENCE SOUTH 45° 57' 48" EAST, 265.98 FEET; THENCE SOUTH 49° 37' 44" EAST, 205.20 FEET; THENCE SOUTH 53° 30' 19" EAST, 191.96 FEET; THENCE SOUTH 52° 53' 25" EAST, 197.11 FEET; THENCE SOUTH 52° 42' 32" EAST, 198.17 FEET; THENCE SOUTH 56° 30' 57" EAST, 196.46 FEET; THENCE SOUTH 59° 58' 57" EAST, 320.22 FEET; THENCE SOUTH 59° 59' 35" EAST, 561.06 FEET; THENCE SOUTH 59° 54' 23" EAST, 265.94 FEET; THENCE NORTH 13° 51' 00" EAST, 1044.46 FEET; THENCE NORTH 16° 22' 21" EAST, 929.85 FEET; THENCE NORTH 73° 42' 16" WEST, 366.91 FEET; THENCE NORTH 36° 20' 13" WEST, 323.30 FEET; THENCE NORTH 36° 21' 04" WEST, 374.60 FEET; THENCE NORTH 85° 58' 53" WEST, 1080.50 FEET; THENCE SOUTH 10° 53' 39" WEST, 43.04 FEET; THENCE SOUTH 00° 00' 22" EAST, 164.45 FEET; THENCE NORTH 84° 19' 51" WEST, 517.54 FEET, TO THE POINT OF BEGINNING.



Tom J. Hitch Parkway Zoning Map Correction

Project #:	25-0235	Location:	Map 99 Parcel 60.00
Applicant:	Adam Crunk, PE	Case Type(s):	Rezoning
Staff Planner:	Austin Brass, AICP Melissa Sanders	Proposed Use:	N/A

PROJECT SUMMARY

The applicant requests to correct the official Zoning Map for a 140-acre property located at Tom J. Hitch Pkwy & Highlander Drive to CD-4 (General Urban Character District) CD-4C (General Urban Corridor District) & CD-3 (Neighborhood Character District).

- The property was rezoned under a previous Zoning Ordinance 1507 as approved by City Council of August 17th, 2006. This rezoning request was for tract portions of 97.78- and 29.30-acres to be rezoned from GCS (General Commercial Services (*CD-4C*) I-R (Industrial-Restrictive (*SD-LI*) and R-6 (Medium Density Residential (*CD-3*) to R-6 (Medium Density Residential (*CD-3*) and RM-1 (High Density Residential (*CD-4*)).
- With the adoption of the current Zoning Ordinance 4400, an updated zoning map was made that reflects the reclassification of Zoning Districts from the previous Zoning Map. Typically, Zoning Districts follow distinct boundary lines and encompass an entire parcel bounded by rights-of-way. This property was historically zoned with multiple zoning districts on one parcel, including the districts as approved in the rezoning request as described above in 2006. The official Zoning Map update did not reflect the multiple split zones on the property and in turn displayed the mapping of the property in its entirety as CD-3. This request is to reclassify the Zoning Map back to its original zoning designation including the clearing of a mapping inconsistency on small portion of the property that was previously Zoned Industrial Restrictive (IR) to CD-4 on the Highlander Drive ROW at the entrance of the property. All proposed Zoning corrections are consistent with the Comprehensive Plan, *Connect Columbia*.
- The Zoning of CD-4/CD-4C & CD-3 is consistent with the City Center Urban Village (CCUV) and future land use classification in *Connect Columbia*.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests; City Council is the decision-making authority.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

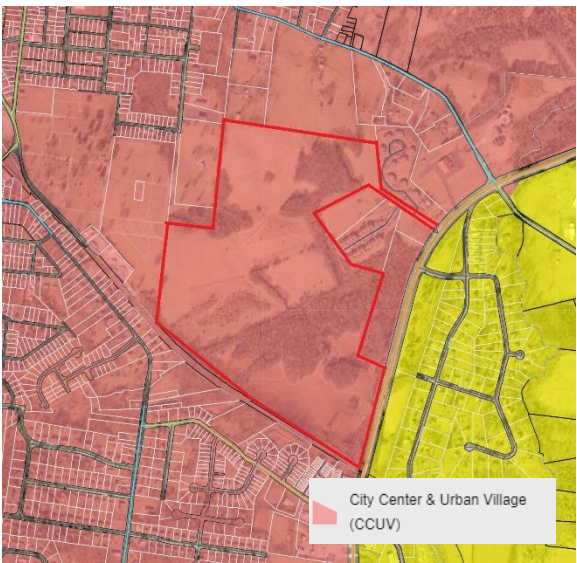


SITE INFORMATION

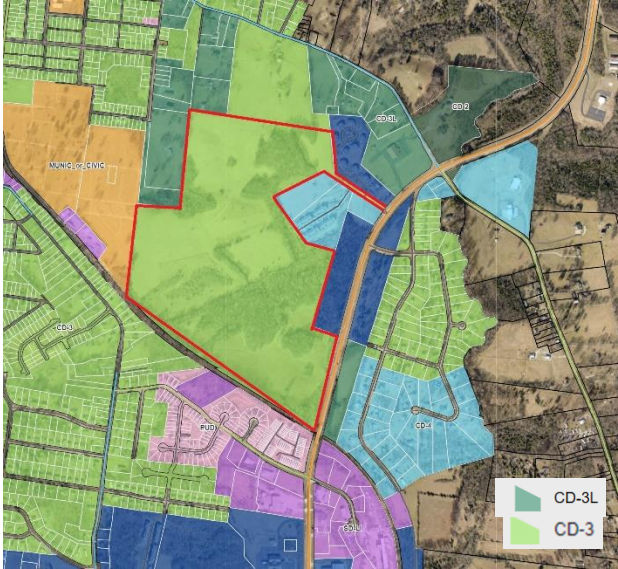
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	Vacant Land	Vacant Land	+/- 140.38 acres



FUTURE LAND USE MAP



ZONING MAP (CD-3)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	CD-3/CD-4/CD-4C	Vacant
North	City Center & Urban Village	CD-3	Vacant
South	City Center & Urban Village	PUD/ CD-3	Single-Family Homes
East	City Center & Urban Village/Suburban Neighborhoods	CD-3L/CD-4C	Vacant/ multi-family
West	City Center & Urban Village	Civic/ CD-3L	Cemetery/Single-Family

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village: The requested rezoning is consistent with the future land use map. The future land use of most of the subject site is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associated with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5-character districts, as well as CV and PUDs. In addition, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing District for the City Center & Urban Village Future Land Use Policy.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

AUGUST 2025
25-0235
TOM J. HITCH PARKWAY

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms through the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center - Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

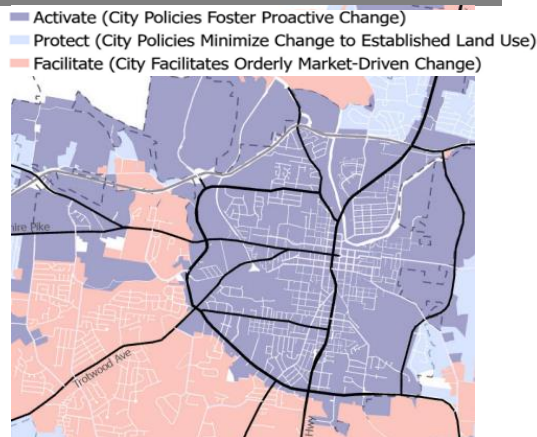
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density units per acre): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).

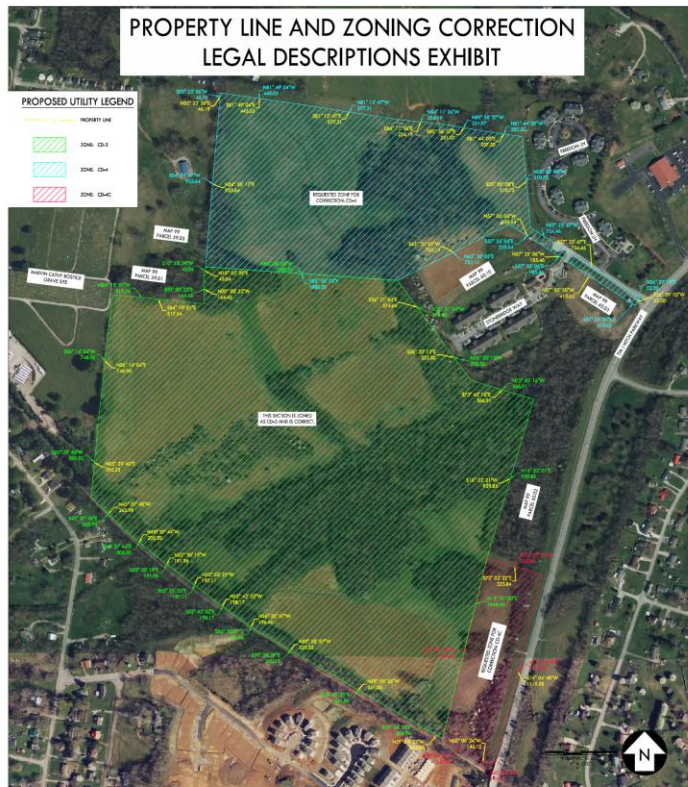


CONFORMITY WITH ZONING ORDINANCE

Section 2.2 Changes to Zoning Map require any change to the adopted Zoning Map shall be subject to compliance with the requirements and procedures of this Ordinance, which shall include without limitation in cases where the change was initiated by any person other than the City, submission, review and approval of an application for approval of a Proposed Zoning Map Amendment that complies with all standards, conditions, and requirements of this Ordinance, in accordance with Section 8.5.19 and related provisions of Article 8 (Administration, Procedures & Enforcement).



- The applicant has provided a legal description to match the zoning as approved on August 17th, 2006. This request is for the correction of the zoning to be labeled as such on the current official Zoning Map.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.



PROPERTY LEGAL DESCRIPTION

COMMENCE AT THE POINT OF BEGINNING AT THE PROPERTY CORNER ADJACENT TO TOM J HITCH PARKWAY AND NORTH OF MAP 99, PARCEL 60.03; THENCE NORTH 57° 05' 30" WEST, 413.63 FEET, ALONG THE NORTH SIDE OF SAID MAP 99, PARCEL 60.03; THENCE NORTH 57° 25' 06" WEST, 185.46 FEET; THENCE NORTH 57° 24' 04" WEST, 239.54 FEET; THENCE SOUTH 63° 30' 05" WEST, 702.13 FEET; THENCE SOUTH 36° 21' 04" EAST, 374.60 FEET; THENCE SOUTH 36° 20' 13" EAST, 323.30 FEET; THENCE SOUTH 73° 42' 16" EAST, 366.91 FEET; THENCE SOUTH 16° 22' 21" WEST, 929.85 FEET; THENCE SOUTH 73° 02' 22" EAST, 323.84 FEET; THENCE SOUTH 14° 04' 48" WEST, 1119.28 FEET; THENCE NORTH 60° 06' 24" WEST, 114.12 FEET; THENCE NORTH 59° 54' 23" WEST, 453.80 FEET; THENCE NORTH 59° 59' 35" WEST, 561.06 FEET; THENCE NORTH 59° 58' 57" WEST, 320.22 FEET; THENCE NORTH 56° 30' 57" WEST, 196.46 FEET; THENCE NORTH 52° 42' 32" WEST, 198.17 FEET; THENCE NORTH 52° 53' 25" WEST, 197.11 FEET; THENCE NORTH 53° 30' 19" WEST, 191.96 FEET; THENCE NORTH 49° 37' 44" WEST, 205.20 FEET; THENCE NORTH 45° 57' 48" WEST, 265.98 FEET; THENCE NORTH 05° 29' 40" EAST, 395.33 FEET; THENCE NORTH 06° 14' 04" EAST, 748.90 FEET; THENCE SOUTH 84° 19' 51" EAST, 517.54 FEET; THENCE NORTH 00° 00' 22" WEST, 164.45 FEET; THENCE NORTH 10° 53' 39" EAST, 43.04 FEET; THENCE NORTH 04° 50' 17" EAST, 933.64 FEET; THENCE NORTH 02° 23' 26" EAST, 46.19 FEET; THENCE SOUTH 81° 49' 04" EAST, 445.03 FEET; THENCE SOUTH 81° 13' 47" EAST, 577.31 FEET; THENCE SOUTH 84° 11' 36" EAST, 234.19 FEET; THENCE SOUTH 80° 36' 37" EAST, 251.07 FEET; THENCE SOUTH 81° 44' 09" EAST, 207.50 FEET; THENCE SOUTH 05° 00' 08" EAST, 510.73 FEET; THENCE SOUTH 57° 23' 47" EAST, 734.46 FEET; THENCE SOUTH 36° 29' 10" WEST, 52.30 FEET, TO THE POINT OF BEGINNING.

ZONE CD-4 LEGAL DESCRIPTION

COMMENCE AT THE POINT OF BEGINNING AT THE PROPERTY CORNER TO THE SOUTH OF MAP 99, PARCEL 59.03 AND TO THE NORTH OF MAP 99, PARCEL 59.01; THENCE SOUTH 85° 58' 53" EAST, 1,080.50 FEET; THENCE NORTH 63° 30' 05" EAST, 702.13 FEET; THENCE SOUTH 57° 24' 04" EAST, 239.54 FEET; THENCE SOUTH 57° 25' 06" EAST, 185.46 FEET; THENCE SOUTH 57° 05' 30" EAST, 413.63 FEET; THENCE NORTH 36° 29' 10" EAST, 52.30 FEET; THENCE NORTH 57° 23' 47" WEST, 734.46 FEET; THENCE NORTH 05° 00' 08" WEST, 510.73 FEET; THENCE NORTH 81° 44' 09" WEST, 207.50 FEET; THENCE NORTH 80° 36' 37" WEST, 251.07 FEET; THENCE NORTH 84° 11' 36" WEST, 234.19 FEET; THENCE NORTH 81° 13' 47" WEST, 577.31 FEET; THENCE NORTH 81° 49' 04" WEST, 445.03 FEET; THENCE SOUTH 02° 23' 26" WEST, 46.19 FEET; THENCE SOUTH 04° 50' 17" WEST, 933.64 FEET, TO THE POINT OF BEGINNING.

ZONE CD-4C LEGAL DESCRIPTION

COMMENCE AT THE POINT OF BEGINNING AT THE PROPERTY CORNER ADJACENT TO TOM J HITCH PARKWAY AND SOUTH OF MAP 99, PARCEL 60.02; THENCE NORTH 73° 02' 22" WEST, 323.84 FEET, ALONG THE SOUTH SIDE OF SAID MAP 99, PARCEL 60.02; THENCE SOUTH 13° 51' 00" WEST, 1,044.46 FEET; THENCE SOUTH 59° 54' 23" EAST, 187.86 FEET; THENCE SOUTH 60° 06' 24" EAST, 144.12 FEET, 1,441.2 FEET, TO THE POINT OF BEGINNING.

ZONE CD-3 LEGAL DESCRIPTION

COMMENCE AT THE POINT OF BEGINNING AT THE PROPERTY CORNER ADJACENT TO MARVIN CATHY BOSTICK GRAVE SITE AND SOUTH OF MAP 99, PARCEL 59.01; THENCE SOUTH 06° 14' 04" WEST, 748.90 FEET, ALONG THE EAST SIDE OF SAID MARVIN CATHY BOSTICK GRAVE SITE; THENCE SOUTH 05° 29' 40" WEST, 395.33 FEET; THENCE SOUTH 45° 57' 48" EAST, 265.98 FEET; THENCE SOUTH 49° 37' 44" EAST, 205.20 FEET; THENCE SOUTH 53° 30' 19" EAST, 191.96 FEET; THENCE SOUTH 52° 53' 25" EAST, 197.11 FEET; THENCE SOUTH 52° 42' 32" EAST, 198.17 FEET; THENCE SOUTH 56° 30' 57" EAST, 196.46 FEET; THENCE SOUTH 59° 58' 57" EAST, 320.22 FEET; THENCE SOUTH 59° 59' 35" EAST, 561.06 FEET; THENCE SOUTH 59° 54' 23" EAST, 265.94 FEET; THENCE NORTH 13° 51' 00" EAST, 1,044.46 FEET; THENCE NORTH 16° 22' 21" EAST, 929.85 FEET; THENCE NORTH 73° 42' 16" WEST, 366.91 FEET; THENCE NORTH 36° 20' 13" WEST, 323.30 FEET; THENCE NORTH 36° 21' 04" WEST, 374.60 FEET; THENCE NORTH 85° 58' 53" WEST, 1,080.50 FEET; THENCE SOUTH 10° 53' 39" WEST, 43.04 FEET; THENCE SOUTH 00° 00' 22" EAST, 164.45 FEET; THENCE NORTH 84° 19' 51" WEST, 517.54 FEET, TO THE POINT OF BEGINNING.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its July 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance. The City Council is the decision-making authority.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:



- a. *The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area*
- b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2025 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** requested a graphic that indicates all proposed land being rezoned that matched legal description. The applicant responded with a survey verification.
- **Columbia Wastewater** noted that there are no sanitary sewer pressure systems designed on this site.

COMMENTARY FROM PLANNING STAFF

- **The proposed CD-3/CD-4/CD-4C Zoning provides a correction to the Official Zoning Map.** The property was rezoned under a previous Zoning Ordinance 1507 as approved by City Council of August 17th, 2006. This rezoning request was for 97.78- and 29.30-acre tract portions to be rezoned from GCS (General Commercial Services (CD-4C), I-R (Industrial-Restrictive (SD-LI) and R-6 (Medium Density Residential (CD-3) to be zoned R-6 (Medium Density Residential (CD-3)) and RM-1 (High Density Residential (CD-4)).



SAMPLE MOTIONS

Recommend to Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: SECOND 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.

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.

CERTIFICATION: N/A

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

**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**

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 13th day of August 2025, the Planning Commission reviewed and recommended specific changes in accordance with Section 8.5.18, to the Zoning Ordinance regarding Parking within Article 4; and

WHEREAS, said recommendations are being considered after a public hearing held on the 11th day of September, 2025, notice of which was published in *Main Street Maury* twenty-one (21) days or more prior to said meeting; and

WHEREAS, the attached Exhibit "A", which is attached hereto and incorporated herein by reference, replaces Zoning Ordinance 4400 Article 4.3.12.B, as recommended by the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That Ordinance number 4400 Article 4.3.12.B, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby repealed and replaced with Exhibit "A", which is attached hereto and incorporated herein by reference in its entirety.

Section 2: That pursuant to Section 8.5.18.J.4, The City Council makes the following specific findings:

- a. The proposed Zoning Ordinance Amendment is consistent, and the remainder of this Ordinance includes, specifically, purpose and intent statements;
- b. The proposed Zoning Ordinance Amendment does not represent a new idea not considered in this Ordinance, but does represent a revision necessitated by changing circumstances over time;
- c. The proposed Zoning Ordinance Amendment does not correct an error in this Ordinance; and
- d. The proposed Zoning Ordinance Amendment is not a revision of this Ordinance for the purpose of complying with state or federal statutes or case law.

Section 3: That ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the 9th day of October, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

4.3.12 PARKING

B. Parking Required

Vehicular Parking shall be provided in accordance with this Section 4.3.12.B and **Table 4.3.12.B (Vehicular Parking Requirements)**, shall comply with and be located and in accordance with **Tables 4.3.1-A–4.3.1-M (District Standards)** and shall be designed in accordance with Section 4.3.12.C and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions)**.

1. Vehicular Parking required for each Lot or Building Site shall be determined based on the quantity of Principal Use(s) of the Lot or Building Site and the number of spaces available to the Lot or Building Site, as determined by Section 4.3.12.B, Section 4.3.12.4, and **Table 4.3.12.B-1 (Vehicular Parking Requirements)**.
2. The number of spaces of Parking available to a Lot or Building Site is the sum of:
 - a. All spaces within the Lot or Building Site;
 - b. All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site, and
 - c. If elected by the Applicant, all spaces within the same or an Adjacent Block within a public Parking Lot or Parking Structure or by Parking agreement or Easement.
3. Any fractional spaces shall be rounded up to the nearest whole number.
4. Exemptions
 - a. Within CD-5, the Columbia Arts District Overlay, and the Columbia West End Historic District, existing buildings and uses shall comply with the following:
 - ii. When a non-residential use is changed to another non-residential use, additional parking spaces are not required;
 - iii. A one-time building expansion of ten percent (10%) or less of the existing floor area, up to a maximum expansion of 1,000 square feet, shall not require additional parking spaces, provided that the number of existing parking spaces on the Lot or Building Site shall not be reduced to accommodate the expansion;
 - iv. When a building is demolished and a new building is constructed, or the area of the structure is expanded by more than ten percent (10%), additional parking spaces shall comply with the standards of this section for the entire square footage of the building.
 - v. For new construction, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site; and
 - vi. When a residential use is changed to a non-residential use, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site.

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

5. The number of spaces of Parking available to a Lot or Building Site may not exceed, the number of spaces of Parking determined by **Table 4.3.12.B-1 (Vehicular Parking Requirements)** by more than fifty percent (50%) based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to Section 4.3.12.B.5 and Section 4.3.12.B.6.

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
AGRICULTURAL & EXTRACTIVE USES CATEGORY	
Agricultural	
Any Agricultural Use	Not Regulated
Extractive	
Any Extractive Use	Not Regulated
RESIDENTIAL USES CATEGORY	
Household Living	
Attached Dwellings, except Two Family Dwelling	2 per Dwelling Unit
Accessory Dwelling	1 plus principal use requirement
Residence Portion of a Live/Work, Mixed-Use, or Flex Building	1.5 per Dwelling Unit
Single-Family Detached Dwelling	2 per Dwelling Unit, plus 1 per any rented room
Two Family Dwelling	2 per Dwelling Unit
Group Living	
Group Living Home	2 per Group Living Home + 1 per each Counselor
Other Residential Use Not Listed Under Any Use Category	1.5 per Dwelling Unit
CIVIC USES CATEGORY	
Community Service	

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Auditorium (Civic)	1 per 200 square feet of total Usable Floor Area
Civic Building	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Civic Space- Community Garden, Green, Square, Plaza, Park, Playground, Sports Field	1 per 5,000 square feet of grass land area
Club or Lodge (Civic)	1 per 1,000 square feet of total Usable Floor Area
Conference/ Convention/ Exhibition Center	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Courthouse	1 per employee plus 1 per every 3 seats of seating available to the public in the courtrooms
Food Distribution Center (Civic)	1 per 1,000 square feet of total Useable Floor Area
Gallery/ Museum	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Library	1 per 100 square feet of seating area
Parking Lot/ Parking Structure (Civic)	Not Regulated
Performing Arts Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Place of Assembly	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Post Office	1 per 500 square feet of Usable Floor Area
Recreation Facility (Civic)	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Sports Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Transit Shelter	Not Regulated
Transit Station or Terminal	Transit vehicle storage space + 1 per 50 feet of waiting area + 1 per 2 employees
Day Care Facilities (Civic)	
All Day Care Facilities (Civic)	1 per employee + 1 per 10 clients accommodated
CIVIC USES CATEGORY CONTINUED	
Government Facilities	
Correctional Facilities	1 per employee and 1 per 20 inmates
Other Government Facility Use not listed under any Use Category	1 per employee + 1 per 500 square feet of public Usable Floor Area
Open space	
Any Open Space, excluding Civic Space	Not Regulated
Religious Facilities	
Any Place of Worship or other Religious Facility	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Other Civic Uses	
Other Civic Use not listed under any Use Category	Not Regulated
CIVIL SUPPORT USES CATEGORY	
Cemetery/ Funeral Services	1 per full time employee + 1 per 40 square feet of public Usable Floor Area
Fire/ EMS Station or Police Station	Not Regulated
EDUCATIONAL USES CATEGORY	

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Adult Education/ Personal Improvement/ Business, Trade & Vocational Schools	
Adult Continuing Education	1 per Teacher or other staff + .50 per Student seat
Business, Trade, or Vocational School other than truck driving	1 per Teacher or other staff + .50 per Student seat
Personal Improvement Education	0.50 per Student seat + 1 per Teacher or other staff
Truck Driving School	1 per Teacher or other staff + 1 per Student
Pre-school/ Primary/ Intermediate/ Secondary Schools	
Pre-school	1 per Teacher or other staff + 1 per 20 Students
Kindergarten	1 per Teacher or other staff + 1 per 20 Students
Elementary School	1 per Teacher or other staff + 1 per 20 Students
Middle School	1 per Teacher or other staff + 1 per 20 Students
High School	1 per Teacher or other staff + 0.50 per Student seat
Post-Secondary School	
College or University	1 per Teacher or other staff + 1 per Student
Community College	1 per Teacher or other staff + 1 per Student
Graduate or Professional School	1 per Teacher or other staff + 1 per Student
Nursing Por Medical School not accessory to a Hospital	1 per Teacher or other staff + 1 per Student
Seminary	1 per Teacher or other staff + 1 per Student
Other Educational Use	
Other Educational Use Not Listed in Any Other Category	1 per Teacher, Instructor, Care Giver or other staff + 1 per 20 Students or Children
INSTITUTIONAL USE CATEGORY	
Health Care	

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Clinic	2 per patient rooms
Hospice, other than at-home care	.50 per bed
Hospital	.50 per bed
Rehabilitation Facility or Facility for Observation	.50 per bed
Long Term Care	
Long Term Care Facility or Continuum of Care Facility	1 per 3 beds
Other Institutional Use	
Other Institutional Uses Not Listed in any Use Category	1 per patient or Client room
COMMERCIAL USES CATEGORY	
Accommodations / Lodging	
Bed & Breakfast or Inn	1 per Dwelling Unit + 1 per guest bedroom + 1 per each 2 employees on the premises at one time
Boarding or Rooming House	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Hotel, Extended Stay Hotel, or Motel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Other Accommodation/ Lodging/ Use Not Listed Under any Use Category	Not Regulated
Day Care/ Personal & Group Care (non-Civic)	
Adult Day Care (non-Civic)	1 per staff member + 1 per 3 seats or 1 per 200 square feet of activity Usable Floor Area, whichever is greater
Child Care Facility (non-Civic), excluding Child Care in Home	1 per staff member + .50 per child

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Children's Day Camp	1 per staff member + .50 per child
Group Day Care or Facility or Family Day Care	1 per staff member + .50 per client
Other Day Care/ Personal & Group Care (non-Civic)	
Other Day Care/ Personal & Group Care (non-Civic)	Not Regulated
Indoor Recreation- Commercial	
Bowling Alley	1 per 500 square feet of total Usable Floor Area
Commercial Indoor Athletic Training Facility	1 per 1,00 square feet of total Usable Floor Area
Game Arcade	1 per 100 square feet of total Usable Floor Area
Gymnastics Facility	1 per 1,000 square feet of total Usable Floor Area
Indoor Firing Range	1 per 500 square feet of total Usable Floor Area
Indoor Sports Academy	1 per 1,000 square feet of total Usable Floor Area
Movie or other Theater (non-Civic)	1 per theater, bar, or dining seat or 1 per 100 square feet of total Usable Floor Area, whichever is greater
Pool Hall	1 per 300 square feet of total Usable Floor Area
Recreation Facility	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field
Skating Rink	1 per 300 square feet of total Usable Floor Area
Social (or Civic) Club, Lodge, or Organization	1 per 200 square feet of gathering or activity Usable Floor Area
Other Indoor Recreation- Commercial Use Not Listed Under any Use Category	1 per 500 square feet of total Usable Floor Area
Group Assembly (non-Civic)	
Any Group Assembly (non-Civic)	1 per 4 seats

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Outdoor Recreation - Commercial	
Amphitheater	1 per 2 seats + 1 per 20 square feet of standing area
BMX Bicycle Park	1 per biker accommodated or 1 per 5,000 square feet, whichever is greater
Campground	1 per campsite
Drive-In Theater	1 per vehicle accommodation
Firing Range, such as a Rifle Range, Archery Range, Handgun Range, or Skeet Shooting	1 per customer firing squad
Golf Course, Swim club, Tennis Club, Country Club	Per Planning Commission Approval
Marina/ Boating Facility	1 per Boat Slip
Recreational Vehicle (RV) Park	1 per motorized RV space + 1 per non-motorized vehicle space
Paintball Park	Per Planning Commission Approval
Outdoor Entertainment Activity, such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	Per Planning Commission Approval
COMMERCIAL USES CONTINUED	
Skateboard Park	Per Planning Commission Approval
Sports Field	Per Planning Commission Approval
Stadium / Arena	Per Planning Commission Approval
Summer Camp (overnight)	Per Planning Commission Approval
Swimming Pool	Per Planning Commission Approval
Tennis Club	Per Planning Commission Approval
Water Park	Per Planning Commission Approval

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Other Outdoor Recreational Use – Commercial not listed under any other Use Category	Per Planning Commission Approval
Parking – Commercial	
Parking Lot	Not Regulated
Parking Structure	Not Regulated
Restaurant	
Restaurant without Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Restaurant with Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Small-scale without Drive-Through Facility	1 per 300 square feet of total Usable Floor Area
Bars, Taverns, or Nightclub	
Bar, Tavern, or Nightclub	1 per 100 square feet of total Usable Floor Area
Retail/ Personal Service/ Repair/ Art/ Artisan	
Alcoholic Beverage Retail Sales	1 per 300 square feet of total Usable Floor Area
Artisan Establishment, with or without Retail Sales	1 per 500 square feet of total Usable Floor Area
Arts-Related Uses	1 per 500 square feet of total Usable Floor Area
Mail-Order or On-Line Retail Sales	1 per 1,000 square feet of total Usable Floor Area
Motor Vehicle Sales, Rental, leasing, or Motor Vehicle Maintenance/ Cleaning/ Repair/ Service	1 per 500 square feet of total Usable Floor Area
Convenience Sales and Service with Fuel Sales	Vehicle fueling and stacking area +1 per 300 square feet of usable floor space
Retail Membership Club	1 per 500 square feet of total Usable Floor Area
Retail Food Sales, with or without on-premises preparation or processing	1 per 200 square feet of total Usable Floor Area
Recreation Facility (non-Civic)	1 per 1,000 square feet of total Usable Floor Area

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Veterinarian Clinic, Animal Hospital, or non-Agricultural Kennel	1 per treatment, procedure, or surgical room + 100 square feet of total Usable Floor Area
Warehouse Retail	1 per 1,000 square feet of total Usable Floor Area
Other Retail Sales, Rental, or Leasing uses not listed above	1 per 500 square feet of total Usable Floor Area
Self Service Storage	
Self Service Storage	1 per 2,000 square feet of storage space
Boat-Related Uses	
All Boat-Related uses other than Marina/ Boating Facility	1 per 200 square feet of administrative space + 1 per Boat storage spaces + 2 per Boat ramp + 1 per Boat available for rental + 1 per employee work station + 2 per work day
Motor Vehicle-Related Uses	
All motor vehicle-related uses, other than Gasoline or motor vehicle sales, rental or leasing, motor vehicle maintenance/ cleaning/ repair/ service par sales and tire sales	1 per 500 square feet for Usable Floor Area + .25 per vehicle available for rental + 1 per employee work station + vehicle storage space + 1 per work bay
Tire Sales	2 per work station or service bay + 1 per 200 square feet of customer waiting area
Towing Service	1 per 500 square feet of Usable Floor Space + spaces for towed vehicles
Manufactured Home Sales	
Manufactured home Sales	1 per 500 square feet of Usable Floor Area + 1 per employee work station + inventory space + 1 work bay
Wholesale Sales	
All Wholesales not listed under any other category	1 per 1,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
OFFICE USES CATEGORY	
All Office Uses not listed under any other Category	1 per 200 square feet of total Usable Floor Area
INDUSTRIAL USES CATEGORY	
Heavy Industrial	
All heavy industrial uses	Not regulated
Light Industrial	
Brewery, excluding Brewpubs	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Bottling Plants	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Building Systems / Construction Business	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Carpet Cleaning Plants or Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Catering Service or Catering Event Establishment	1 per 400 square feet of food preparation area + 1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Clothing or Textile Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Commercial or Institutional Bakery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Contractor Material Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Crematorium	1 per employee on the premise at one time, but no fewer than 2 spaces
Dairy Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distillery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distribution Facility	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Dry Cleaning Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Equipment Rental	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Fabrication, work or storage on-site by building, heating, plumbing, electrical, or general contractors and others who perform services off-site	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Food Processing for Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Horticulture & Landscaping Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Ice Plant	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Information Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
Janitorial & Building Maintenance Services	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Laundry Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Light Manufacturing Plant with or without Retail Sales	1 space per 2,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Machine Shop/ Woodworking Shop, other than Artisan Establishment	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Maintenance Yard or Facility	
Manufacture or assembly of equipment, instruments, appliances, precision items or electrical items, or toys	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Non-Hazardous Waste Treatment or Disposal	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Outdoor Storage	Not Regulated
Photo-Finishing or Photography Lab	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Printing, Publishing, and Lithography	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
	on premises at one time, but no fewer than 2 spaces
Production of Artwork	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Rail Equipment Storage or Repair	1 per employee + 2 per acre
Recycling Collection	1 per collection container
Recycling Processing Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Repair of scientific or professional instruments or electric motors	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Research Lab / Research Development	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Scrap or Salvage Yard	1 per employee + 2 per acre
Sheet Metal Shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Solid Waste Facility	Not Regulated
Towing Facility	Not Regulated
Welding, machine, tool repair shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Winery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishment	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Other Light Industrial Uses not listed in any other Use Category	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Warehouse & Freight Movement	
All Warehouse/ Warehousing & Freight Movement	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Waste-Handling	
All Waste-Handling Services	Not Regulated
UTILITIES USES CATEGORY	
All Utility Uses	Not Regulated
OTHER USES CATEGORY	
Adult Entertainment	1 per 2,000 square feet of Usable Floor Area but no fewer than 2 spaces

6. For purposes of this Section 4.3.12.B-2, the number of Parking spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required to be available to the Lot or Building Site by the applicable Shared Parking Factor. The Zoning Administrator may assign an appropriate factor to uses not listed.

7. The applicable Shared Parking Factor is determined under **Table 4.3.12-B (Shared Parking Factor)** for any two Principal Uses within the Lot or Building Site or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block.

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-2 (SHARED PARKING FACTOR)

USE		with		USE	
Residential/ Dwelling	Lodging	Office	Retail/Personal Service/Artisan	Residential/ Dwelling	Lodging
Residential/ Dwelling	Lodging	Office	Retail/Personal Service/Artisan	Residential/ Dwelling	Lodging
Residential/ Dwelling	Lodging	Office	Retail/Personal Service/Artisan	Residential/ Dwelling	Lodging
Residential/ Dwelling	Lodging	Office	Retail/Personal Service/Artisan	Residential/ Dwelling	Lodging

8. In determining compliance with this Section 4.3.12.B, the following shall not be counted:
 - a. Accessory Dwelling Units; and
 - b. Liner Buildings fewer than 30 feet deep and no more than two Stories.
9. Up to 10% of the total number of Parking spaces in Parking Areas, Parking Lots, and Parking Structures that provide Parking for fifty (50) or more cars may be provided as Parking for compact cars, designed in compliance with Section 4.3.12.C.
10. Parking spaces to accommodate the needs of handicapped individuals shall be provided in accordance with the following **Table 4.3.12.B-3 (Off-Street Handicapped-Accessible Parking)**, designed in compliance with Section 4.3.12.C.
11. One out of every eight required handicapped accessible spaces shall be van-accessible. A minimum of one van-accessible space shall be provided.
12. Any Plan submitted under this Ordinance must show the proposed types, numbers, and arrangement of Parking accommodations, including access to such areas from the Thoroughfares and Internal Drives, with spaces complying with all requirements of this Section 4.3.12.B.

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

- b. All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site, and
- c. If elected by the Applicant, all spaces within the same or an Adjacent Block within a public Parking Lot or Parking Structure or by Parking agreement or Easement.
3. Any fractional spaces shall be rounded ~~down~~ up to the nearest whole number.
4. Exemptions
 - a. Within CD-5, the Columbia Arts District Overlay, and the Columbia West End Historic District, existing buildings and uses shall comply with the following:
 - ii. When a non-residential use is changed to another non-residential use, additional parking spaces are not required;
 - iii. A one-time building expansion of ten percent (10%) or less of the existing floor area, up to a maximum expansion of 1,000 square feet, shall not require additional parking spaces, provided that the number of existing parking spaces on the Lot or Building Site shall not be reduced to accommodate the expansion;
 - iv. When a building is demolished and a new building is constructed, or the area of the structure is expanded by more than ten percent (10%), additional parking spaces shall comply with the standards of this section for the entire square footage of the building.
 - v. For new construction, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site; and
 - vi. When a residential use is changed to a non-residential use, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site.
5. The number of spaces of Parking available to a Lot or Building Site may not exceed, the number of spaces of Parking determined by **Table 4.3.12.B-1 (Vehicular Parking Requirements)** by more than fifty percent (~~53~~0%) based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to Section 4.3.12.B.5 and Section 4.3.12.B.6.

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
AGRICULTURAL & EXTRACTIVE USES CATEGORY	
<u>Agricultural</u>	
Any Agricultural Use	Not Regulated
<u>Extractive</u>	
Any Extractive Use	Not Regulated
RESIDENTIAL USES CATEGORY	
<u>Household Living</u>	

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
RESIDENTIAL USES CATEGORY	
Household Living	
Attached Dwellings, except Two Family Dwelling	2 per Dwelling Unit in PUD-R & PUD-MU; 1.5 per Dwelling Unit in other Districts
<u>Accessory Dwelling</u>	<u>1 plus principal use requirement</u>
Residence Portion of a Live/Work, Mixed-Use, or Flex Building	1.5 per Dwelling Unit
Single-Family Detached Dwelling	2 per Dwelling Unit, plus 1 per any rented room
Two Family Dwelling	2 per Dwelling Unit
Group Living	
Group Living Home	2 per Group Living Home + 1 per each Counselor
Other Residential Use Not Listed Under Any Use Category	1.5 per Dwelling Unit
CIVIC USES CATEGORY	
Community Service	
Auditorium (Civic)	1 per 200 square feet of total Usable Floor Area
Civic Building	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Civic Space- Community Garden, Green, Square, Plaza, Park, Playground, Sports Field	1 per 5,000 square feet of grass land area
Club or Lodge (Civic)	1 per 1,000 square feet of total Usable Floor Area
Conference/ Convention/ Exhibition Center	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Courthouse	1 per employee plus 1 per every 3 seats of seating available to the public in the courtrooms

ARTICLE 4: BUILDING LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	MINIMUM NUMBER OF SPACES OF PARKING AVAILABLE TO LOT PER UNIT OF MEASUREMENT
Bars, Taverns, or Nightclub	
Bar, Tavern, or Nightclub	1 per 100 square feet of total Usable Floor Area
Retail/ Personal Service/ Repair/ Art/ Artisan	
Alcoholic Beverage Retail Sales	1 per 300 square feet of total Usable Floor Area
Artisan Establishment, with or without Retail Sales	1 per 500 square feet of total Usable Floor Area
Arts-Related Uses	1 per 500 square feet of total Usable Floor Area
Mail-Order or On-Line Retail Sales	1 per 1,000 square feet of total Usable Floor Area
Motor Vehicle Sales, Rental, leasing, or Motor Vehicle Maintenance/ Cleaning/ Repair/ Service	1 per 500 square feet of total Usable Floor Area
<u>Convenience Sales and Service with Fuel Sales</u>	<u>Vehicle fueling and stacking area +1 per 300 square feet of usable floor space</u>
Retail Membership Club	1 per 500 square feet of total Usable Floor Area
Retail Food Sales, with or without on-premises preparation or processing	1 per 200 square feet of total Usable Floor Area
Recreation Facility (non-Civic)	1 per 1,000 square feet of total Usable Floor Area
Veterinarian Clinic, Animal Hospital, or non-Agricultural Kennel	1 per treatment, procedure, or surgical room + 100 square feet of total Usable Floor Area
Warehouse Retail	1 per 1,000 square feet of total Usable Floor Area
Other Retail Sales, Rental, or Leasing uses not listed above	1 per 500 square feet of total Usable Floor Area
Self Service Storage	
Self Service Storage	1 per 2,000 square feet of storage space
Boat-Related Uses	
All Boat-Related uses other than Marina/ Boating Facility	1 per 200 square feet of administrative space + 1 per Boat storage spaces + 2 per Boat ramp + 1 per Boat available for rental + 1 per employee work station + 2 per work day



Zoning Text Amendment 4.3.12 (Parking)

Project #:	25-0288	Location:	N/A
Applicant:	Development Services	Case Type(s):	Text Amendment 4.3.12
Staff Planner:	Paul Keltner, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Development Services staff, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is a request initiated by the Planning Commission concerning parking ratios and required parking as outlined in Article 4.3.12 (Parking) within Zoning Ordinance 4400. The proposed amendments are detailed in the attached track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the **decision-making authority**.
- The staff comments section details the proposed changes which are provided in the agenda packet in ~~strikethrough~~ and underlines.
- The specific uses and/or language impacted by this amendment include fractional rounding, max percentage of parking, attached dwellings plus accessory dwelling unit parking ratios, and new parking use type for Convenience Sales and Service with Fuel sales
- The Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.



CONSISTENCY WITH CONNECT COLUMBIA

Reviewing and updating the Zoning Ordinance and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.18** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at **§ 8.5.18.J.4** are identical to the criteria for Planning Commission review at **8.5.18.G.3**.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance has had textual amendments over the last year, further customizing Columbia's vision for development. Based on the concerns stated by the Planning Commission, staff have listed recommendations to help alleviate these items relating to parking. The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.



SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modifications proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied *[list specific reasons for denial and provide direction to staff]*.

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: *[list additional information]* for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.gov, 931.560.1580

AGENDA ITEM TITLE: 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 Docs, Budget Summary.

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

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That Ordinance No. 4544, the same being the Appropriation Ordinance for the City of Columbia for the Fiscal Year July 1, 2025 through June 30, 2026, be amended. That the total budget appropriation for the fiscal year be increased from \$88,953,406 to \$182,320,991, an increase of \$93,367,586.

Section 2: That the budget appropriations shall be revised as follows:
General Government total of \$13,365,908 be amended to \$15,716,553, an increase of \$2,350,645.

Police total of \$11,719,625 be amended to \$12,071,475, an increase of \$351,850.

Fire total of \$10,066,928 be amended to \$10,093,440, an increase of \$26,512.

Streets total of \$4,428,344 be amended to \$4,468,034, an increase of \$39,690.

Development Services total of \$2,848,381 be amended to \$2,881,721, an increase of \$33,340.

Parks total of \$5,117,646 be amended to \$5,158,260, an increase of \$40,614.

State Street Aid total of \$3,146,823 be amended to \$3,932,844, an increase of \$786,021.

Sanitation total of \$4,853,352 be amended to \$4,897,912, an increase of \$44,560.

Capital Projects total of \$9,013,615 be amended to \$13,432,941, an increase of \$4,419,326.

Grants total of \$416,029 be amended to \$2,028,213, an increase of \$1,612,184.

Wastewater total of \$18,020,242 be amended to \$101,683,086, an increase of \$83,662,844.

ALL OTHER APPROPRIATIONS REMAIN THE SAME.

Section 3: This ordinance is enacted pursuant to and in compliance and conformity with Article 9, Section 9 of the Charter of the City of Columbia, with Notice of Public Hearing published on the 24th day of September, 2025, and it shall be executed and construed consistent with said charter and laws of the State of Tennessee.

Section 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, THIS THE ____ DAY OF OCTOBER, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____

Summary of Appropriation Amendment #1
2nd Consideration - October 9th (10/9/25)

General City Admin

Rebudget funds for order/services not received as of 6/30/25	255,927.30
Reappropriate and carry forward street paving funds from FY 2025	1,500,000.00
Budget transfer to Grants Fund	25,000.00
Budget funds remaining from FY 2025 for Tourism Enhancement Reserves	542,023.94
Budget funds remaining from FY 2025 for Firefighters Park Reserves	27,694.00
Total General City Admin	\$ 2,350,645.24

Police

Rebudget funds for order/services not received as of 6/30/25	21,888.00
Budget funds for Equitable Sharing "Justice" proceeds	160,634.86
Budget funds for Equitable Sharing "Treasury" proceeds	19,261.00
Budget funds received from sales of seized weapons	51,901.17
Budget funds for Sexual Offender Registry fees	98,165.06
Total Police	\$ 351,850.09

Fire

Budget FY 2025 Training Reserves funds	5,460.59
Budget FY 2025 OEM Reserves funds	10,430.00
Budget for insurance proceeds for new extraction equipment	10,621.00
Total Fire	\$ 26,511.59

Development Services

Rebudget funds for order/services not received as of 6/30/25	33,340.21
Total Development Services	\$ 33,340.21

Parks

Rebudget funds for order/services not received as of 6/30/25	40,613.90
Total Parks	\$ 40,613.90

TOTAL GENERAL FUND \$ 2,802,961.03

State Street Aid

Rebudget funds for order/services not received as of 6/30/25	12,823.00
Reappropriate and carry forward street paving funds from FY 2025	773,197.54
Total State Street Aid	\$ 786,020.54

Capital Projects

Rebudget funds for order/services not received as of 6/30/25	3,220,700.05
Total Capital Projects	\$ 3,220,700.05

Grants

Budget FY2023 JAG	32,308.00
Budget FY2024 JAG	18,942.00
Budget Healthy Built Environments Grant	50,000.00
Budget CDBG - Imminent threat - sirens grant	550,000.00
Reappropriate and carry forward Iron Bridge Road engineering from FY 2025	304,148.00
Rebudget funds for order/services not received as of 6/30/25	314,586.75
Total Grants	\$ 1,269,984.75

Wastewater (Sewer) Fund

Rebudget funds for order/services not received as of 6/30/25	83,635,205.86
Total Wastewater (Sewer) Fund	\$ 83,635,205.86

Total Increase - All Funds (First Consideration)	\$ 91,714,872.23
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Streets

Budget funds for Columbia Works-Chasepoint 39,690.00

TOTAL GENERAL FUND \$ 39,690.00

Sanitation

Budget transfer for FY 2026 side loader truck (SAN Fund Grant) 44,559.88

Total Sanitation \$ 44,559.88

Capital Projects

Reappropriate and carry forward pickleball funds from FY 2025 1,098,626

Reappropriate and carry forward RR Crossing funds from FY 2025 100,000.00

Total Capital Projects \$ 1,198,626.00

Grants Fund

Budget transfer for FY 2026 side loader truck (SAN Fund Grant) 44,559.88

Budget funds for FY 2026 side loader truck (SAN Fund Grant) \$297,639.72

Total Grants Fund \$ 342,199.60

Wastewater Fund

Bear Creek PS - CO 1 27,637.81

Total Wastewater (Sewer) Fund \$ 27,637.81

Total Increase - All Funds (Second Consideration) \$ 1,652,713.29

Total Increase - All Funds (First and Second Consideration) \$ 93,367,585.52

CITY OF COLUMBIA
FY 2026 APPROPRIATION AMENDMENT #1
Second Consideration 10/9/25

1) Rebudget General Fund Outstanding Purchase Order @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

11037110 \$ 351,769.41 Prior Year Revenue

Increase Expenditures

110-41900-OC255-	\$	36,252.75	See Reappropriation List in packet
110-41900-OC255-	\$	94,331.16	See Reappropriation List in packet
110-41900-OC255-	\$	3,395.20	See Reappropriation List in packet
110-41900-OC255-	\$	121,948.19	See Reappropriation List in packet
110-42121-OC324-	\$	21,888.00	See Reappropriation List in packet
110-43710-OC250-	\$	15,200.00	See Reappropriation List in packet
110-43710-OC250-	\$	7,650.00	See Reappropriation List in packet
110-43710-OC272-	\$	10,490.21	See Reappropriation List in packet
110-44415-OC269-	\$	2,700.00	See Reappropriation List in packet
110-44450-OC269-	\$	2,270.00	See Reappropriation List in packet
110-44480-OC269-	\$	23,143.90	See Reappropriation List in packet
110-44480-OC320-	\$	12,500.00	See Reappropriation List in packet
	\$	351,769.41	Total

2) Rebudget State Street Aid Fund Outstanding Purchase Orders @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

12137110 \$ 12,823.00 Prior Year Revenue

Increase Expenditures

121-43100-OC290-	\$	12,823.00	See Reappropriation List in packet
	\$	12,823.00	Total

3) Rebudget Capital Projects Fund Outstanding Purchase Orders @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

31137110 \$ 3,220,700.05 Prior Year Revenue

Increase Expenditures

311-41850-OC923-	5,200.72	See Reappropriation List in packet
311-41850-OC923-	304,148.00	See Reappropriation List in packet
311-41900-OC912-	298,320.81	See Reappropriation List in packet
311-41900-OC921-	1,780.00	See Reappropriation List in packet

311-41900-OC921-	0.00 See Reappropriation List in packet
311-41900-OC921-	648.50 See Reappropriation List in packet
311-41900-OC921-	10,000.00 See Reappropriation List in packet
311-41900-OC930-	14,686.00 See Reappropriation List in packet
311-42210-OC920-	17,535.50 See Reappropriation List in packet
311-42210-OC920-	9,223.25 See Reappropriation List in packet
311-42210-OC920-	28,950.04 See Reappropriation List in packet
311-42210-OC920-	18,205.55 See Reappropriation List in packet
311-42210-OC920-	15,235.29 See Reappropriation List in packet
311-42210-OC920-	6,978.45 See Reappropriation List in packet
311-42210-OC920-	6,218.55 See Reappropriation List in packet
311-42210-OC920-	10,195.04 See Reappropriation List in packet
311-42210-OC920-	29,964.20 See Reappropriation List in packet
311-42210-OC920-	41,451.69 See Reappropriation List in packet
311-42210-OC920-	954.40 See Reappropriation List in packet
311-42210-OC920-	8,008.51 See Reappropriation List in packet
311-42210-OC920-	22,444.78 See Reappropriation List in packet
311-42210-OC920-	30,895.04 See Reappropriation List in packet
311-42210-OC920-	29,933.94 See Reappropriation List in packet
311-42210-OC920-	2,342.28 See Reappropriation List in packet
311-42210-OC920-	3,847.50 See Reappropriation List in packet
311-42210-OC920-	3,847.50 See Reappropriation List in packet
311-42210-OC920-	1,247.62 See Reappropriation List in packet
311-42210-OC920-	1,731.87 See Reappropriation List in packet
311-42210-OC920-	1,731.87 See Reappropriation List in packet
311-42210-OC920-	725.18 See Reappropriation List in packet
311-42210-OC920-	390.38 See Reappropriation List in packet
311-42210-OC920-	1,282.50 See Reappropriation List in packet
311-42210-OC920-	623.81 See Reappropriation List in packet
311-42210-OC920-	577.29 See Reappropriation List in packet
311-42210-OC920-	362.59 See Reappropriation List in packet
311-42210-OC920-	9,369.12 See Reappropriation List in packet
311-42210-OC920-	7,695.00 See Reappropriation List in packet
311-42210-OC920-	23,085.00 See Reappropriation List in packet
311-42210-OC920-	3,463.74 See Reappropriation List in packet
311-42210-OC920-	10,391.22 See Reappropriation List in packet
311-42210-OC920-	10,320.00 See Reappropriation List in packet
311-42210-OC920-	8,685.74 See Reappropriation List in packet
311-42210-OC920-	181.29 See Reappropriation List in packet
311-42210-OC920-	16,850.50 See Reappropriation List in packet
311-42210-OC920-	3,155.76 See Reappropriation List in packet
311-42210-OC920-	6,695.00 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
311-42210-OC920-	362.22 See Reappropriation List in packet

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311-42210-OC920-	566.78 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	178.89 See Reappropriation List in packet
311-42210-OC920-	195.64 See Reappropriation List in packet
311-42210-OC920-	204.77 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
311-42210-OC920-	362.22 See Reappropriation List in packet
311-42210-OC920-	376.87 See Reappropriation List in packet
311-42210-OC920-	440.52 See Reappropriation List in packet
311-42210-OC920-	101.76 See Reappropriation List in packet
311-42210-OC920-	1,127.27 See Reappropriation List in packet
311-42210-OC920-	368.50 See Reappropriation List in packet
311-42210-OC920-	394.88 See Reappropriation List in packet
311-42210-OC920-	508.78 See Reappropriation List in packet
311-42210-OC920-	185.09 See Reappropriation List in packet
311-42210-OC920-	77.04 See Reappropriation List in packet
311-42210-OC920-	203.52 See Reappropriation List in packet
311-42210-OC920-	566.78 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	178.89 See Reappropriation List in packet
311-42210-OC920-	195.64 See Reappropriation List in packet
311-42210-OC920-	204.77 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
311-42210-OC920-	1,109.69 See Reappropriation List in packet
311-42210-OC920-	489.10 See Reappropriation List in packet
311-42210-OC920-	897.80 See Reappropriation List in packet
311-42210-OC920-	77.04 See Reappropriation List in packet
311-42210-OC920-	203.52 See Reappropriation List in packet
311-42210-OC920-	37.69 See Reappropriation List in packet
311-42210-OC920-	566.78 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	836.66 See Reappropriation List in packet
311-42210-OC920-	38.52 See Reappropriation List in packet
311-42210-OC920-	33.92 See Reappropriation List in packet
311-42210-OC920-	37.69 See Reappropriation List in packet
311-42210-OC920-	283.39 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
311-42210-OC920-	115.56 See Reappropriation List in packet
311-42210-OC920-	434.66 See Reappropriation List in packet
311-42210-OC920-	1,224.84 See Reappropriation List in packet
311-42210-OC920-	988.67 See Reappropriation List in packet
311-42210-OC920-	988.67 See Reappropriation List in packet
311-42210-OC920-	669.58 See Reappropriation List in packet

311-42210-OC920-	128.14 See Reappropriation List in packet
311-42210-OC920-	157.87 See Reappropriation List in packet
311-42210-OC920-	189.76 See Reappropriation List in packet
311-42210-OC920-	566.78 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	1,027.95 See Reappropriation List in packet
311-42210-OC920-	373.34 See Reappropriation List in packet
311-42210-OC920-	684.94 See Reappropriation List in packet
311-42210-OC920-	321.34 See Reappropriation List in packet
311-42210-OC920-	218.84 See Reappropriation List in packet
311-42210-OC920-	159.12 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
311-42210-OC920-	931.72 See Reappropriation List in packet
311-42210-OC920-	435.08 See Reappropriation List in packet
311-42210-OC920-	897.80 See Reappropriation List in packet
311-42210-OC920-	77.04 See Reappropriation List in packet
311-42210-OC920-	101.76 See Reappropriation List in packet
311-42210-OC920-	37.69 See Reappropriation List in packet
311-42210-OC920-	566.78 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	1,171.14 See Reappropriation List in packet
311-42210-OC920-	3,847.50 See Reappropriation List in packet
311-42210-OC920-	623.81 See Reappropriation List in packet
311-42210-OC920-	1,731.87 See Reappropriation List in packet
311-42210-OC920-	362.59 See Reappropriation List in packet
311-42210-OC920-	880.00 See Reappropriation List in packet
311-42210-OC920-	836.66 See Reappropriation List in packet
311-42210-OC920-	38.52 See Reappropriation List in packet
311-42210-OC920-	33.92 See Reappropriation List in packet
311-42210-OC920-	37.69 See Reappropriation List in packet
311-42210-OC920-	283.39 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	645.00 See Reappropriation List in packet
311-42210-OC920-	1,685.04 See Reappropriation List in packet
311-42210-OC920-	897.80 See Reappropriation List in packet
311-42210-OC920-	77.04 See Reappropriation List in packet
311-42210-OC920-	237.44 See Reappropriation List in packet
311-42210-OC920-	37.69 See Reappropriation List in packet
311-42210-OC920-	566.78 See Reappropriation List in packet
311-42210-OC920-	370.42 See Reappropriation List in packet
311-42210-OC920-	645.72 See Reappropriation List in packet
311-42210-OC920-	257.56 See Reappropriation List in packet
311-42210-OC920-	257.56 See Reappropriation List in packet
311-42210-OC920-	777.14 See Reappropriation List in packet

311-42210-OC920-	4,009.50 See Reappropriation List in packet
311-42210-OC920-	945.44 See Reappropriation List in packet
311-42210-OC920-	654.64 See Reappropriation List in packet
311-42210-OC920-	1,165.12 See Reappropriation List in packet
311-42210-OC920-	1,546.59 See Reappropriation List in packet
311-42210-OC920-	1,760.69 See Reappropriation List in packet
311-42210-OC920-	388.57 See Reappropriation List in packet
311-42210-OC920-	811.39 See Reappropriation List in packet
311-42210-OC920-	1,217.68 See Reappropriation List in packet
311-42210-OC920-	3,316.50 See Reappropriation List in packet
311-42210-OC920-	283.16 See Reappropriation List in packet
311-42210-OC920-	226.28 See Reappropriation List in packet
311-42210-OC920-	236.03 See Reappropriation List in packet
311-42210-OC920-	59.31 See Reappropriation List in packet
311-42210-OC920-	661.37 See Reappropriation List in packet
311-42210-OC920-	1,004.25 See Reappropriation List in packet
311-42210-OC920-	737.00 See Reappropriation List in packet
311-42210-OC920-	1,571.98 See Reappropriation List in packet
311-42210-OC920-	38.52 See Reappropriation List in packet
311-42210-OC920-	38.52 See Reappropriation List in packet
311-42210-OC920-	135.68 See Reappropriation List in packet
311-42210-OC920-	75.38 See Reappropriation List in packet
311-42210-OC920-	2,117.50 See Reappropriation List in packet
311-42210-OC920-	1,989.90 See Reappropriation List in packet
311-42210-OC920-	1,577.88 See Reappropriation List in packet
311-42210-OC920-	1,339.00 See Reappropriation List in packet
311-42210-OC920-	178.89 See Reappropriation List in packet
311-42210-OC920-	146.58 See Reappropriation List in packet
311-42210-OC920-	182.16 See Reappropriation List in packet
311-42210-OC920-	16.66 See Reappropriation List in packet
311-42210-OC920-	15,356.00 See Reappropriation List in packet
311-42210-OC920-	607.18 See Reappropriation List in packet
311-43110-OC920-	5.67 See Reappropriation List in packet
311-43120-OC941-	462,362.78 See Reappropriation List in packet
311-43120-OC941-	303,164.00 See Reappropriation List in packet
311-43160-OC931-	66,000.00 See Reappropriation List in packet
311-43160-OC931-	5,000.00 See Reappropriation List in packet
311-43160-OC931-	10,000.00 See Reappropriation List in packet
311-43160-OC931-	34,500.00 See Reappropriation List in packet
311-43160-OC931-	9,000.00 See Reappropriation List in packet
311-43160-OC931-	108,000.00 See Reappropriation List in packet
311-43160-OC931-	10,000.00 See Reappropriation List in packet
311-43160-OC931-	23,000.00 See Reappropriation List in packet
311-43160-OC931-	44,000.00 See Reappropriation List in packet

311-43160-OC931-	1,000.00	See Reappropriation List in packet
311-43160-OC931-	113,000.00	See Reappropriation List in packet
311-43160-OC931-	10,000.00	See Reappropriation List in packet
311-43160-OC931-	23,000.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-43160-OC931-	116,000.00	See Reappropriation List in packet
311-43160-OC931-	10,000.00	See Reappropriation List in packet
311-43160-OC931-	21,300.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-43160-OC931-	113,000.00	See Reappropriation List in packet
311-43160-OC931-	11,000.00	See Reappropriation List in packet
311-43160-OC931-	25,000.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-43160-OC931-	117,700.00	See Reappropriation List in packet
311-43160-OC931-	11,000.00	See Reappropriation List in packet
311-43160-OC931-	21,300.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-43160-OC931-	110,000.00	See Reappropriation List in packet
311-43160-OC931-	10,000.00	See Reappropriation List in packet
311-43160-OC931-	21,000.00	See Reappropriation List in packet
311-43160-OC931-	44,000.00	See Reappropriation List in packet
311-43160-OC931-	9,000.00	See Reappropriation List in packet
311-44450-OC937-	9,515.32	See Reappropriation List in packet
	\$ 3,220,700.05	Total

4) Reappropriate and carry forward street paving funds from FY 2025

Increase Revenues

11037110 \$ 1,500,000.00 Prior Year Revenue

Increase Expenditures

11041900-OC268 \$ 1,500,000.00 General Govt - Street Paving

Increase Revenues

12137110 \$ 773,197.54 Prior Year Revenue

Increase Expenditures

12143100-OC268 \$ 773,197.54 State Street Aid - Street Paving

5) Reappropriate and carry forward Iron Bridge Road engineering from FY 2025

STGP Funds for Iron Bridge Road (Lytle Creek Bridge)

Increase Revenues

32237110 \$ 304,148.00 Prior Year Revenue

Increase Expenditures

32241850-OC923 \$ 304,148.00 General Govt - Street Paving

6) Rebudget Grants Fund Outstanding Purchase Orders @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

32237110 \$ 314,586.75 Prior Year Revenue

Increase Expenditures

322-42147-OC321-	\$	2,445.00	See Reappropriation List in packet
322-42220-OC945-	\$	115,875.00	See Reappropriation List in packet
322-43110-OC931-	\$	6,500.00	See Reappropriation List in packet
322-43110-OC931-	\$	810.00	See Reappropriation List in packet
322-43110-OC931-	\$	5,609.83	See Reappropriation List in packet
322-43110-OC931-	\$	137,273.38	See Reappropriation List in packet
322-43110-OC931-	\$	4,448.54	See Reappropriation List in packet
322-43710-OC250-	\$	36,000.00	See Reappropriation List in packet
322-44410-OC920-	\$	5,625.00	See Reappropriation List in packet
	\$	314,586.75	Total

7) Rebudget Wastewater (Sewer) Fund Outstanding Purchase Orders @ 6/30/25

Materials/Equipment/Services not received by 6/30/25

Increase Revenues

41237110 \$83,635,205.86 Prior Year Revenue

Increase Expenditures

412-52212-OC250-	\$	4,280.00	See Reappropriation List in packet
412-52212-OC250-	\$	13,330.00	See Reappropriation List in packet
412-52212-OC269-	\$	1,320.00	See Reappropriation List in packet
412-52212-OC269-	\$	1,320.00	See Reappropriation List in packet
412-52212-OC269-	\$	2,470.00	See Reappropriation List in packet
412-52212-OC269-	\$	2,470.00	See Reappropriation List in packet
412-52212-OC269-	\$	339,801.79	See Reappropriation List in packet
412-52212-OC269-	\$	36,223.00	See Reappropriation List in packet
412-52212-OC269-	\$	21,723.00	See Reappropriation List in packet
412-52212-OC931-	\$	240,400.00	See Reappropriation List in packet
412-52212-OC931-	\$	1,346,493.80	See Reappropriation List in packet
412-52212-OC932-	\$	430,000.00	See Reappropriation List in packet

412-52212-OC932-	\$	3,870.40	See Reappropriation List in packet
412-52212-OC932-	\$	10,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	202,499.05	See Reappropriation List in packet
412-52212-OC932-	\$	15,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	6,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	80,825.00	See Reappropriation List in packet
412-52212-OC932-	\$	120,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	170,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	165,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	55,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	50,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	16,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,367.00	See Reappropriation List in packet
412-52212-OC932-	\$	35,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	12,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	25,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	29,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	12,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	38,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	28,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	50,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	750.00	See Reappropriation List in packet
412-52212-OC932-	\$	1,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	22,287.50	See Reappropriation List in packet
412-52212-OC932-	\$	9,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	55,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	16,200.00	See Reappropriation List in packet
412-52212-OC932-	\$	10,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	14,580.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	17,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	10,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	20,250.00	See Reappropriation List in packet
412-52212-OC932-	\$	18,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	75,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	25,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	90,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	35,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	20,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	33,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	70,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	61,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	61,000.00	See Reappropriation List in packet

412-52212-OC932-	\$	45,600.00	See Reappropriation List in packet
412-52212-OC932-	\$	45,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	102,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	68,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	32,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	32,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	32,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	50,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	27,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	25,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	30,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	70,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	85,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	55,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	58,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	312,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	15,600.00	See Reappropriation List in packet
412-52212-OC932-	\$	260,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	13,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	89,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	4,450.00	See Reappropriation List in packet
412-52212-OC932-	\$	120,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	27,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	66,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	81,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	42,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	36,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	215,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	10,750.00	See Reappropriation List in packet
412-52212-OC932-	\$	70,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	380,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	30,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	60,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	88,000.00	See Reappropriation List in packet
412-52212-OC932-	\$	10,000.00	See Reappropriation List in packet
412-52213-OC250-	\$	37,753.75	See Reappropriation List in packet
412-52213-OC250-	\$	81,852.50	See Reappropriation List in packet
412-52213-OC250-	\$	44,099.00	See Reappropriation List in packet
412-52213-OC269-	\$	1,320.00	See Reappropriation List in packet

412-52213-OC269-	\$	4,705.00	See Reappropriation List in packet
412-52213-OC530-	\$	405,000.00	See Reappropriation List in packet
412-52213-OC530-	\$	3,000.00	See Reappropriation List in packet
412-52213-OC921-	\$	1,857,931.18	See Reappropriation List in packet
412-52213-OC921-	\$	30,844,293.96	See Reappropriation List in packet
412-52213-OC921-	\$	11,313,767.72	See Reappropriation List in packet
412-52213-OC921-	\$	2,113,000.00	See Reappropriation List in packet
412-52213-OC921-	\$	4,844,673.70	See Reappropriation List in packet
412-52213-OC921-	\$	1,583,000.00	See Reappropriation List in packet
412-52213-OC921-	\$	436,200.00	See Reappropriation List in packet
412-52213-OC921-	\$	2,688,800.00	See Reappropriation List in packet
412-52213-OC921-	\$	2,764,000.00	See Reappropriation List in packet
412-52213-OC921-	\$	13,593,212.05	See Reappropriation List in packet
412-52213-OC921-	\$	728,691.08	See Reappropriation List in packet
412-52213-OC921-	\$	1,729,074.41	See Reappropriation List in packet
412-52213-OC930-	\$	1,402,250.00	See Reappropriation List in packet
412-52215-OC250-	\$	16,720.97	See Reappropriation List in packet
		\$83,635,205.86	Total

8) Budget transfer to from General Fund to Grants

Budget transfer General Fund to Grants

Increase Revenue

11037110		25,000.00	Prior Year Revenue
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Increase Expenditures

11041900-OC768	\$	25,000.00	General City Admin - Miscellaneous - Transfer to Grants Fund
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9) Budget transfer to Grants for CDBG Sirens Grant

Increase Revenues

32237940	\$	25,000.00	Transfer From General Fund
32233459	\$	525,000.00	CDBG Imminent Threat Grant (Sirens)
Total	\$	550,000.00	

Increase Expenditures

32242260-OC945	\$	550,000.00	CDBG - Imminent threat - sirens
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10) Replenish Tourism Enhancement Reserves from prior year

Increase Revenues

110-37110	\$	542,023.94	Prior Year Revenue
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Increase Expenditures

110-41950-800	\$	542,023.94	General City Admin - Tourism Enhancement - Reserves
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11) Budget Remaining Firefighters Park - Reserves

Increase Revenues

110-37110 \$ 27,694.00 Prior Year Revenue

Increase Expenditures

110-41910-810 \$ 27,694.00 General City Admin - FF Park - FF Park Reserves

12) Budget funds within Detective Division for expenditures related to Sexual Offender Registry

FY 2023 balance of unexpended funds. Restricted to Sexual Offender Registry-related expenditures.

Increase Revenues

110-37110 \$ 98,165.06 Prior Year Revenue

Increase Expenditures

110-42121-324 \$ 98,165.06 Police Dept - Detectives - Sexual Offender Registry

13) Budget unexpended funds from sale of seized weapons

Must be segregated & allocated for approved law enforcement purchases.

Increase Revenues

110-37110 \$ 51,901.17 Prior Year Revenue

Increase Expenditures

110-42141-320 \$ 51,901.17 Police-Seized Weapon proceeds-Operating Supplies

14) Rebudget balance of Federal Equitable Sharing Agreement funds

Justice (DOJ) Funds

Increase Revenues

110-37110 \$ 160,634.86 Prior Year Revenue

Increase Expenditures

110-42160-800 \$ 160,634.86 Police Dept-Equitable Sharing - Reserves

Treasury (IRS) Funds

Increase Revenues

110-37110 \$ 19,261.00 Prior Year Revenue

Increase Expenditures

110-42161-800 \$ 19,261.00 Police Dept-Equitable Sharing - Reserves

15) Budget 2023 JAG Grant

Increase Revenues

322-33203 \$ 32,308.00 Byrne/JAG Grant

Increase Expenditures

32242140-OC946 \$ 32,308.00 Grant Fund - JAG Grant - Canine

16) Budget 2024 JAG Grant

Increase Revenues

322-33203 \$ 18,942.00 Byrne/JAG Grant

Increase Expenditures

32242140-OC320 \$ 18,942.00 Grant Fund - JAG Grant - Operating Supplies

17) Budget Training funds from prior year

Increase Revenues

110-37110 \$ 5,460.59 Prior Year Revenue

Increase Expenditures

11042240-OC800 \$ 5,460.59 Fire Dept - Training - Reserves

18) Budget EOM funds from prior year

Increase Revenues

110-37110 \$ 10,430.00 Prior Year Revenue

Increase Expenditures

110-42260-800 \$ 10,430.00 Fire Dept - Emergency Management - Reserves

19) Budget Healthy Built Environments Grant

Increase Revenues

322-33243 50,000.00 Healthy Built Environments Grant

Increase Expenditures

32243710-OC250 50,000.00 Healthy Built Environments Grant

20) Budget for insurance proceeds for new extraction equipment

Increase Revenues

110-36901 \$ 10,621.00 Insurance Proceeds

Increase Expenditures

11042220-OC321 \$ 10,621.00 Fire Dept - Suppression - Controllable Assets

Items added for Second Consideration on 10/9/25

21) Budget funds for Columbia Works-Chasepoint (revised)

Increase Revenues

110-37110	\$	39,690.00	Prior Year Revenue
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Increase Expenditures

110-43130-801	\$	28,240.00	Streets - Special Projects - Small Tools
110-43130-801	\$	1,950.00	Streets - Special Projects - Constr. Materials
110-43130-801	\$	5,000.00	Streets - Special Projects - Asphalt
110-43130-801	\$	4,500.00	Streets - Special Projects - Rentals
	\$	39,690.00	Total

22) Budget for Recycling Grant - Side Load Truck

Budget remaining local match transfer from SAN to Grant

Increase Revenues

127-37110	\$	44,559.88	Prior Year Revenue
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Increase Expenditures

127-43210-OC768	\$	44,559.88	Sanitation - Admin - Transfer to Grants
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Budget remaining local match transfer from SAN to Grant

Increase Revenues

322-37945	\$	44,559.88	Transfer From Sanitation Fund
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Increase Expenditures

322-43240-OC941	\$	44,559.88	Grants-Sanitation - Recycling - Transportation
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Budget grant funds

Increase Revenues

322-33462	\$	297,639.72	Grants - Recycling Grant
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Increase Expenditures

322-43240-OC941	\$	297,639.72	Grants-Sanitation - Recycling - Transportation
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23) Budget for Bear Creek PS CO 1

Increase Revenues

412-37110	\$	27,637.81	Prior Year Revenue
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Increase Expenditures

412-52212-932	\$	27,637.81	WW - Pumping Stations - Bear Creek PS
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24) Reappropriate and carry forward pickleball funds from FY 2025

Increase Revenues

311-37110 \$ 1,098,626.00 Prior Year Revenue

Increase Expenditures

31144450-OC937 \$ 1,098,626.00 Cap Projects-Ridley-Parks Facilities

25) Reappropriate and carry forward RR Crossing funds from FY 2025

Increase Revenues

311-37110 \$ 100,000.00 Prior Year Revenue

Increase Expenditures

31144450-OC931 \$ 100,000.00 Cap Projects-Ridley-Parking Loots and Streets

Reappropriation List of Funds to Carry Forward from FY 25 to FY 26

PO #	Vendor Name	Account	Open
20250210	Dell Marketing L P	110-41300-OC255-	0.00
MIS total			0.00
20250210	Dell Marketing L P	110-41900-OC255-	36,252.75
20250210	Dell Marketing L P	110-41900-OC255-	94,331.16
20250210	Dell Marketing L P	110-41900-OC255-	3,395.20
1464	Tyler Technologies, Inc	110-41900-OC255-	121,948.19
Gen Govt total			255,927.30
20250199	MORPHO USA, INC	110-42121-OC324-	21,888.00
Police total			21,888.00
20250019	Neel-Schaffer	110-43710-OC250-	15,200.00
20250038	Volkert Inc	110-43710-OC250-	7,650.00
20250032	Freedom Hill Land Management	110-43710-OC272-	10,490.21
Dev Serv total			33,340.21
20250219	Freedom Hill Land Management	110-44415-OC269-	2,700.00
20250110	The Marbet Company	110-44450-OC269-	2,270.00
20250143	Preventia Security	110-44480-OC269-	23,143.90
20250236	Atlantic Pools & Spas	110-44480-OC320-	12,500.00
Parks total			40,613.90
TOTAL GENERAL			351,769.41
25992	COLUMBIA POWER & WATER SYSTE	121-43100-OC290-	12,823.00
SSA total			12,823.00
25371	Barge Design Solutions, Inc	311-41850-OC923-	5,200.72
25371	Barge Design Solutions, Inc	311-41850-OC923-	304,148.00
20250222	D NICKELL COMPANY LLC	311-41900-OC912-	298,320.81
20250104	HURST-ROSCHE, INC	311-41900-OC921-	1,780.00
20250104	HURST-ROSCHE, INC	311-41900-OC921-	0.00
20250104	HURST-ROSCHE, INC	311-41900-OC921-	648.50
20250118	BLUEBIRD CONSTRUCTION LLC	311-41900-OC921-	10,000.00
25619	Neel-Schaffer	311-41900-OC930-	14,686.00
25817	Nuber Architecture LLC	311-42210-OC920-	17,535.50
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	9,223.25
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	28,950.04
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	18,205.55
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	15,235.29
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	6,978.45
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	6,218.55
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	10,195.04
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	29,964.20
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	41,451.69
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	954.40
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	8,008.51
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	22,444.78
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	30,895.04
26176	BRINDLEY CONSTRUCTION, LLC	311-42210-OC920-	29,933.94

20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	2,342.28
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,847.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,847.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,247.62
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,731.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,731.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	725.18
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	390.38
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,282.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	623.81
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	577.29
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	362.59
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	9,369.12
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	7,695.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	23,085.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,463.74
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	10,391.22
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	10,320.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	8,685.74
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	181.29
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	16,850.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,155.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	6,695.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	362.22
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	376.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	440.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	101.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,127.27
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	368.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	394.88
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	508.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	185.09
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	77.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	203.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	178.89
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	195.64
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	204.77
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	362.22
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	376.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	440.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	101.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,127.27
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	368.50

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20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	897.80
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	77.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	203.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	836.66
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	38.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	33.92
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	283.39
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	115.56
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	434.66
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,224.84
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	988.67
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	988.67
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	669.58
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	128.14
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	157.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	189.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,027.95
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	373.34
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	684.94
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	321.34
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	218.84
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	159.12
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	931.72
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	435.08
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	897.80
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	77.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	101.76
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,171.14
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,847.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	623.81
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,731.87
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	362.59
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	880.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	836.66
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	38.52

20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	33.92
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	283.39
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	645.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,685.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	897.80
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	77.04
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	237.44
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	37.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	566.78
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	370.42
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	645.72
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	257.56
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	257.56
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	777.14
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	4,009.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	945.44
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	654.64
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,165.12
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,546.59
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,760.69
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	388.57
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	811.39
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,217.68
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	3,316.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	283.16
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	226.28
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	236.03
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	59.31
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	661.37
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,004.25
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	737.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,571.98
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	38.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	38.52
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	135.68
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	75.38
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	2,117.50
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,989.90
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,577.88
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	1,339.00
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	178.89
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	146.58
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	182.16
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	16.66
20250138	HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	15,356.00

20250138 HITOUCH BUSINESS SERVICES LLC	311-42210-OC920-	607.18
25618 Lose Design - Lose & Associat	311-43110-OC920-	5.67
20250107 CUMBERLAND INTERNATIONAL	311-43120-OC941-	462,362.78
25830 VIKING CIVES MIDWEST	311-43120-OC941-	303,164.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	66,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	5,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	34,500.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	108,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	23,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	1,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	113,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	23,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	116,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	21,300.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	113,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	11,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	25,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	117,700.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	11,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	21,300.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	110,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	10,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	21,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	44,000.00
20250174 S & W Contracting Co Inc	311-43160-OC931-	9,000.00
20250198 ANTHEM SPORTS, LLC	311-44450-OC937-	9,515.32
Cap Project total		3,220,700.05
20250229 DECATUR ELECTRONICS LLC	322-42147-OC321-	2,445.00
20250188 INTEGRATION TECHNOLOGY, LLC	322-42220-OC945-	115,875.00
1457 South Central Tennessee Devel	322-43110-OC931-	6,500.00
26103 Neel-Schaffer	322-43110-OC931-	810.00
24909 Gresham Smith & Partners	322-43110-OC931-	5,609.83
24909 Gresham Smith & Partners	322-43110-OC931-	137,273.38

24909	Gresham Smith & Partners	322-43110-OC931-	4,448.54
20250211	Kimley-Horn & Associates, Inc	322-43710-OC250-	36,000.00
20250184	Kimley-Horn & Associates, Inc	322-44410-OC920-	5,625.00
Grants total			314,586.75
26183	Water Management Services LLC	412-52212-OC250-	4,280.00
20250144	Water Management Services LLC	412-52212-OC250-	13,330.00
20250185	THOMPSON MACHINERY	412-52212-OC269-	1,320.00
20250185	THOMPSON MACHINERY	412-52212-OC269-	1,320.00
20250185	THOMPSON MACHINERY	412-52212-OC269-	2,470.00
20250185	THOMPSON MACHINERY	412-52212-OC269-	2,470.00
20250203	HAWKINS & PRICE, LLC	412-52212-OC269-	339,801.79
20250224	Cumberland Machine Co Inc	412-52212-OC269-	36,223.00
20250225	Cumberland Machine Co Inc	412-52212-OC269-	21,723.00
26015	J R Wauford & Co Cons Eng, In	412-52212-OC931-	240,400.00
26015	J R Wauford & Co Cons Eng, In	412-52212-OC931-	0.00
26015	J R Wauford & Co Cons Eng, In	412-52212-OC931-	0.00
20250190	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC931-	1,346,493.80
1449	J R Wauford & Co Cons Eng, In	412-52212-OC932-	430,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	3,870.40
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	10,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	202,499.05
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	15,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	6,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	80,825.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	120,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	170,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	165,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	55,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	50,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	16,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	15,367.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	35,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	12,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	25,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	29,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	15,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	12,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	38,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	28,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	50,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	750.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	1,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	22,287.50
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	9,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	55,000.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	16,200.00
20250228	CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	10,000.00

20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	215,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	10,750.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	70,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	380,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	30,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	60,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	88,000.00
20250228 CUMBERLAND VALLEY CONSTRUCT	412-52212-OC932-	10,000.00
26205 Water Management Services LLC	412-52213-OC250-	37,753.75
26206 Water Management Services LLC	412-52213-OC250-	81,852.50
20250230 J R Wauford & Co Cons Eng, In	412-52213-OC250-	44,099.00
20250185 THOMPSON MACHINERY	412-52213-OC269-	1,320.00
20250185 THOMPSON MACHINERY	412-52213-OC269-	4,705.00
20250178 MSD Environmental Services, I	412-52213-OC530-	405,000.00
20250178 MSD Environmental Services, I	412-52213-OC530-	0.00
20250178 MSD Environmental Services, I	412-52213-OC530-	3,000.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	1,857,931.18
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	30,844,293.96
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	11,313,767.72
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	2,113,000.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	4,844,673.70
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	1,583,000.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	436,200.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	2,688,800.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	2,764,000.00
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	13,593,212.05
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	728,691.08
26175 JUDY CONSTRUCTION COMPANY	412-52213-OC921-	1,729,074.41
25500 J R Wauford & Co Cons Eng, In	412-52213-OC930-	0.00
25500 J R Wauford & Co Cons Eng, In	412-52213-OC930-	1,402,250.00
20250119 J R Wauford & Co Cons Eng, In	412-52215-OC250-	16,720.97
Total Wastewater		83,635,205.86
Total - All Funds		87,535,085.07

FY 2026 Budget Summary - AA#1

10/9/2025						
		SERVICES &		CAPITAL	DEBT	AA#1
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2026
City Council	\$98,627	\$472,900	\$0	\$0	\$0	\$571,527
Legal Services	\$278,494	\$17,100	\$0	\$0	\$0	\$295,594
Management Info Systems	\$409,408	\$395,455	\$0	\$0	\$0	\$804,863
City Manager	\$658,956	\$301,888	\$0	\$0	\$0	\$960,844
Finance & City Recorder	\$1,278,695	\$62,398	\$0	\$0	\$0	\$1,341,093
Human Resources	\$215,082	\$37,488	\$0	\$0	\$0	\$252,570
General City Admin	\$1,641,812	\$6,101,247	\$7,973,494	\$0	\$0	\$15,716,553
Police	\$10,121,754	\$1,949,721	\$0	\$0	\$0	\$12,071,475
Fire	\$9,207,355	\$886,085	\$0	\$0	\$0	\$10,093,440
Streets & Maintenance	\$3,621,471	\$846,563	\$0	\$0	\$0	\$4,468,034
Development Services	\$2,415,861	\$465,860	\$0	\$0	\$0	\$2,881,721
Parks & Recreation	\$3,946,607	\$1,211,653	\$0	\$0	\$0	\$5,158,260
Total General Fund	\$33,894,122	\$12,748,358	\$7,973,494	\$0	\$0	\$54,615,974
State Street Aid Fund	\$0	\$1,646,823	\$2,286,021	\$0	\$0	\$3,932,844
N&V Chief's Fund	\$0	\$140,000	\$0	\$0	\$0	\$140,000
Street & Transportation Fund	\$0	\$80,000	\$0	\$0	\$0	\$80,000
Drug Fund	\$0	\$81,053	\$40,000	\$50,000	\$0	\$171,053
Solid Waste (Sanitation) Fund	\$2,031,235	\$2,356,077	\$510,600	\$0	\$0	\$4,897,912
Debt Service Fund	\$0	\$0	\$0	\$0	\$1,338,969	\$1,338,969
Capital Projects Fund	\$0	\$500,000	\$0	\$12,932,941	\$0	\$13,432,941
Grants Fund	\$0	\$716,558	\$0	\$1,311,656	\$0	\$2,028,213
Wastewater (Sewer) Fund	\$4,341,608	\$6,327,963	\$0	\$83,520,556	\$7,492,959	\$101,683,086
Grand Total	\$40,266,965	\$24,596,833	\$10,810,114	\$97,815,153	\$8,831,928	\$182,320,991



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lauryn Shockey, Engineering Associate, Lshockey@columbiatn.gov, 931-560-1529

AGENDA ITEM TITLE: 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.

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.

CERTIFICATION:

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

AN ORDINANCE CONVERTING FLOW OF TRAFFIC ON SOUTH GARDEN STREET TO ONE-WAY TRAVEL FROM W 11TH STREET TO DEPOT STREET.

WHEREAS, the City of Columbia, Tennessee 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;

WHEREAS, the Columbia Municipal Planning Commission reviewed the proposed change to one-way travel on September 10, 2025 and recommended approval of the change to one-way travel; and

WHEREAS, said recommendations are being considered after a public hearing held on the 9th day of October, 2025, notice of which was published in *Main Street Maury* twenty-one (21) days or more prior to said meeting.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows”

Section 1: South Garden Street shall be converted to one-way traffic flow between West 11th Street and Depot Street, with the traffic flow only allowed in the southbound direction.

Section 2: That this Ordinance be published at least once in *Main Street Maury* in Columbia, Tennessee.

Section 3: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

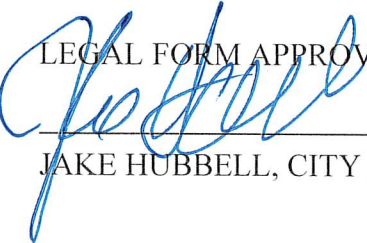
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, this the 9th day of October, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



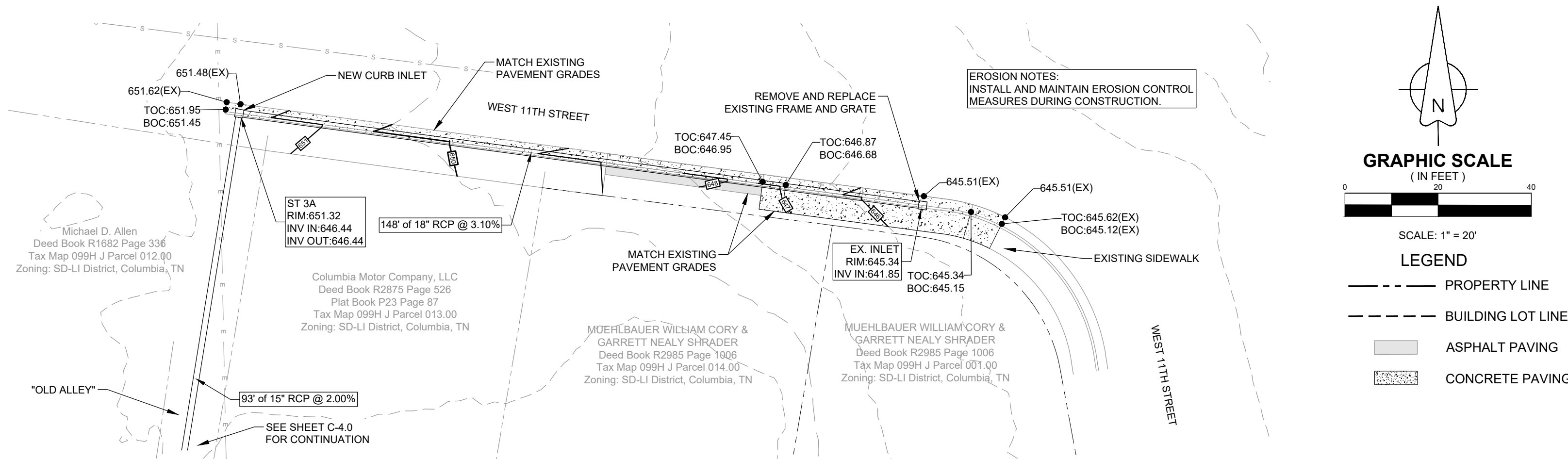
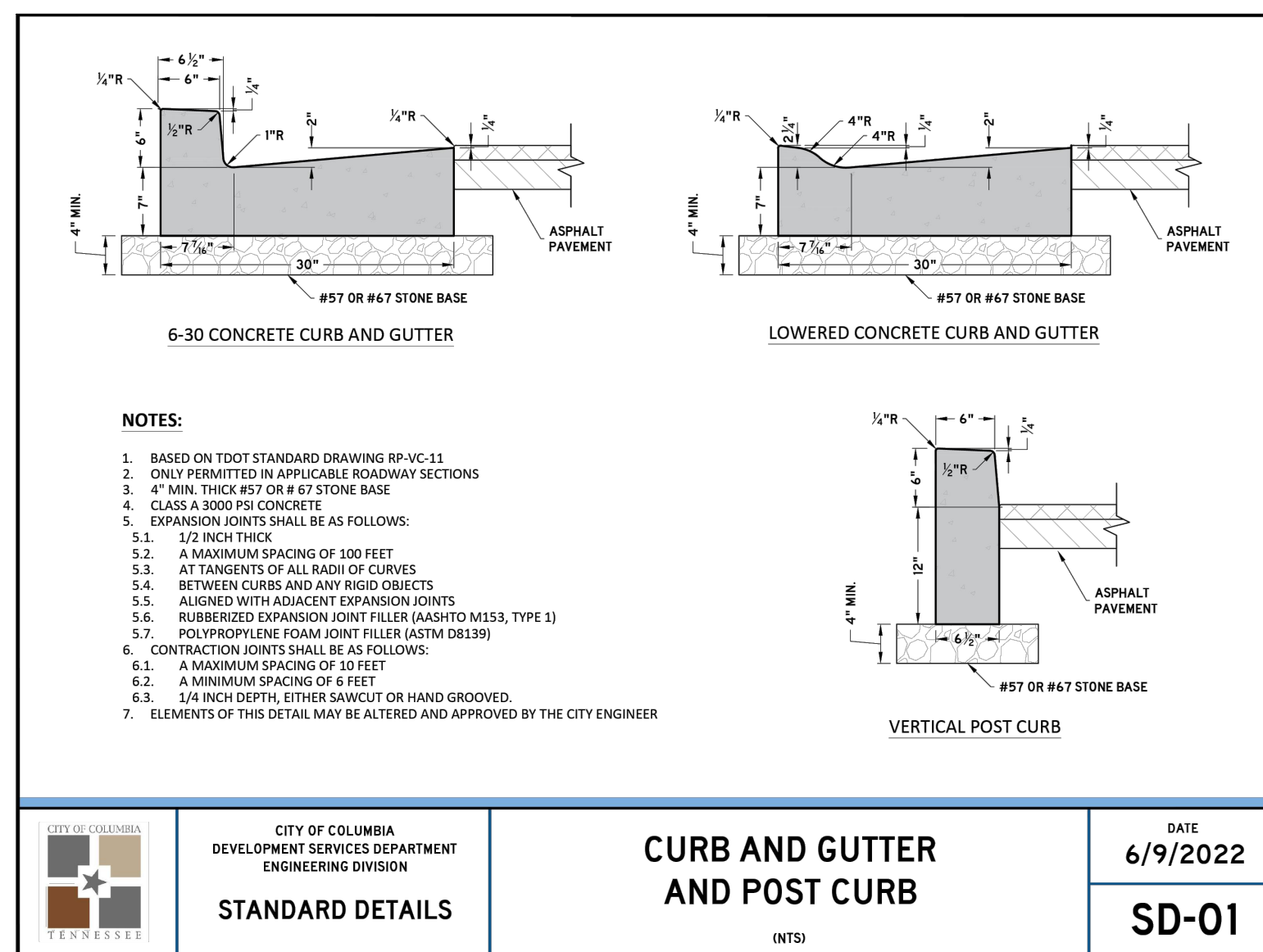
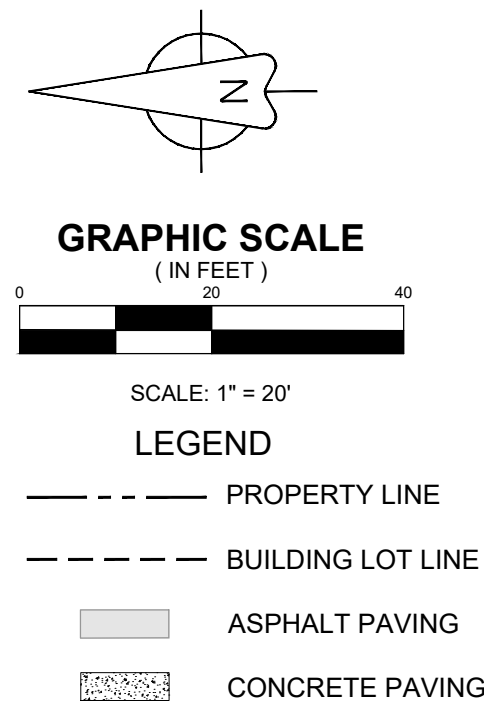
JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____





CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 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

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.

CERTIFICATION: N/A

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

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.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by adopting the Preliminary PUD Master Plan for Waters Edge at Taylor Landing at Tax Map 90 Parcel 7.12, located off River Road and Taylor Bend.

Section 2: Said Planned Unit Development Master Plan is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The Waters Edge at Taylor Landing Preliminary PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval, on the 10th day of September, 2025, and after a public hearing held on the 9th day of October, 2025, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee, twenty-one (21) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6 the City Council makes the following findings:

- a. The proposed PUD Master Plan is in agreement with the Comprehensive Plan and any applicable local area plans;
- b. It has been determined that the legal purposes for which zoning exists are not contravened;

- c. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

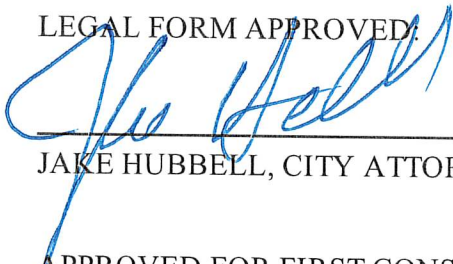
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 13th day of November, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

WATERS EDGE

PRELIMINARY PUD MASTER DEVELOPMENT PLAN

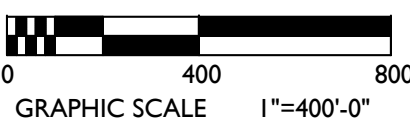
INTERSECTION OF RIVER ROAD AND TAYLOR BEND ROAD

COLUMBIA, TENNESSEE

OWNER:
BRENT CAMPBELL
1187 GLENBROOK DR
FRANKLIN, TN 37064



LOCATION MAP



SHEET INDEX

C0.0	COVER SHEET
C1.0	SURVEY
C2.0	PRELIMINARY PUD MASTER DEVELOPMENT PLAN
C3.0	CONCEPTUAL GRADING, STORM, UTILITIES
L1.0	TREE CANOPY COVERAGE
L1.1	CODE MINIMUM LANDSCAPE PLAN
A1.0	ARCHITECTURAL ELEVATIONS





- NOTES**
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
 2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 4719C0170E EFFECTIVE APRIL 16, 2007.
 3. PORTIONS OF EXISTING SEWER LINE TO BE ABANDONED. LINE TO BE FILLED WITH CLASS C FLOWABLE FILL AND REMOVED FROM THE EXISTING LIVE SYSTEM WITH PROPER CONCRETE PATCHING.

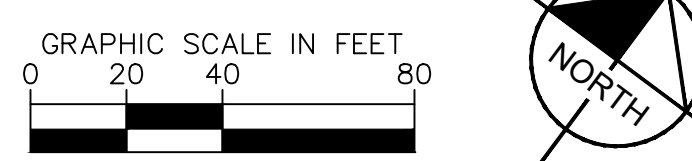


WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



Date: SEPTEMBER 23, 2025

Revision Date	
	△
	△
	△



OVERALL EXISTING CONDITIONS

C1.0

the Ninth (9th) Civil District of Maury County, city of
ed as follows:
plat entitled "Waters Edge at Taylor Bend" of record
Maury County, Tennessee to which plat reference is hereby
ty.
ciates to verify the accuracy of the property lines,



FRONTAGE CALCULATIONS			
BUILDING SITE	BUILDING TYPE	BUILDING SITE WIDTH	FRONTAGE BUILD-OUT
1	TOWNHOME	20 LF	20 LF; 100%
2	TOWNHOME	20 LF	20 LF; 100%
3	TOWNHOME	20 LF	20 LF; 100%
4	TOWNHOME	20 LF	20 LF; 100%
5	TOWNHOME	20 LF	20 LF; 100%
6	TOWNHOME	20 LF	20 LF; 100%
7	TOWNHOME	20 LF	20 LF; 100%
8	TOWNHOME	20 LF	20 LF; 100%
9	TOWNHOME	20 LF	20 LF; 100%
10	TOWNHOME	20 LF	20 LF; 100%
11	TOWNHOME	20 LF	20 LF; 100%
12	TOWNHOME	20 LF	20 LF; 100%
13	LARGE MULTI-FAMILY 1	91.5 LF	89 LF; 97%
14	LARGE MULTI-FAMILY 2	137.3 LF	118 LF; 86%
15	LARGE MULTI-FAMILY 3	97.8 LF	79 LF; 81%
16	SMALL MULTI-FAMILY 1	46 LF	26 LF; 56% **
17	LARGE MULTI-FAMILY 4	170.4 LF	135 LF; 79%

** IF WITH FINAL ARCHITECTURE AT FINAL MASTER DEVELOPMENT PLAN, THIS FRONTAGE BUILD-OUT IS STILL BELOW 60% MINIMUM, APPLICANT WILL SEEK AN ADMINISTRATIVE ADJUSTMENT FOR THE 6% (OR 1/6) NEEDED TO COMPLY.

BUILDING SITES:
PRINCIPAL STRUCTURE SETBACKS:
FRONT SETBACK PUD-MU STANDARD: 0'-20'
PROVIDED SETBACK: 10'-13' TOWNHOMES; 10'-15' LARGE MULTI-FAMILY;

FRONT SETBACK SECONDARY PUD-MU STANDARD: 0'-20'
PROVIDED SETBACK: 4' LARGE MULTI-FAMILY

SIDE SETBACK PUD-MU STANDARD: 0' MIN. ATTACHED; OTHERWISE 10' - 24'
PROVIDED SETBACK: 0'; 10' MIN. - 24' MAX.
REAR SETBACK: NOT REGULATED

ENFRONTMENT PUD-MU STANDARD: UP TO 20% OF BUILDING SITE ARE ALLOWED TO FRONT PEDESTRIAN WAYS
INSTEAD OF THOROUGHFARES.
TOTAL NUMBER OF BUILDING SITES: 17
BUILDING SITES ENFRONTING PEDESTRIAN WAYS: 2 (12% OF BUILDING SITES)
BUILDING SITES 16 AND 17 ENFRONT PEDESTRIAN WAYS.

PARKING SUMMARY:
TOTAL DWELLING UNITS: 94 UNITS
REQUIRED MINIMUM PARKING RATIO: 2 SPACES PER UNIT
REQUIRED CIVIC SPACE PARKING: 1 SPACE PER 5,000 SF OF REQUIRED CIVIC SPACE

TOTAL REQUIRED PARKING: 188 PARKING RESIDENTIAL SPACES; 3 CIVIC PARKING SPACES
TOTAL PROVIDED: 209 SPACES
TOWNHOMES: 16 COVERED CARPORT SPACES PROVIDED ON-LOT, 4 GARAGE SPACES (10' X 20')
SMALL MULTI-FAMILY BUILDING 1: 7 GARAGE SPACES (10'X20')
SURFACE PARKING: 175 SPACES
ON-STREET PARKING: 34 SPACES

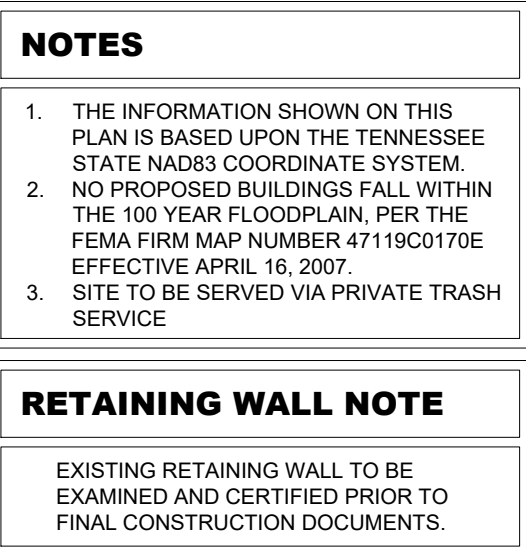
TOTAL CIVIC SPACE: 0.31 AC
REQUIRED 5% OF GROSS SITE AREA: 0.25 AC
PROVIDED: 0.31AC (6.2%)
POCKET PARK - TO INCLUDE COMMUNITY AMENITIES SUCH AS A POOL, PATIO AND GRILLING AREA, AND DOG PARK.



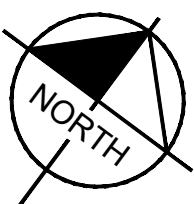
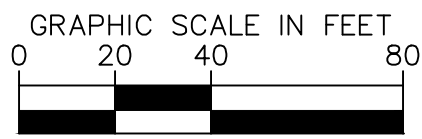
WATERS EDGE
PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

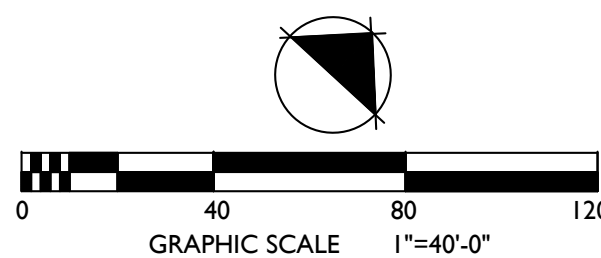


Date:	MAY 29, 2025
Revision Date	
1.	6.16.2025 - staff comment
2.	8.18.2025 - staff comment
3.	9.24.25 - conditions of approval



PARCEL #	AREA (SF)
1	111133.28
2	15717.92
3	15298.24
4	10372.75
6	7808.00
7	15729.00
8	1750.62
9	1786.21
10	1803.93
11	1815.03
12	1824.68
16	1838.93
17	1837.02
18	1829.99
19	1822.81
20	1801.48





DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WATERS EDGE
PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



Date: MAY 29, 2025

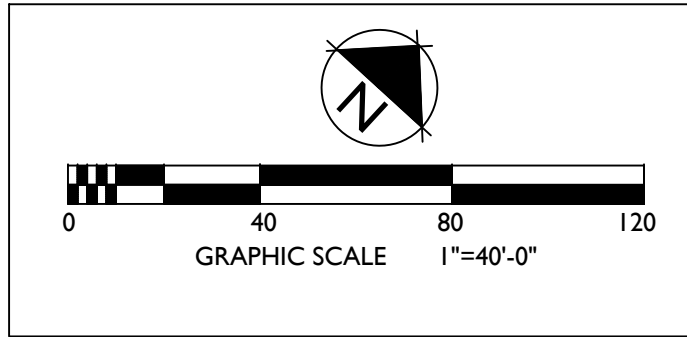
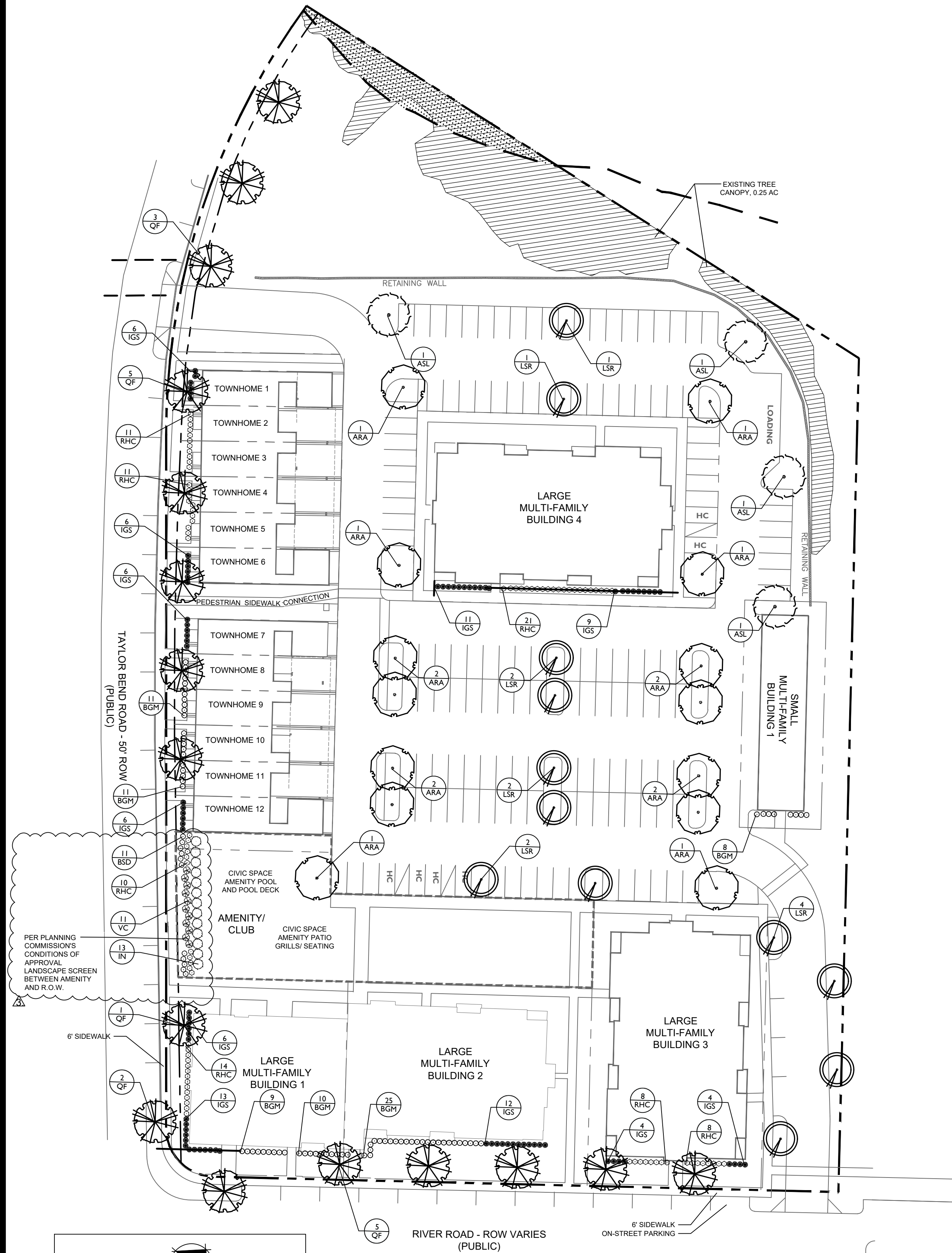
Revision Date

1. 6.16.2025 - staff comment

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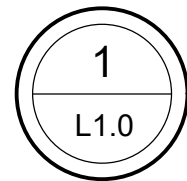
3. 9.24.25 - conditions of
approval

CANOPY
COVERAGE
SHEET
L1.0



PLANT SCHEDULE - CODE MINIMUM

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARA	14	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
ASL	4	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
LSR	12	Liquidambar styraciflua 'Rotundiloba'	Fruitless Narrow Sweet Gum	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
QF	16	Quercus falcata	Southern Red Oak	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	SINGLE-STRAIGHT CENTRAL LEADER
	46	(SUBTOTAL)						
SHRUBS								
BGM	74	Buxus x 'Green Mountain'	Green Mountain Boxwood	3 gal.	24"	EVERGREEN	36" O.C.	
IGS	83	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
RHC	73	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea	3 gal.	30"	EVERGREEN	36" O.C.	
	230	(SUBTOTAL)						



SINGLE TRUNK DECIDUOUS TREE

SECTION

DETAIL #

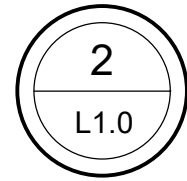
NTS

EQUAL SPACING BETWEEN ALL PLANTS

EDGE OF PLANTING BED

TYPICAL STAGGERED ROW

PLAN



SHRUB PLANTING

SECTION

DETAIL #

NTS

SPACING VARIES SEE PLAN

3" LAYER OF MULCH, PULL MULCH AWAY FROM TRUNK OF PLANT

"V" TRENCH AROUND ENTIRE PLANTING BED

ADJACENT GRADE

MIN. 12" SIDE CLEARANCE

PLANTING MIX (3 PARTS TOPSOIL, 1 PART PEAT MOSS)

TAMP SOIL UNDER BALL TO MINIMIZE SETTLEMENT

EXISTING SUBGRADE

PLANT SCHEDULE - AMENITY BUFFER

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING
SHRUBS							
BSD	11	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood		30"	EVERGREEN	36" O.C.
IN	13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly		4'	EVERGREEN	6' O.C.
RHC	11	Rhododendron x 'Conleb'	Autumn Embers Encore Azalea		24"	EVERGREEN	36" O.C.
VC	11	Viburnum x burkwoodii 'Chenaultii'	Chenault Viburnum		36"	EVERGREEN	AS SHOWN

REQUIRED LANDSCAPE CALCULATIONS:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS FOR THE CITY OF COLUMBIA BASED ON REQUIREMENTS OF SEC 4.3.16, 4.3.12.C, 4.3.1.M, AND 5.2.3.

SEC 4.3.12.C.14 - PARKING AREA REQUIREMENTS	REQUIRED	PROVIDED
1 SHADE TREE PER PARKING ISLAND 2 SHADE TREES PER DOUBLE LENGTH ISLAND	28 SHADE TREES	30 SHADE TREES
1 SHADE TREE PER 2,000 SF OF PARKING AREA TOTAL PARKING AREA: 58,864 SF	30 SHADE TREES	30 SHADE TREES
REQUIRED: NO PARKING SPACE MORE THAN 72' FROM A TREE WITHIN THE LOT PROVIDED: ALL PARKING SPOTS HAVE A TREE WITHIN THE REQUIRED DISTANCE		

SEC 4.3.1.M - PRIVATE LANDSCAPE STANDARDS FOR PUD - MU CHARACTER DISTRICT

REQUIRED: LAYER 1 - > 3 FT, 30% OF LAYER 1 MUST BE LANDSCAPED WITH A CONTINUOUS SHRUB HEDGE ALONG FOUNDATION AT FACADE.

PROVIDED: 230 SHRUBS TO SATISFY THESE REQUIREMENTS IN LAYER 1

REQUIRED: LAYER 1 - > 15', SOD AND 1 TREE PER 50' OF FRONTAGE.

PROVIDED: 0 TREES ALONG TAYLOR BEND ROAD DUE TO LAYER 1 LESS THAN 15 FT
6 TREES ALONG RIVER ROAD
0 TREES BUILDING SITE 16 AND 17 DUE TO DISTANCE BEING LESS THAN 15 FT

SEC 4.3.11.H PARCEL BUFFER

NOT APPLICABLE: DEVELOPMENT DOES NOT ABUT ANY SINGLE FAMILY OR TWO-FAMILY DETACHED RESIDENTIAL DWELLINGS.

SEC 5.2.3.G PUBLIC FRONTAGES

PUBLIC FRONTAGE TREES SHALL BE PLACED A MIN. 3 FT AWAY FROM WALKWAYS AND 6 FT AWAY FROM PORCH EAVES, AWNINGS, AND SIMILAR OVERHEAD OBSTRUCTIONS
FRONTAGE TREES NOT REQUIRED ADJACENT TO CIVIC SPACE.

PROVIDED: 10 TREES ALONG TAYLOR BEND

"0 TREES ALONG RIVER ROAD"

"ROW IS AT BACK OF SIDEWALK AND DOES NOT ALLOW FOR FRONTAGE TREES."

SEC 5.5 PROJECT BUFFERS

NOT APPLICABLE: PROPOSED PUD DEVELOPMENT IS ADJACENT TO OTHER PUD ZONED PROPERTIES

PER PLANNING COMMISSION'S CONDITIONS OF APPROVAL LANDSCAPE SCREEN BETWEEN AMENITY AND R.O.W.

09.24.2025 - conditions of approval



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



Revision Date

08.18.2025 - staff comment

09.24.2025 - conditions of approval

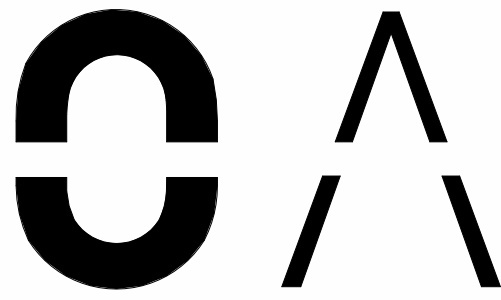
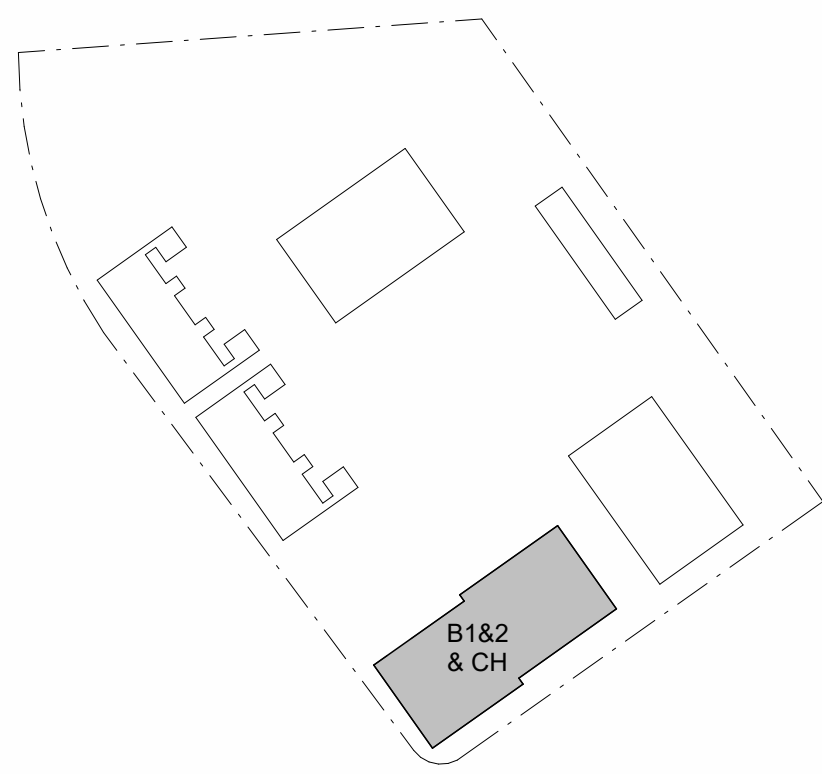
CODE MINIMUM
LANDSCAPE PLAN

SHEET

L1.1

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5" MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4" (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.

KEY PLAN



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NOT FOR
CONSTRUCTION



3
A201
1/8" = 1'-0"
ELEVATION BUILDING 1&2 - (FACING BLDG 3)



2
A201
1/8" = 1'-0"
ELEVATION BUILDING 1&2 - (FACING TAYLOR'S BEND RD.)



4
A201
1/8" = 1'-0"
ELEVATION BUILDING 1&2 - (FACING PARKING LOT)



1
A201
1/8" = 1'-0"
ELEVATION BUILDING 1&2 - (FACING RIVER RD.)

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

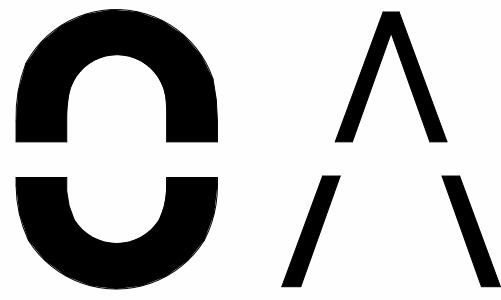
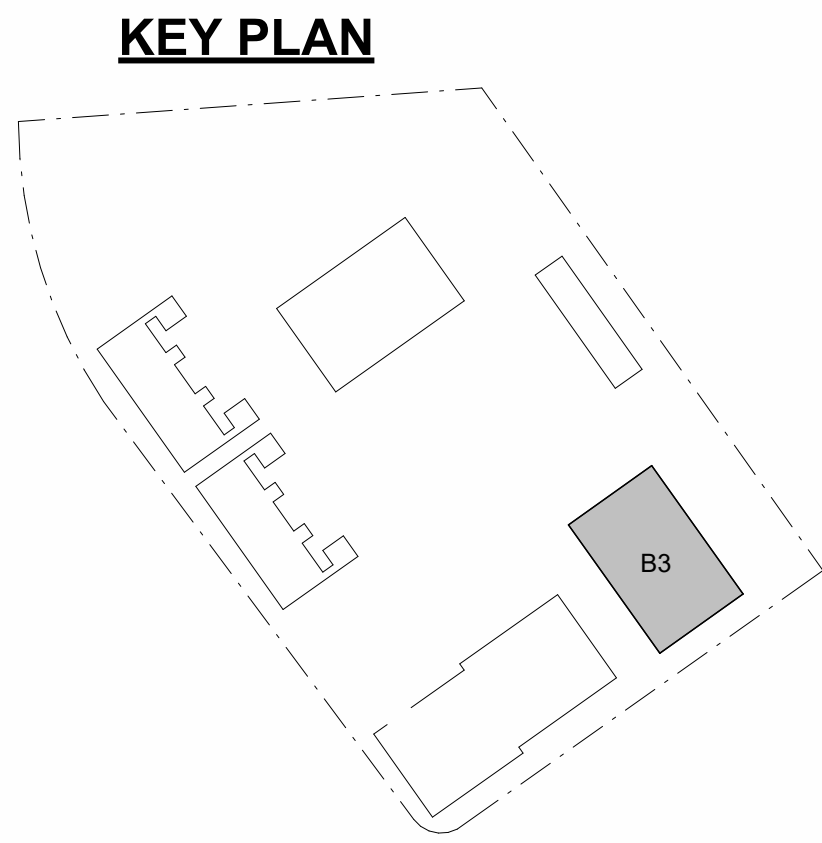
ISSUANCES		
NO.	DATE	DESCRIPTION
1	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**BUILDING 1&2
ELEVATIONS**

SHEET NUMBER:
A201

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5" MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4" (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.



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3
A203 1/8" = 1'-0"
ELEVATION BUILDING 3 - (FACING BLDG 1&2)



1
A203 1/8" = 1'-0"
ELEVATION BUILDING 3 - (FACING RIVER RD.)



4
A203 1/8" = 1'-0"
ELEVATION BUILDING 3 - (FACING BACK OF PROPERTY)



2
A203 1/8" = 1'-0"
ELEVATION BUILDING 3 - (FACING PARKING LOT)

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

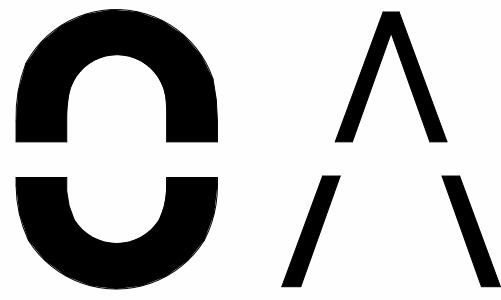
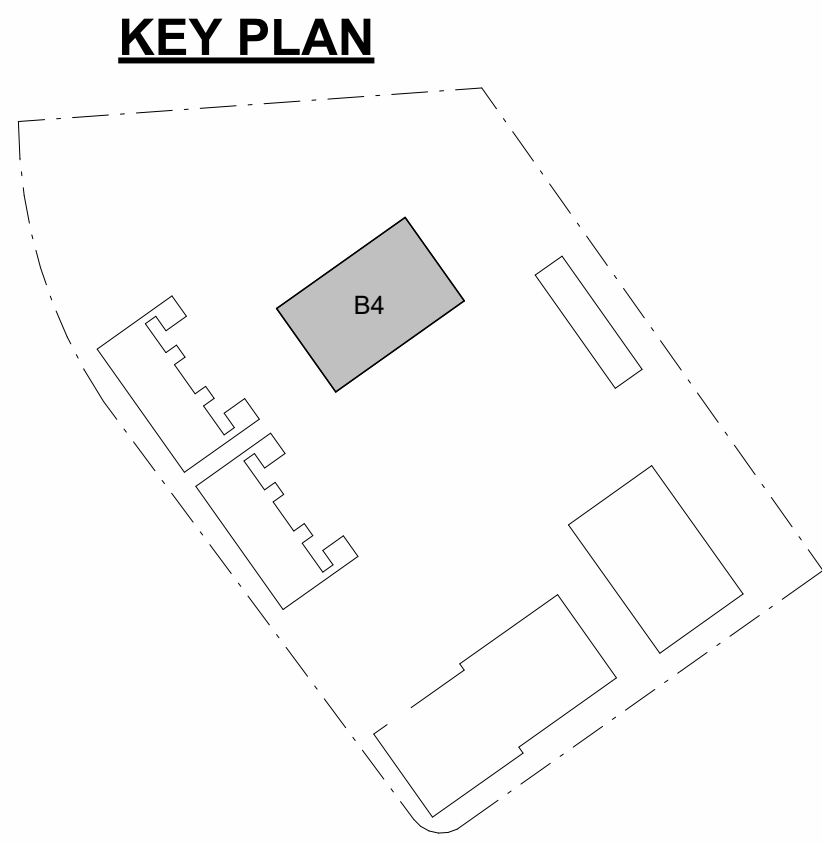
ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**BUILDING 3
ELEVATIONS**

SHEET NUMBER:
A203

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5" MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4" (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.



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4
A204
1/8" = 1'-0"

ELEVATION BUILDING 4 - (FACING PARKING LOT)



1
A204
1/8" = 1'-0"

ELEVATION BUILDING 4 - (FACING TOWNHOMES)



2
A204
1/8" = 1'-0"

ELEVATION BUILDING 4 - (FACING WATER DETENTION AREA)



3
A204
1/8" = 1'-0"

ELEVATION BUILDING 4 - (FACING BACK OF PROPERTY)

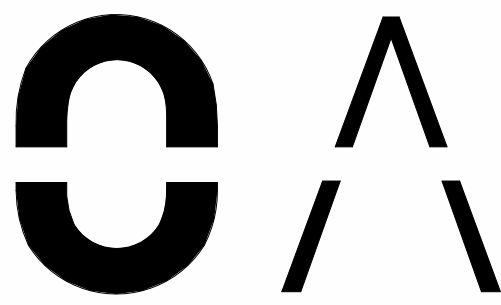
BARLOW BUILDERS & CPS LAND
TAYLORS BEND

ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**BUILDING 4
ELEVATIONS**

SHEET NUMBER:
A204



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CONSTRUCTION

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

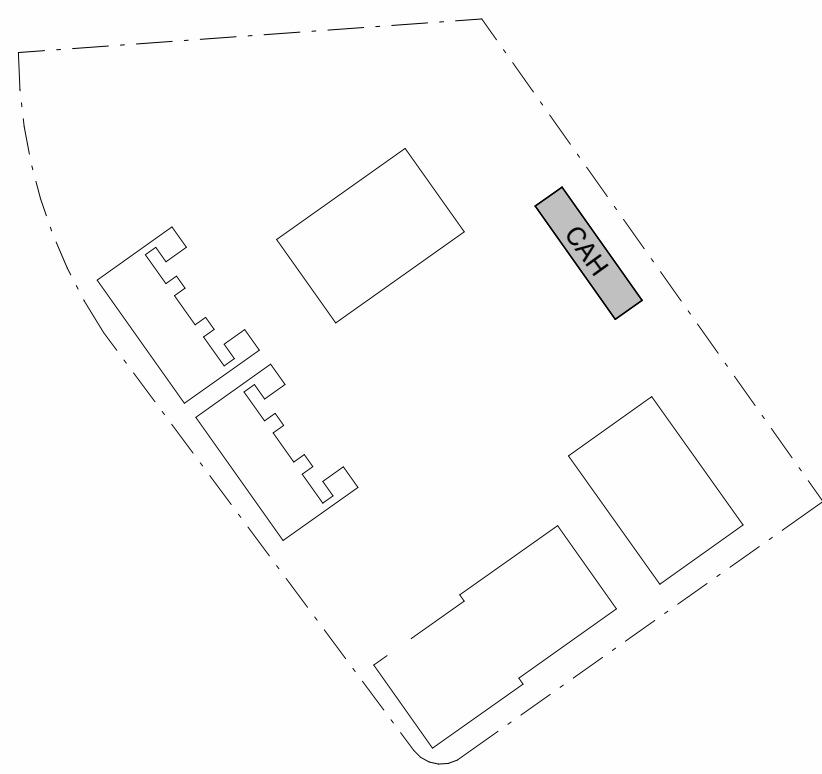
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NO.	DATE	DESCRIPTION
1	2025.09.16	CITY COMMENTS
		REVISION
	2025.05.19	ZONING
		SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**CARRIAGE HOUSE
ELEVATIONS**

SHEET NUMBER:
A205

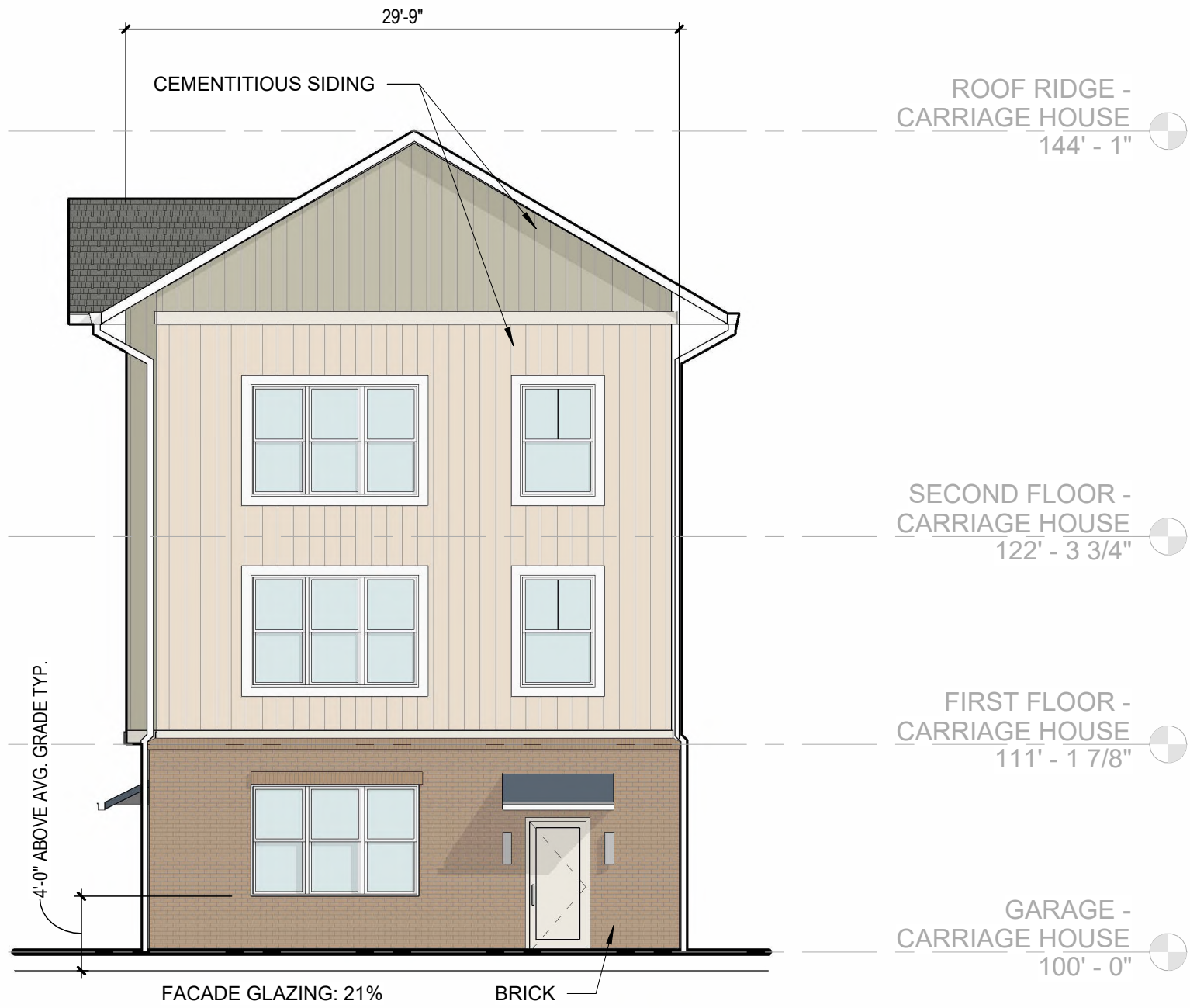
KEY PLAN



* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.



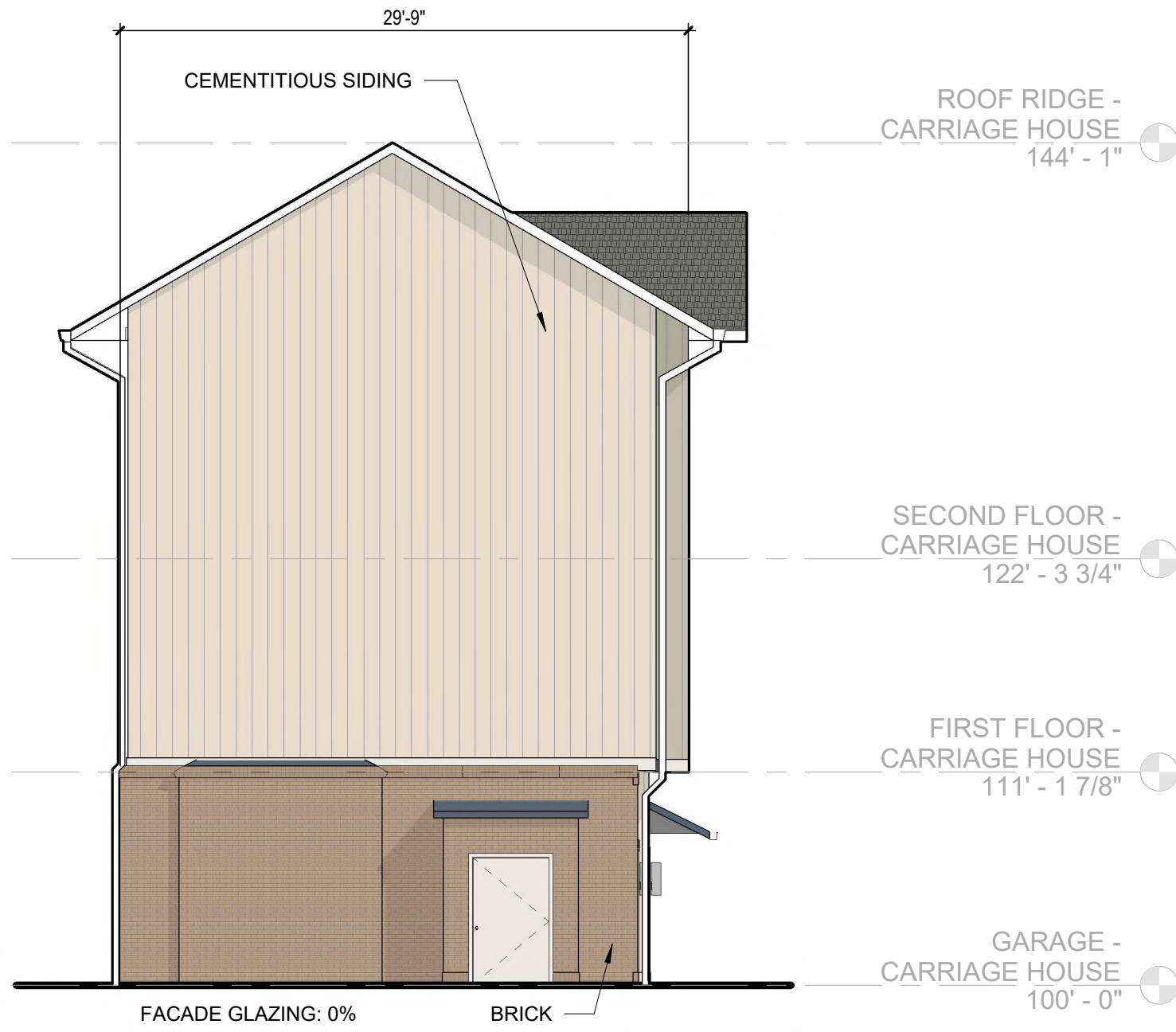
ELEVATION CARRIAGE HOUSE - (FACING PARKING LOT)



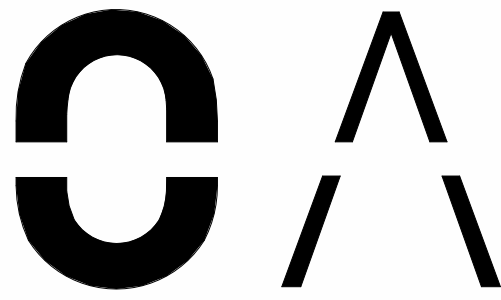
ELEVATION CARRIAGE HOUSE - (FACING RIVER RD.)



ELEVATION CARRIAGE HOUSE - (FACING BACK OF PROPERTY)



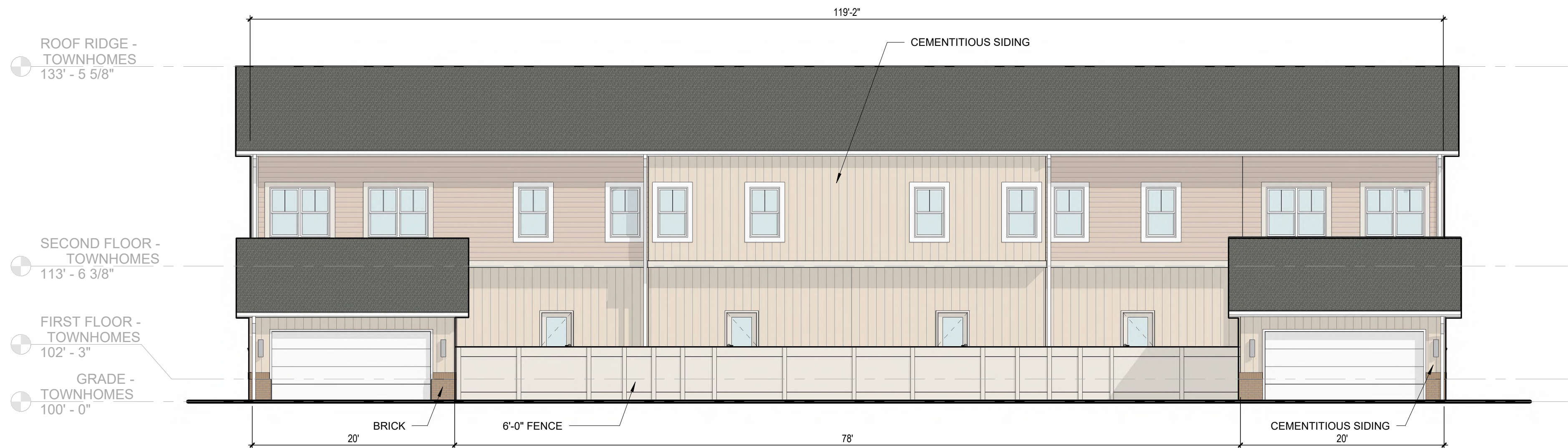
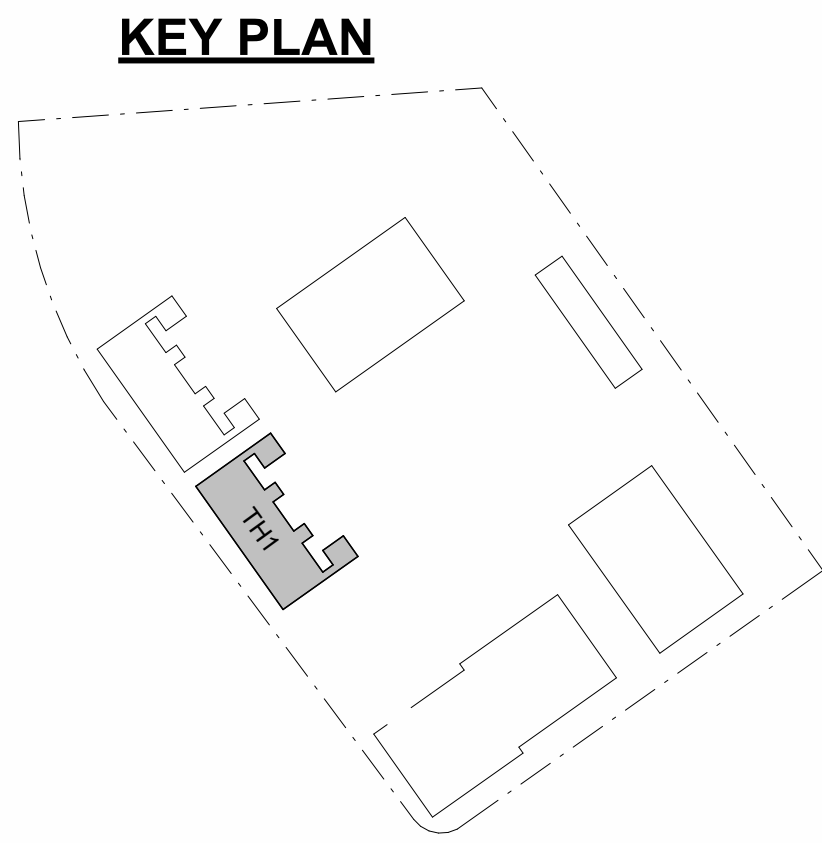
ELEVATION CARRIAGE HOUSE - (FACING WATER DETENTION AREA.)



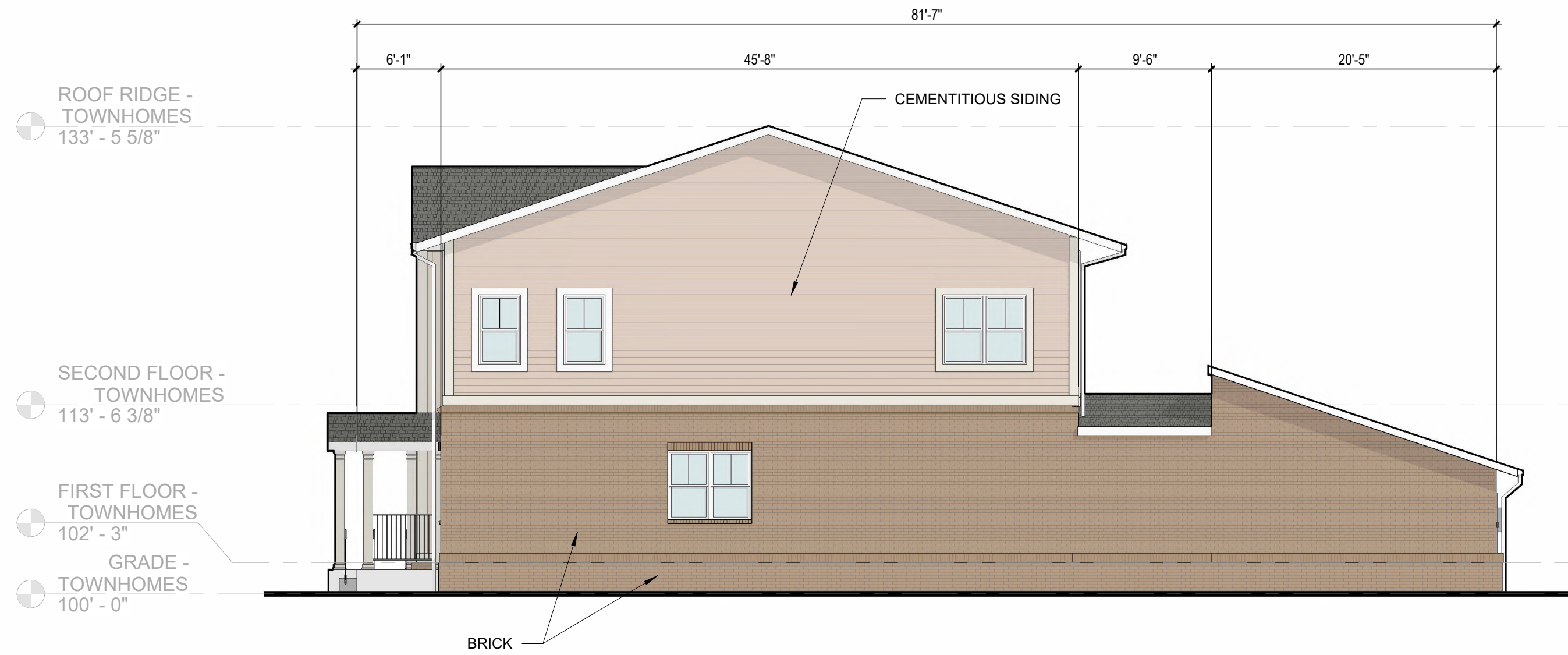
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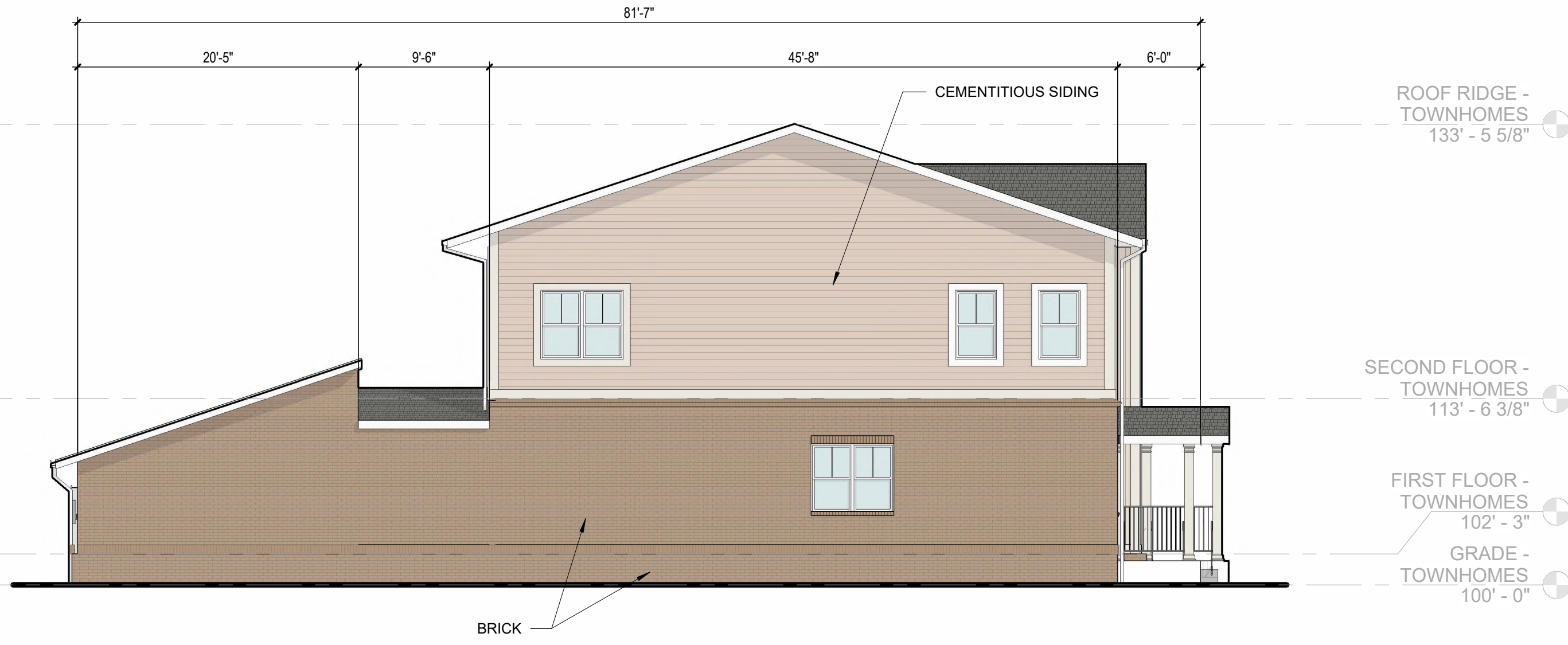
NOT FOR
CONSTRUCTION



ELEVATION TOWNHOME - ROW 1 - (FACING PARKING LOT)



ELEVATION TOWNHOME - ROW 1 - (FACING B1&2)



ELEVATION TOWNHOME - ROW 1 - (FACING ROW 2)



ELEVATION TOWNHOME - ROW 1 - (FACING TAYLOR'S BEND RD.)

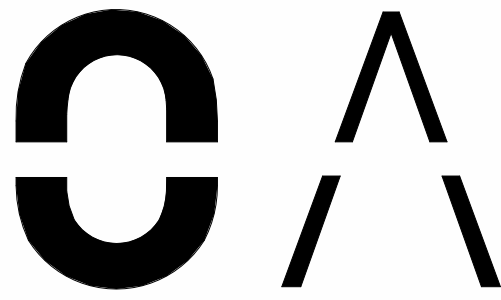
BARLOW BUILDERS & CPS LAND
TAYLORS BEND

ISSUANCES		
NO.	DATE	DESCRIPTION
1	2025.09.16	CITY COMMENTS
		REVISION
	2025.05.19	ZONING
		SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**TOWNHOME
ELEVATIONS**

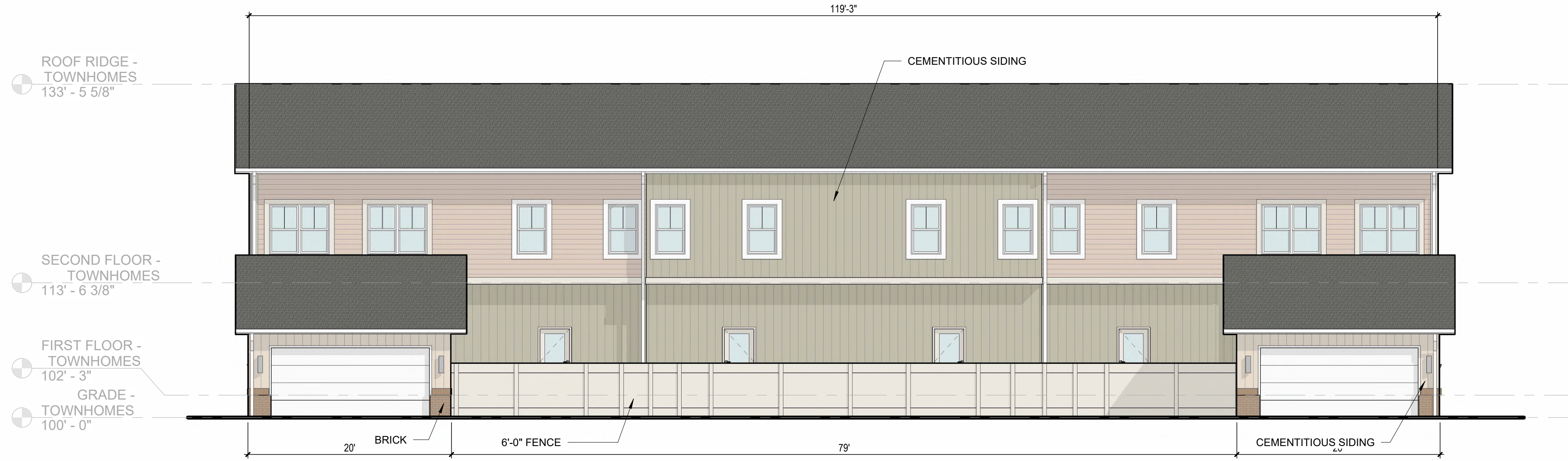
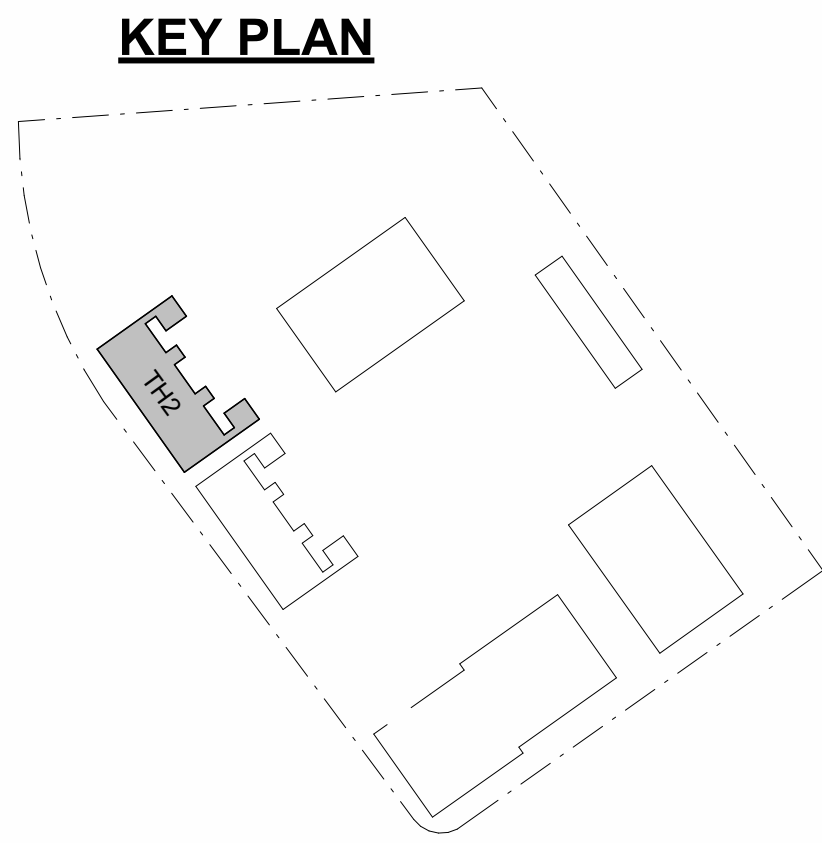
SHEET NUMBER:
A206



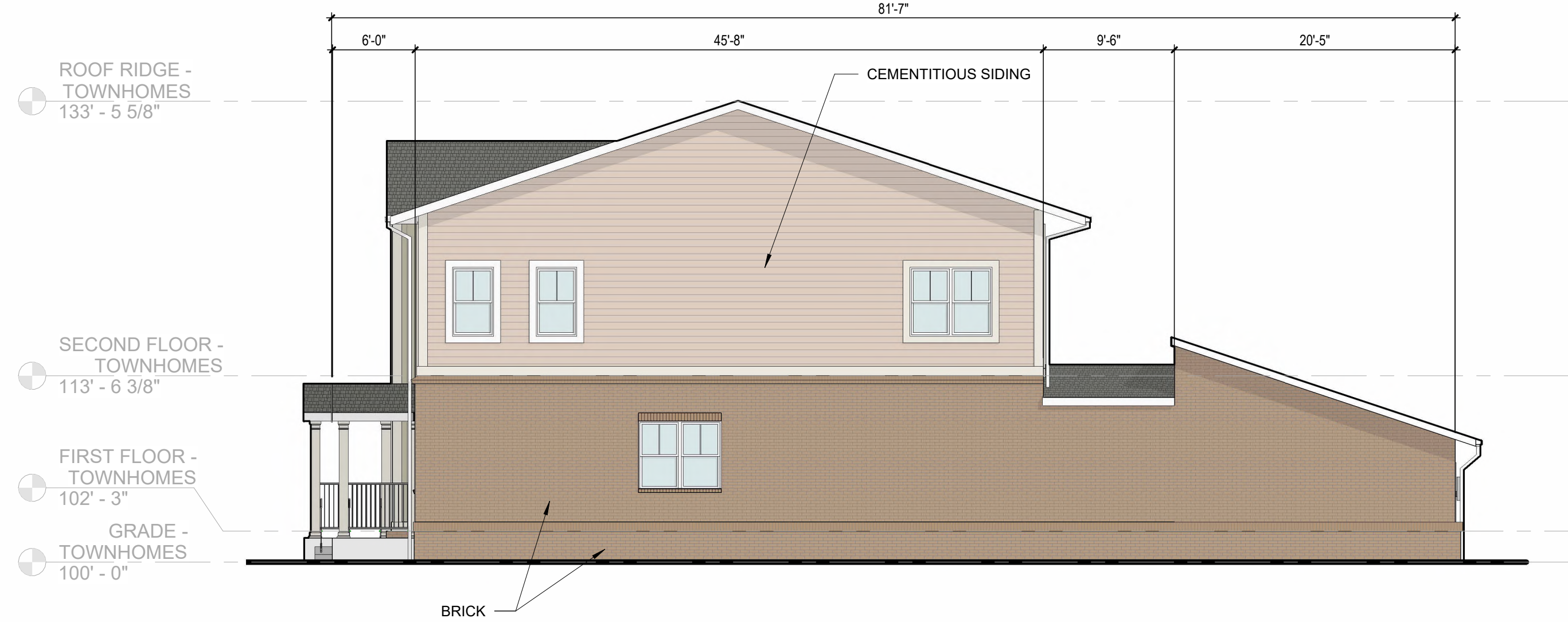
OPEN
ARCHITECTURE

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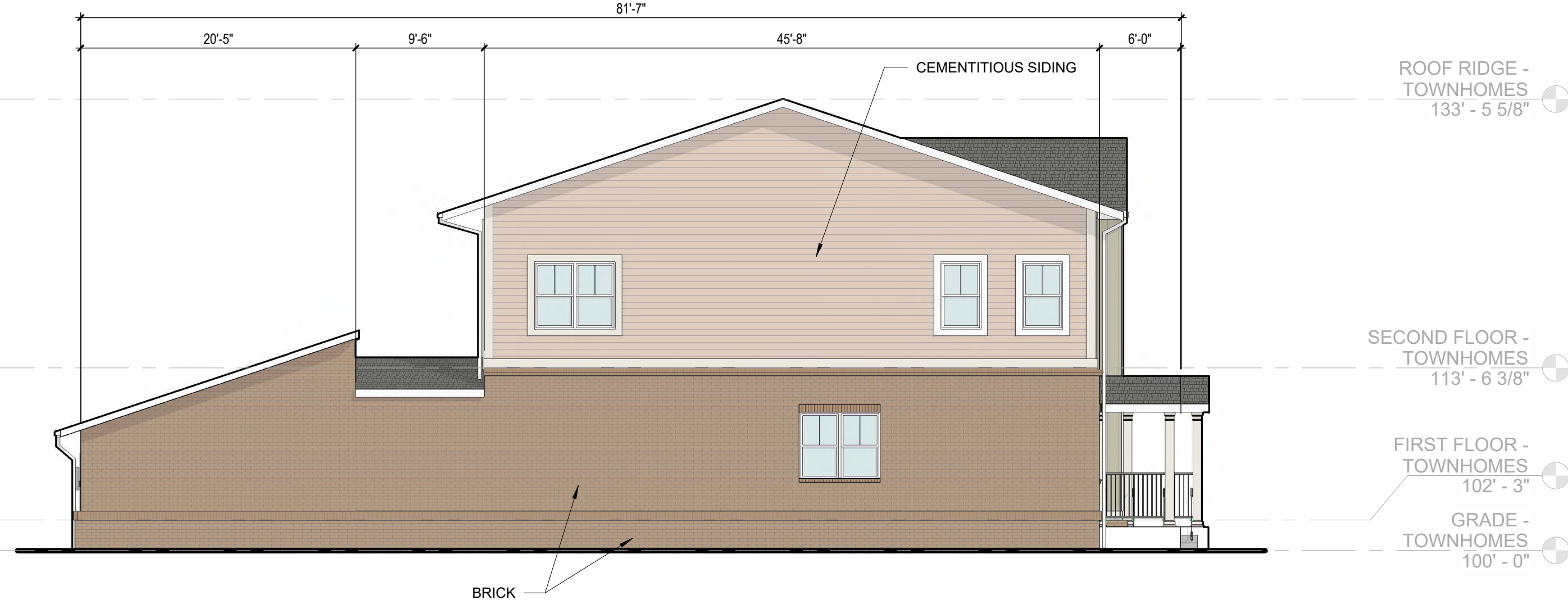
NOT FOR
CONSTRUCTION



2
A207 1/8" = 1'-0" **ELEVATION TOWNHOME - ROW 2 - (FACING PARKING LOT)**



3
A207 1/8" = 1'-0" **ELEVATION TOWNHOME - ROW 2 - (FACING ROW 1)**



4
A207 1/8" = 1'-0" **ELEVATION TOWNHOME - ROW 2 - FACING WATER DETENTION AREA)**



1
A207 1/8" = 1'-0" **ELEVATION TOWNHOME - ROW 2 - (FACING TAYLOR'S BEND RD.)**

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

ISSUANCES		
NO.	DATE	DESCRIPTION
1	2025.09.16	CITY COMMENTS REVISION
	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
TOWNHOME ELEVATIONS

SHEET NUMBER:
A207

Water's Edge at Taylor Bend Preliminary PUD Master Plan (Updated)

Project #:	25-0196	Location:	090 007.12
Applicant:	Greg Gamble	Case Type(s):	Preliminary PUD Master Plan
Staff Planner:	Charles Rush, Principal Planner	Proposed Use:	PUD-MU

PROJECT SUMMARY

The applicant is seeking approval for a Preliminary PUD Master Plan to establish a Planned Unit Mixed Use Development (PUD-MU). The PUD-MU proposes a total of 94 units, which have a combination of townhomes and multi-family buildings (82 dwelling units in 5 multi-family buildings, and 12 dwelling units from townhomes) (which is a total of Total Density of 18.8 DUA for the proposed development). **It is worth noting that the property is already zoned PUD. That means that they do not have to meet the requirements of a development parcel. Usually, PUD-MU zoning requires more than 10 acres or a new Thoroughfare, Internal Drive, and or alignment of Thoroughfare/Internal Drive, thus creating a development parcel. In the PUD-MU section of the Zoning Ordinance, there is an asterisk mark around density per acre being tied to a development parcel. PUD-MU standards max density is 12 Density Units per acre max, and the Planning Commission can look to that requirement for guidance.;**

- The target site is +/- 5.0 acres.
- Each of the proposed buildings is on its building site. A total of 17 building sites are within the proposed PUD-MU development.
- Per the zoning PUD-MU standards, a total of 20% of building sites are allowed to front a pedestrian way instead of a thoroughfare. A total of 2 of the proposed 17 buildings are proposed to be enfronted by a pedestrian way, which makes 12% of the buildings (Buildings 16 & 17).
- The property is currently zoned Planned Unit Development (PUD); however, the previous Multi-Family PUD plan was approved in July 2020 and has expired due to inactivity. The PUD-MU zoning designation is supported in Connect Columbia; the area is reflected as the City Center & Urban Village Future Land Use Character Area.

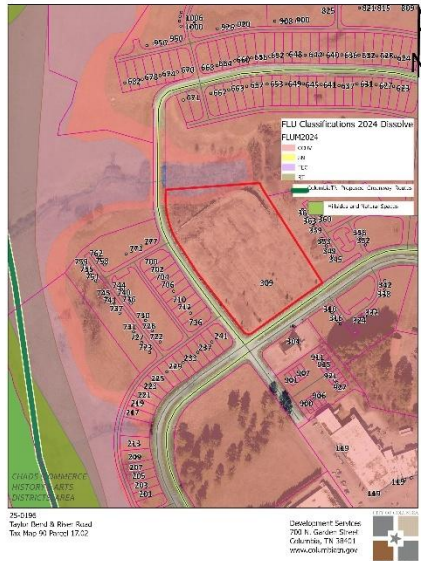
- Parcel size is required to be a 10-acre minimum for a PUD-MU zoning classification; however, this parcel is already zoned PUD.
- A civic space is included, which has a patio and grill seating area, an amenity pool and pool deck, and an entertainment lawn and/or dog park. 5% is the requirement for Civic Spaces, and the applicant has provided 6.2%.
- The site has vehicular access along Taylor Bend and River Road.
- Parking: Attached dwellings, except for Two Family Dwellings, parking requirement is 2 per Dwelling Unit in PUD-R & PUD-MU. 94 units x 2 per unit = 188 total parking spaces needed. 1 parking space is needed per 5,000 sq ft of civic space (3 parking spaces meet the requirement). $188+3=191$ parking spaces required, and 209 parking spaces are shown. 248 parking spaces are permitted with 30% adjustment above base parking ratio.
- Elevations: The proposed townhomes & multifamily buildings are using brick and cementitious siding (Hardie board).
- **Deviations Request:** Façade Windowsill height, if residential: 5 ft min. above average grade at façade (proposed 4 ft min).
- Proposed small multi-family building 1 does not meet frontage build-out requirements of 60% (56%) and thus would require a deviation.
- The DRC reviewed this proposal at its June 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- Staff review included standard comments and requests for technical corrections.
- The Planning Commission is the **Recommending Body** for Preliminary PUD Master Plans.
- The City Council is the **Approving Body** for Preliminary PUD Master Plans.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

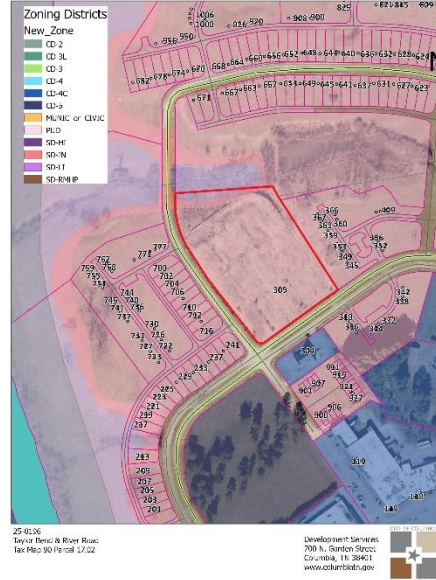
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	In Development	Vacant	+/-5 Acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES

	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	PUD	Undeveloped
North	City Center Urban Village	PUD	Townhomes
South	City Center Urban Village	PUD/CD-4C	Townhomes/Commercial
East	City Center Urban Village	PUD	Townhomes
West	City Center Urban Village	PUD	Townhomes/Undeveloped

The subject site is currently undeveloped. The property is surrounded by townhomes to the east and west and by a realtor's office to the south.

CONFORMITY WITH ZONING ORDINANCE

Deviations Request:

- Façade Windowsill height, if residential: 5 ft min. above average grade at façade (proposed 4 ft min).
- Proposed small multi-family building 1 does not meet frontage build-out requirements of 60% (56%)

* SILL HEIGHT NOTE: PUD-MU ZONING CODE REQUIRES THE RESIDENTIAL SILL TO BE 5' MIN. ABOVE AVERAGE GRADE AT FACADE. APPLICANT IS REQUESTING STAFF LEVEL ALLOWABLE DEVIATION TO REDUCE THE MIN. DIMENSION TO 4' (20%) MIN. ABOVE AVERAGE GRADE AT FACADE FOR ALL BUILDINGS THAT ARE PARALLEL TO STRAIGHT FRONTAGE LINES OR TANGENT OF CURVED FRONTAGE LINE.



Additional Comments:

***Red text below are deviations for the PUD-MU standards**

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	Required	Proposed
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max (except townhomes) 18 ft. min/ 24 ft. max for townhomes with a max of 6 units attached (100' max). Small Multifamily Buildings are 100' max.	Townhome Building Site 1: 20' Townhome Building Site 2: 20' Townhome Building Site 3: 20' Townhome Building Site 4: 20' Townhome Building Site 5: 20' Townhome Building Site 6: 20' Townhome Building Site 7: 20' Townhome Building Site 8: 20' Townhome Building Site 9: 20' Townhome Building Site 10: 20' Townhome Building Site 11: 20' Townhome Building Site 12: 20' Large Multi-family Building Site 13: 91.5' Large Multi-family Building Site 14: 137.3' Large Multi-family Building Site 15: 97.8' Small Multi-Family Building Site 16: 46' Large Multi-family Building Site 17: 170.4'



Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage (up to 20% of building Sites are allowed to enfront a pedestrian way instead of thoroughfares)	The façade of the building enfronts a dedicated thoroughfare. Building Sites 16 and Building 17 enfronts a pedestrian way, proposed 12%
Building Height:	2 stories minimum <i>*Subject to adjacent uses in PUD MU per Planning Commission</i>	All proposed structures meet or exceed requirements.
Frontage Buildout:	60% minimum	Townhome Building Site 1: 66.7% Townhome Building Site 2: 100% Townhome Building Site 3: 100% Townhome Building Site 4: 100% Townhome Building Site 5: 100% Townhome Building Site 6: 66.7% Townhome Building Site 7: 66.7% Townhome Building Site 8: 100% Townhome Building Site 9: 100% Townhome Building Site 10: 100% Townhome Building Site 11: 100% Townhome Building Site 12: 66.7% Large Multi-family Building Site 13: 97% Large Multi-family Building Site 14: 86% Large Multi-family Building Site 15: 81% Small Multi-Family Building Site 16: 56% Large Multi-family Building Site 17: 79%
Setbacks:	<u>Principal Buildings</u> Front: 0-20 ft. Front (Secondary): 0-20' Side: 0' attached, otherwise 10 ft- 24ft. Rear: NR.	Front: 10-13' Townhomes; 10-15' Multi-family Front (Secondary): 4' Side: - 0'; 10'-24' Rear: NR

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	Required	Proposed
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	Main entrance enfronts a defined street section or pedestrian way..



Vertical Composition:	Identifiable Base, Middle, & Cap.	The facade includes a defined base and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. A façade greater than 100' shall be differentiated so that it appears to be comprised of two or more adjacent buildings.	The principal frontage is parallel to the frontage line and provides the façade into segments separated by cornice height and wall materials, and includes modulation every 100' by separation of vertical and horizontal elements.
Façade Openings:	20 ft. or less spacing for windows/doors.	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, 50% for shopfront.	Other buildings meet the requirements of 20% minimum. Townhome calculations are needed, but must meet the 20%-60% requirement.
Window Shape:	Square or vertical proportions.	All windows are square or vertically proportioned
Window Alignment:	Upper-floor windows and other features must be aligned with those of the first floor.	Buildings conform to this requirement (see elevations)
Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows are proposed to be clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations contain window trim and rowlock and soldier course around window areas where brick is used as a façade material.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	(proposed 4 ft min).
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	Requirement is met.
Roof Type & Pitch:	Flat/ Shed (P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may	Flat & Gable

	have a shed roof anywhere on the Building) Hip/ Gable/ Ptch 6:12-14:12, (except for shed roofs which may be 3:12-14:12 and except rof pitch may match the primary roof	
Primary Building Materials:	Brick, Natural Stone, Wood, Cementitious Siding, Authentic stucco over masonry	Brick & Cementitious siding
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary PUD Master Plan at its June 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.K of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. Without limitation to Section 8.5.21.B.2 above, approval of Rezoning of property to a PUD District, Zoning Text Amendment application related to a PUD, or a Master PUD Development Plan are subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21.B.2 and that the proposed Development, such applications, and approvals:

Approval of a Master PUD Development Plan [is] subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21 B.2 and that the proposed Development, such applications, and approvals:

- a. conforms to all applicable standards and requirements of this Ordinance,
- b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
- c. will not significantly interfere with the use and enjoyment of other land in the vicinity;
- d. adequately conserve woodland and the protect water courses from erosion and siltation;
- e. maximizes safety, convenience, and amenities for the residents and visitors of the Development; and
- f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.K.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to render a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.Q)

SAMPLE MOTIONS

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented [, *subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: FIRST CONSIDERATION 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

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.

CERTIFICATION: N/A

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

**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).**

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by zoning property herein described and being annexed by Resolution No. 25-70 to CD-3 (Neighborhood Character District).

Section 2: Said property being annexed by Resolution No. 25-70, is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described in Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map depicting the proposed CD-3 (Neighborhood Character District) zoned area is identified as Exhibit “B” and is attached hereto and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval, by a vote of five to one, on the 10th day of September, 2025, and after a public hearing held on the 9th day of October, 2025, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee, twenty-one (21) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;
- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon adjoining property owners.

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 13th day of November, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st consideration: _____

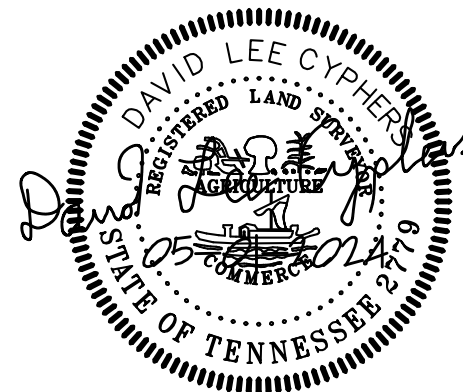
Passed on 2nd consideration: _____

3. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC (GPS) OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM USING U.S. SURVEY FOOT (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEOID MODEL MDT TN 25012A), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2. HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm.
2. THE WITHIN DESCRIBED TRACT LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) AS EVIDENCED ON FEMA MAPS NUMBERED 47190CR195E ON THE FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE (DATED REVISED 04-16-2007).
3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
6. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
7. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
8. THE SUBJECT TRACT IS SHOWN ON MAURY COUNTY TAX MAP 73, AS PARCEL 17.02.
9. ALL IRON RODS (SET) ARE CAPPED AND STAMPED "H.H. SURVEY".

☐ IPF (IRON PIN FOUND)
☒ IPS (IRON PIN SET) H AND H SURVEY
☐ CONCRETE MONUMENT
 _____OHP_____ OVERHEAD UTILITY LINES
 _____ WATER LINES

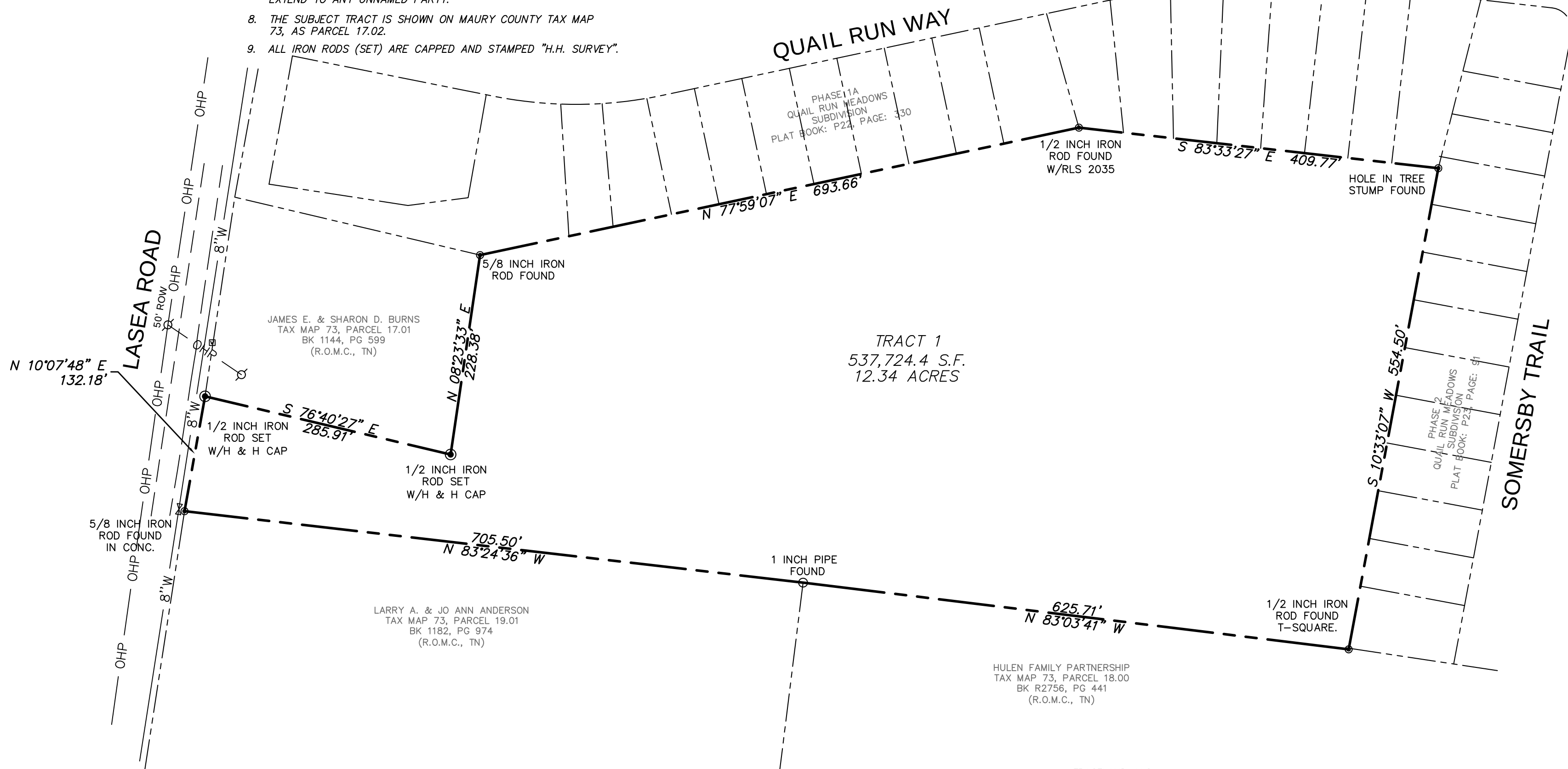


IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW



I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN SURVEY REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01/29/2024.

DAVID LEE CYPHERS
RLS NUMBER 2779
DATE: MAY, 01, 2024



BOUNDARY SURVEY

THE MIKE SPARKS PROPERTY
0 LASEA ROAD
SPRING HILL, MAURY COUNTY, TENNESSEE
TAX MAP 73, PARCEL 17.02
RECORD BOOK R2379, PAGE 457-(R.O.M.C., TN)

DRAWN BY: TSH	CHECKED BY: DLC
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$$\text{Scale} \cdot 1'' = 100'$$

Scale: 1" = 100'



GRAPHIC SCALE

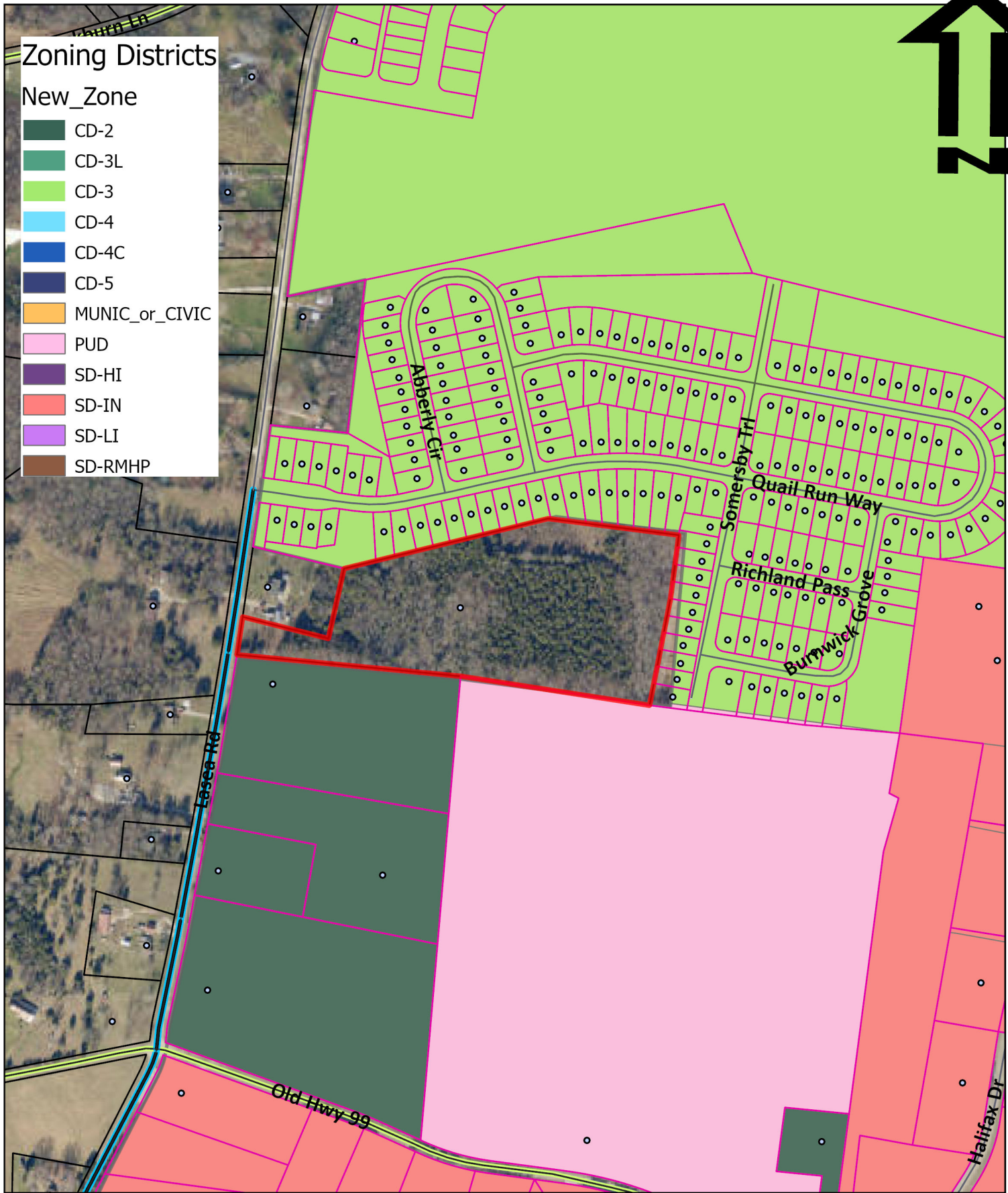
GRAPHIC SCALE

DATE: MAY 01 2024

3180134133

CHANGE

NO. 2023-0498
FET 1 OF 1



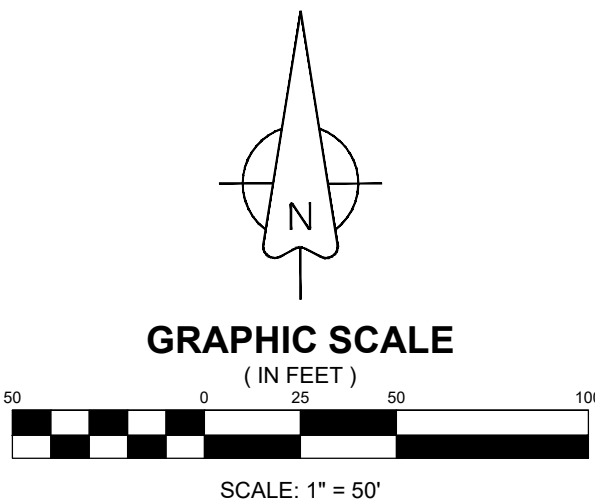
Ordinance No. 4564 - Exhibit B

Lasea Road
Tax Map 73 Parcel 17.02

Development Services
700 N. Garden St.
(931) 560-1560
www.columbiatn.gov



P:\Projects\2024\0813 1616 Lasea Rd. - Mike Sparks\Reference\24-0813 Concept Plan.dwg, 1/8/2025 8:35:02 AM



Detention Pond

Civic Space
0.62AC

Civic Space
0.30AC

Detention Pond

Detention Pond

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL
4711PC0195E OF CITY OF COLUMBIA, MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
SPARKS MIKE & DARYL HANKINS LASEA RD SPRING HILL, TN 37174 DEED BOOK 2963, PAGE 1406, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212



REVISIONS

DATE

NO.

DATE: 09/06/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

CONCEPT PLAN

MAP 073, PARCEL 017.02
COLUMBIA, TENNESSEE

PROJECT
24-0813

SHEET
C-0.0

1616 LASEA ROAD

1616 Lasea Road Annexation & Rezoning

Project #:	25-0275	Location:	Tax Map 73 Parcel 017.02
Applicant:	Louis Sloyan	Case Type(s):	Annexation & Rezoning
Staff Planner:	Charles Rush	Proposed Use:	Residential

PROJECT SUMMARY

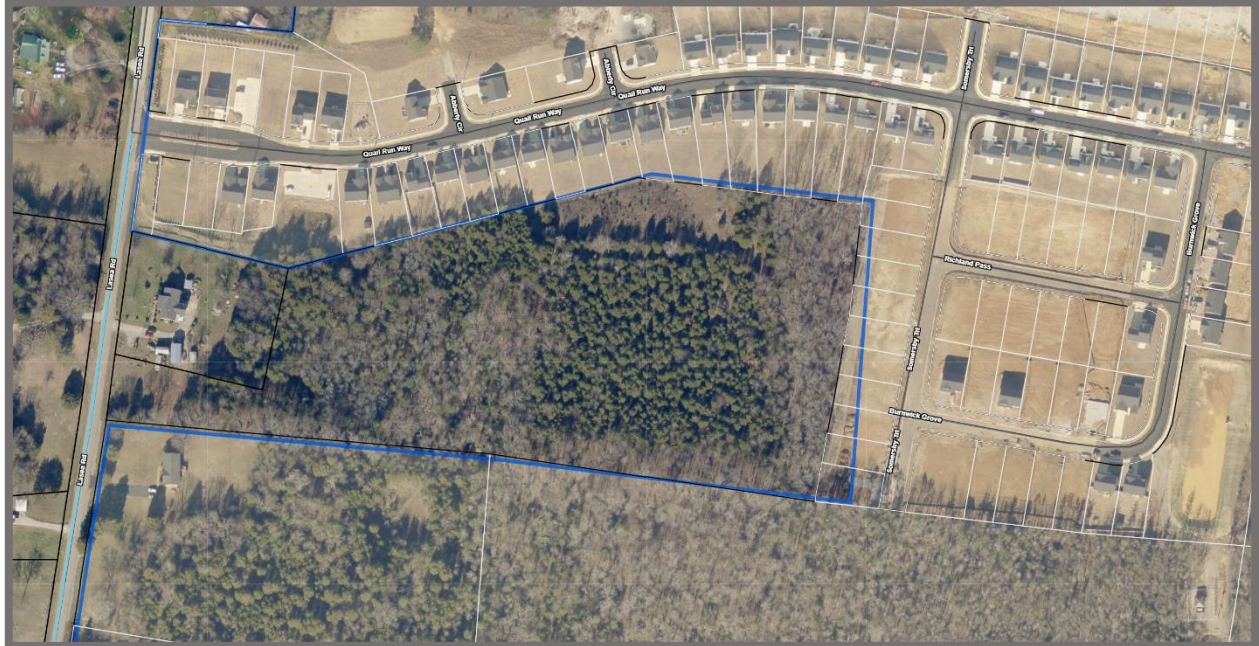
The applicant requests annexation with a plan of services for 12.4 acres located on Lasea Road (just north of the I-65 Bear Creek Pike exit). With this annexation request, a zoning of CD-3 has been requested.

- The subject site is located on the north-west side of the Bear Creek Pike/I-65 exit.
- The subject property is adjacent to the city limits both north and south. Immediately adjacent to the Quail Run Meadows Subdivision.
- The Development Review Committee (DRC) evaluated this application at its August 2025 meeting with comments associated with the request.
- A conditional water availability letter has been issued by CPWS. The letter noted the following: the current CPWS system is only able to support a fire flow up to 850 gpm within the development until a (planned) water main connection on Blackburn Road at Clara Mathis Road, then the system will be able to support fire flows above 1,000 gpm at this development project location. The timing of the water system improvements on Blackburn Road is not known, but a rough estimate is within the next 2 years. If sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed project.
- A concept plan, which was submitted, indicates 31 total lots. This concept plan is non-binding.
- The proposed development is consistent with the future land use map (located in Connect Columbia) and is labeled as being Suburban Neighborhoods (SN). SN indicates which Character Districts align with this development pattern. CD-3 is permitted within the SN designation.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The Planning Commission is a **recommending body** for the annexation, in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

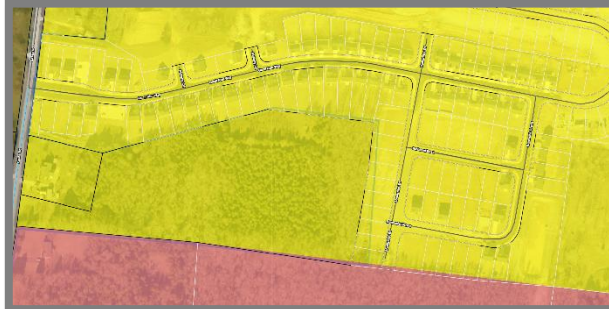


SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Vacant	Residential	+/- 12.4 acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES

	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	County	Vacant
North	Suburban Neighborhood	CD-3	Single-Family Residential
South	City Center & Urban Village	CD-2	Single-Family Residential
East	City Center & Urban Village	Civic	Vacant
West	Rural Transitions	County	Single Family Residential/Vacant

CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhoods: The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as a whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools

Suburban Neighborhoods

Character & Intent

The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as a whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

Land Use Considerations

The primary land use is low-density detached housing. Along arterial roadways, primary uses may include offices, retail, and all forms of medium-density housing. Secondary land uses include accessory dwellings, two-family homes, civic uses, institutional uses, schools, religious facilities, utility facilities, parks and open space. New industrial and warehouse uses are inappropriate.



Form & Pattern

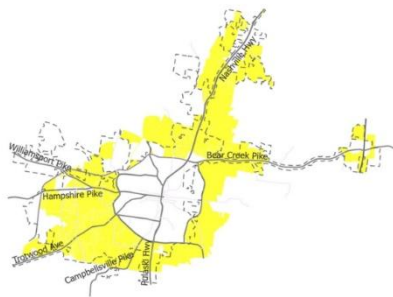
The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land use is distinguished from RT in the organization of lots and thoroughfares to form blocks. Physically separated developments which do not extend established block formation and roadway networks are inappropriate. The density of streets and blocks increases with proximity to CCUV and community anchors. Implementing bulk and design standards loosely delimit the public and domestic realms though the application of layers and front-to-back discipline of lots. Along arterial roadways, commercial corridors of varying intensities emerge over time with a high-quality built environment typified by a mix of building types and a balance between automobile-oriented and pedestrian-oriented design. The physical intensity of development along arterial corridors varies based on the surrounding residential density and the roadway's place in the transportation network. New development should accompany concurrent extension of complete urban services. Parking is provided on-site by private land users, supplemented by on-street spaces.

Implementing Districts

- Neighborhood-Large Lot CD-3L
- Neighborhood CD-3
- General Urban-Corridor CD-4C (only along Arterial roadways)
- Manufactured Home Park SD-MHP
- Residential PUD PUD-R
- Mixed Use PUD PUD-MU
- Civic CV

Implementing Standards

- General Development Pattern: Mixed Uses & Isolated Uses
- Density (density units per acre): 4 - 24 du/ac
- Building Height: 1 - 4 stories
- Open Space Elements: Civic Spaces, Parks & Greenways





Land Use: A Guide for Orderly & Beneficial Growth | 36

CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The concept plan indicates that the property can be developed within the Character Neighborhood District (CD-3).

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its meeting in April 2025. A full list of comments and the applicant's responses is provided in the agenda packet. Some key comments are noted below.

- **Engineering:** Provide ROW/roadway connection to south and north properties (17.01 & 19.01).
- **Planning:** No Comments.
- **Fire Marshal:** No comments.
- **Columbia Water:** The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.
- **Wastewater:** No comments

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its August 2025 meeting, as directed by **Section 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section 8.5.19 of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section 8.5.19.H.4 of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:



- a. *The Rezoning¹ is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.*

SAMPE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the request to annex with plan of services as presented, subject to technical comments and other conditions presented by planning staff.

Deny:

Move to recommend denial of the requested annexation with a plan of services and zoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

¹ **Rezoning:** A change in the district boundaries or district classifications of the Zoning map pursuant to Section 8.5.19. **For the purposes of the Ordinance, rezoning also includes the initial zoning of a property that occurs with annexation.**

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [applicant/staff] provide: [list additional information] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560
Travis Neas, Building Official tneas@columbiatn.gov

AGENDA ITEM TITLE: 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

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.

CERTIFICATION: N/A

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

**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**

BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1: That Title 12, Chapter 1 of the Columbia Municipal Code, pertaining to the building code, is hereby amended by repealing and deleting Sections 12-101, 12-102, and 12-103 and replacing Sections 12-101, 12-102 and 12-103 as follows:

12-101, Building Code Adoption. Pursuant to authority granted by Section 6-54-501 et seq. of the Tennessee Code Annotated, and for the purpose of regulating the construction, alteration, repair, or use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to any building or structure, the International Building Code (IBC) 2024 Edition, and the appendices specified in Section 12-102, as hereinafter amended, as prepared and adopted by the International Code Council, Inc. are hereby adopted and incorporated by reference, as part of this code, and is hereinafter referred to as the building code.

Furthermore, the City of Columbia hereby adopts the 2024 Editions of the International Fuel Gas Code (IFGC); International Mechanical Code (IMC); International Plumbing Code (IPC); International Energy Conservation Code (IECC); International Existing Building Code (IEBC); International Property Maintenance Code (IPMC); International Swimming Pool and Spa Code (ISPSC); International Residential Code (IRC); and the ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities, including appendices specified in Section 12-102.

12-102. Modifications.

Appendix E to the International Building Code (IBC), 2024 Edition, is adopted.

Appendices BB, BE, BF, and BO to the International Residential Code (IRC), 2024 Edition, are adopted.

The following sections of the International Building Code (IBC), 2024 Edition, are amended as follows:

Section 101.1 Insert "City of Columbia, Tennessee"

Section 1612.3 Insert "City of Columbia, Tennessee"

Section 1612.3 Insert "most recent F.I.R.M. map or letter of map revision for that area"

The following sections of the International Residential Code (IRC), 2024 Edition, are amended as follows:

Section R101.1 Insert "City of Columbia, Tennessee"

Section R309.1 and R309.2 Automatic Fire Sprinkler Systems are not mandatory, pursuant to T.C.A. § 68-120-101(a)(8).

Delete Chapter 11 Energy Efficiency of the International Residential Code (IRC), 2024 Edition, and replace with Chapter 11 Energy Efficiency of the International Residential Code (IRC), 2018 Edition.

The following sections of Chapter 11 Energy Efficiency of the International Residential Code (IRC), 2018 Edition, are amended as follows:

Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.

Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.

Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.

Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.

Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "l": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "m": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 4 when a Fenestration U-Factor of .35 or lower is used, a Skylight U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

Delete Part VIII-Electrical, Chapter 34 through Chapter 43 in their entirety.

The following sections of the International Energy Conservation Code (IECC), 2024 Edition, published by the ICC, are amended as follows:

Delete IECC-Residential Provisions in their entirety.

12-103. Available in City Recorder's Office.

Pursuant to the requirements of 6-54-502 of the Tennessee Code Annotated, a copy of the International Building Code, 2024 Edition, with the above modifications, will be made available in the City Recorder's Office and shall be kept there for use and inspection of the public.

Section 2: This Ordinance is passed after a public hearing held on the 9th day of October 2025, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee, fifteen (15) days before said hearing.

Section 3: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall take effect January 1, 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ____ day of _____, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____

Significant changes to 2024 International Codes

The 2024 International Residential Code (IRC®)

The 2024 International Residential Code (IRC®) is a comprehensive code comprising all building, plumbing, mechanical, fuel gas, and energy conservation requirements (not yet published) for one- and two-family dwellings and townhouses up to three stories. Important 2024 IRC changes include:

- Imaginary lot lines are added for calculating fire separation distance when considering multiple dwellings on a single lot
- Shared accessory rooms are an option in two-family dwellings.
- Many requirements for energy storage systems are added.
- New protection requirements for storage batteries in garages are added.
- Sleeping loft requirements added for habitable attic style lofts and tiny home style lofts now have maximum size limits to meet an exception.
- Reinforcement of the floor below guards at a mezzanine is now required.
- The final test of the DWV system may be visual.
- Air exhaust openings now allowed near operable windows and doors.
- A2L refrigerants are added as an option for cooling equipment.
- Solvent cement joints for CPVC pipe are allowed above and below ground.
- Snow, wind, and seismic maps updated.
- Accessibility in care facilities clarified.

The 2024 International Building Code (IBC®)

The 2024 International Building Code (IBC®) applies to all buildings except detached one- and two-family dwellings and townhouses up to three stories. Important 2024 IBC changes include:

- Duties and powers of the building official: Section 104 regulating duties of the building official and the approach for reviewing for code compliance has been significantly updated to reflect the current manner that alternate materials, designs and methods are evaluated.
- For the first time ever, the 2024 IBC includes provisions for tornado loadings.
- Updated wind, earthquake, and snow loads.
- The updated design rain loads are now based on the summation of the static head, the hydraulic head, and the ponding head.

- Updates to Risk Categories including Photovoltaic (PV) panel systems and facilities providing power generation.
- Updated and expanded provisions for Temporary Structures.
- New provisions regarding the wind resistance of aggregate-surfaced roofs.
- Roof Coverings: Updated provisions for underlayment.
- New special inspection provisions for metal building systems.
- New provisions for structural concrete reinforced with glass-fiber reinforcement.
- Concrete: Chapter 19 on Concrete has been Updated and reformatted.
- Masonry: TMS 402 and TMS 602 references have been updated to the latest 2022 editions.
- Increased the allowable height of a Group R-2 occupancy building with an NFPA 13R sprinkler system.
- Occupiable space requirements now apply if a roof is usable for anything more than maintenance or repair and occupants must have access to multiple egress options from a story based on the occupant load and the story requirements.
- Adult changing tables regulations are added where they are required in large assembly and mercantile, college lecture hall/classroom buildings and highway rest stops, or provided.
- Fire-resistance-rated Wall Continuity: Updates on how supporting construction for exterior walls is to be fire-resistance-rated, especially in the case of a parapet.
- Openings in Shaft Enclosures: Additional exceptions are provided for shaft enclosures, including new allowances for openings and penetrations.
- Carbon Monoxide Detection: Carbon monoxide (CO) detection is now required in all occupancies where a CO-producing device is present. Detection and notification can be addressed in several ways.
- Vapor retarders: Several updates have been made to the vapor retarder provisions for consistency with the IRC and IECC. The changes also provide additional options and better guidance for allowable types and locations of permitted vapor retarders.
- Vertical and lateral Flame propagation compliance methods: Clarification has been provided as to when testing in accordance with NFPA 285, related to vertical and lateral flame propagation, is required. Previously this information was scattered in a variety of locations within Chapters 14 and 26.
- New Appendix P sets forth the scoping limitations and technical criteria for sleeping lofts that are provided within Group R dwelling units and sleeping units.

The 2024 International Plumbing Code (IPC®)

The 2024 International Plumbing Code (IPC®) provides minimum regulations for plumbing facilities and allows for the acceptance of new and innovative products, materials, and systems. Plumbing and plumbing fixture related accessibility provisions and requirements from the ICC A117.1 Accessibility Standard are also included. Important 2024 IPC changes include:

- Provisions added for support of buried piping beneath building where expansive soil conditions exist.
- Requirement added for tracer wire for buried plastic sewer piping.
- Option added for vacuum testing of DWV piping.
- Plumbing fixture requirements significantly updated for various Group I occupancies.
- Exception added for allowing special locking mechanism for doors to multiple-user toilet facilities.
- Plastic pans for gas-fired water heaters required to be tested in accordance with ASTM E84 or UL 723.
- Showerhead flow limited to 2.0 gpm with performance complying with high efficiency requirements.
- Installation standards added for solvent-cemented plastic piping joints.
- Standards added for chemical waste piping materials.

The 2024 International Mechanical Code (IMC®)

The 2024 International Mechanical Code (IMC®) establishes minimum regulations for mechanical systems using prescriptive and performance-related provisions that allow the use of new and innovative materials, methods and designs. Important 2024 IMC changes include:

- Provisions prohibiting the use of domestic ductless range hoods in Groups I-1 and I-2 were removed.
- An identification requirement was added for Group A2L and B2L refrigerants.
- The requirements for machinery rooms containing Group A2L refrigerants were changed and Group B2L refrigerants were added to the provisions.
- Limits for the use of Group A1 and A2L refrigerants changed in high probability systems used for human comfort, unless permitted as excepted.
- UL 2158A Standard was added to the requirements for commercial dryer exhaust.

- Ventilation requirements for outpatient healthcare facilities to match the requirements in ASHRAE 62.1-2019.
- Addition of a new minimum landing at the roof hatch for personnel to safely use the hatch when accessing the roof for repair and maintenance.
- Addition of a new testing option for grease ductwork.
- Requirements for steam baths were added.
- A new standard requirement for refrigeration systems containing carbon dioxide was added.

The 2024 International Fuel Gas Code (IFGC®)

The 2024 International Fuel Gas Code (IFGC®) addresses the design and installation of fuel gas systems and gas-fired appliances through prescriptive and performance requirements. Important 2024 IFGC® changes include:

- [BS] 302.3.1 Engineered wood products. Sections 302.3.2, 302.3.3, and 302.3.4 have all been deleted.
- 304.1 General. The entire section is new for the 2024 Codes. Existing code language has been deleted.
- 304.12 Protection from fumes and gases. Existing code language has been deleted. The entire section is new for the 2024 Codes.
- 403.6 Workmanship and defects. Existing code language has been rewritten and additional code language has been added for the 2024 Codes.
- Appendix C - C105.2, Test for combustion air and vent drafting for natural draft and Category I appliances. Existing code language has been deleted. The entire section is new for the 2024 Codes (appendices are voluntary and apply only if specifically adopted).

The 2024 International Existing Building Code (IEBC®)

The 2024 International Existing Building Code (IEBC®) encourages the use and reuse of existing buildings. This code covers repair, alteration, addition and change of occupancy for existing buildings and historic buildings to achieve appropriate levels of safety without requiring full compliance with new construction requirements. Important 2024 IEBC® changes include:

- **Occupiable roofs.** The concept of occupiable roofs requirements has been incorporated in a variety of locations to correlate with the IBC.
- **Storm Shelters.** The requirements have been coordinated with revisions in the IBC and ICC 500, clarifying that where constructed, storm shelters shall comply with IBC Section 423.

- **Risk category increase.** Clarifies how risk categories should be assigned for structural design where the addition and the existing building have different uses.
- **Smoke compartment requirements.** Existing Group I-1, condition 2 occupancies and ambulatory care facilities may be required to divide stories into no fewer than two smoke compartments for more substantial additions and alterations.
- **Adult Changing stations.** Where additional toilet facilities are being added and IBC Section 1110.4.1 would require adult changing stations, Section 306.7.15 would require that at least one accessible family or assisted use toilet room must contain one.
- **Exterior wall covering and wall envelopes sprinkler requirement.** Section 309.2.1 has been added to require that if combustible exterior wall envelopes or coverings are installed on a high-rise building, the building must be equipped throughout with a sprinkler system. There are some exceptions for smaller installations and when only a combustible water resistive barrier is installed.
- **Owner's responsibility at construction sites.** Section 1502 was added to address the need for the owner to properly develop, implement and maintain a site safety plan during construction. A site safety director must be designated who is responsible for conducting daily fire safety inspections.
- **Non-required automatic sprinkler system.** A section has been added to Chapter 10 (under the change of occupancy classification requirements) to allow removal of a nonrequired existing automatic sprinkler system if several criteria are met.
- **APPENDIX E TEMPORARY EMERGENCY USES.** This new appendix was created to provide guidance for designers, engineers, architects, and fire and building officials to allow temporary emergency uses of existing buildings with respect to the minimum code requirements. This appendix is intended to serve as a template or checklist for use during an emergency that references the relevant code requirements.

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