



**City of Columbia City Council
Study Session Agenda
December 4, 2025 - 5:30 PM**

**City Hall Council Chambers
700 North Garden Street
Columbia, TN 38401
Phone: 931-560-1510**

**Chaz Molder, Mayor
Randy McBroom, Vice Mayor
Council Member 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.

PUBLIC HEARINGS

- 1. 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 3 - 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 townhome 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. City Council reconsidered the request at the November 13, 2025 meeting. The notice of Public Hearing was advertised on November 19, 2025, in Main Street Maury.

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

- 2. PUBLIC HEARING ON ORDINANCE NO. 4568 — AN ORDINANCE REPEALING TITLE 7, CHAPTER 2 OF THE CITY OF COLUMBIA MUNICIPAL CODE ENTITLED "FIRE PREVENTION CODE" IN ITS ENTIRETY AND REPLACING IT WITH A NEW CHAPTER 2 ADOPTING THE 2024 INTERNATIONAL FIRE CODE, INCLUDING APPENDIX B AND C WITH CERTAIN AMENDMENTS; PROVIDING LIMITED EXEMPTIONS FOR PUBLIC-SAFETY AND INFRASTRUCTURE PROJECTS; AND REQUIRING BUSINESS PORTAL REGISTRATION - FIRE & RESCUE.**

RECOMMENDATION: Conduct the Public Hearing on Ordinance No. 4568.

INFORMATION: The City of Columbia is classified as an "exempt jurisdiction" by the State of Tennessee Fire Marshal's Office (SFMO)

which means the SFMO has determined we have adequate code enforcement and are permitted to handle most of the projects in the city without SFMO involvement. In order to remain an "exempt jurisdiction" we are required to adopt a fire code that is within 7 years of the latest "published" edition (TCA 68-120-101 (b)(5)(A)). Currently, we have the 2018 Edition adopted. The 2024 International Fire Code is fully compatible with all other International Codes published by the International Codes Council (ICC).

This ordinance adopts the 2024 International Fire Code (IFC), published by the International Code Council, establishing modern fire-safety standards for the City of Columbia. It retains Appendix B, with a local amendment authorizing Tanker Shuttle Operations (TSO) as an equivalent water supply, and establishes Fire Marshal Standard FM-101 as amended – “Fire-Flow and Water-Supply Requirements.” This standard serves as the City’s technical guide for hydrant spacing, fire-flow minimums, alternative water-supply methods, and required documentation. The standard separates detailed operational requirements from the ordinance, allowing the Fire Marshal and Fire Chief to make timely adjustments as the City’s water system expands, demands increase, or flow capacities improve. This approach ensures technical requirements can evolve without repeated Council amendments, maintaining flexibility while preserving accountability under Columbia Fire & Rescue. The ordinance also requires Business Portal / Community Connect registration for all commercial, industrial, and institutional occupancies and clarifies authority and appeals under Columbia Fire & Rescue, maintaining the City Council as the appellate body.

Notice of Public Hearing was published November 19, 2025 in Main Street Maury.

ATTACHMENTS: Staff Report Ordinance No. 4568 PH, Ordinance No. 4568 As Amended, TCA 68-120-101, City of Columbia Fire Marshal Standard FM - As Amended, 2024 IFC Summary.

3. PUBLIC HEARING ON ORDINANCE NO. 4571 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2025-2026 BUDGET ORDINANCE NO. 4544, AS AMENDED, PROVIDING FOR REVISIONS TO THE

GENERAL, CAPITAL PROJECTS, AND GRANTS FUNDS - FINANCE.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: This Public Hearing is related to item 10.4 on the agenda. The proposed ordinance is the second amendment of the FY 2026 Appropriation Ordinance and revises the General, Capital Projects and Grants 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 November 19, 2025.

This amendment increases the City's total budget for FY 2026 by \$806,949 from \$182,320,991 to \$183,127,940.

ATTACHMENTS: Staff Report Ordinance No. 4571 PH, Ordinance No. 4571, Ordinance No. 4571 Supporting Documents, Ordinance No. 4571 Budget Summary.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY TAYLOR AHL OF THE BELONGING.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PRESENTATION OF AUDITOR'S REPORT BY GARRETT WILLIAMS OF HENDERSON, HUTCHERSON AND MCCULLOUGH (STUDY SESSION ONLY).

ATTACHMENTS: Audit Presentation.

6 ORGANIZATIONAL BUSINESS.

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

RECOMMENDATION: Approve.

ATTACHMENTS: November 13, 2025 City Council Meeting Minutes.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF OCTOBER 2025 IN THE AMOUNT OF \$13,550,749.73 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: October 2025 Disbursements.

7.2. APPROVE AND AUTHORIZE THE DISPOSAL OF SURPLUS EQUIPMENT - FINANCE.

RECOMMENDATION: Approve and authorize the disposal of surplus equipment as listed on the attachment per policy as defined within the City of Columbia Purchasing Manual.

INFORMATION: Various items have been identified by the department as surplus. An attempt will be made to sell all items at public auction. The value of those not sold will be reassessed and disposed of as prescribed by City policy.

ATTACHMENTS: December 2025 Surplus.

7.3. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE SAAS LICENSE AGREEMENT WITH PM/AM FOR ALARM MANAGEMENT SYSTEM WITH AN AGREEMENT START DATE OF AUGUST 20, 2026 IN THE AMOUNT OF \$7,000 PER YEAR - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City has used PM/AM Corporation for the last several years for the False Alarm Management Solution. The current Agreement expires August 19, 2026. The City would like to continue using their services. This new Agreement would be for 3 years at a cost of \$7,000 per year, expiring on August 19, 2029.

CERTIFICATION: The Chief Financial Officer certifies that \$7,000 is budgeted and unencumbered in General Govt - Misc. - Other Services.

ATTACHMENTS: Staff Report SAAS License Agreement with PMAM , FAMS Product Agreement.

7.4. ACCEPTANCE OF THE CITY OF COLUMBIA ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2025 - FINANCE.

RECOMMENDATION: Accept the Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2025.

INFORMATION: At the May 11, 2023 meeting, the City Council awarded a bid for auditing services to Henderson, Hutcherson and McCullough for three years with a provision for renewal for two subsequent years. The firm performs the City's annual audit and assists in preparation of the Annual Comprehensive Financial Report (ACFR).

The audit process went smoothly again this year, with City staff continuing to prepare as much information as possible (financial schedules, spreadsheets, etc.) in an attempt to expedite the audit process and reduce billing costs to the City. Ultimately, the City received a "clean" audit report for FY 2025.

In previous years including the last fiscal year (FY 2024), additional services and testing ("single audit" testing) were required and performed in conjunction with federal grant expenditures in accordance with Government Auditing Standards issued by the Comptroller General of the United States and OMB Circular A-133, Audits of States, Local Governments & Non-Profit Organizations. No single audit was required for the year ended June 30, 2025.

Last year, the City applied for and received its twenty-sixth consecutive "Certificate of Achievement for Excellence in Financial Reporting" from the Government Finance Officers Association (GFOA) of the United States and Canada. The Certificate of

Achievement is valid for one year only. At the time the award was presented, GFOA also made recommendations for enhancements to future reports. Issues presented by GFOA have been addressed and we plan to apply for the award for the FY 2025 financial report with the belief that we continue to meet program requirements.

Aimed at providing accurate and high-quality financial reporting in a condensed format, the City applied for and received its sixth “Popular Annual Financial Reporting Awards Program” (PAFR) for the FY 2024 by GFOA. The financial data presented in the PAFR was taken from the ACFR and is intended to supplement, not replace, the ACFR.

The PAFR is best described as a condensed, abbreviated version of the ACFR. The PAFR provides readers with the most relevant financial information for the year to emphasize the City’s sound fiscal health, major financial highlights and important trends. At the time the PAFR award was presented, GFOA made recommendations for enhancements to future reports. Issues presented by GFOA have been addressed and we plan to apply for the PAFR award for FY 2025 with the belief that we continue to meet program requirements. Columbia was one of several Tennessee cities to receive both awards last year.

ATTACHMENTS: Staff Report Annual Comprehensive Financial Report

7.5. APPROVE AND AUTHORIZE THE MAYOR TO AMEND MISSION SQUARE 457 RETIREMENT PLAN CHANGES - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: Per IRS guidelines which will be effective, January 1, 2026, City of Columbia to adopt the required SECURE 2.0 ROTH Mandate for 457 plans #300580 and #306911 to adopt a ROTH Contribution Provision for age based catch up contributions for individuals whose compensation in the prior calendar year exceeded \$145,000. Adopt the optional provision for penalty free withdrawals for individuals in case of domestic violence.

ATTACHMENTS: Staff Report Mission Square SECURE 2.0, Mission Square Employers Guide, 457 Plan Roth Contributions, Request for Secure 2.0 and Other Plan Changes Checklist, Request for Secure 2.0 and Other Plan Changes Checklist, Bullet Points for Mission Square Secure 2.0.

7.6. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A WORK ORDER BETWEEN THE CITY OF COLUMBIA AND GRANICUS IN THE AMOUNT OF \$1,250 FOR SUPPORT HOURS TO PERFORM TECHNICAL SERVICES ON THE VISIT COLUMBIA WEBSITE AS NEEDED - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Support Hours are required to have on file for technical work/updates to be performed on the Visit Columbia website. We need to replenish. This is for ten support hours.

CERTIFICATION: The Chief Financial Officer certifies that \$1,250 is budgeted and unencumbered in Tourism Enhancement-General Fund - Software Maintenance.

ATTACHMENTS: Staff Report Granicus December 2025, Granicus support hours.

7.7. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT AMENDMENT BETWEEN CITY OF COLUMBIA AND LOSE & ASSOCIATES IN THE AMOUNT OF \$52,750 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve and authorize the Mayor to sign Amendment No. 4 between the City of Columbia and Lose & Associates for the Columbia Public Works building expansion.

INFORMATION: This contract amendment is for construction administration services necessary for phase 2 of the Public Works Expansion project. Contract Amendment No. 4 will include bidding, evaluation of bids, bid tabulation, recommendation for bid award, onsite reconstruction meeting, issuance of notice to proceed, attendance of up to twelve (12) monthly progress meetings, review of shop drawings for compliance with contract documents, review

and respond to RFI's, assist with preparation of change orders when necessary, completion of inspection, prepare punch list, final inspection and assistance with project closeout.

CERTIFICATION: The Chief Financial Officer certifies that \$52,750 is budgeted and unencumbered in Capital Projects - Public Works Improvements Project.

ATTACHMENTS: Staff Report Lose Amendment No. 4, Lose Job 20199 Amendment 4.

7.8. RATIFY THE APPROVAL OF THE AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. AT THE AMOUNT OF \$14,000 FOR LIMITED CONSTRUCTION PHASE SERVICES THAT WEREN'T INCLUDING IN THE PREVIOUS AGENDA ITEM AMOUNT FOR PROVIDING PROFESSIONAL SERVICES FOR THE ADDITION OF TWO ACCESS POINTS TO ACCOMMODATE TWO (2) PADDLE CRAFT LAUNCHES ALONG THE DUCK RIVER WITHIN RIVERWALK PARK - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia utilized Kimley-Horn and Associates for professional services to add two access points for paddle craft launching along Duck River within Riverwalk Park by means of the funds from the approved Tourism Enhancement grant in August 2023 (Resolution No. 23-52). The agreement included optional but limited construction phase services of \$14,000 that weren't included in the original agenda item.

CERTIFICATION: The Chief Financial Officer certifies that \$14,000 is budgeted and unencumbered in Grants - Parks - Paddlecraft Project.

ATTACHMENTS: Staff Report Ratify Kimley-Horn Agreement, Kimley-Horn Agreement, Kimley-Horn limited construction phase services invoicing.

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE TERMS AND CONDITIONS FOR MIMICAST - MIS.

RECOMMENDATION: Approve.

INFORMATION: The City Council approved the renewal agreement with Mimecast at their October 2025 meeting, the terms and conditions attached are for that new renewal.

ATTACHMENTS: Staff Report Mimecast Terms and Conditions, Mimecast Terms and Conditions.

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 25-82 – TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 25-82.

INFORMATION: The City Recorder is presenting tax corrections through 11/20/2025 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 25-82, Resolution No. 25-82, Resolution No. 25-82 Exhibit A.

9.2. RESOLUTION NO. 25-84 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING DABBS SUBDIVISION 1A/THE RESERVE AT HICKORY RIDGE - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-84.

INFORMATION: Dabbs Subdivision 1A/The Reserve at Hickory Ridge consists of 3863 linear feet of 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. 25-84, Resolution No. 25-84, Resolution No. 25-84 Dedication Letter.

9.3. RESOLUTION NO. 25-85 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HERITAGE GREEN, PHASE 1 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-85.

INFORMATION: Heritage Green, Phase 1 consists of 5741 linear feet of 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. 25-85, Resolution No. 25-85, Resolution No. 25-85 Dedication Letter.

9.4. RESOLUTION NO. 25-86 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING MCCLURE FARMS PHASE 2 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 25-86.

INFORMATION: McClure Farms Phase 2 consists of 1996 linear feet of 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. 25-86, Resolution No. 25-86, Resolution No. 25-86 Dedication Letter.

9.5. RESOLUTION NO. 25-87 - A RESOLUTION ACCEPTING A DONATION OF \$5,000 (FIVE THOUSAND DOLLARS) FOR COLUMBIA FIRE & RESCUE - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 25-87.

INFORMATION: Wolfe Enterprises of Columbia, Tn desires to support the operations of Columbia Fire & Rescue with a gift of \$5,000 to be used at the discretion of the Fire Chief.

ATTACHMENTS: Staff Report Resolution No. 25-87, Resolution No. 25-87.

9.6. RESOLUTION NO. 25-88 - A RESOLUTION RATIFYING THE ACCEPTANCE OF DONATIONS VALUED AT APPROXIMATELY TWO THOUSAND DOLLARS (\$2,000) FROM MR. AND MRS. TONY AND CONNIE MASSEY TO THE CITY OF COLUMBIA FOR THE CITY OF COLUMBIA ANNUAL EMPLOYEE CHRISTMAS PARTY - FINANCE.

RECOMMENDATION: Approve Resolution No. 25-88.

INFORMATION: Finance is requesting that the City Council ratify acceptance of donated items valued at approximately \$2,000 by Mr. and Mrs. Tony and Connie Massey. The intent of the donated items are for the express use as door prizes at the City Employee Christmas Party to show appreciation for the City of Columbia employees.

ATTACHMENTS: Staff Report Resolution No. 25-88, Resolution No. 25-88.

10 ORDINANCES.

10.1.2ND CONSIDERATION OF ORDINANCE NO. 4568 AS AMENDED - AN ORDINANCE REPEALING TITLE 7, CHAPTER 2 OF THE CITY OF COLUMBIA MUNICIPAL CODE ENTITLED "FIRE PREVENTION CODE" IN ITS ENTIRETY AND REPLACING IT WITH A NEW CHAPTER 2 ADOPTING THE 2024 INTERNATIONAL FIRE CODE, INCLUDING APPENDIX B AND C WITH CERTAIN AMENDMENTS; PROVIDING LIMITED EXEMPTIONS FOR PUBLIC-SAFETY AND INFRASTRUCTURE PROJECTS; AND REQUIRING BUSINESS PORTAL REGISTRATION - FIRE & RESCUE.

RECOMMENDATION: Approve Ordinance No. 4568 as amended.

INFORMATION: The City of Columbia is classified as an "exempt jurisdiction" by the State of Tennessee Fire Marshal's Office (SFMO) which means the SFMO has determined we have adequate code enforcement and are permitted to handle most of the projects in the city without SFMO involvement. In order to remain an "exempt jurisdiction" we are required to adopt a fire code

that is within 7 years of the latest "published" edition (TCA 68-120-101 (b)(5)(A)). Currently, we have the 2018 Edition adopted. The 2024 International Fire Code is fully compatible with all other International Codes published by the International Codes Council (ICC).

This ordinance adopts the 2024 International Fire Code (IFC), published by the International Code Council, establishing modern fire-safety standards for the City of Columbia. It retains Appendix B, with a local amendment authorizing Tanker Shuttle Operations (TSO) as an equivalent water supply, and establishes Fire Marshal Standard FM-101 as amended – “Fire-Flow and Water-Supply Requirements.” This standard serves as the City’s technical guide for hydrant spacing, fire-flow minimums, alternative water-supply methods, and required documentation. The standard separates detailed operational requirements from the ordinance, allowing the Fire Marshal and Fire Chief to make timely adjustments as the City’s water system expands, demands increase, or flow capacities improve. This approach ensures technical requirements can evolve without repeated Council amendments, maintaining flexibility while preserving accountability under Columbia Fire & Rescue. The ordinance also requires Business Portal / Community Connect registration for all commercial, industrial, and institutional occupancies and clarifies authority and appeals under Columbia Fire & Rescue, maintaining the City Council as the appellate body.

ATTACHMENTS: Staff Report Ordinance No. 4568 As Amended, Ordinance No. 4568 As Amended, TCA 68-120-101, City of Columbia Fire Marshal Standard FM - As Amended, 2024 IFC Summary.

10.2.2ND CONSIDERATION OF ORDINANCE NO. 4569 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2024 DELINQUENT PROPERTY TAXES - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4569 on second consideration.

INFORMATION: Per the Municipal Code, and in accordance with past City policy, the City Council annually considers an ordinance to provide for the collection of delinquent property taxes. Following adoption of the ordinance, the City Recorder provides the County Attorney with a certified list of delinquent 2024 property taxes. Upon receipt of said list, the County Attorney initiates the appropriate process to file suit in the Chancery Court of Maury County for the collection of the delinquent property taxes.

ATTACHMENTS: Staff Report Ordinance No. 4569, Ordinance No. 4569.

10.3.2ND CONSIDERATION OF ORDINANCE NO. 4570 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2024 DELINQUENT SPECIAL ASSESSMENTS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4570 on second consideration.

INFORMATION: Per the Municipal Code, and in accordance with past City policy, the City Council annually considers an ordinance to provide for the collection of delinquent special assessments. Following adoption of the ordinance, the City Recorder provides the City Attorney with a certified list of delinquent 2024 special assessments. Upon receipt of said list, the City Attorney initiates the appropriate process to file suit in the Chancery Court of Maury County for the collection of the delinquent special assessments.

ATTACHMENTS: Staff Report Ordinance No. 4570, Ordinance No. 4570.

10.4.2ND CONSIDERATION OF ORDINANCE NO. 4571 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2025-2026 BUDGET ORDINANCE NO. 4544, AS AMENDED, PROVIDING FOR REVISIONS TO THE GENERAL, CAPITAL PROJECTS, AND GRANTS FUNDS - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4571 on second consideration.

INFORMATION: The proposed ordinance is the second amendment to the FY 2026 Appropriation Ordinance, impacting the General, Capital Projects, and Grants Funds.

Within this budget amendment, the following items are included:

- Reappropriate and carry forward street paving funds (\$29,192) from FY 2025,
- Budget reappropriation of Fire Station No. 1 owner expenses totaling \$30,000 in Capital Projects,
- Budget FY2026 THSO Grant funds totaling \$28,442 in Grants Fund.

Added in advance of second consideration:

- Transfer \$10,000 from General Gov't to Legal,
- Budget increase to reserves for tourism enhancement totaling \$60,417,
- Budget transfer and expense from Tourism Enhancement/General Reserves 50/50 for the CMO and Tourism portions office improvements totaling \$27,079.50,
- Reappropriate funds for Downtown Improvement Grant (DIG) project totaling \$296,250 in the current fiscal year.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2026 by \$806,949 to \$183,127,940.

ATTACHMENTS: Staff Report Ordinance No. 4571, Ordinance No. 4571, Ordinance No. 4571 Supporting Documents, Ordinance No. 4571 Budget Summary.

10.5.2ND CONSIDERATION OF ORDINANCE NO. 4572 - AN ORDINANCE AMENDING ORDINANCE NO. 3761 AS

PREVIOUSLY AMENDED BY ORDINANCE NUMBERS 3815, 3884, AND 3917 AS IT PERTAINS TO POST-65 SUPPLEMENTAL HEALTHCARE INSURANCE BENEFITS FOR EMPLOYEES HIRED AFTER JUNE 30, 2012 - CITY ATTORNEY'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4572 on second consideration.

INFORMATION: Employees under the old "Rule of Eighty" retirement plan have an additional benefit regarding retiree health/pharmaceutical insurance.

They enjoy being able to enroll in the City's retiree supplemental plan to Medicare Plan A/B and Plan D (pharmaceutical). It is at no cost to the retiree. Spouses are not included. This is a fully insured supplemental plan (Aetna) and not part of the City's self-insured health plan.

To be currently eligible for the supplemental plan an employee must:

- Be under the old pension plan.
- Be at least 65 years old.
- Have five years continuous service up to age 65 or beyond; and
- They must be enrolled in the city's self-insured health plan for at least one year leading up to retirement.

Staff has reviewed this and would like to recommend the benefit be extended to all City employees. The eligibility would be based on the same criteria mentioned above.

If this had been in place the last 5 years, 6 employees would have been eligible to enroll. Staff has discussed this with Aetna representatives, and they have indicated there would be no increase to the premium.

This would correct an inequity in employee benefits and help with employee retainage.

This was mentioned to the Trustees Board at their October meeting and there were no objections.

ATTACHMENTS: Staff Report Ordinance No. 4572, Ordinance No. 4572.

10.6.1ST 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 3 - 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 townhome 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. City Council reconsidered the request at the November 13, 2025 meeting. The notice of Public Hearing was advertised on November 19, 2025, in Main Street Maury.

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

10.7.1ST CONSIDERATION OF ORDINANCE NO. 4567 – AN ORDINANCE TO AMEND TITLE 3 OF THE COLUMBIA MUNICIPAL CODE REGARDING MUNICIPAL COURTS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4567 on first consideration.

INFORMATION: Title 3 of the Columbia Municipal Code needs to be updated to reflect changes in Tennessee law and to further detail the scope of jurisdiction, operations and functions of the municipal court. Most notable changes are to increase municipal training fee due to the state from \$1 to \$2 and to increase correctable offense cost from \$10 to \$25.

ATTACHMENTS: Staff Report Ordinance No. 4567, Ordinance No. 4567, Ordinance No. 4567 Exhibit A.

10.8.1ST CONSIDERATION OF ORDINANCE NO. 4576 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 3 OF THE COLUMBIA MUNICIPAL CODE BY AMENDING 18-310 TO INCREASE THE WATER IMPACT FEE UPON NEW WATER CUSTOMERS TO SERVE THE DEMAND FOR WATER SYSTEM CAPITAL FACILITIES AND PUBLIC IMPROVEMENTS AND ESTABLISH THE DATE OF JANUARY 8, 2026 AS THE DATE OF PUBLIC HEARING.

RECOMMENDATION:

INFORMATION: CPWS has requested the water impact fee be increased after additional consideration of the impact of new and upgraded costs providing potable water services studies that have been performed for the Board of Public Utilities.

ATTACHMENTS: Staff Report Ordinance No. 4576, Ordinance No. 4576.

10.9.1ST CONSIDERATION OF ORDINANCE NO. 4577 - AN ORDINANCE AMENDING TITLE 18, CHAPTER 3, SECTION 18-303, OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA BY REPLACING IN ITS ENTIRETY PRESENT SCHEDULES A AND B AND ADOPTING AND APPROVING THE FOLLOWING SCHEDULES A AND B AND ESTABLISH THE DATE OF JANUARY 8, 2026 AS THE DATE OF PUBLIC HEARING.

RECOMMENDATION:

INFORMATION: Columbia Power and Water Systems (CPWS) has requested City Council increase water rates for its long-term water supply program. This program entails a downstream intake raw water transmission main, raw water pump station, and new water treatment plant adjacent to the existing water treatment plant on Nashville Highway. Rates are proposed to be increased 20% per year for 5 years to fund the projected \$505 million project.

CPWS will also provide annual cost analysis reports to the City each December. This analysis will be conducted to evaluate if the future rate increases needed could be lower.

Completion of this project will address the community's long-term water needs and future drought concerns.

ATTACHMENTS: Staff Report Ordinance No. 4577, Ordinance No. 4577.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.

15.1. DECEMBER FIRST FRIDAYS - FRIDAY, DECEMBER 5, 2025 - 5 P.M. - 8 P.M. - DOWNTOWN.

15.2. ANNUAL CHRISTMAS PARADE - SATURDAY, DECEMBER 6, 2025 - 6 P.M. - DOWNTOWN.

15.3. ANNUAL CITY EMPLOYEE CHRISTMAS LUNCHEON - WEDNESDAY, DECEMBER 10, 2025 - 11 A.M. - 1 P.M. - FIRE STATION NO. 1.