



**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 MIMECAS - 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.



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 3.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting approval for a preliminary PUD Master Plan consisting of a multi-family 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 this request at the November 13, 2025 meeting. The notice of Public Hearing was advertised on November 19, 2025 in Main Street Maury.

CERTIFICATION: N/A

ATTACHMENTS: Ordinance 4563 PH Staff Report; Ordinance 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 11th day of December, 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 8th day of January, 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

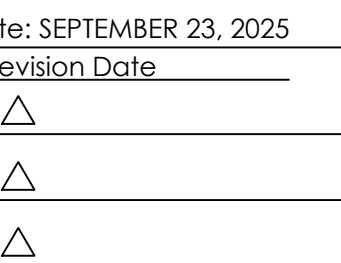
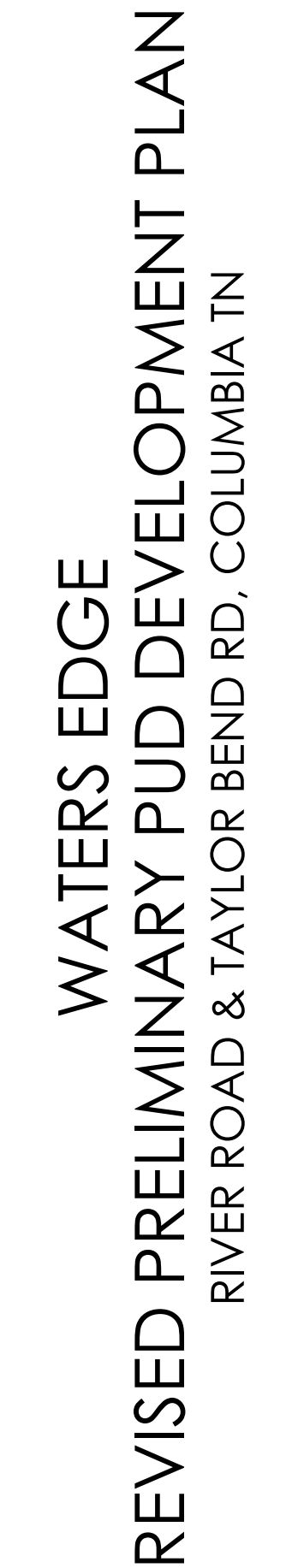


LOCATION MAP

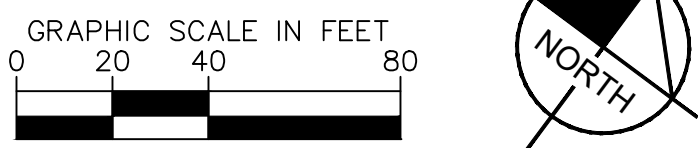
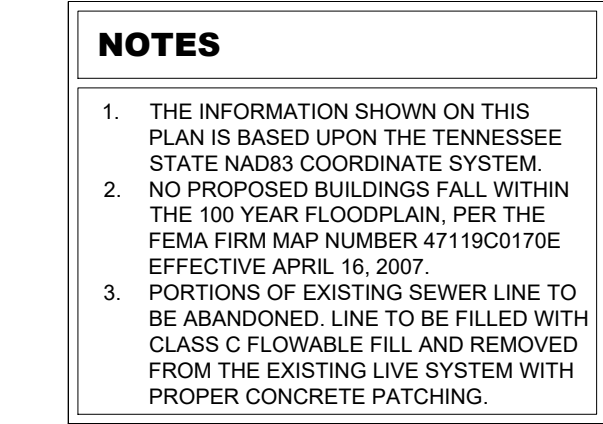
SHEET INDEX

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





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
made.
certifies 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

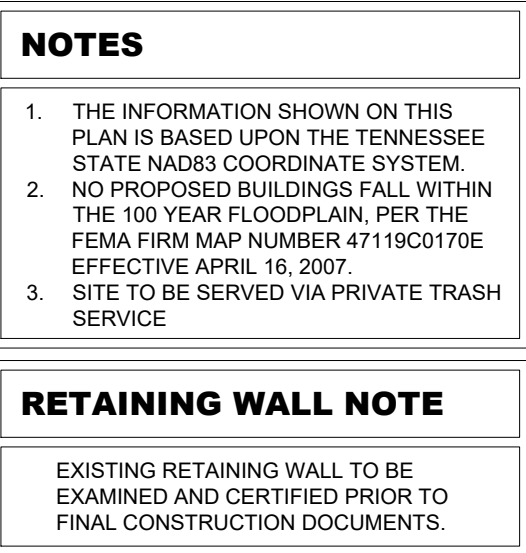
TOTAL REQUIRED PARKING: 188 PARKING RESIDENTIAL SPACES; 3 CIVIC PARKING SPACES
TOTAL PROVIDED: 209 SPACES
TOWNHOMES: 16 COVERED CARPORT SPACES PROVIDED ON-LOT, 4 GARAGE SPACES (10' X 20')
SMALL MULTI-FAMILY BUILDING 1: 7 GARAGE SPACES (10'X20')
SURFACE PARKING: 175 SPACES
ON-STREET PARKING: 34 SPACES

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.

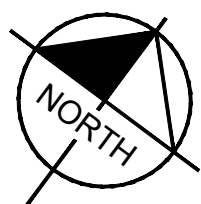
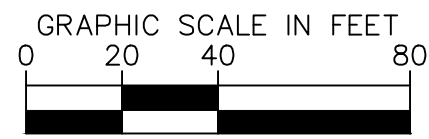
WATERS EDGE
PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



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



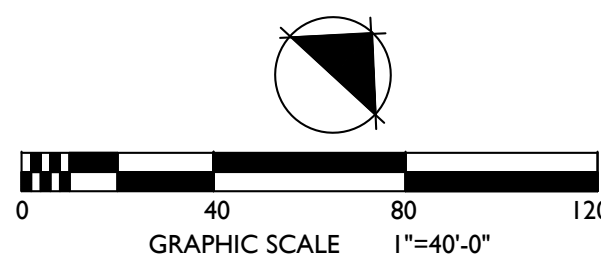
Date: SEPTEMBER 23, 2025

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

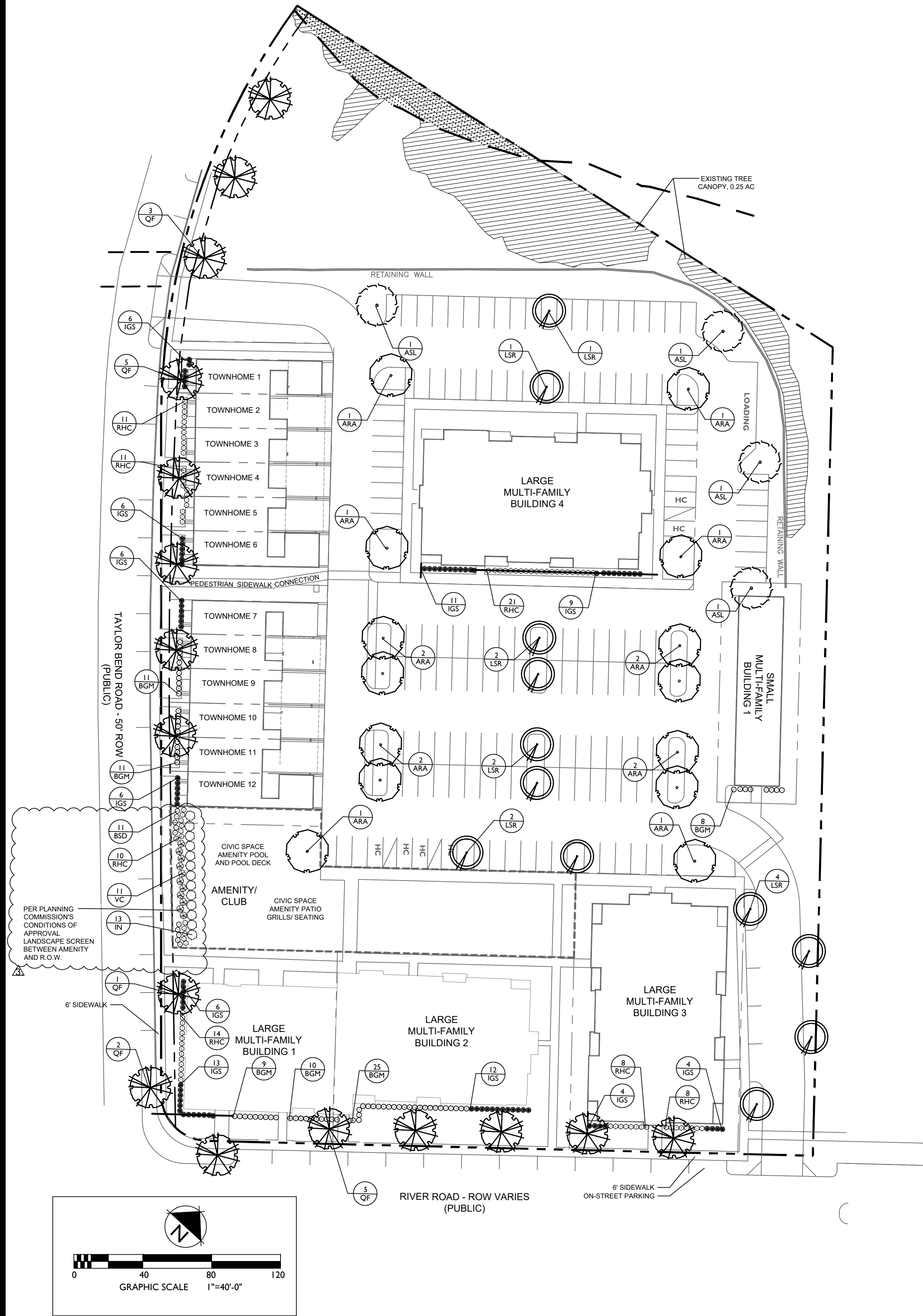
Revision Date

1. 6.16.2025 - staff comment

2. 8.18.2025 - staff comment

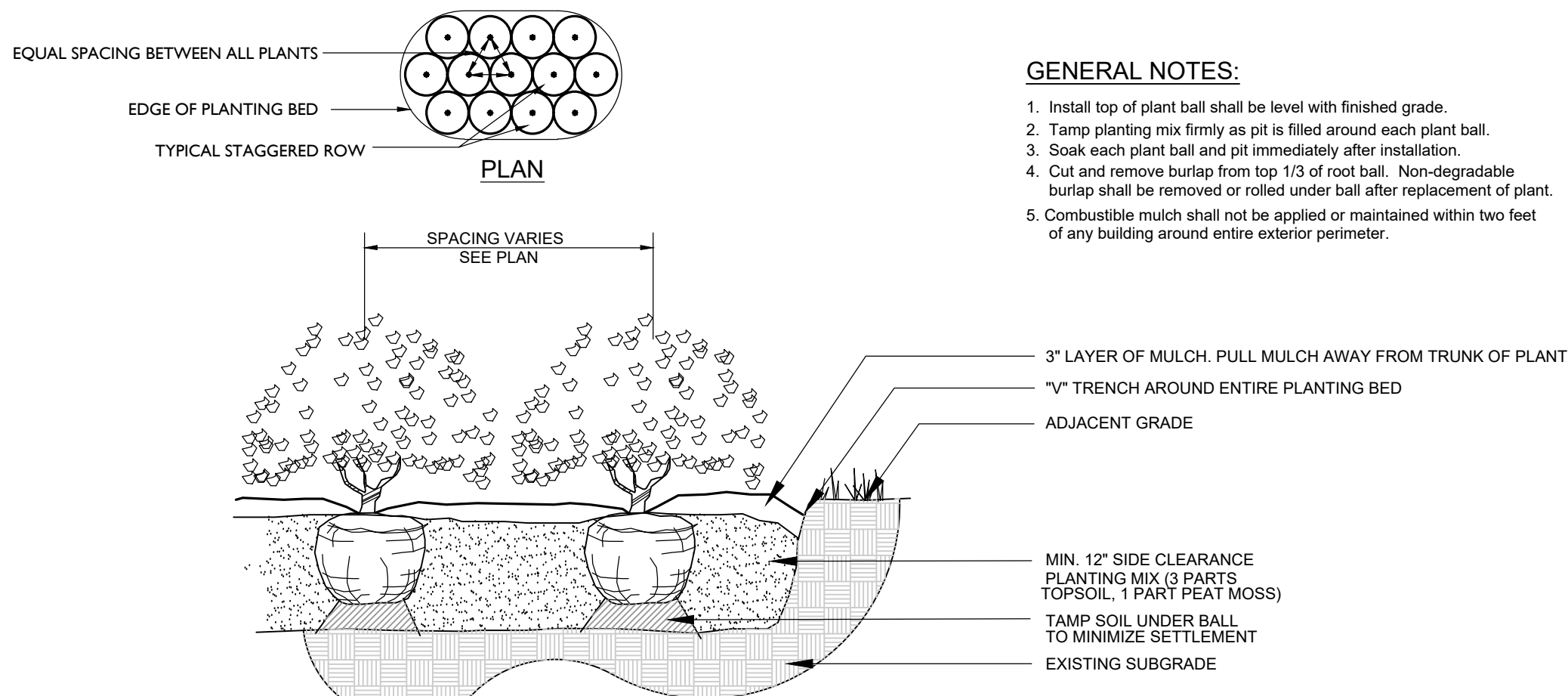
3. 9.24.25 - conditions of
approval

CANOPY
COVERAGE
SHEET
L1.0



PLANT SCHEDULE - CODE MINIMUM							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	REMARKS
CANOPY TREES							
ARA	14	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN
ASL	4	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN
LSR	12	Liquidambar styraciflua 'Rotundiloba'	Fruitless Narrow Sweet Gum	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN
QF	16	Quercus falcata	Southern Red Oak	2.5" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN
	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)					

1 SINGLE TRUNK DECIDUOUS TREE
L1.0 SECTION
DETAIL # NTS



2 SHRUB PLANTING
L1.0 SECTION
DETAIL # NTS



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

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	28 SHADE TREES	30 SHADE TREES
2 SHADE TREES PER DOUBLE LENGTH ISLAND		
1 SHADE TREE PER 2,000 SF OF PARKING AREA	30 SHADE TREES	30 SHADE TREES
TOTAL PARKING AREA: 58,864 SF		
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

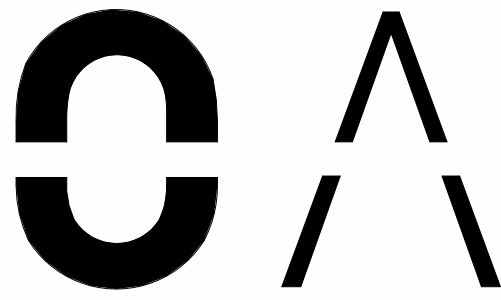
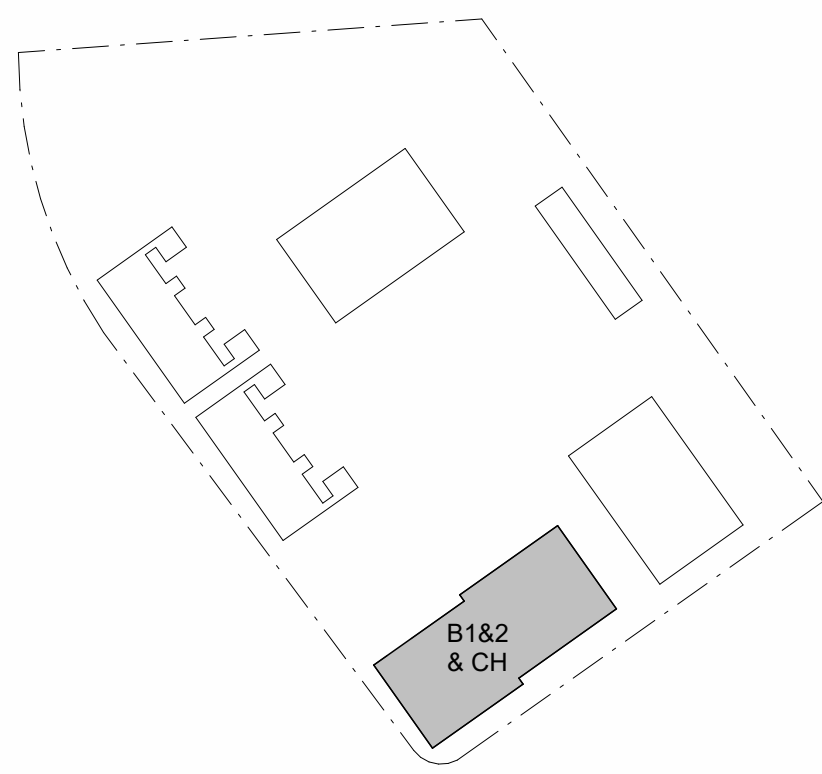
WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



Revision Date
08.18.2025 - staff comment
09.24.2025 - conditions of approval

* 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

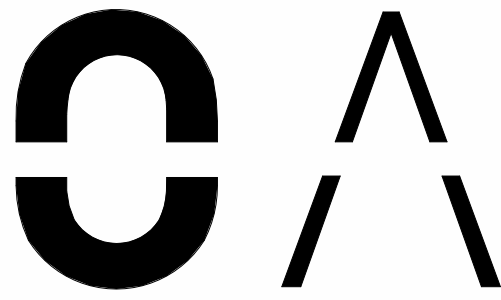
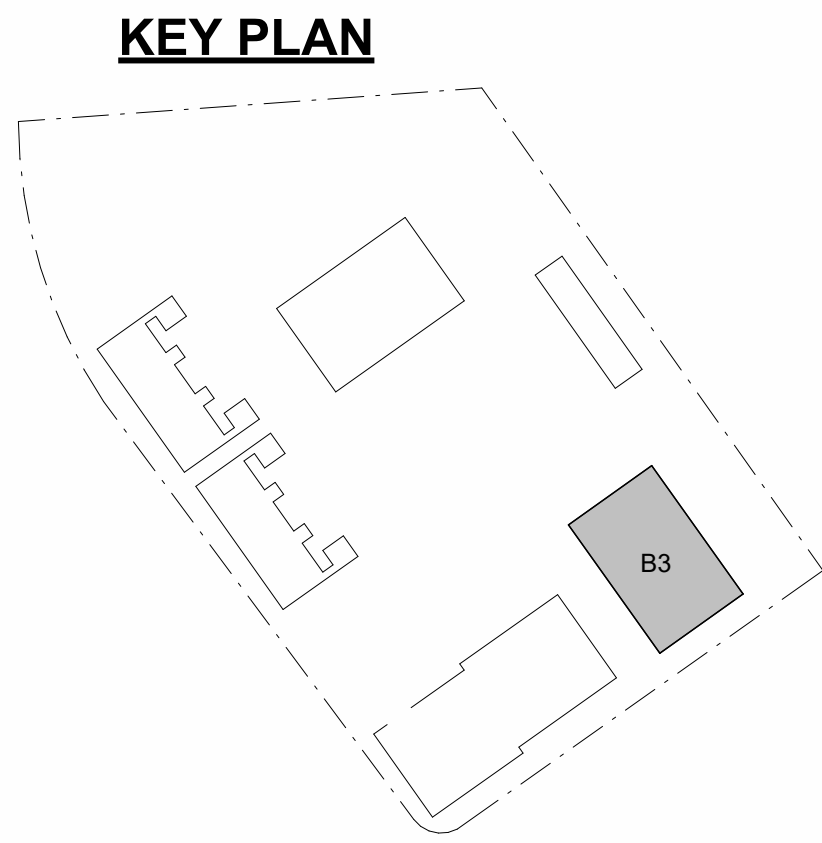
ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

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

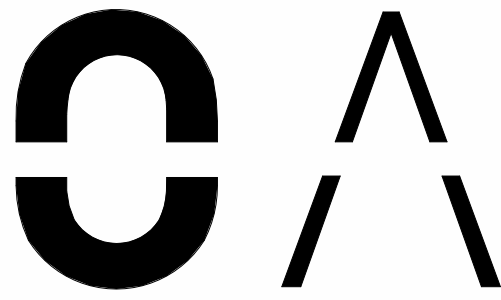
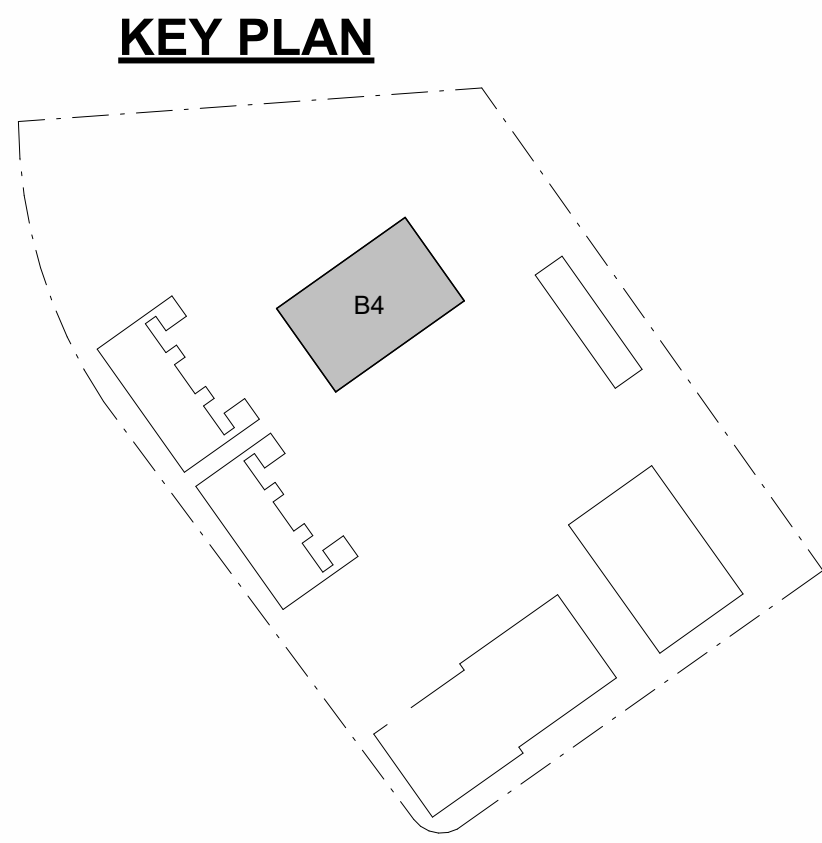
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NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

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)

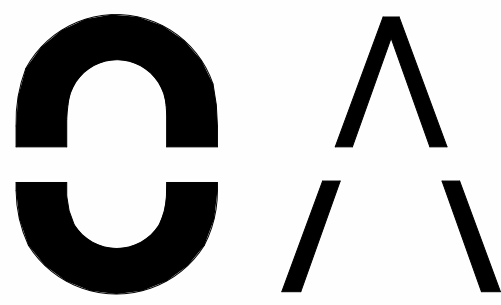
BARLOW BUILDERS & CPS LAND
TAYLORS BEND

ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**BUILDING 4
ELEVATIONS**

SHEET NUMBER:
A204



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BARLOW BUILDERS & CPS LAND
TAYLORS BEND

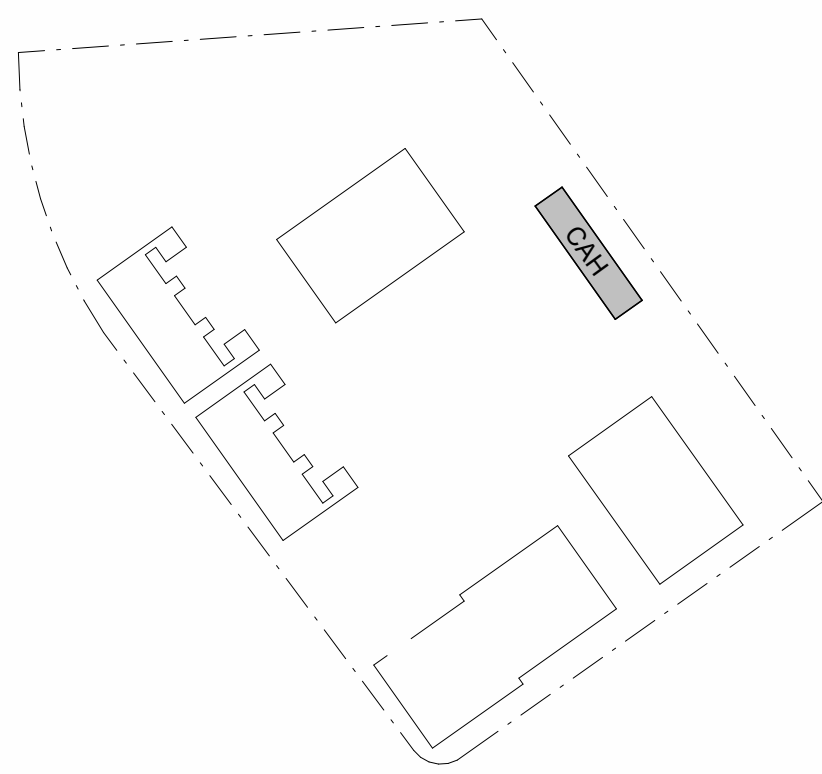
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NO.	DATE	DESCRIPTION
1	2025.09.16	CITY COMMENTS
		REVISION
	2025.05.19	ZONING
		SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
**CARRIAGE HOUSE
ELEVATIONS**

SHEET NUMBER:
A205

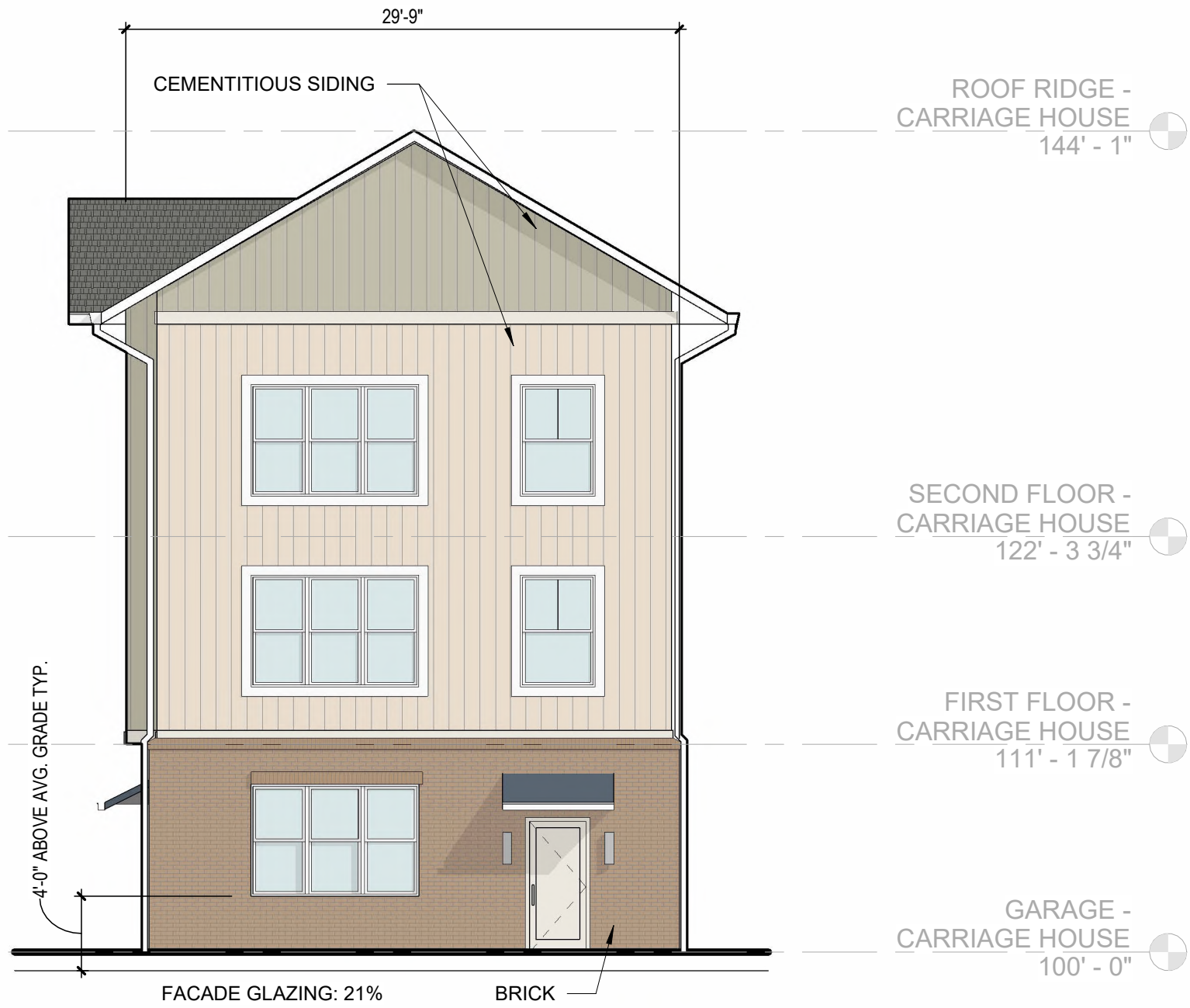
KEY PLAN



* 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.



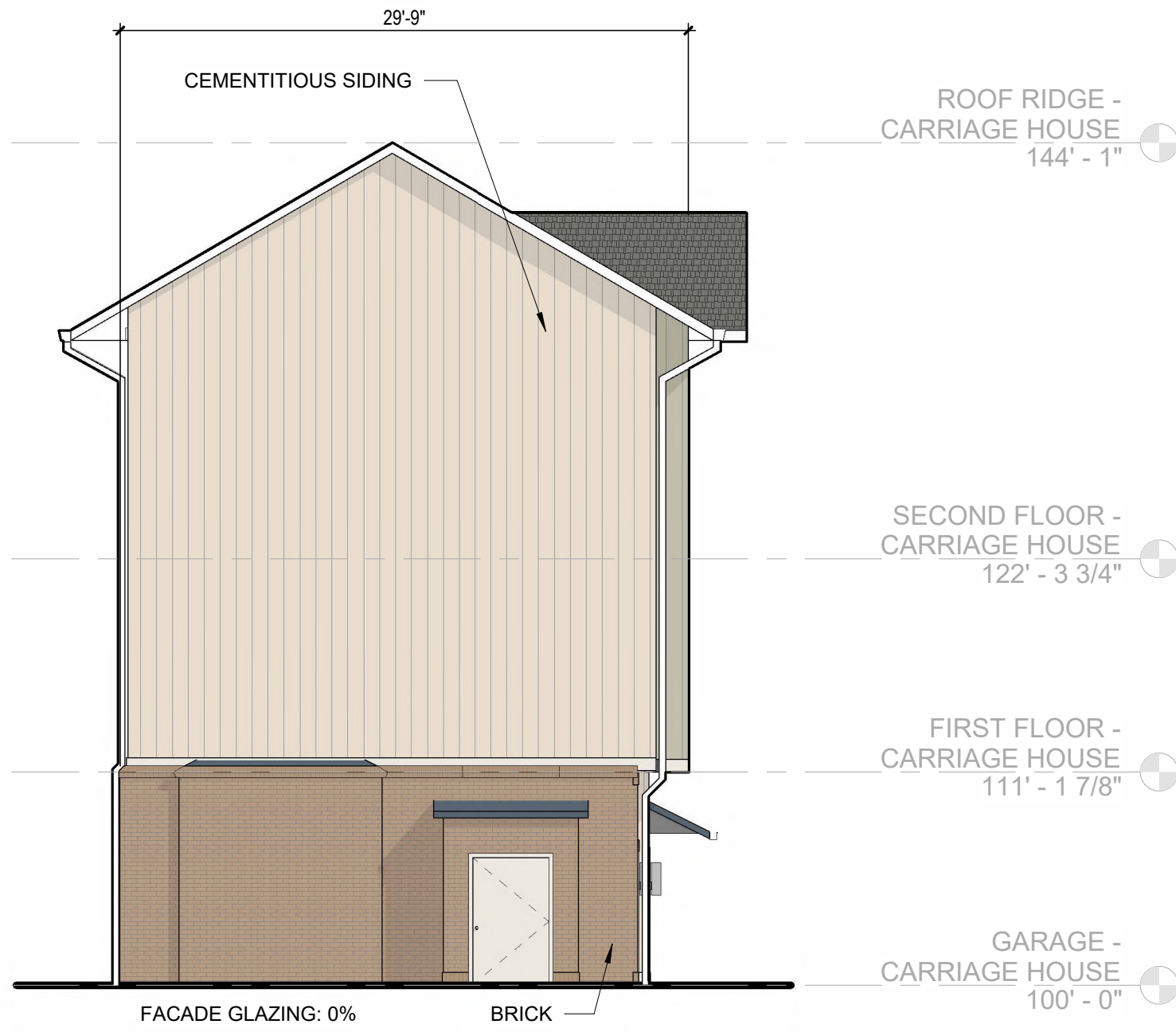
ELEVATION CARRIAGE HOUSE - (FACING PARKING LOT)



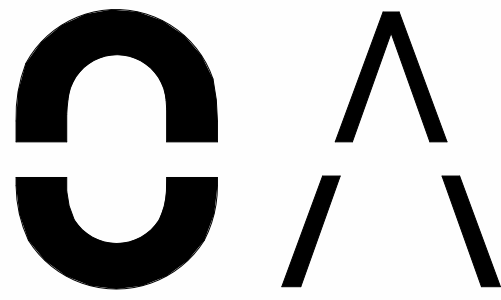
ELEVATION CARRIAGE HOUSE - (FACING RIVER RD.)



ELEVATION CARRIAGE HOUSE - (FACING BACK OF PROPERTY)



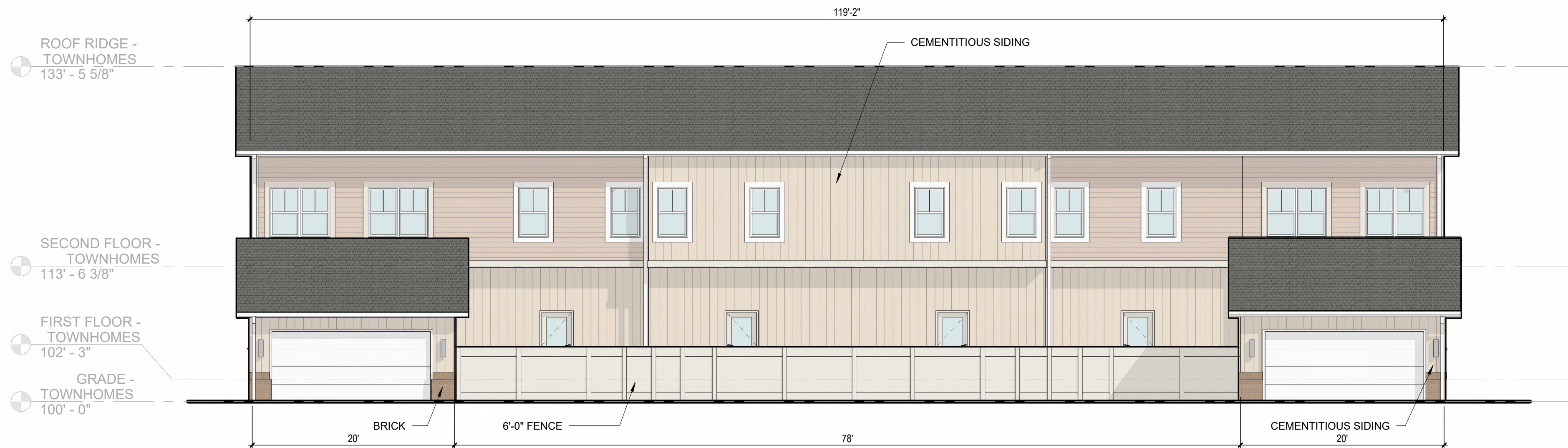
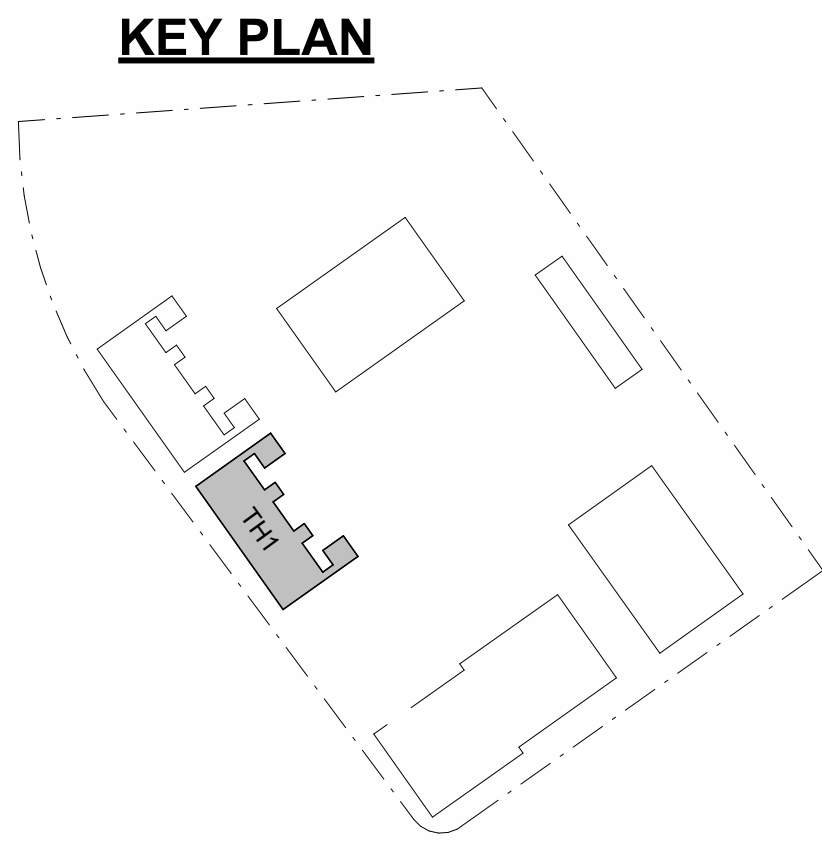
ELEVATION CARRIAGE HOUSE - (FACING WATER DETENTION AREA.)



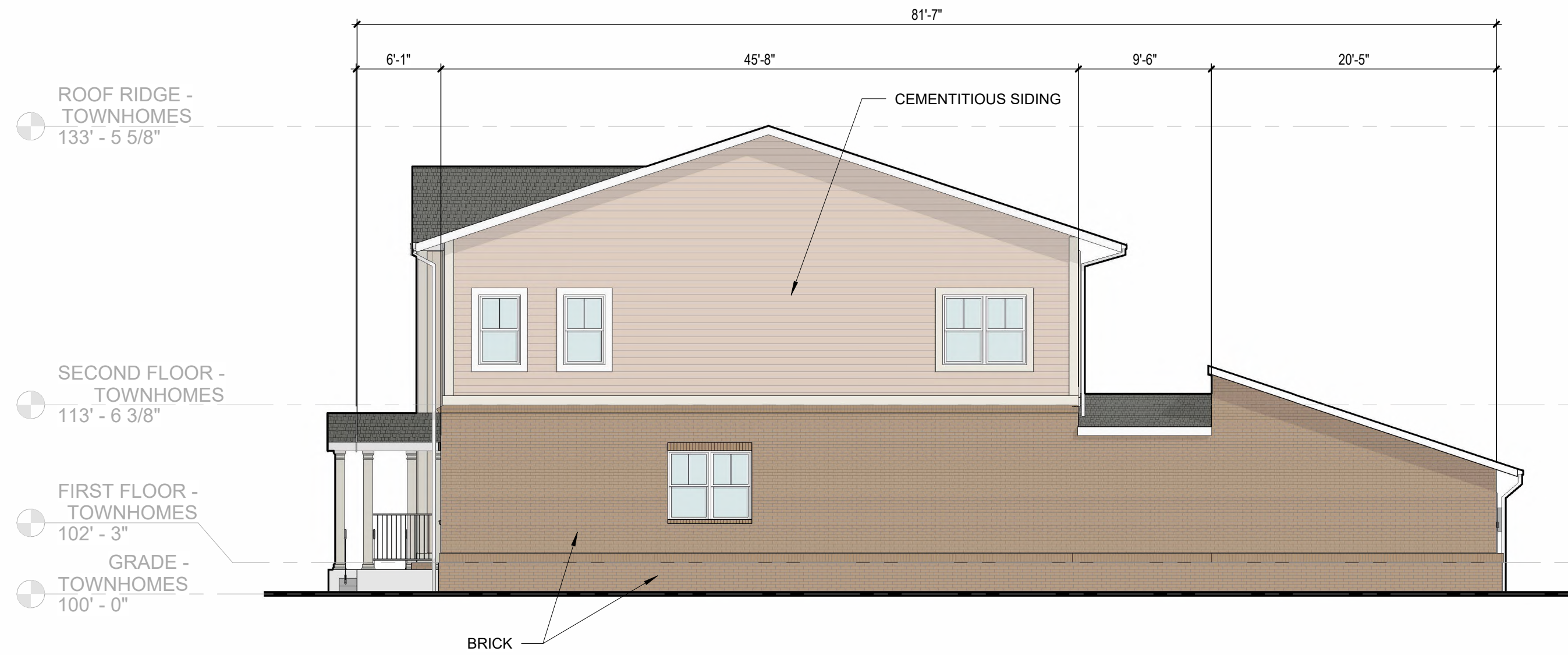
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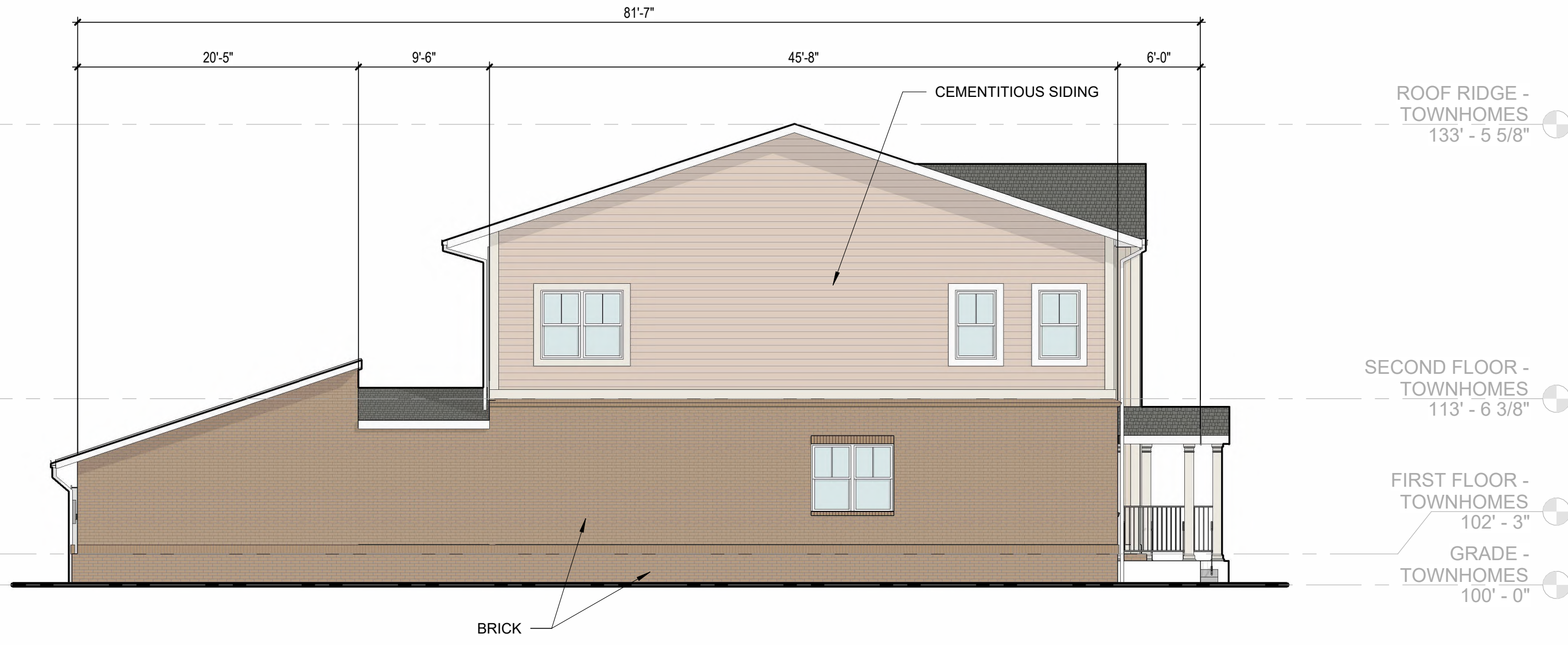
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ELEVATION TOWNHOME - ROW 1 - (FACING PARKING LOT)



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



ELEVATION TOWNHOME - ROW 1 - (FACING ROW 2)



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

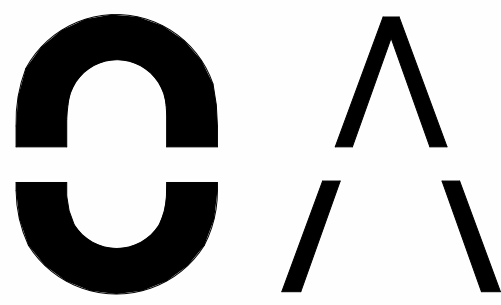
BARLOW BUILDERS & CPS LAND
TAYLORS BEND

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

PROJECT NO:
24053

SHEET TITLE:
**TOWNHOME
ELEVATIONS**

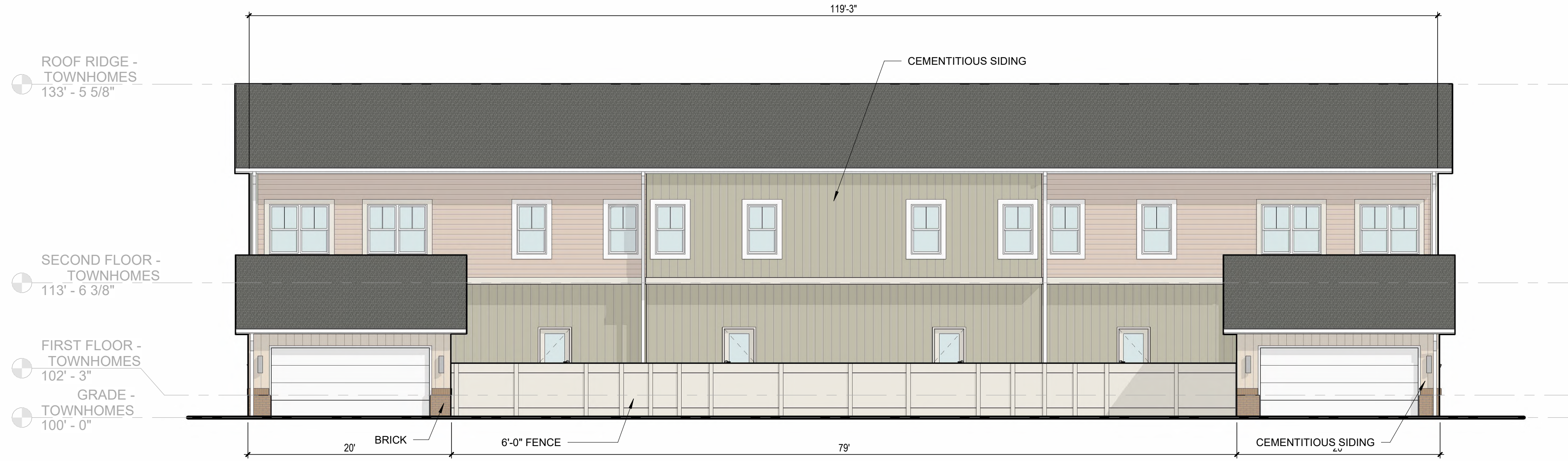
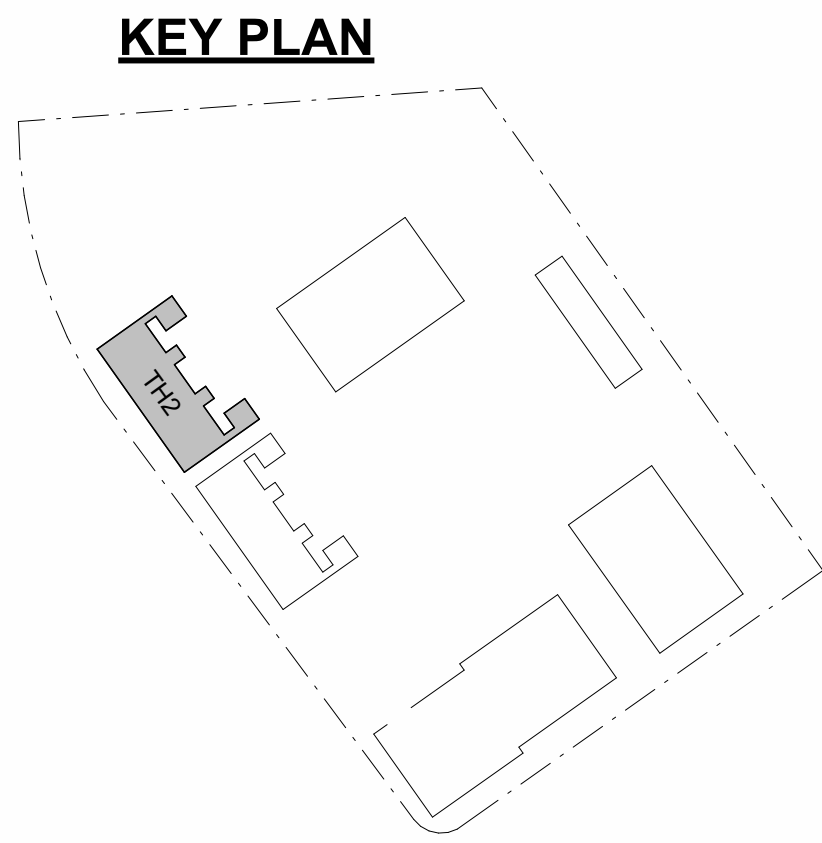
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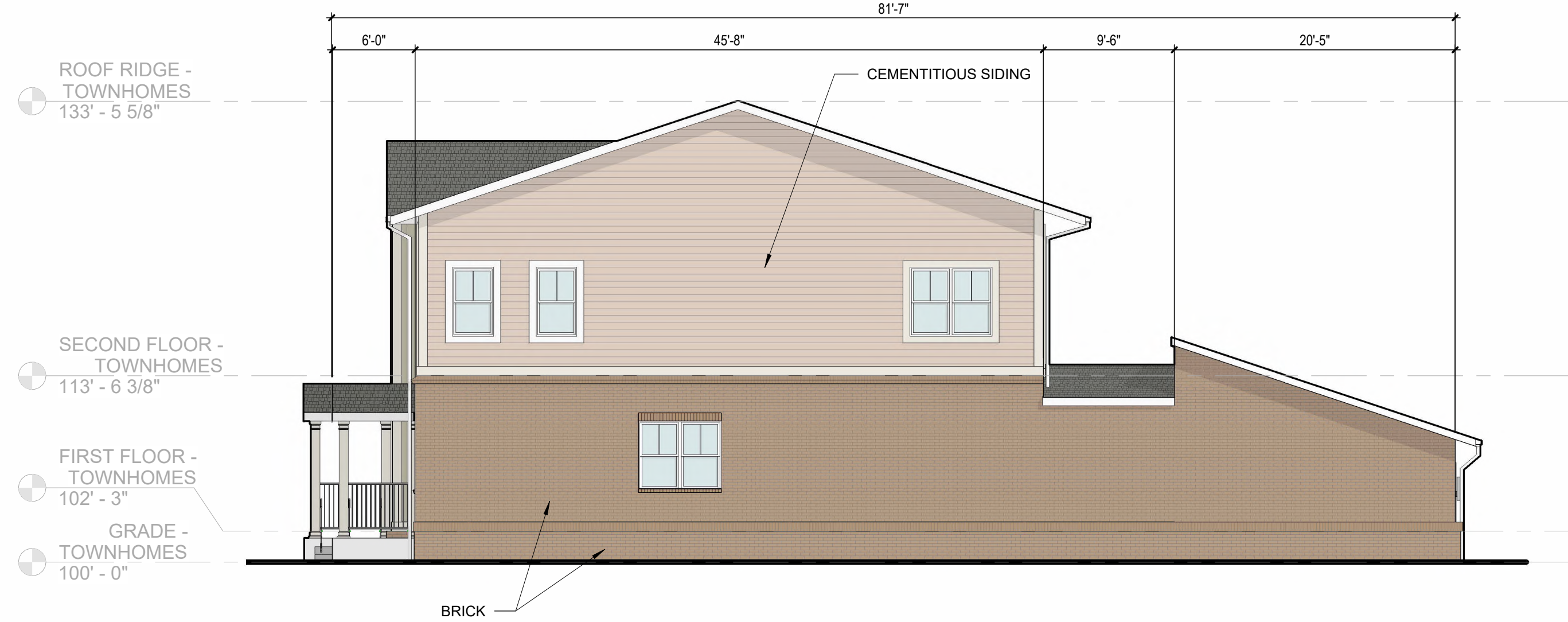
OPEN
ARCHITECTURE

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CINCINNATI, OH, 45214
OPENARCHITECTURE.COM

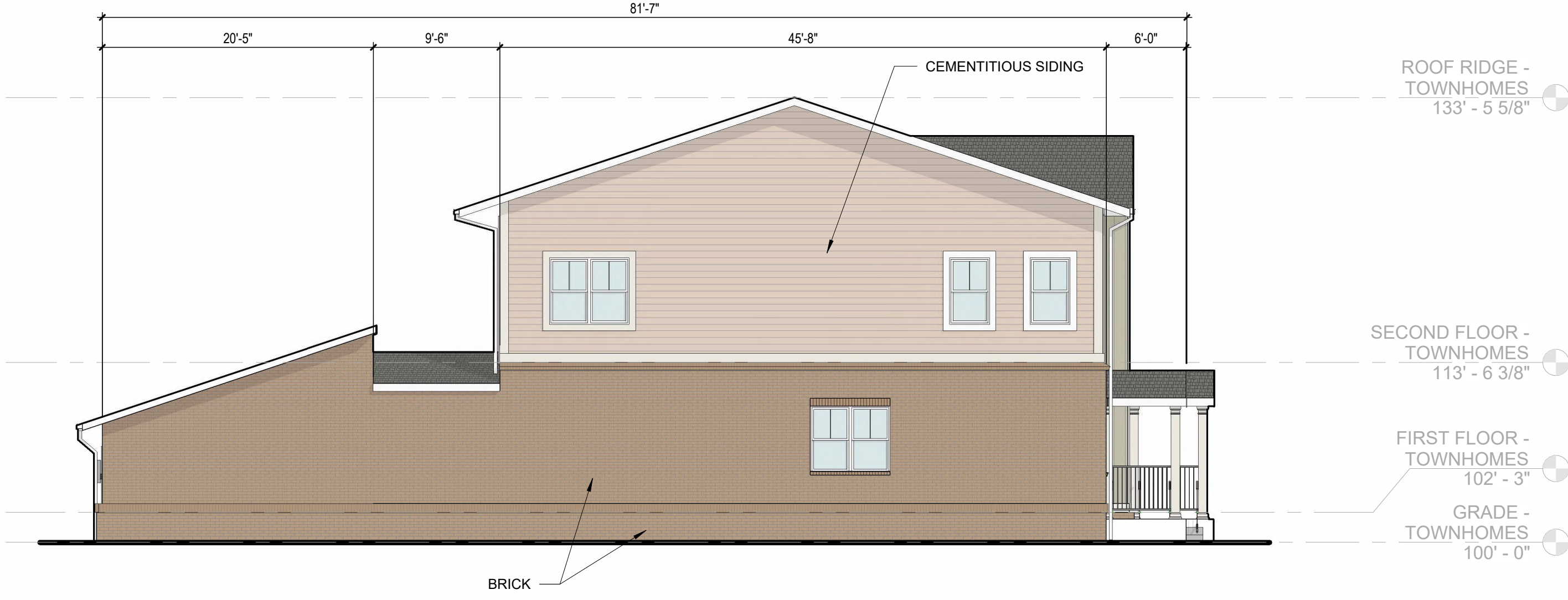
NOT FOR
CONSTRUCTION



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.

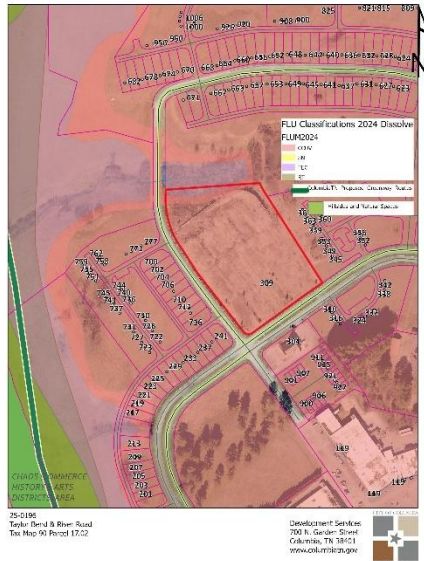
- Parcel size is required to be a 10-acre minimum for a PUD-MU zoning classification; however, this parcel is already zoned PUD.
- A civic space is included, which has a patio and grill seating area, an amenity pool and pool deck, and an entertainment lawn and/or dog park. 5% is the requirement for Civic 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

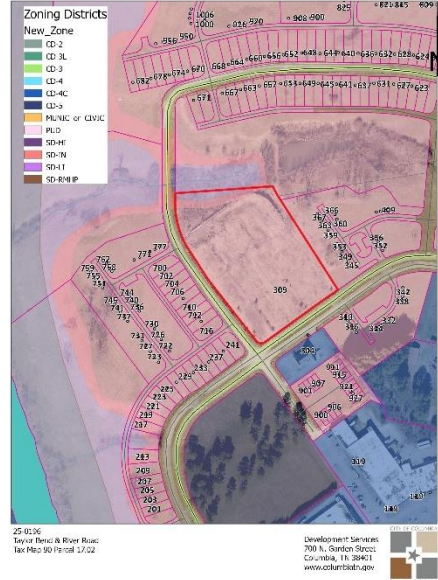
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	In Development	Vacant	+/-5 Acres



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

Ginger Adams, Sr Administrative Assistant to Fire Chief, 931-560-1723, GAdams@columbiatn.gov

AGENDA ITEM TITLE: 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 -

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.

CERTIFICATION:

ATTACHMENTS: Staff Report; Ordinance No.4568 as amended; TCA 68-120-101 (b)(5)(A); Fire Marshal Standard FM-101 amended document; 2024 IFC Summary page.

**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**

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

Section 1: Repeal and Replacement.

That Title 7, Chapter 2 of the *Municipal Code of the City of Columbia, Tennessee*, entitled “*Fire Prevention Code*,” is hereby repealed in its entirety and replaced with the following:

CHAPTER 2

FIRE PREVENTION CODE

SECTION

7-201. Fire Code Adopted.

7-202. Establishment and Duties of the Bureau of Fire Prevention.

7-203. Definitions.

7-204. Local Amendments and Standards.

7-205. Modifications.

7-206. Appeals.

7-207. New Materials, Processes, or Occupancies Requiring Permits.

7-208. Violations and Penalties.

7-201. Fire Code Adopted. Pursuant to the authority granted by *Tennessee Code Annotated* §§ 6-54-501 through 6-54-506, there is hereby adopted by the City Council of Columbia, Tennessee, for the purpose of prescribing regulations governing fire and explosion hazards, that certain code known as the **International Fire Code, 2024 Edition**, including **Appendices B and C as locally amended**, published by the International Code Council. A copy of said code has been and now is filed in the office of the City Recorder and be available for public inspection. From and after the effective date of this chapter, the provisions of the *International Fire Code (2024 Edition)* and the local amendments adopted herein shall be controlling within the corporate limits of the City of Columbia, Tennessee. (1968 Code, § 7-201,

as replaced by Ord. #3819, Sept. 2009, Ord. #3974, April 2014, and Ord. #4263, Dec. 2019 Ch 8 3-12-20)

7-202. Establishment and Duties of the Bureau of Fire Prevention. The *Fire Prevention Code* shall be enforced by the **Bureau of Fire Prevention** within Columbia Fire & Rescue, under the supervision of the **Fire Chief**. The Fire Chief may detail such members or technical inspectors as deemed necessary for enforcement. The chief of the fire and rescue may detail such members of the fire and rescue as inspectors as shall from time to time be necessary. The chief of the fire and rescue shall have the authority to appoint such technical inspectors as he deems necessary.

A report of the bureau of fire prevention shall be made annually and transmitted to the chief executive officer of the municipality. It shall contain all proceedings under this code with such statistics as the chief of the fire and rescue may wish to include therein. The chief of the fire and rescue shall also recommend any amendments to the code which, in his judgment, shall be desirable. (1968 Code, § 7-202, as amended by Ord. #4187, May 2018)

7-203. Definitions. Wherever the word “municipality” is used in the *Fire Prevention Code*, it shall be held to mean the City of Columbia, Tennessee.

Wherever the term “corporation counsel” is used in the *Fire Prevention Code*, it shall be held to mean the attorney for the City of Columbia, Tennessee. (1968 Code, § 7-203)

7-204. Local Amendments and Standards.

1. **Appendix B – Fire-Flow Requirements for Buildings.** Appendix B is adopted with the following local amendments:
 - a. Section B105.1, *One- and Two-Family Dwellings*, is deleted.
 - b. Residential fire-flow and hydrant-spacing requirements shall comply with **City of Columbia Fire Marshal Standard FM-101, “Fire-Flow and Water-Supply Requirements.”**
 - c. Section B103.1.1 is added:

B103.1.1 Alternative Water-Supply Methods. When an approved tanker-shuttle operation or other alternate water-supply method **is needed to obtain fire flow rate**, the Fire Marshal or Fire Chief may consider such method as meeting the intent of Appendix B fire-flow provisions. Documentation of tests, routes, and **automatic- and mutual-aid participation** shall be required.

2. **Appendix C – Fire Hydrant Locations and Distribution.** Appendix C of the *International Fire Code (2024 Edition)* is adopted with the following local amendment:

C103.2 Local Modification. The maximum allowable hydrant spacing and distance to structures specified in Tables C102.1 and C105.1 may be increased by up to **one hundred (100) feet** when,

in the opinion of the Fire Marshal or Fire Chief, the resulting coverage still provides effective fire-department access and required fire-flow can be achieved.

3. **Business Portal and Community Connect Registration.**

All commercial, industrial, institutional, and multi-tenant occupancies shall register in the Columbia Fire & Rescue **Business Portal** within thirty (30) days of occupancy or business-license issuance, providing emergency contacts, hazard information, and access details such as Knox Box locations or gate codes.

4. **Amendment of Fire Marshal Standard FM-101.**

Fire Marshal Standard FM-101 may be revised or updated by the Fire Marshal or Fire Chief to reflect changes in water-system capacity, fire-flow availability, ISO methodology, or operational needs, provided that all revisions are documented and maintained on file at Columbia Fire & Rescue for public inspection.

5. Section 507.5.1 of the *International Fire Code (2024 Edition)* is hereby **amended** to read as follows:

507.5.1 Where Required (Local Amendment).

Where a portion of a facility or building hereafter constructed or moved into or within the City of Columbia is more than **500 feet (152 m)** from a fire hydrant on a fire-apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the Fire Marshal or Fire Chief.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be **700 feet (213 m)**.
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be **700 feet (213 m)**.

7-205. Modifications. The Fire Marshal or Fire Chief shall have authority to modify any provision of the *International Fire Code* upon written application when practical difficulties exist, provided the spirit of the code is observed and public safety secured. (1968 Code, § 7-207)

7-206. Appeals. Any person aggrieved by a decision of the Fire Marshal or Fire Chief may appeal to the City Council within thirty (30) days of the decision. The Council's decision shall be final. (1968 Code, § 7-208, as amended by Ord. #4187, May 2018)

7-207. New Materials, Processes, or Occupancies Requiring Permits. The City Manager, Fire Chief, and Fire Marshal shall act as a committee to determine and specify any

new materials, processes, or occupancies requiring permits in addition to those enumerated in the *International Fire Code*. The Fire Marshal shall maintain and post the official list of required permits and update it **as new technologies or hazards emerge**. (1968 Code, § 7-209, as amended by Ord. #4187, May 2018)

7-208. Violations and Penalties. Any person who shall violate any of the provisions of the code hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the city council or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor. The imposition of a penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time. When not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of a fine shall not be held to prevent the enforced removal of prohibited conditions. (1968 Code, § 7-211)

Section 2: This Ordinance is passed after a public hearing held on the 11th day of December 2025, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee (15) days before said hearing.

Section 3. That all Ordinances or part 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: _____

Document: Tenn. Code Ann. § 68-120-101

Tenn. Code Ann. § 68-120-101

Copy Citation

Current through the 2025 Regular Session.

Tennessee Code Table of Contents PAW- ET TABLE OF CONTENTS Title 68 Health, Safety and Environmental Protection Safety Chapter 120 Building Regulations Part 1 General Provisions

68-120-101. Statewide building construction safety standards — Promulgation — Applicability.

(a) The state fire marshal shall, in accordance with the Uniform Administrative Procedures Act, compiled in title 4, chapter 5, promulgate rules establishing minimum statewide building construction safety standards. Such standards shall be designed to afford a reasonable degree of safety to life and property from fire and hazards incident to the design, construction, alteration and repair of buildings or structures. The standards:

(1) Shall include, but not be limited to, provisions relative to structural strength and stability; energy efficiency; means of egress; fire resistant ratings and requirements; and fire protection equipment and materials;

(2) May be selected wholly or partially from publications or amended versions of publications of nationally recognized agencies or organizations, such as the International Code Council, Inc., the National Fire Protection Association, Inc., and Underwriters Laboratories, Inc.;

(3) Shall classify buildings according to types of occupancy and construction;

(4) Shall contain appropriate requirements and specifications for both new and existing buildings;

(5) Shall not discriminate against or in favor of particular construction materials or construction techniques;

(6) Shall, to the extent practicable, be stated in terms of performance objectives without prescribing the use of certain methods, designs, techniques or materials;

(7) Shall be reasonably compatible with building construction safety standards adopted by local governments in this state;

(8)

(A) Shall not include mandatory sprinkler requirements for one-family and two-family dwellings; however, notwithstanding this subdivision (a)(8), local governments may adopt more stringent requirements for one-family and two-family dwellings;

(B)

(i) If a local government seeks to adopt mandatory sprinkler requirements for one-family and two-family dwellings pursuant to this subdivision (a)(8), then the local government may only adopt such requirements, by either ordinance or resolution, as appropriate, upon an affirmative two-thirds ($\frac{2}{3}$) vote on final reading; provided, that if passage of such ordinance or resolution requires two (2) readings, then such requirements may only be adopted after reading such ordinance or resolution in open session of the legislative body at meetings specially called on two (2) different days that are no less than two (2) weeks apart; and if passage requires three (3) readings, then the last two (2) readings shall occur on two (2) different days that are no less than two (2) weeks apart. Mandatory sprinkler requirements shall be voted on in an ordinance or resolution separate from any other ordinance or resolution addressing building construction safety standards;

(ii) If a local government seeks to repeal the mandatory sprinkler requirements adopted pursuant to this subdivision (a)(8), then the local government shall repeal such requirements in the same manner as required to adopt such requirements under this subdivision (a)(8); provided, that if a local government adopted mandatory sprinkler requirements prior to April 27, 2012, then the local government may repeal such requirements in the same manner the local government adopted the requirements; and

(C)**(i)**

(a) A townhouse shall be considered a separate building with independent exterior walls and shall be separated by a two-hour fire-resistance-rated wall assembly. A townhouse shall be built according to local and statewide adopted building codes; provided, however, a fire sprinkler system shall not be required for a townhouse;

(b) Notwithstanding subdivision (a)(8)(C)(i)(a), local governments may adopt mandatory sprinkler requirements for townhouses by local ordinance through the process for one-family and two-family dwellings pursuant to this subdivision (a)(8);

(ii) For purposes of this subdivision (a)(8)(C), "townhouse" means a single family dwelling unit constructed in a group of three (3) or more attached units that extends from foundation to roof, not more than three (3) stories in height, with a separate means of egress, and an open space or public way on at least two (2) sides;

(9) Must include provisions for multi-level commercial and residential structures relative to mitigating structural collapse that may result from explosive devices, including, but not limited to, methods to deter entry into a structure by a motor vehicle;

(10)

(A) Shall require installation of an approved carbon monoxide alarm, as defined in § 68-120-112(a), within ten feet (10') of each room used for sleeping purposes in any construction begun on or after

January 1, 2016, that:

- (i)** Is intended for use as a hotel as defined in § 68-120-112; and
- (ii)** Has a fossil-fuel-burning heater or appliance, a fireplace, an attached garage, or other feature, fixture, or element that emits carbon monoxide as a byproduct of combustion; and
- (B)** Shall require that carbon monoxide alarms required pursuant to subdivision (a)(10)(A) be wired directly to the building's power supply with secondary battery backup;

(11)

(A) Shall not prohibit less than six (6) stories of Group R-2 occupancy, as defined in the building code adopted by the department of commerce and insurance, division of fire prevention, to be served by a single exit if:

- (i)** The building has not more than six (6) stories above grade plane;
- (ii)** The building does not contain more than four (4) dwelling units on any floor;
- (iii)** An exterior stairway or interior exit stairway is provided;
- (iv)** A corridor separates each dwelling unit entry or exit door from the door to an interior exit stairway, including any related exit passageway on each floor, and the dwelling unit doors do not open directly into an interior exit stairway, but may open directly into an exterior stairway;
- (v)** There is no more than twenty feet (20') of travel to the exit stairway from the entry/exit door of any dwelling unit;
- (vi)** Travel distance measured in accordance with the building code adopted by the department of commerce and insurance, division of fire prevention, does not exceed one hundred twenty-five feet (125');
- (vii)** Other occupancies in the same building do not have access to the Group R-2 occupancy portion of the building or with the single-exit stairway. For purposes of this subdivision (a)(11)(A), parking garages and occupied roofs accessory to the Group R-2 occupancy may have access to the exit stairway;
- (viii)** The exit serving the Group R-2 occupancy does not discharge through any other occupancy, including an accessory parking garage; and
- (ix)** There are no openings within ten feet (10') of unprotected openings into the stairway other than required exit doors having a one-hour, fire-resistive rating;

(B) A local government may adopt the exception set out in this subdivision (a)(11) by resolution or ordinance, and the exception becomes operative on the date of adoption of the resolution or ordinance; and

(12) Shall allow a local government to amend the adopted building code for three-family dwellings and four-family dwellings in accordance with this section. In amending the rules pursuant to this subdivision (a)(12), the state fire marshal shall not mandate automatic fire sprinkler systems for three-family dwellings and four-family dwellings where structures are under five thousand square feet (5,000 sq. ft.) in area and less than three (3) stories in height and where two-hour fire-resistance-rating for wall, floor, and ceiling separation assemblies is met. Notwithstanding this subdivision (a)(12), local governments may adopt mandatory sprinkler requirements and may be permitted to use the National Fire Protection

Association (NFPA) 13D standard for three-family dwellings and four-family dwellings by local ordinance pursuant to the process described in subdivision (a)(8)(B).

(b)

(1)

(A) The standards established pursuant to subsection (a) apply to municipal, county, state and private buildings, including one-family and two-family dwellings, unless otherwise provided by statute.

(B)

(i) Notwithstanding subdivision (b)(1)(A), the standards established pursuant to subsection (a) relative to one-family and two-family dwellings do not apply in any county or municipality in which the legislative body of the county or municipality, by a two-thirds ($\frac{2}{3}$) vote, adopts a resolution to exempt the county or municipality, as appropriate, from the application of statewide standards for one-family and two-family dwellings within the jurisdictional boundaries of the county or municipality, as appropriate; provided, however, that any action by the county legislative body concerning the implementation of this subdivision (b)(1)(B)(i) shall be limited to the jurisdictional boundaries outside any municipality located within the county. Upon approving the resolution, the presiding officer of the legislative body shall notify the state fire marshal of the actions taken under this subdivision (b)(1)(B)(i).

(ii)

(a) An initial resolution following July 1, 2009, may be adopted by a county or municipal legislative body to take effect on July 1, 2010, or at a later date stated in the resolution.

(b) A resolution adopted pursuant to subdivision (b)(1)(B)(ii)(a) or the adoption of any other resolution, shall expire one hundred eighty (180) days following the date of the election for the local legislative body next occurring following the adoption of the resolution, but an earlier expiration date may be stated in the resolution.

(C) The governing body of any such county or of a municipality located in any such county that has taken the action pursuant to subdivision (b)(1)(B) is authorized to reverse such action by adopting a resolution to apply subsection (a) with respect to one-family and two-family dwellings within the jurisdictional boundaries of the municipality or county, as appropriate; provided, that, any action by the county legislative body concerning its actions shall be limited to the jurisdictional boundaries outside any municipality located within the county. The presiding officer of the governing body shall notify the state fire marshal of the approval of the resolution.

(D) Notwithstanding this section to the contrary, the owner of a building, structure, or premises located in a county or municipality that has taken action pursuant to subdivision (b)(1)(B) may request that the state fire marshal inspect the building, structure, or premises to determine whether the building, structure, or premises meets the statewide codes established pursuant to subsection (a). If an owner requests an inspection pursuant to this subdivision (b)(1)(D), the inspection must be conducted in accordance with this section. Upon completion of the inspection, if the state fire marshal determines that the owner's building, structure, or premises meets the statewide codes established pursuant to subsection (a), the state fire marshal must issue documentation to the owner evidencing such.

(2) Such standards do not apply to any building, other than state buildings, educational occupancies or any other occupancy requiring an inspection by the state fire marshal for initial licensure, located within the jurisdiction of a local government that certifies in writing to the state fire marshal that:

(A) The local jurisdiction has chosen to adopt and enforce building construction and fire safety codes for construction of all buildings, for construction of all buildings other than one-family and two-family dwellings, or for construction of one-family and two-family dwellings only; and

(i) For one-family and two-family construction, it has adopted the International Residential Code, published by the International Code Council, Inc.; or

(ii) For construction other than one-family and two-family dwellings, it has adopted a building construction safety code consisting of the International Building Code, published by the International Code Council, Inc., and either:

(a) The international fire code, published by the International Code Council, Inc.; or

(b) The uniform fire code, published by the National Fire Protection Association, Inc., if adopted on or after July 1, 2006; and

(iii) For one-family and two-family construction, it has adopted the International Energy Conservation Code, published by the International Code Council, and is not more stringent than the state minimum standard adopted pursuant to subsection (a);

(B) It is adequately enforcing its code and performing any examinations of construction plans and specifications and inspections within thirty (30) days of the request and as required by the state fire marshal under this section; and

(C) Amended versions of the publications referred to in subdivisions (a)(2) and (b)(2)(A) shall be designed to afford a reasonable degree of safety to life and property from fire and hazards incident to the design, construction, alteration, and repair of buildings or structures within the jurisdiction.

(3) If a local jurisdiction chooses to adopt and enforce codes for only one-family and two-family dwellings or for all buildings other than one-family and two-family dwellings that would be subject to the codes adopted by the state fire marshal pursuant to subdivision (a)(1), the state fire marshal shall enforce the statewide codes with regard to those buildings for which the local jurisdiction has not adopted and is not enforcing codes.

(4)

(A) An audit of the records and transactions of each local government which chooses to enforce its own code pursuant to subdivision (b)(2) shall be made by the state fire marshal at least once every three (3) years to ensure that the local government is adequately performing its enforcement functions.

(B) The state fire marshal shall, in accordance with the Uniform Administrative Procedures Act promulgate rules to implement this subdivision (b)(4).

(5) Notwithstanding subdivision (b)(2), the standards established pursuant to subsection (a) apply, if:

(A) The local government's building construction safety code publications are not current within seven (7) years of the date of the latest editions of the publications, unless otherwise approved by the state fire marshal in writing; provided, however, that nothing in this subdivision (b)(5)(A) shall require a local government to adopt a standard more stringent than the standards enforced by the state fire marshal,

pursuant to this section, or to adopt a mandatory sprinkler requirement for one-family and two-family dwellings; or

(B) After affording appropriate written notice of grounds and opportunity for hearing, the state fire marshal determines that the local government is not adequately performing its enforcement functions.

(6) Notwithstanding the applicability of the standards set forth in subsection (a) to educational occupancies, any entity undertaking to construct an educational occupancy within the jurisdictional boundaries of a local government that chooses to enforce its own code pursuant to this subsection (b) may begin construction upon approval of its building plans by such local government while, if the codes enforced by the local government are the same or more stringent than the codes enforced by the state fire marshal, awaiting final approval of its plans by the state fire marshal. If a conflict arises between the state fire marshal and the local government relative to the application or interpretation of the same or substantially identical building construction safety standards or fire safety standards, then the determination of the state fire marshal shall supersede the conflicting application or interpretation by the local government.

(7)

(A)

(i) Notwithstanding subdivision (a)(5), a local government may adopt a regulation or code, pertaining to construction materials by ordinance or resolution, as appropriate, by majority vote.

(ii) If passage of the ordinance or resolution requires two (2) readings, then the requirement may only be adopted after reading it in open session of the legislative body at meetings on two (2) different days.

(iii) If passage of the ordinance or resolution requires three (3) readings, then the last two (2) readings must occur on two (2) different days.

(iv) A proposed requirement pertaining to construction materials must be a separate item on the agenda and include, in bold type and all caps, the following statement in the meeting notice:

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

(B) The consideration of a requirement pertaining to construction materials must be by separate vote. If the requirement is to be part of a general ordinance or resolution, then the requirement pertaining to construction materials must be severable from the rest of the ordinance or resolution, and voted on separately.

(C) If a local government seeks to modify a regulation, code, or ordinance adopted pursuant to this subdivision (b)(7), then the local government shall make the modification in the same manner as required to adopt a requirement under this subdivision (b)(7).

(D) A regulation, ordinance, or code adopted pursuant to this subdivision (b)(7) shall not prohibit a particular construction material that is approved by a national building code or the state fire marshal.

(E) A regulation, ordinance, or code adopted pursuant to this subdivision (b)(7) must allow for the consideration of waivers of the adopted regulation, ordinance, or code pertaining to construction

materials, in whole or in part, during the development approval process.

(F) Denial of a waiver related to a regulation, ordinance, or code referenced in subdivision (b)(7)(E) does not constitute a prohibition under subdivision (b)(7)(D).

(G) Except to the extent local law conflicts with these provisions, this section neither grants nor removes local governmental authority to promulgate provisions under home rule charters, private acts, or general state law.

(H) This subdivision (b)(7) does not limit the professional judgment of a licensed design professional with respect to electrical, mechanical, or plumbing standards.

(c) The standards established pursuant to subsection (a) do not apply to:

- (1)** Renovations of existing one-family and two-family dwellings;
- (2)** Nonresidential farm buildings;
- (3)** Temporary buildings used exclusively for construction purposes;
- (4)** Structures or units regulated under chapter 126 of this title; or
- (5)** Buildings or facilities reviewed and licensed by the board for licensing health care facilities.

(d)

(1) The state fire marshal may, by rules promulgated in accordance with the Uniform Administrative Procedures Act require review and approval of plans and specifications prior to, and inspections during, construction or alteration of certain types of buildings or structures. Such rules may include a schedule of fees sufficient to cover the costs of reviewing construction plans and specifications. However, no such fee shall exceed two hundred fifty dollars (\$250) plus two dollars and fifty cents (\$2.50) per each one thousand dollars (\$1,000) or fraction thereof by which the total valuation of the proposed construction exceeds one hundred thousand dollars (\$100,000).

(2) The state fire marshal is authorized to promulgate by rule a convenience fee to cover the costs of receiving construction plans, specifications and related fees electronically submitted pursuant to this part. Any fee set by rule pursuant to this subdivision (d)(2) shall be assessed in addition to the fee or fees assessed for the costs of reviewing construction plans and specifications pursuant to subdivision (d)(1). In no event shall the fee assessed pursuant to this subdivision (d)(2) exceed the actual costs incurred in the submission of the plans, specifications or fees electronically.

(e) The state fire marshal shall file with the secretary of state any publications incorporated by reference in rules promulgated under this section. Such publications shall be available for public inspection, and the secretary of state shall certify to any part of the publication at the request of any interested person, upon receipt of the statutory fee.

(f)

(1)

(A) The state fire marshal may, in addition to the other provisions of this part, authorize and appoint any person, employed by any municipality or county or acting through a professional corporation pursuant to § 48-101-601, who meets the qualifications enumerated in subdivision (f)(2) as a commissioned deputy building inspector in this division, who shall have all the power of other deputies and assistants to enter any one-family and two-family dwellings to make inspections of the buildings and their contents and to

report the inspections in writing to the commissioner. The commissioner is directed to contract with each deputy building inspector through the municipality or county employing the inspector or the inspector's professional corporation to provide one-family and two-family building inspection services. The contracts shall be entered into between the commissioner, with the approval of the commissioner of finance and administration, and the professional corporation employing the building inspector and the building inspectors shall not be deemed employees of the state for payroll purposes or otherwise.

(B)

(i) A deputy building inspector shall be certified by this state as:

(a) A building inspector pursuant to § 68-120-113;

(b) A plumbing inspector pursuant to § 68-120-118; or

(c) A mechanical inspector pursuant to § 68-120-118.

(ii) A deputy building inspector shall be limited in performing inspections to the discipline in which they are certified.

(C) The commissioner shall provide a program to ensure that one-family and two-family building construction inspection services are available throughout the state on a timely basis. An inspection shall be considered timely if it is performed within three (3) working days of when the request is made to the inspector, except that an inspection of a footer shall be considered timely if it is performed within one (1) working day of when the request is made to the inspector.

(2)

(A) Deputy building inspectors appointed by the commissioner are authorized to inspect one-family and two-family building construction upon receipt of a request from the owner of the property, a licensed contractor, from municipal governing bodies or from the county legislative body of the county in which the buildings are located. Each inspector, either through their municipality, county or professional corporation, shall be authorized to charge for and receive a fee for each inspection.

(B) The state fire marshal shall establish a schedule of fees to pay the cost incurred by the department for the administration and enforcement of this part.

(C) The state fire marshal may require the inspection of one-family and two-family dwellings with or without a request, in the same manner that inspections are made in accordance with § 68-102-116, and the remedies for dangerous conditions shall be the same as provided in § 68-102-117; provided, that no fees shall be charged for making inspections directed by the state fire marshal as authorized by §§ 68-102-116 and 68-102-117.

(D) No inspection fees may be charged except where an actual inspection is made.

(3) The state fire marshal may promulgate such rules and regulations as necessary to carry out this part, in accordance with the Uniform Administrative Procedures Act.

(g) If a local government adopts mandatory sprinkler requirements for one-family and two-family dwellings pursuant to subdivision (a)(8), then such requirements shall not apply to manufactured homes constructed or installed under parts 2 and 4 of chapter 126 of this title unless such requirements are consistent with the regulations established by the United States department of housing and urban development (HUD) relating to the installation of sprinkler equipment in manufactured homes.

(h) The words "or fuel-fired appliances" in exception 2 of R501.3 of the 2012 International Residential Code, published by the International Code Council, Inc., shall be disregarded by any state or local government official in determining the applicability of R501.3 to any residential construction prior to January 1, 2016.

(i) If a local government adopts mandatory sprinkler requirements for one-family and two-family dwellings pursuant to subdivision (a)(8) that would apply to dwellings used as establishments providing hospitality services, then those mandatory sprinkler requirements shall be applied only to those dwellings constructed on or after the date the mandatory sprinkler requirements took effect. For purposes of this subsection (i), "hospitality services" means offering sleeping accommodations to transients for less than thirty (30) nights per stay.

(j) A statewide building construction safety standard or another standard or requirement adopted by a local government shall not prohibit, limit, or be enforced to prohibit or limit the use of a refrigerant that is designated as acceptable for use pursuant to and in accordance with 42 U.S.C. § 7671k, as long as the equipment that contains such refrigerant is listed and installed in accordance with the safety standards and use conditions imposed by federal law or rule for safe alternatives identified pursuant to such designation under 42 U.S.C. § 7671k.

(k)

(1) As used in this subsection (k):

(A) "Conflict of interest" means:

(i) Employment or other affiliation with, or financial interest in, the individual, firm, or corporation engaged in the construction project to be inspected or examined; or

(ii) A relationship with a family member or other individual involved in the construction project, examination of plans, or inspection that could create an appearance of impropriety;

(B) "Third-party inspector" means an individual registered with the state fire marshal to perform the third-party inspections authorized under this subsection (k) and who is also:

(i) Registered as an engineer with the Tennessee state board of examiners for architects and engineers;

(ii) Registered as an architect with the Tennessee state board of examiners for architects and engineers; or

(iii) Certified pursuant to § 68-120-113 or § 68-120-118 as appropriate to the type of inspection being performed, by the International Code Council, National Fire Protection Association, or other nationally or internationally recognized certifying organization as a building, plumbing, mechanical, or electrical inspector; and

(C) "Third-party plans examiner" means an individual registered with the state fire marshal to perform the third-party plans examinations authorized under this subsection (k) and who is also:

(i) Registered as an engineer with the Tennessee state board of examiners for architects and engineers;

(ii) Registered as an architect with the Tennessee state board of examiners for architects and engineers; or

(iii) Certified by the International Code Council or National Fire Protection Association as a plans examiner for the type of plans being examined.

(2)

(A) In a local jurisdiction acting pursuant to subdivision (b)(2), a person may engage a third-party plans examiner to examine plans and specifications prior to construction, in lieu of examination by the local jurisdiction.

(B) If a person engages a third-party plans examiner in lieu of examination by the local jurisdiction as authorized by subdivision (k)(2)(A), then the person, or the person's designee, shall submit the appropriate fee and a stamped and sealed copy of all plans that were examined to the local jurisdiction, and shall also provide:

(i) The building name, intended address, and local jurisdiction of the structure;

(ii) The third-party plans examiner's name and registration number assigned by the state fire marshal;

(iii) A sworn statement under penalty of perjury by the third-party plans examiner, declaring that the plans comply with the applicable codes and that no deficiencies remain;

(iv) A statement of the applicable codes of the local jurisdiction and the codes used to perform the plans examination;

(v) The occupancy classification of the structure; and

(vi) Other information as the state fire marshal may reasonably require, including the minimum requirements of the state fire marshal for use and occupancy.

(C) No later than ten (10) business days after receipt of the documents required under subdivision (k)(2)(B), the local jurisdiction shall:

(i) Approve the plans, if the plans comply with adopted codes;

(ii) Provide to the person, or the person's designee, a report of deficiencies; or

(iii) Request additional information necessary to ensure compliance with applicable codes.

(D)

(i) If ten (10) business days pass and the local jurisdiction fails to take an action as required by subdivision (k)(2)(C), then the local jurisdiction must refund any associated plan review fees that were collected. In addition, the person, or the person's designee, may file a withdrawal of review with the local jurisdiction, and may file the information listed in subdivision (k)(2)(B), a copy of the withdrawal of review, and the appropriate fee with the state fire marshal's office.

(ii) No later than ten (10) business days after receipt of the person's, or the person's designee's, withdrawal of review under subdivision (k)(2)(D)(i) and all required documentation and fees, the state fire marshal's office shall:

(a) Approve the plans, if the plans comply with adopted codes;

(b) Provide to the person, or the person's designee, a report of deficiencies; or

(c) Request additional information necessary to ensure compliance with applicable codes.

(iii) If the state fire marshal's office approves the plans, then the third-party plans examiner shall file with the local jurisdiction a copy of the approval from the state fire marshal. The filing of this approval has the same effect as if the local jurisdiction had approved the plans.

(iv) If the state fire marshal's office provides a report of deficiencies, or if the state fire marshal's office requests additional information, then the person's, or the person's designee's, receipt of a substantive

response begins a new ten-business-day period.

(v) If, after receiving substantive responses to all reported deficiencies and requests for additional information, ten (10) business days pass and the state fire marshal's office fails to take an action required as required by subdivision (k)(2)(D)(ii), then the state fire marshal shall complete the examination and refund any associated plan review fee the state fire marshal collected from the applicant.

(3)

(A) In a local jurisdiction acting pursuant to subdivision (b)(2), a person may engage a third-party inspector to complete locally required building construction inspections and provide the inspection reports to the local jurisdiction no later than ten (10) business days after the date of inspection.

(B) If a person engages a third-party inspector to complete locally required building inspections as authorized by subdivision (k)(3)(A), then the person, or the person's designee, shall:

(i) Utilize a third-party inspector to conduct any subsequent inspections related to the structure;

(ii) Submit the appropriate fee; and

(iii) Provide:

(a) A copy of any building inspection report for the structure;

(b) Any approved plans and fire safety codes;

(c) The building name, location, and jurisdiction of the structure;

(d) The third-party plans inspector's name and registration number assigned by the state fire marshal;

(e) The type of inspection conducted;

(f) A sworn statement under penalty of perjury by the third-party inspector that either:

(1) States no deficiencies of the applicable codes were identified; or

(2) Identifies all deficiencies of the applicable codes;

(g) A statement of the applicable codes of the local jurisdiction;

(h) The occupancy classification for which the structure was inspected; and

(i) Other information as the state fire marshal may reasonably require, including the minimum requirements of the state fire marshal for use and occupancy.

(C) No later than ten (10) business days after receipt of the documents required in subdivision (k)(3)(B), the local jurisdiction shall:

(i) Accept the inspection;

(ii) Reject the inspection and provide to the person, or the person's designee, a report of deficiencies; or

(iii) Request additional information regarding the inspection.

(D)

(i) If ten (10) business days pass and the local jurisdiction fails to take an action as required by subdivision (k)(3)(C), then the local jurisdiction shall refund any associated inspection fee the local jurisdiction collected. In addition, the person, or the person's designee, may submit a notice of withdrawal to the local jurisdiction, and the person, or the person's designee, may submit the inspection report and documents required by subdivision (k)(3)(B), approved plans, and appropriate fee to the state fire marshal's office.

(ii) No later than ten (10) business days after receipt of the person's, or the person's designee's, submission of withdrawal under subdivision (k)(3)(D) and all required documents and fees, the state fire marshal's office shall:

(a) Accept the inspection;

(b) Reject the inspection and provide to the person, or the person's designee, a report of deficiencies; or

(c) Request additional information regarding the inspection.

(iii) If the state fire marshal's office approves the inspection conducted by the third-party inspector, then the person, or the person's designee, shall file with the local jurisdiction a copy of the approval from the state fire marshal. The filing of this approval has the same effect as if the local jurisdiction had approved the inspection.

(iv) If the state fire marshal's office rejects the inspection, a new inspection and a new inspection report must be completed after the date of rejection, and must be submitted to the state fire marshal's office prior to further consideration.

(v) If the state fire marshal's office requests additional information pursuant to subdivision (k)(3)(D)(ii) (c), then the person's, or the person's designee's, receipt of a substantive response begins a new ten-business-day period.

(vi) If, after receiving a new inspection or substantive responses to all requests for additional information, ten (10) business days pass and the state fire marshal's office fails to take an action as required by subdivision (k)(3)(D)(ii), then the state fire marshal shall complete the examination and refund any inspection fee the state fire marshal collected.

(4) A third-party inspector or third-party examiner shall not conduct an inspection or examination if the third-party inspector or third-party examiner has a conflict of interest. The local jurisdiction or state fire marshal's office may reject an applicant's submission if the office determines the third-party inspector or third-party examiner had a conflict of interest.

(5) The fee charged by the local government for a third-party plans examination or third-party inspection must be the same amount charged by the local government to perform the same service.

(6) This subsection (k) does not apply to state buildings, educational occupancies, or any other occupancy requiring an inspection by the state fire marshal for initial licensure, except that agencies licensed by the department of human services may engage third-party inspectors.

(7)

(A) An applicant who believes the local jurisdiction has either interpreted the adopted building code incorrectly or rejected a plan or inspection in error may seek a determination by the local jurisdiction's board of appeals or similar administrative process established to make the determinations; provided, that the determination by the local jurisdiction's board of appeals or similar administrative process provides an appeal of a final decision to a court of competent jurisdiction. If no board or similar administrative process exists within the local jurisdiction, or if a final decision of such board or similar administrative process does not provide that a final decision may be appealed to a court of competent jurisdiction, then an applicant may file a proceeding in the court of competent jurisdiction seeking a determination that the third-party plans examiner's or third-party inspector's report complies with the requirements of this

subsection (k) and all relevant codes and legal requirements, as appropriate, and seek an order requiring the local jurisdiction to accept the plans or inspection.

(B) An applicant who believes the state fire marshal has interpreted the adopted building code incorrectly or rejected a plan or inspection in error may seek a determination in accordance with the Uniform Administrative Procedures Act, that the third-party plans examiner's or third-party inspector's report complies with the requirements of this subsection (k) and all relevant codes and legal requirements, as appropriate, and seek an order requiring the state fire marshal's office to accept the plans or inspection.

(8) Nothing in this subsection (k) shall be construed to alter any requirement for local governmental approvals, including development standards as defined in § 13-4-310, except as explicitly required by this subsection (k).

(9) When a local jurisdiction or the state fire marshal's office accepts a final inspection under this subsection (k), then the local jurisdiction shall issue a certificate of occupancy.

(I) The roof solar reflectance and thermal emittance requirements of the International Energy Conservation Code for low-sloped roofs do not apply to the 2021 International Code Council adoption.

History

Acts 1947, ch. 211, § 1; C. Supp. 1950, § 5717.1; Acts 1982, ch. 857, § 1; T.C.A. (orig. ed.), § 53-2501; Acts 1987, ch. 120, § 18; T.C.A., § 68-18-101; Acts 1992, ch. 540, §§ 1, 2, 4; 2003, ch. 39, § 1; 2004, ch. 530, §§ 1-3; 2005, ch. 284, §§ 1-3; 2009, ch. 210, § 1; 2009, ch. 529, §§ 18-25, 28; 2010, ch. 630, § 1; 2012, ch. 839, §§ 1, 2; 2014, ch. 679, § 1; 2015, ch. 318, § 5; 2015, ch. 378, § 1; 2015, ch. 526, § 1; 2017, ch. 281, § 1; 2021, ch. 332, §§ 1, 2; 2022, ch. 771, § 1; 2022, ch. 844, § 1; 2023, ch. 312, § 5; 2024, ch. 771, §§ 1-3; 2024, ch. 820, § 1; 2024, ch. 946, § 1; 2025, ch. 149, § 1.

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CITY OF COLUMBIA FIRE MARSHAL STANDARD FM-101

Fire-Flow and Water-Supply Requirements

Effective Date: _____

Authority: Columbia Municipal Code §7-203(1)(b)

Issued By: Columbia Fire & Rescue – Office of the Fire Marshal

1. Purpose

This standard establishes minimum requirements for fire-flow, hydrant spacing, and alternative water-supply provisions for all new developments and occupancies within the City of Columbia. It ensures adequate and reliable water supplies for firefighting while allowing flexibility as the City's water system expands and capabilities improve.

2. Scope

Applies to all new construction, substantial renovations, and site developments subject to fire-protection review under the *International Fire Code (2024 Edition)*.

3. Definitions

Automatic-Aid – Immediate, simultaneous response by pre-arranged agreement.

Mutual-Aid – Response upon request under inter-agency agreements.

Tanker-Shuttle Operation (TSO) – Mobile tenders rotating between fill and dump sites to sustain water flow.

Static Source – Natural or artificial supply accessible for drafting or pumping.

Fire-Flow – Rate of water supply (GPM) available for firefighting at 20 psi residual pressure.

4. Fire-Flow Requirements

Occupancy / Building Type	Minimum Fire Flow (GPM)	Duration (min)	Notes
One- & Two-Family Dwellings ≤ 3,600 ft ²	500	120	Hydrant within 700 ft with a minimum of 500 GPM at 20 psi
One- & Two-Family Dwellings > 3,600 ft ²	1,000	120	Hydrant within 700 ft with a minimum of 500 GPM at 20 psi

Occupancy / Building Type	Minimum Fire Flow (GPM)	Duration (min)	Notes
Multi-Family, Commercial, Industrial, and Institutional	As calculated per IFC Appendix B Table B105.2	—	Use Appendix B as the minimum basis for determining required fire-flow

Notes:

- a. Fire-flow values are based on 20 psi residual pressure.
- b. For large or complex facilities, required fire-flow shall be determined in consultation with the Fire Marshal.
- c. The Fire Marshal or Fire Chief may require additional flow for exposures, high-hazard uses, or limited access.

5. Calculation Methods

- a. Hydranted areas – Follow Table above; adjustments may be approved by the Fire Marshal.
- b. Each hydrant must deliver a minimum of **500 GPM at 20 psi residual**.
- c. Combination sources – the minimum hydrant requirement must be met first, after which one additional approved source (TSO or Static) may be added; no more than two sources total may be credited.
- d. System improvements – this standard may be updated as water-supply capability or ISO methodology changes.
- e. Sprinklered buildings – evaluated per NFPA 13, 13R, or 13D for system demand at the riser.

6. Hydrant Distribution and Performance

Fire-hydrant location and distribution shall comply with *Appendix C – Fire Hydrant Locations and Distribution* of the *International Fire Code (2024 Edition)* **as locally amended**.

C103.2 Local Modification. Hydrant spacing and distance to structures may be increased by up to **100 feet** when, in the opinion of the Fire Marshal or Fire Chief, coverage remains effective and required fire-flow is achieved.

Each hydrant shall deliver at least **500 GPM at 20 psi** residual pressure.

7. Alternative Water-Supply Methods

- a. **Tanker-Shuttle Operations (TSO)** – minimum **250** GPM × 120 min; ISO FSRS methodology; documentation of routes, fill sites, and automatic-/mutual-aid support.
- b. **Static Sources** – ponds, tanks, or reservoirs with sufficient volume, accessibility, and

maintenance.

c. **Combination Sources** – any two approved sources may be combined for credit; not more than two credited per site.

8. Submittal Requirements

Developers or design professionals shall provide documentation **as may be required by the Fire Marshal:**

1. Certified hydrant-flow letter.
2. TSO plan (if applicable).
3. Static-source documentation (if applicable).
4. Other data or calculations reasonably requested.

9. Enforcement and Review

Failure to comply constitutes a violation of Columbia Municipal Code §7-207.

This standard shall be reviewed by the Fire Marshal at least every three years or sooner if improvements, ISO changes, or operational needs warrant revision.

Revisions may be approved by the Fire Chief and take effect upon publication.

Summary – 2024 International Fire Code Adoption Ordinance

Purpose:

To repeal and replace Title 7, Chapter 2 of the Columbia Municipal Code and adopt the 2024 International Fire Code (IFC) as the governing fire-prevention standard within the City of Columbia.

Key Updates:

- Adopts the 2024 International Fire Code published by the International Code Council.
- Retains Appendix B, with a local amendment authorizing Tanker Shuttle Operations (TSO) as an equivalent water supply.
- **Establishes Fire Marshal Standard FM-101 – “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 documentation requirements.
 - It separates detailed operational standards from the ordinance to allow the Fire Marshal and Fire Chief to make timely adjustments **as the City’s water system expands, demands increase, or flow capacities improve over time.**
 - This approach ensures that technical requirements can evolve without repeated Council amendments, maintaining flexibility while preserving accountability under Columbia Fire & Rescue.
 - Requires Business Portal / Community Connect registration for all commercial, industrial, and institutional occupancies.
 - Clarifies authority and appeals under Columbia Fire & Rescue, maintaining the City Council as the appellate body.

Comparison to 2018 IFC:

- 2018 adoption included Appendices B & C.
- 2024 adoption retains Appendix B and adopts Appendix C with a **+100-ft spacing allowance** under local amendment.
- Strengthens local flexibility under the Fire Marshal while aligning with ISO fire-flow methodology and the City’s long-term water-system improvements.

Implementation:

Effective immediately upon passage and publication.

Recommendation:

Approval is recommended by Columbia Fire & Rescue to maintain alignment with state-adopted building codes, ISO methodology, and the City’s evolving water-supply capacity.

— *End of Summary* —



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Assistant City Manager/CFO, tjablonski@columbiatn.gov, 931.560.1580

AGENDA ITEM TITLE: 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.

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.

CERTIFICATION:

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

ORDINANCE NO. 4571 (AS AMENDED)

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

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 \$182,320,991 to \$183,127,940, an increase of \$806,949.

Section 2: That the budget appropriations shall be revised as follows:
General Government total of \$15,716,553 be amended to \$15,840,631, an increase of \$124,077.

Legal total of \$295,594 be amended to \$305,594, an increase of \$10,000.

Parks total of \$5,158,260 be amended to \$5,158,792, an increase of \$532.

Capital Projects total of \$13,432,941 be amended to \$13,534,489, an increase of \$101,548.

Grants total of \$2,028,213 be amended to \$2,599,006, an increase of \$570,792.

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 19th day of November, 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 11th DAY OF DECEMBER, 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 #2
2nd Consideration - December 11th (12/11/25)

General City Admin

Reappropriate and carry forward street paving funds from FY 2025	29,192.32	
Total General City Admin	\$	29,192.32

TOTAL GENERAL FUND	\$	29,192.32
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Capital Projects

Budget reappropriation of Fire Station No. 1 owner expenses remaining	30,000.00	
Total Capital Projects	\$	30,000.00

Grants

Budget FY2026 THSO Grant	28,442.32	
Reappropriate and carry forward Iron Bridge Road engineering from FY 2025	-	
Total Grants	\$	28,442.32

Total Increase - All Funds (First Consideration)	\$	87,634.64
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General City Admin

Transfer funds to Legal-Professional Services	(10,000.00)	
Budget increase to reserves for tourism enhancement	60,417.00	
Budget reduction to reserves to transfer to CPF	(13,539.75)	
Budget reduction to reserves to transfer to CPF	(13,539.75)	
Budget transfer to Capital Projects	27,079.50	
Budget transfer to Capital Projects	44,468.00	
Total General City Admin	\$	94,885.00

Legal

Budget increased funds for Professional Services	10,000.00	
Total Legal	\$	10,000.00

Parks

Establish budget for Mid-State Classic	45,000.00	
Budget transfer for Backyard Lawn Master - Meridian Pergola	(44,468.00)	
Total Parks	\$	532.00

TOTAL GENERAL FUND	\$	105,417.00
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Capital Projects

Budget City Hall 3rd floor office Renovation - CMO portion	13,539.75	
Budget City Hall 3rd floor office Renovation - Tourism portion	13,539.75	
Budget Backyard Lawn Master - Meridian Pergola	44,468.00	
Total Capital Projects	\$	71,547.49

Grants Fund

Reappropriate funds for Downtown Improvement Grant (DIG)	296,250.00	
Reappropriate funds for Tourism Grant - Paddle craft boat launch	246,100.00	
Total Grants Fund	\$	542,350.00

Total Increase - All Funds (Second Consideration)	\$	719,314.49
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Total Increase - All Funds (First and Second Consideration)	\$	806,949.13
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CITY OF COLUMBIA
FY 2026 APPROPRIATION AMENDMENT #2
Second Consideration 12/11/25

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

Increase Revenues

11037110	\$	29,192.32	Prior Year Revenue
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Increase Expenditures

11041900-OC268	\$	29,192.32	General Govt - Street Paving
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2) Budget 2026 THSO Grant

Increase Revenues

322-33208	\$	28,442.32	2026 THSO Grant
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Increase Expenditures

322-42147-OC110	\$	14,250.00	Grant Fund - JAG Grant - Canine
322-42147-OC280	\$	750.00	Grant Fund - JAG Grant - Canine
322-42147-OC320	\$	13,442.32	Grant Fund - JAG Grant - Canine
	\$	28,442.32	Total

3) Budget reappropriation of Fire Station No. 1 owner expenses remaining

Increase Revenues

311-37110	\$	30,000.00	Prior Year Revenue
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Increase Expenditures

31142210-OC920	\$	30,000.00	Grant Fund - JAG Grant - Operating Supplies
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Items added for Second Consideration on 12/11/25

4) Establish budget for Mid-State Classic

Increase Revenues

110-37110	\$	24,000.00	Prior Year Revenue (PY sponsorships)
110-34752	\$	21,000.00	Mid State Classic-Ticket Sales
	\$	45,000.00	Total

Increase Expenditures

110-44490-OC290	\$	18,000.00	Mid State Classic-Other Services & Charges
110-44490-OC320	\$	20,000.00	Mid State Classic-Operating Supplies
110-44490-OC530	\$	7,000.00	Mid State Classic-Rentals
	\$	45,000.00	Total

5) Budget funds and transfer for Backyard Lawn Master - Meridian Pergola

Decrease Expenditures

11044480-OC269 \$ 44,468.00 Parks-ARC - Repairs

Increase Expenditures

11041900-OC766 \$ 44,468.00 General Gov't - Transfer to CPF

Increase Revenues

31137940 \$ 44,468.00 Transfer From General Fund*

Increase Expenditures

31144480-OC929 \$ 44,468.00 CPF-ARC - Other Buildings

6) Reappropriate funds for Tourism Grant - Paddle craft boat launch

Increase Revenues

322-33455 \$ 100,000.00 Tourism Enhancement Grant

322-37110 \$ 146,100.00 Prior Year Revenue

\$ 246,100.00 Total

Increase Expenditures

32244410-OC920 \$ 246,100.00

7) Transfer/budget funds for Legal-Professional Services

Decrease Expenditures

11041900-OC800 \$ 10,000.00 General Govt - Misc.-Reserves

Increase Expenditures

110-41200-OC250 \$ 10,000.00 Legal - Professional Services

8) Budget increase to reserves for tourism enhancement

Increase Revenues

110-37110 \$ 60,417.00 Prior Year Revenue

Increase Expenditures

11041950-OC800 \$ 60,417.00 General Govt - Tourism-Reserves

9) Transfer/budget funds for City Hall 3rd floor office Renovation

Budget transfer for tourism/CMO portion

Decrease Expenditures

11041950-OC800	\$	13,539.75	General Govt - Tourism-Reserves
11041900-OC800	\$	13,539.75	General Govt - Misc.-Reserves

Increase Expenditures

11041900-OC766	\$	27,079.50	Tsf to CPF
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Increase Revenues

31137940	\$	27,079.50	Transfer From General Fund*
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Increase Expenditures

31141320-OC939	\$	13,539.75	CPF-ARC - Other Buildings
31141950-OC939	\$	13,539.75	CPF-ARC - Other Buildings

10) Reappropriate funds for Downtown Improvement Grant

Increase Revenues

322-33456	\$	296,250.00	Downtown Improvement Grant
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Increase Expenditures

32241960-OC912	\$	296,250.00	Downtown Improvement Grant Project
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FY 2026 Budget Summary - AA#2

12/11/2025						
		SERVICES &		CAPITAL	DEBT	AA#2
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2026
City Council	\$98,627	\$472,900	\$0	\$0	\$0	\$571,527
Legal Services	\$278,494	\$27,100	\$0	\$0	\$0	\$305,594
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	\$6,180,857	\$8,017,962	\$0	\$0	\$15,840,631
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	\$1,212,185	\$0	\$0	\$0	\$5,158,792
Total General Fund	\$33,894,122	\$12,838,499	\$8,017,962	\$0	\$0	\$54,750,583
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	\$13,034,489	\$0	\$13,534,489
Grants Fund	\$0	\$745,000	\$0	\$1,854,006	\$0	\$2,599,006
Wastewater (Sewer) Fund	\$4,341,608	\$6,327,963	\$0	\$83,520,556	\$7,492,959	\$101,683,086
Grand Total	\$40,266,965	\$24,715,416	\$10,854,582	\$98,459,050	\$8,831,928	\$183,127,940

City of Columbia, TN

FY 2025 AUDIT RESULTS

HHM Engagement Team

Brock Oliver, CPA



Partner

Garrett Williams, CPA



Audit Manager

Ammiah Stafford



Audit Supervisor

Rachel Sharp, CPA



Audit Senior

Noelle Clark



Audit Staff

Agenda



- Scope of Services
 - Audit Results
 - Required Communications
 - Financial Highlights
-

Scope of Services



Financial Statement Audit



Single Audit (Federal Funds)

What is an audit?



- A financial statement audit is an independent examination of an entity's financial statements to ensure they are accurate, complete, and comply with applicable accounting standards (e.g., GAAP).
- Provide **reasonable assurance** that the financial statements are free from material misstatements, whether due to fraud or error.
- **Testing Financial Records:** Review of transactions, balances, and disclosures based on **risk** factors.
- An **Independent Auditor's Report**, which includes an opinion on whether the financial statements are free from **material** error

Identified Risks

Where Do We Spend Our Time?



Internal Controls



Capital Assets



Revenue Recognition



Grant Compliance



Financial Statement Audit Results



Audit Opinion is Unmodified
Highest Level of Assurance



Report on Internal Controls
No material weaknesses or significant
deficiencies in the CY or PY



Single Audit Results



Major Program Tested

ALN 14.218

Community Development Block
Grants (CDBG)



Audit Opinion is
Unmodified

Highest Level of Assurance



Report on Internal
Controls

No material weaknesses or
significant deficiencies in the
CY or PY

Required Communications

SAS-114 Communication with Governance

Overall

- Changes in accounting policies: GASB 101 & 102
- No consultations with other accountants
- No fraud or significant matters discussed with management.

Difficulties

- No disagreements or difficulties with management.
There are no other findings to report.

Estimates

- Accounting estimates are reasonable.

Other

- The uncorrected misstatements proposed are deemed immaterial to the financial statements as a whole.

General Fund Budgetary Highlights

	Original Budget	Final Budget	Actual	Variance
Total Revenues	\$ 40,589,788	\$ 41,363,085	\$ 51,909,093	\$ 10,546,008
Expenditures				
General Government	\$ 10,405,990	\$ 13,039,623	\$ 8,281,211	\$ 4,758,412
Public Safety	\$ 20,774,846	\$ 21,436,625	\$ 20,550,719	\$ 885,906
Public Works	\$ 4,220,847	\$ 4,220,847	\$ 3,918,144	\$ 302,703
Development Services	\$ 2,459,470	\$ 2,525,470	\$ 2,196,650	\$ 328,820
Parks and Recreation	\$ 3,195,767	\$ 3,880,531	\$ 3,953,347	\$ (72,816)
Total Expenditures	\$ 41,056,920	\$ 45,103,096	\$ 38,900,071	\$ 6,203,025
Excess Revenues over Expenditures	\$ (467,132)	\$ (3,740,011)	\$ 13,009,022	\$ 16,749,033
Other Financing Sources (Uses)	\$ (4,552,091)	\$ (14,143,649)	\$ (13,812,739)	\$ 330,910
Net Change in Fund Balance	\$ (5,019,223)	\$ (17,883,660)	\$ (803,717)	\$ 17,079,943

General Fund Analysis Fund Balance as Compared to Total Expenditures

General Fund Balance at June 30, 2025 = \$53,766,284

Unassigned Fund Balance at June 30, 2025 = \$53,252,557

Total Expenditures (inc. transfers) = \$54,437,718

Ratio of Unassigned Fund Balance to CY Expenditures = 98% or 12 months

Q&A





HHM CPAs

266 Inman Street E
Cleveland, TN

 423-813-9863

 gwilliams@hhmcpas.com

Garrett Williams, CPA

November 13, 2025 - 5:30 PM

PUBLIC HEARINGS

Item 1. - PUBLIC HEARING ON RESOLUTION NO. 25-70 - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR PROPERTY TAX MAP 73 PARCEL 17.02, LOCATED OFF LASEA ROAD, INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 5.

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

There being no one present to speak on the Public Hearing for Resolution No. 25-70. Council Member Marshall moved to close the Public Hearing. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

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

INVOCATION BY LAUREN LAIN OF GRACE CHURCH OF THE NAZARENE.

PLEDGE OF ALLEGIANCE

Council Member McKelvy led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member Marshall moved to approve the agenda. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

Item 5.1. - PRESENTATION TO A CITY OF COLUMBIA FIRE & RESCUE DEPARTMENT EMPLOYEE.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

November 13, 2025 - 5:30 PM

Fire Chief Cummins and the Council thanked Firefighter Owen Sumners for his valor and selfless service during his recent one-year deployment overseas with the Army National Guards.

Item 5.2. - **PRESENTATION OF A "NO TRASH" NOVEMBER PROCLAMATION.**

Vice Mayor McBroom read the proclamation and thanked Melissa LaForest for her dedication and handwork especially with No Trash November. Ms. LaForest thanked Council and advised this is the fifth year of No Trash November.

Item 5.3. - **PRESENTATION OF A PROCLAMATION FOR PARKS CLEAN-UP AND BEAUTIFICATION DAY.**

Vice Mayor McBroom read the proclamation for the City of Columbia's Parks and Beautification Day.

Item 5.4. - **QUARTERLY PRESENTATION BY WIL EVANS, PRESIDENT OF MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE.**

Mr. Wil Evans gave a brief update on the latest economic information for the area in and around Columbia. Vice Mayor thanked Wil for his presentation.

ORGANIZATIONAL BUSINESS

Item 6.1. - **APPROVE THE MINUTES OF THE OCTOBER 9, 2025 CITY COUNCIL MEETING**

Council Member McKelvy moved to approve the minutes of the October 9, 2025 City Council Meeting. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 6.2. - **RE-ELECTION OF SARAH HARRIS BARRY FOR A SIX-YEAR TERM ON THE CITY OF COLUMBIA CIVIL SERVICE BOARD FOR A TERM THAT BEGAN ON APRIL 13, 2025 AND EXPIRES ON APRIL 13, 2031.**

Council Member McCullen moved to approve the re-election of Sarah Harris Barry for a six-year term on the City of Columbia Civil Service Board for a term that began on April 13, 2025 and expires on April 13, 2031. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 6.3. - **RE-ELECTION OF WALTER C. MITCHELL FOR A SIX-YEAR TERM ON THE CITY OF COLUMBIA CIVIL SERVICE BOARD FOR A TERM BEGINNING ON DECEMBER 14, 2025 AND EXPIRING ON DECEMBER 14, 2031.**

Council Member McKelvy moved to approve the re-election of Walter C. Mitchell for a six-year term on the City of Columbia Civil Service Board for a term beginning on

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

November 13, 2025 - 5:30 PM

December 14, 2025 and expiring on December 14, 2031 . Council Member McCullen seconded the motion.

All Council Members present voted aye.

Item 6.4. - ELECTION OF LORIE FISHER TO FILL AN UNEXPIRED TERM ON THE CITY OF COLUMBIA CIVIL SERVICE BOARD FOR A TERM BEGINNING ON NOVEMBER 13, 2025 AND EXPIRING ON FEBRUARY 18, 2030.

Council Member McKelvy moved to approve the election of Lorie Fisher to fill an unexpired term on the City of Columbia Civil Service Board for a term beginning on November 13, 2025 and expiring on February 18, 2030. Council Member Marshall seconded the motion.

All Council Members present voted aye.

CONSENT AGENDA

Council Member McKelvy moved to approve the 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 SEPTEMBER 2025 IN THE AMOUNT OF \$10,818,033.19

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

Item 7.3. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE MEDICAL SERVICES AGREEMENT WITH MAURY REGIONAL HOSPITAL

Item 7.4. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN A WORK ORDER BETWEEN THE CITY OF COLUMBIA AND GRANICUS IN THE AMOUNT OF \$3,274.79 FOR A BLOG MODULE TO BE ADDED TO THE VISIT COLUMBIA WEBSITE

Item 7.5. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN THE CITY OF COLUMBIA AND CONTENT CREATOR ALANNA PAEZ IN THE AMOUNT OF \$4,000 FOR A HOLIDAY SOCIAL MEDIA MARKETING CAMPAIGN.

Item 7.6. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MOSSA GROUP FITNESS AT \$150.00 A MONTH PER PROGRAM FOR OFFERING THE GROUP POWER PROGRAM AT THE COLUMBIA AQUATICS & RECREATION CENTER

November 13, 2025 - 5:30 PM

Item 7.7. - APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND DWR AQUATICS IN THE AMOUNT OF \$524,497 TO COMPLETE THE POOL RENOVATIONS AT THE COLUMBIA AQUATICS & RECREATION CENTER

Item 7.8. - APPROVE AND AUTHORIZE THE MAYOR THE SIGN AN AMENDMENT TO THE CONTRACT WITH CITY GREEN SERVICES IN THE AMOUNT OF \$100 PER OCCURRENCE

Item 7.9. - APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE CHANGE ORDER NO. 2 FOR THE FY2024-2025 STREET RESURFACING CONTRACT BETWEEN THE CITY OF COLUMBIA AND VOLUNTEER PAVING FOR MILLING, STRIPING, AND RESURFACING AT THE COLUMBIA AQUATICS & RECREATION CENTER (ARC) IN THE AMOUNT OF \$142,325.33.

Item 7.10. - APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT WITH UDP (UNITED DISPOSAL PARTNERS, LLC) AT A COST OF \$54.73 PER TON FOR TRANSFER STATION AND LANDFILL SERVICES

ADMINISTRATION

RESOLUTIONS

Item 9.1. - RESOLUTION NO. 25-77 - A RESOLUTION AUTHORIZING THE TERMINATION OF THE AUGUST 1994 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF COLUMBIA AND SATURN CORPORATION, NOW GM

Vice Mayor asked if we have heard anything from GM. City Manager Massey advised we have sent a letter and Mayor Molder called but the City has not received a response.

Council Member Marshall moved to approve Resolution No. 25-77. Council Member Huffman seconded the motion.

All Council Members present voted aye.

Item 9.2. - RESOLUTION NO. 25-78 – TAX CORRECTIONS

Council Member Marshall moved to approve Resolution No. 25-78. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 9.3. - RESOLUTION NO. 25-79 - A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF WATER SYSTEM REVENUE ANTICIPATION NOTES OF THE CITY OF COLUMBIA, TENNESSEE; MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID NOTES; ESTABLISHING THE TERMS

November 13, 2025 - 5:30 PM

THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM; PROVIDING FOR THE COLLECTION AND DISPOSITION OF REVENUES FROM THE WATER SYSTEM OF THE CITY OF COLUMBIA, TENNESSEE; AND MAKING PROVISION FOR THE OPERATION OF SAID SYSTEM.

Council Member Marshall moved to approve Resolution No. 25-79. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 9.4. - RESOLUTION NO. 25-80 - A RESOLUTION AUTHORIZING THE EXTENSION OF THE MATURITY OF, AND THE ADJUSTMENT OF THE INTEREST RATE ON, THE WATER SYSTEM REVENUE ANTICIPATION NOTE, SERIES 2023 OF THE CITY OF COLUMBIA, TENNESSEE.

Council Member Marshall moved to approve Resolution No. 25-80. Council Member McCullen seconded the motion.

All Council Members present voted aye.

Item 9.5. - RESOLUTION NO. 25-81 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE STATE OF TENNESSEE'S VIOLENT CRIME INTERVENTION FUND (VCIF) GRANT IN AN AMOUNT NOT TO EXCEED \$1,300,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT

Council Member McKelvy moved to approve Resolution No. 25-81. Council Member McCullen seconded the motion. Assistant Chief Haywood advised the grant was originally \$1 million, and we are now getting \$1.3 due to other eligible entities not applying.

All Council Members present voted aye.

ORDINANCES

Item 10.1. - 2ND 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

Council Member McKelvy moved to approve Ordinance No. 4562 on second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.2. - 2ND 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

November 13, 2025 - 5:30 PM

Council Member Marshall moved to approve Ordinance No. 4567 on second consideration. Council Member Secrest seconded the motion.

All Council Members present voted aye with the exception of Council Members McCullen, Huffman, and McKelvy who all voted no. The motion to pass Ordinance No. 4564 on second consideration failed with a 3-3 vote..

Item 10.3. - 2ND 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

Council Member Marshall moved to approve Ordinance No. 4566 on second consideration. Council Member McKelvy seconded the motion.

All Council Members present voted aye.

Item 10.4. - 1ST CONSIDERATION OF 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 AND ESTABLISH THE DATE OF DECEMBER 11, 2025 AS THE DATE OF PUBLIC HEARING

Council Member McKelvy moved to approve Ordinance No. 4568 on first consideration and establish the date of December 11, 2025 as the date of Public Hearing. Council Member Marshall seconded the motion.

After some discussion, all Council Members present voted aye.

Item 10.5. - 1ST CONSIDERATION OF ORDINANCE NO. 4569 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2024 DELINQUENT PROPERTY TAXES

Council Member McKelvy moved to approve Ordinance No. 4569 on first consideration. Council Member McCullen seconded the motion.

All Council Members present voted aye.

Item 10.6. - 1ST CONSIDERATION OF ORDINANCE NO. 4570 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2024 DELINQUENT SPECIAL ASSESSMENTS

Council Member McCullen moved to approve Ordinance No. 4570 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

November 13, 2025 - 5:30 PM

Item 10.7. - 1ST 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 AND ESTABLISH THE DATE OF DECEMBER 11, 2025 AS THE DATE OF PUBLIC HEARING

Council Member McKelvy moved to approve Ordinance No. 4571 on first consideration and establish the date of December 11, 2025 as the date of Public Hearing. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.8. - 1ST 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

Council Member McCullen moved to approve Ordinance No. 4572 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

OTHER BUSINESS

Item 11.1. - RESOLUTION NO. 25-70 - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR PROPERTY TAX MAP 73 PARCEL 17.02, LOCATED OFF LASEA ROAD, INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 5.

Development Services Director Keltner advised he has been informed by the applicant that with the zoning failing, he does not wish to be annexed.

Vice Mayor McBroom moved to deny Resolution No. 25-70. Council Member Marshall seconded the motion.

All Council Members present voted aye. Resolution No. 25-70 failed.

Item 11.2. - REQUEST BY COUNCIL MEMBERS MCCULLEN AND SECREST TO HAVE THE WATERS EDGE AT TAYLOR LANDING DEVELOPMENT RECONSIDERED AT THE DECEMBER OR JANUARY CITY COUNCIL MEETING.

Vice Mayor McBroom advised he owns a piece of property in the area and abstains from this item. City Attorney Hubbell advised this is just a request to reconsider this topic at a future City Council Meeting. It is not a vote on the Ordinance by Council Members.

Mr. Josh Moore spoke in opposition to the reconsideration.

Ms. Christy Daus also spoke in opposition to the reconsideration.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

November 13, 2025 - 5:30 PM

City Attorney Hubbell went over the rules and what would happen if the item is brought back. He also advised City Council didn't need to get into a detailed discussion on the actual Ordinance other than deciding to put this item back on the December or January agenda.

Vice Mayor McBroom advised bringing an item back has been done before by Council.

In regards to comments made by Mr. Moore and Ms. Daus, City Attorney Jake advised nothing nefarious is going on, this is not a second consideration, the item would be coming back at first consideration if approved.

Council Member Secrest moved to place the Waters Edge Development Ordinance back on the agenda for the December or January Meeting to be reconsidered. Council Member McCullen seconded the motion.

All Council Members present voted aye with the exception of Council Member Huffman who voted no and Vice Mayor McBroom who abstained. Motion passed.

Vice Mayor McBroom thanked all Department Heads for their dedication and handwork and wished everyone a Happy Thanksgiving.

Council Member Secrest spoke about her experience attending the Citizens Fire Academy and recommended the program to others.

EXECUTIVE SESSION

ADJOURNMENT

There being no further business Council Member Marshall moved to adjourn the meeting. Council Member McKelvy seconded the motion. All members present voted aye. The meeting adjourned at 06:33 PM.

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING OCTOBER 31, 2025

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	4,508,792.22	1,214,783.61	1,698,471.19	1,595,537.42
Sanitation Fund	482,253.02	80,698.70	99,162.07	302,392.25
Wastewater Fund	5,261,833.47	19,968.55	204,132.08	5,037,732.84
Street & Transportation Fund				-
State Street Aid	322,042.79	-		322,042.79
Drug Fund	1,030.65			1,030.65
Debt Service Fund	610,275.00			610,275.00
Capital Projects Fund	1,414,431.20	138,355.38		1,276,075.82
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	208,074.32	25,094.38		182,979.94
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board	263,346.75			263,346.75
Grant Fund	478,670.31			478,670.31
	\$ 13,550,749.73	\$ 1,478,900.62	\$ 2,001,765.34	\$ 10,070,083.77

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 10/1/2025 - 10/31/2025**

POOLED CASH CHECK LISTING

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204874	10/2/2025	COMMISSION ON ACCREDITATION	4,620.00
204875	10/2/2025	8X8 INC	10,480.43
204876	10/2/2025	ACE HARDWARE	462.54
204877	10/2/2025	Advance Paving	3,950.00
204878	10/2/2025	AQUAPHASE	451.16
204879	10/2/2025	Atlantic Pools & Spas	389.69
204880	10/2/2025	Atmos Energy	161.27
204881	10/2/2025	Automation Controls Training & Consulting	860.00
204882	10/2/2025	Best One Tire	1,502.00
204883	10/2/2025	BMC Metalworks LLC	6,176.00
204884	10/2/2025	Break Time Services	96.00
204885	10/2/2025	CARRIE ANN BELL	150.00
204886	10/2/2025	CHARTER COMMUNICATIONS	1,099.00
204887	10/2/2025	CINDY GREENE	101.24
204888	10/2/2025	Cintas Corporation #241	2,423.35
204889	10/2/2025	CMS Uniforms & Equipment	24.50
204890	10/2/2025	Colonial Life	6,870.02
204891	10/2/2025	Colorkraft Auto Refinishers, LLC	2,489.86
204892	10/2/2025	Columbia Firefighter Assn	397.50
204893	10/2/2025	Columbia Oil Company Inc	6,600.90
204894	10/2/2025	COLUMBIA POWER & WATER SYSTEMS	1,294.65
204895	10/2/2025	COLUMBIA POWER & WATER SYSTEMS	6,053.94
204896	10/2/2025	COLUMBIA POWER & WATER SYSTEMS	11,783.64
204897	10/2/2025	CUMBERLAND ESCROW - BEAR CREEK	15,645.85
204898	10/2/2025	Cumberland Machine Co Inc	28,551.00
204899	10/2/2025	Duck River Electric	270.39
204900	10/2/2025	Annette Gerretse	62.44
204901	10/2/2025	Kim Dale	111.30
204902	10/2/2025	Freedom Hill Land Management	365.00
204903	10/2/2025	Holton Concrete Products, LLC	25,740.00
204904	10/2/2025	Impressions	205.67
204905	10/2/2025	J & M Supply Solutions	629.39
204906	10/2/2025	JOURNAL COMMUNICATIONS INC	9,000.00
204907	10/2/2025	KATE FREEMAN	100.00
204908	10/2/2025	Kellye Murphy	129.00
204909	10/2/2025	KRISTEN MEYERS	575.00
204910	10/2/2025	MAIN STREET MEDIA OF TN	1,121.62
204911	10/2/2025	MARIA CATHARINA VAN DEVENTER	150.00
204912	10/2/2025	MARK VINCENT PRUETT	200.00
204913	10/2/2025	Marshall County Solid Waste and Recycling	1,903.20
204914	10/2/2025	MAURY CO SENIOR CITIZENS	58,000.00
204915	10/2/2025	Maury Co United Way	647.00
204916	10/2/2025	Maury County 911	8,041.17
204917	10/2/2025	Maury County Solid Waste	126,143.28
204918	10/2/2025	MEGAN FITZGERALD	175.00
204919	10/2/2025	MELISSA RAGER-AGUIAR	100.00
204920	10/2/2025	Needle And Grain	468.75
204921	10/2/2025	Phillips Distributing	1,725.00
204922	10/2/2025	Turner Construction Company	10.32
204923	10/2/2025	Robert J Young Company LLC	50.68
204924	10/2/2025	Safe Industries	1,642.00
204925	10/2/2025	Sherrill Morgan	9,875.00

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204926	10/2/2025	Siddons-Martin Emergency Group LLC	1,563.17
204927	10/2/2025	SONIA M SACHA	25.00
204928	10/2/2025	SRM Concrete	1,613.00
204929	10/2/2025	State Of TN Attn: Lily White	299.25
204930	10/2/2025	State Of TN Dept Of Revenue	19.00
204931	10/2/2025	TARA FERRY	490.00
204932	10/2/2025	TARGETSOLUTIONS LEARNING LLC	11,801.60
204933	10/2/2025	Temple Inc	285.00
204934	10/2/2025	Tn Dept Of Revenue	544.44
204935	10/2/2025	TriStar Elevator LLC	1,539.50
204936	10/2/2025	Tyler Technologies, Inc	1,400.00
204937	10/2/2025	United Waste Haulers Of TN LLC	1,713.77
204938	10/2/2025	Verizon	3,468.34
204939	10/2/2025	Verizon Wireless 04	4,469.74
204940	10/2/2025	Volkert Inc	7,990.26
204941	10/2/2025	Volunteer Paving LLC	601,106.95
204942	10/2/2025	Vulcan Materials Co	2,742.55
204943	10/2/2025	WAVETRONIX, LLC	14,350.00
204944	10/2/2025	Waynes Pest Control	310.00
204945	10/2/2025	Waypoint Analytical, LLC	395.00
204946	10/2/2025	Wells Fargo Financial Leasing, Inc	267.97
204947	10/2/2025	WILCOLOCAL MEDIA	810.00
204948	10/2/2025	Woody Givens Plumbing & Electrical Service	110.19
204949	10/9/2025	8X8 INC	5,368.02
204950	10/9/2025	ACE HARDWARE	65.32
204951	10/9/2025	ALAN JAY FLEET SALES	41,242.00
204952	10/9/2025	ALEXIS DEARBORN	144.00
204953	10/9/2025	ANTHEM SPORTS, LLC	189.28
204954	10/9/2025	ASHLEY COOPER	132.00
204955	10/9/2025	AT&T	1,351.19
204956	10/9/2025	AT&T	51.52
204957	10/9/2025	AT&T	70.00
204958	10/9/2025	B & B Concrete Products Inc	90.00
204959	10/9/2025	Barge Design Solutions, Inc	829.36
204960	10/9/2025	BEST CLEANERS OF COLUMBIA, LLC	44.66
204961	10/9/2025	Break Time Services	384.00
204962	10/9/2025	CARDIO PARTNERS INC	1,459.99
204963	10/9/2025	CAROL BROOKS	47.92
204964	10/9/2025	Cintas Corporation #241	2,854.72
204965	10/9/2025	Columbia Oil Company Inc	6,409.80
204966	10/9/2025	Columbia Paint & Wallcover	59.99
204967	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	45,780.80
204968	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	2,089.46
204969	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	803.87
204970	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	151.03
204971	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	5,702.82
204972	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	5,421.13
204973	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	159.68
204974	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	43,540.44
204975	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	1,277.45
204976	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	1,513.95
204977	10/9/2025	COLUMBIA POWER & WATER SYSTEMS	1,341.32

**CITY OF COLUMBIA
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204978	10/09/2025	COLUMBIA POWER & WATER SYSTEMS	2,438.46
204979	10/09/2025	COLUMBIA STATE COMMUNITY COLLEGE	1,995.00
204980	10/09/2025	COMBINED INSURANCE, A CHUBB COMPANY	905.72
204981	10/09/2025	Copycats Print Services Llc	199.10
204982	10/09/2025	COREY FIELD	432.00
204983	10/09/2025	CPWS - Broadband	1,321.20
204984	10/09/2025	Culleoka Company LLC	472.00
204985	10/09/2025	CUMBERLAND VALLEY CONSTRUCTORS, INC	297,271.15
204986	10/09/2025	Dell Marketing L P	94,160.89
204987	10/09/2025	Doug Gibbs	126.20
204988	10/09/2025	ERNEST ANDERSON II	432.00
204989	10/09/2025	Fernwood Garden Center, LLC	37.00
204990	10/09/2025	HACH COMPANY	3,000.00
204991	10/09/2025	HAWKINS & PRICE, LLC	164,107.02
204992	10/09/2025	HITOUCH BUSINESS SERVICES LLC	230,691.02
204993	10/09/2025	Impressions	178.28
204994	10/09/2025	J & M Supply Solutions	83.34
204995	10/09/2025	JACOB ROACH	432.00
204996	10/09/2025	JAKE HUBBELL	1,646.50
204997	10/09/2025	Jim's Auto Accessories Inc	145.22
204998	10/09/2025	Jones & Lang Sporting Goods	60.00
204999	10/09/2025	KENT NUSBAUM	432.00
205000	10/09/2025	Life Services EAP	2,271.15
205001	10/09/2025	MARIAH CAMPBELL	432.00
205002	10/09/2025	MATHUS HALE	432.00
205003	10/09/2025	MATTHEW OR REBECCA SMITH	900.00
205004	10/09/2025	Maury Co Clerk & Master	5.00
205005	10/09/2025	Maury Regional Hospital Marshall Medical Ctr	312.00
205006	10/09/2025	Maury Regional Medical Group	120.00
205007	10/09/2025	MCNEECE SERVICE COMPANY	166.00
205008	10/09/2025	Mutual Of Omaha	17,308.94
205009	10/09/2025	NITV Federal Services	1,495.00
205010	10/09/2025	Earlie Jones	199.99
205011	10/09/2025	PAJCO TECHNOLOGIES, LLC	25,528.00
205012	10/09/2025	Preventia Security	270.00
205013	10/09/2025	PROCARE PBM	73,135.54
205014	10/09/2025	Public Entity Partners	28,212.36
205015	10/09/2025	READING TRUCK EQUIPMENT, LLC	1,076.50
205016	10/09/2025	RYAN SCHULMAN	432.00
205017	10/09/2025	Safe Industries	171.85
205018	10/09/2025	Simple Com	36.00
205019	10/09/2025	Simple Com	72.00
205020	10/09/2025	South Central Tennessee Development District	8,755.00
205021	10/09/2025	SRM Concrete	1,856.00
205022	10/09/2025	Summit Uniforms	313.20
205023	10/09/2025	Sun Life Financial	40,104.46
205024	10/09/2025	Sunbelt Rentals Inc	1,169.95
205025	10/09/2025	Swift Repairs	4,990.94
205026	10/09/2025	TANGRAM DESIGN LLC	7,000.00
205027	10/09/2025	Ted's Sporting Goods	439.99
205028	10/09/2025	THE DAILY HERALD	35.00
205029	10/09/2025	Thomson Reuters - West	85.00

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205030	10/09/2025	TIES USER GROUP	560.00
205031	10/09/2025	TN Fire Equipment &	16,493.00
205032	10/09/2025	TN VALLEY AUTHORITY	263,346.75
205033	10/09/2025	United Waste Haulers Of TN LLC	472.00
205034	10/09/2025	VERIZON CONNECT	265.30
205035	10/09/2025	Volkert Inc	323.83
205036	10/09/2025	Vulcan Materials Co	2,503.88
205037	10/09/2025	W W Grainger Inc	139.74
205038	10/09/2025	Watershed Public Theatre	300.00
205039	10/09/2025	Waynes Pest Control	150.00
205040	10/09/2025	Waypoint Analytical, LLC	3,764.00
205041	10/09/2025	Wells Fargo Financial Leasing, Inc	257.40
205042	10/09/2025	WM CORPORATE SERVICES, INC	22,064.25
205043	10/16/2025	J R Wauford & Co Cons Eng, Inc	22,500.00
205044	10/16/2025	JUDY - ESCROW	107,914.94
205045	10/16/2025	JUDY CONSTRUCTION COMPANY	2,106,118.44
205046	10/16/2025	AMER FAMILY LIFE ASSURANCE	40.30
205047	10/16/2025	Airgas USA, LLC	158.00
205048	10/16/2025	ANTHEM SPORTS, LLC	5,121.90
205049	10/16/2025	AT&T	91.98
205050	10/16/2025	Atlantic Pools & Spas	6,800.00
205051	10/16/2025	Atmos Energy	1,655.41
205052	10/16/2025	BEST CLEANERS OF COLUMBIA, LLC	680.24
205053	10/16/2025	Best One Tire	1,863.24
205054	10/16/2025	Billy Capps	570.00
205055	10/16/2025	Blue Cardinal Chemical, LLC	3,261.84
205056	10/16/2025	BOSTELMAN REALTY LLC	100.00
205057	10/16/2025	BRANDON OWEN	300.00
205058	10/16/2025	Break Time Services	144.00
205059	10/16/2025	C & C Bucket Truck and Tree Service	1,900.00
205060	10/16/2025	CARDIO PARTNERS INC	50.00
205061	10/16/2025	CARRIE ANN BELL	50.00
205062	10/16/2025	Certified Languages International	59.45
205063	10/16/2025	CHOICE SCREENING	227.00
205064	10/16/2025	Cintas Corporation #241	890.96
205065	10/16/2025	Columbia Firefighter Assn	397.50
205066	10/16/2025	Columbia Oil Company Inc	3,768.43
205067	10/16/2025	COLUMBIA POWER & WATER SYSTEMS	20,669.38
205068	10/16/2025	COLUMBIA POWER & WATER SYSTEMS	100.00
205069	10/16/2025	COLUMBIA POWER & WATER SYSTEMS	1,061.77
205070	10/16/2025	Columbia State Foundation	25,000.00
205071	10/16/2025	COMPASS MEDIA LLC	3,000.00
205072	10/16/2025	Corey Stanage	275.00
205073	10/16/2025	CSL SERVICES, INC	6,250.00
205074	10/16/2025	Culleoka Company LLC	1,032.00
205075	10/16/2025	CUMBERLAND INTERNATIONAL	3,901.37
205076	10/16/2025	D & D Towing & Recovery	175.00
205077	10/16/2025	DEMAND MECHANICAL LLC	5,200.00
205078	10/16/2025	Duck River Electric	2,956.88
205079	10/16/2025	Rachel Harrison	107.00
205080	10/16/2025	Farmers Family Restaurant	5,525.00
205081	10/16/2025	FEDERAL SIGNAL CORPORATION	344,392.80

**CITY OF COLUMBIA
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205082	10/16/2025	Foley Products Company, LLC	1,182.00
205083	10/16/2025	Freedom Hill Land Management	395.00
205084	10/16/2025	G & C SUPPLY CO INC	1,513.90
205085	10/16/2025	JOSHUA COZART	275.00
205086	10/16/2025	Kim Dale	149.80
205087	10/16/2025	KRISTEN MEYERS	525.00
205088	10/16/2025	L Robert Grefseng	350.00
205089	10/16/2025	Lose Design - Lose & Associates, Inc	9,066.25
205090	10/16/2025	Lose Design - Lose & Associates, Inc	4,665.10
205091	10/16/2025	MAIN STREET MEDIA OF TN	507.60
205092	10/16/2025	MARIA CATHARINA VAN DEVENTER	125.00
205093	10/16/2025	MARK VINCENT PRUETT	200.00
205094	10/16/2025	Maury Co United Way	647.00
205095	10/16/2025	MAURY COUNTY HARVEST SHARE FOOD PANTRY	5,000.00
205096	10/16/2025	MEGAN FITZGERALD	175.00
205097	10/16/2025	MELISSA RAGER-AGUIAR	150.00
205098	10/16/2025	MID-SOUTH ELECTRIC INC	7,850.00
205099	10/16/2025	MissionSquare Retirement	250.00
205100	10/16/2025	Morrison Engineering LLC	3,500.00
205101	10/16/2025	NexAir LLC	50.70
205102	10/16/2025	Noe Aquilar	2,000.00
205103	10/16/2025	PMAM Corporation	6,000.00
205104	10/16/2025	Preventia Security	3,300.24
205105	10/16/2025	REACH TECHNOLOGIES	123.19
205106	10/16/2025	Virginia A Poag	13.00
205107	10/16/2025	Robert J Young Company LLC	63.04
205108	10/16/2025	SONIA M SACHA	100.00
205109	10/16/2025	SRM Concrete	1,435.00
205110	10/16/2025	Temple Inc	41,409.66
205111	10/16/2025	TN DEPT OF LABOR & WORKFORCE D	451.04
205112	10/16/2025	TN Property Management	8,566.93
205113	10/16/2025	TRACY LATHAM	600.00
205114	10/16/2025	Turner & Osborne Tire Co	572.06
205115	10/16/2025	U S BANK	400.00
205116	10/16/2025	Uline	3,548.04
205117	10/16/2025	United Waste Haulers Of TN LLC	4,820.89
205118	10/16/2025	US Bank Trust Natl Assn	2,608,732.50
205119	10/16/2025	Visual Media Co LLC	600.00
205120	10/16/2025	Volunteer Paving LLC	74,208.61
205121	10/16/2025	Vulcan Materials Co	692.97
205122	10/16/2025	Waynes Pest Control	1,545.00
205123	10/16/2025	Waypoint Analytical, LLC	152.00
205124	10/23/2025	ABC CONSTRUCTION	129,796.38
205125	10/23/2025	ACE HARDWARE	1,009.03
205126	10/23/2025	ANTHEM SPORTS, LLC	189.28
205127	10/23/2025	AT&T	95.00
205128	10/23/2025	AT&T (Fiber Optics)	726.44
205129	10/23/2025	Atlantic Pools & Spas	1,300.00
205130	10/23/2025	Atmos Energy	238.14
205131	10/23/2025	B's Tees	202.00
205132	10/23/2025	Best One Tire	1,984.96
205133	10/23/2025	Blue Cardinal Chemical, LLC	3,261.84

**CITY OF COLUMBIA
DISBURSEMENT REPORT
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205134	10/23/2025	BOBCAT OF NASHVILLE	1,002.85
205135	10/23/2025	Chrysler Dodge Jeep Ram of Columbia	256,369.50
205136	10/23/2025	Cintas Corporation #241	1,089.68
205137	10/23/2025	CMS Uniforms & Equipment	1,778.10
205138	10/23/2025	Columbia Machine Works	2,700.00
205139	10/23/2025	Columbia Oil Company Inc	30,376.75
205140	10/23/2025	Columbia Paint & Wallcover	220.22
205141	10/23/2025	COLUMBIA POWER & WATER SYSTEMS	2,124.11
205142	10/23/2025	COLUMBIA POWER & WATER SYSTEMS	2,270.17
205143	10/23/2025	COLUMBIA POWER & WATER SYSTEMS	1,405.23
205144	10/23/2025	Consolidated Pipe & Supply	453.00
205145	10/23/2025	Copycats Print Services Llc	250.50
205146	10/23/2025	David's Lock & Key Inc	940.99
205147	10/23/2025	Dell Marketing L P	350.00
205148	10/23/2025	Discount Plumbing & Electric Supply	32.34
205149	10/23/2025	DLT Solutions LLC	13,245.77
205150	10/23/2025	Duck River Electric	503.39
205151	10/23/2025	Mason Tays	120.71
205152	10/23/2025	ERIN PAVLIK	260.00
205153	10/23/2025	Fernwood Garden Center, LLC	637.00
205154	10/23/2025	Firstnet Services Provided By AT&T Mobility	2,822.61
205155	10/23/2025	Fitness Direct Service Inc	169.94
205156	10/23/2025	Fleming Sheet Metal Shop	1,200.00
205157	10/23/2025	Freedom Hill Land Management	785.00
205158	10/23/2025	Gresham Smith & Partners	1,404.53
205159	10/23/2025	J & M Supply Solutions	3,675.36
205160	10/23/2025	Jim's Auto Accessories Inc	9.71
205161	10/23/2025	KATE FREEMAN	100.00
205162	10/23/2025	Kimley-Horn & Associates, Inc	800.00
205163	10/23/2025	KREBS KUBOTA	9,340.85
205164	10/23/2025	Leaf Capital Funding LLC	668.26
205165	10/23/2025	Line to Line LLC	1,500.00
205166	10/23/2025	Mail Call	5,303.61
205167	10/23/2025	MAIN STREET MEDIA OF TN	908.80
205168	10/23/2025	Maury Co Government	16,390.79
205169	10/23/2025	Maury County 911	22,195.47
205170	10/23/2025	Maury Regional Hospital Marshall Medical Ctr	9,022.00
205171	10/23/2025	MICHAEL H WILLIAMSON	7,245.00
205172	10/23/2025	Mid TN Fence LLC	6,340.00
205173	10/23/2025	MID-SOUTH ELECTRIC INC	18,727.50
205174	10/23/2025	CONNIE M. CONRAD	75.00
205175	10/23/2025	Ed Morgan	1,000.00
205176	10/23/2025	HELEN D. ALEXANDER	75.00
205177	10/23/2025	Jon Bone	1,000.00
205178	10/23/2025	JUNE C. BOWMAN	75.00
205179	10/23/2025	L.M. COFFEY	75.00
205180	10/23/2025	SHARON G. MITCHELL	75.00
205181	10/23/2025	MORPHO USA, INC	21,888.00
205182	10/23/2025	MSD Environmental Services, Inc	13,500.00
205183	10/23/2025	MX-SPORT GRAFIX & AWARDS LLC	1,396.62
205184	10/23/2025	D Nickell Company LLC	315,875.90
205185	10/23/2025	Novatech Inc	1,150.99

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205186	10/23/2025	OPTIMUS GARAGE NASHVILLE, LLC	2,250.00
205187	10/23/2025	Preventia Security	84.00
205188	10/23/2025	PROCARE PBM	48,970.94
205189	10/23/2025	Robert J Young Company LLC	225.84
205190	10/23/2025	Rogers Group Inc	567.00
205191	10/23/2025	Safe Industries	865.59
205192	10/23/2025	Simplot Turf & Horticulture	7,842.00
205193	10/23/2025	South Central Tennessee Development District	59.00
205194	10/23/2025	Southern Duplicating of Middle Tennessee	560.96
205195	10/23/2025	SRM Concrete	2,476.00
205196	10/23/2025	STS Distribution	4,340.00
205197	10/23/2025	Swarco Industries LLC	300.00
205198	10/23/2025	T WOOD INSPECTIONS	1,000.00
205199	10/23/2025	Tennessee One-Call	341.00
205200	10/23/2025	The Marbet Company	4,250.00
205201	10/23/2025	Uline	896.83
205202	10/23/2025	United Waste Haulers Of TN LLC	524.24
205203	10/23/2025	Unum Life Insurance Co Of Amer	3,322.40
205204	10/23/2025	VERIZON WIRELESS 00028	165.40
205205	10/23/2025	Verizon Wireless 03	41.97
205206	10/23/2025	Verizon Wireless 05	989.91
205207	10/23/2025	Verizon Wireless 07	1,160.84
205208	10/23/2025	Verizon Wireless 09	938.93
205209	10/23/2025	Verizon Wireless 10	787.90
205210	10/23/2025	VIKING CIVES MIDWEST	284,848.60
205211	10/23/2025	VOLUNTEER HOME SOLUTIONS	1,000.00
205212	10/23/2025	Volunteer Paving LLC	89.76
205213	10/23/2025	Vulcan Materials Co	7,762.67
205214	10/23/2025	Waynes Pest Control	835.00
205215	10/23/2025	Waypoint Business Solutions LLC	250.00
205216	10/23/2025	WM CORPORATE SERVICES, INC	18,432.75
205217	10/30/2025	Angela Tosh	95.00
205218	10/30/2025	Atmos Energy	2,232.45
205219	10/30/2025	Best One Tire	465.81
205220	10/30/2025	Break Time Services	99.00
205221	10/30/2025	BRIAN MCKELVY	35.00
205222	10/30/2025	Brookmeade Hardware & Supply	263.54
205223	10/30/2025	CARRIE ANN BELL	225.00
205224	10/30/2025	CHARTER COMMUNICATIONS	1,099.00
205225	10/30/2025	CHERYL SECREST	317.70
205226	10/30/2025	Chrysler Dodge Jeep Ram of Columbia	42,728.25
205227	10/30/2025	Cintas Corporation #241	1,404.26
205228	10/30/2025	City Of Col Employees Retireme	232,595.97
205229	10/30/2025	City Of Col Tn Retirement	23,436.58
205230	10/30/2025	CLINTON LEE	400.00
205231	10/30/2025	Colonial Life	6,831.00
205232	10/30/2025	Columbia Firefighter Assn	397.50
205233	10/30/2025	Columbia Neon Co	1,350.00
205234	10/30/2025	Columbia Oil Company Inc	3,789.92
205235	10/30/2025	COLUMBIA POWER & WATER SYSTEMS	8,187.13
205236	10/30/2025	COLUMBIA POWER & WATER SYSTEMS	762.95
205237	10/30/2025	COLUMBIA POWER & WATER SYSTEMS	1,428.81

**CITY OF COLUMBIA
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205238	10/30/2025	COLUMBIA POWER & WATER SYSTEMS	55.10
205239	10/30/2025	COLUMBIA POWER & WATER SYSTEMS	2,867.68
205240	10/30/2025	Columbia Powersports Supercenter	1,722.81
205241	10/30/2025	Cook's Pest Control Inc	117.00
205242	10/30/2025	Copycats Print Services Llc	107.70
205243	10/30/2025	Culleoka Company LLC	733.00
205244	10/30/2025	Cumberland Machine Co Inc	40,340.45
205245	10/30/2025	Duck River Electric	269.87
205246	10/30/2025	Annette Gerretse	62.44
205247	10/30/2025	Freedom Hill Land Management	510.00
205248	10/30/2025	IACP-INTERNATIONAL ASSOC OF	1,225.00
205249	10/30/2025	Impressions	1,521.00
205250	10/30/2025	KATE FREEMAN	75.00
205251	10/30/2025	Kenny Marshall	245.70
205252	10/30/2025	KRISTEN MEYERS	475.00
205253	10/30/2025	Lynch Equipment Sales	532.00
205254	10/30/2025	MAIN STREET MEDIA OF TN	122.08
205255	10/30/2025	MARIA CATHARINA VAN DEVENTER	150.00
205256	10/30/2025	MARK VINCENT PRUETT	200.00
205257	10/30/2025	Maury Co United Way	647.00
205258	10/30/2025	Maury County 911	8,041.17
205259	10/30/2025	Maury County Solid Waste	114,645.50
205260	10/30/2025	Maury Regional Hospital Marshall Medical Ctr	5,048.00
205261	10/30/2025	MEGAN FITZGERALD	200.00
205262	10/30/2025	MELISSA RAGER-AGUIAR	50.00
205263	10/30/2025	Candy J. Baxter	75.00
205264	10/30/2025	DONALD G. MYERS	75.00
205265	10/30/2025	EDITH A. WHITLEY	75.00
205266	10/30/2025	JEFFREY BROWN	75.00
205267	10/30/2025	KAREN A. PARKHURST	75.00
205268	10/30/2025	SANDRA KEPLER	75.00
205269	10/30/2025	NAFECO Inc	823.10
205270	10/30/2025	RANDY MCBROOM	238.70
205271	10/30/2025	HYWATER TITLE	94.00
205272	10/30/2025	Southeast Title of Murfreesboro, LLC	36.00
205273	10/30/2025	Robert J Young Company LLC	502.44
205274	10/30/2025	ROSE HILL CEMETERY ASSOCIATION	17,835.00
205275	10/30/2025	S & T WELDING	200.00
205276	10/30/2025	Siddons-Martin Emergency Group LLC	3,043.30
205277	10/30/2025	SIKES SERVICES, LLC	31,600.00
205278	10/30/2025	SONIA M SACHA	50.00
205279	10/30/2025	Southwest Electric Company	4,994.00
205280	10/30/2025	SRM Concrete	727.24
205281	10/30/2025	State Systems, LLC	440.00
205282	10/30/2025	TN Bureau Of Investigation	560.00
205283	10/30/2025	TN Dept of Labor & Workforce Dev B&E Unit	180.00
205284	10/30/2025	Tony Massey	245.70
205285	10/30/2025	TRISTAR FIRE TENNESSEE LLC	2,250.00
205286	10/30/2025	United Waste Haulers Of TN LLC	2,605.58
205287	10/30/2025	Verizon	3,468.26
205288	10/30/2025	Verizon Wireless 01	945.70
205289	10/30/2025	Verizon Wireless 04	4,008.52

**CITY OF COLUMBIA
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205290	10/30/2025	Wanda McClain	83.78
205291	10/30/2025	WASTEBUILT ENVIRONMENTAL SOLUTIONS, LLC	8,800.00
205292	10/30/2025	Waynes Pest Control	150.00
205293	10/30/2025	Waypoint Analytical, LLC	1,430.00

GENERAL

Total Purchase Cards:	\$	140,675.83
Total Payroll Transfers:	\$	1,698,471.19
Total Misc. Transfers:	\$	1,214,783.61
Total Checks:	\$	<u>1,454,861.59</u>
Total:	\$	4,508,792.22

STATE STREET AID

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>322,042.79</u>
Total:	\$	322,042.79

SANITATION

Total Purchase Cards:	\$	5,563.69
Total Payroll Transfers:	\$	99,162.07
Total Misc. Transfers:	\$	80,698.70
Total Checks:	\$	<u>296,828.56</u>
Total:	\$	482,253.02

WASTEWATER

Total Purchase Cards:	\$	7,726.60
Total Payroll Transfers:	\$	204,132.08
Total Misc. Transfers:	\$	19,968.55
Total Checks:	\$	<u>5,030,006.24</u>
Total:	\$	5,261,833.47

DRUG

Total Purchase Cards:	\$	341.55
Total Checks:	\$	<u>1,030.65</u>
Total:	\$	1,372.20

INSURANCE

Total Misc. Transfers:	\$	25,094.38
Total Checks:	\$	<u>182,979.94</u>
Total:	\$	208,074.32

**CITY OF COLUMBIA
DISBURSEMENT REPORT
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CAPITAL PROJECTS

Total Purchase Cards:	\$	11,619.44
Total Misc. Transfers:	\$	138,355.38
Total Checks:	\$	<u>1,264,456.38</u>
Total:	\$	1,414,431.20

GRANT

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>478,670.31</u>
Total:	\$	478,670.31

IDB

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>263,346.75</u>
Total:	\$	263,346.75

DEBIT SERVICE

Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>610,275.00</u>
Total:	\$	610,275.00

Surplus Listing for Council Agenda 12/11/2025

Inv Id	Description	Serial#	Department
3952	Apple iPhone 13 Mini		Finance



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: 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 FOR YEAR 1 - 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, Agreement.

PMAM Corporation

False Alarm Management Solution-SaaS License Agreement

GENERAL: This Agreement is a legally binding agreement between Columbia, TN, with its principal offices at 700 North Garden Street, Columbia, TN 38401 and PMAM Corporation ("PMAM" or "us")) and governs the terms and conditions that apply to delivery of Software as a Service ("SaaS") services as described in this Agreement.

1. The Term of this Agreement is three years.

2. SERVICE AND USE OF SERVICE: The SaaS is a software application service which PMAM provides via the internet referred to herein as False Alarm Management Solution ("FAMS"). The software is installed at a server at PMAM or at PMAM's election, at a third party. The service is used via internet or other data connection. PMAM grants to the Authority the non-exclusive, non-transferrable, and non-sublicensable rights to use the FAMS software. This license allows the Authority to use FAMS in order to process and store alarm permit related data. This license is for use to manage the Authority false alarm program, the Authority may not resell or distribute. This license covers and includes all related interfacing modules that may be used in order to interface FAMS with existing onsite applications and processes.

FAMS is used to manage False Alarm Reduction Ordinances. FAMS allows for the registration of new permits, bill for permit renewals, track false alarms, bill for false alarms, hold hearings, and generate reports for permits, alarms, and hearings. Also to maintain a citizen web-portal where citizens can apply for a new permit and pay online.

3. LICENSE VALIDITY: This license is valid so long as the Authority are current on service fees and have not breached any of the Authority obligations contained in this Agreement.

4. SERVICE FEES: A **\$583.33** monthly service fee is to be paid in advance. This monthly fee will be paid annually, in advance, in a single installment of **\$7,000** on the pre-arranged date agreed between the Authority and PMAM for 3 years.

Access to data and services is conditioned upon the timely payment of service fees. We recognize that as a governmental entity, the Authority are exempt from taxes. All amounts invoiced hereunder are due and payable within 30 days of the date of the invoice.

5. SERVICE AND SUPPORT: The following service and support is included within the monthly service fee: (a) training will be available to the Authority over the internet, and (b) customer service will be available from 8:30 am to 4:30 pm Central Standard Time, Monday through Friday, unless such day is a U.S. Federal or State holiday, via means of telephone or over the internet through the use of remote access software.

Setup and data conversion fees are one time only fees and are non refundable. If PMAM carries out an update or upgrade of the FAMS software it will be provided to the Authority free of charge. No guarantee is made that updates or upgrades will be available. If the Authority request a

False Alarm Management SolutionSaaS License Agreement

modification to the FAMS software, PMAM will provide to the Authority a fee estimate and time estimate for providing the modification. At PMAM's election, the FAMS software modification shall be available to all of PMAM's customers.

6. SOFTWARE OWNERSHIP: All software and modules and modifications are the sole property of PMAM and all rights not expressly granted to the Authority in this Agreement are reserved by us. PMAM is the owner of title, copyright, and other intellectual property. The software is licensed, not sold. The rights of use in this Agreement refer only to the object code and not to the source code. The Authority may not reverse engineer, decompile, or otherwise disassemble the software. The FAMS or the SaaS services may not be copied or modified in any manner by the Authority. This Agreement does not grant to the Authority any rights to trademarks or service marks.

7. OWNERSHIP OF DATA: The Authority retain sole ownership of all data entered into FAMS during the operation of the Authority business and the lease of the software. We will use commercially reasonable efforts to keep the Authority data protected. Upon request we will provide backups to the Authority for the Authority storage.

8. DATA PRIVACY: The Authority and PMAM both agree to maintain and obligate our respective employees to maintain the confidentiality of all information not generally known relating to this Agreement and FAMS or the data of the other party which becomes accessible through the preparation and performance of this Agreement. This obligation will continue during the term of this agreement and after the termination or expiration of this agreement. We agree that the Authority obligation under this Section is subject to Tennessee Public Records Laws.

9. DATA ACCESS: PMAM will provide the Authority with 24/7 access to the Authority data at a minimum with 98% uptime, measured monthly, excluding the periods of maintenance, updates, upgrades, modification implementation, and Force Majeure Events (as defined herein). PMAM has the right to suspend or disconnect the service wholly or partly if necessary for repair, upgrade, or maintenance. PMAM will perform maintenance on a regular basis, communicate such maintenance on a reasonable basis, and if possible, communicate in advance and perform the maintenance on off-peak periods. If the Authority data becomes inaccessible due to problems at PMAM's facilities other than during periods of maintenance, updates, upgrades, modification implementation, or a Force Majeure Event, PMAM will refund 1 day of service fees for every hour the Authority are not able to access the Authority data for a maximum of sixty (60) days. Such payment is the sole remedy for failure of any service obligations or other breach of this Agreement by PMAM.

10. TERMINATION: There are no cancellation fees. To terminate this Agreement the Authority must provide to PMAM written notice of termination a minimum of 90 days prior to the Authority desired termination date. If the Authority terminate this Agreement, the Authority may receive the unused portion of the pre-paid monthly fees prorated over the months remaining of the twelve months the Authority paid to use the SaaS service; provided that no other fees will be refundable, including, without limitation, modification fees, setup and data conversion fees, and fees

False Alarm Management Solution-SaaS License Agreement

for additional or excess services. If the Authority fail to make timely payments or breach any other obligations, PMAM may immediately block access to FAMS and upon written notice to the Authority, terminate this Agreement effective immediately.

11. WARRANTY: PMAM represents and warrants that it has title and ownership of FAMS and has the authority to grant the license hereunder.

12. DISCLAIMER OF WARRANTY: THE SOFTWARE AND ITS RELATED MATERIAL ARE PROVIDED "AS IS" AND WITHOUT WARRANTY OF ANY KIND, AND PMAM EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE OR THAT THE SOFTWARE WILL MEET ANY CUSTOMER REQUIREMENTS. PMAM DOES NOT GUARANTEE THAT THE SERVICES WILL BE PERFORMED UNINTERRUPTED, TIMELY, ERROR FREE OR MALWARE FREE. THE AUTHORITY ACKNOWLEDGE THAT PMAM DOES NOT CONTROL THE TRANSFER OF DATA OVER COMMUNICATIONS FACILITIES, INCLUDING THE INTERNET, AND THAT THE SERVICE MAY BE SUBJECT TO LIMITATIONS, DELAYS AND OTHER PROBLEMS INHERENT IN THE USE OF SUCH COMMUNICATION FACILITIES. PMAM IS NOT RESPONSIBLE FOR ANY DELAYS, DELIVERY FAILURES, OR OTHER DAMAGE RESULTING FROM SUCH PROBLEMS.

13. LIABILITY: PMAM is released from its obligations to perform services under this Agreement if and to the extent that such failure is due to the occurrence of an act, event or condition which was not reasonably foreseeable and/or the consequences of which cannot reasonably be removed or avoided by PMAM, including, without limitation, national emergency, acts of God, strikes or other labor issues, disruption of electrical service, cable or network damage caused by a third party, or natural disasters (a "Force Majeure Event"). PMAM's liability arising out of or in connection with a defect or failure in service is limited to the correction of the defect or failure or alternatively, the re-performance of the service. IN NO EVENT WILL PMAM BE RESPONSIBLE FOR ANY INDIRECT OR CONSEQUENTIAL DAMAGE, LOSS OF PROFIT, LOSS OF USE, UNREALIZED SAVINGS, LOSS OF EARNINGS, OR BUSINESS OR PRODUCTION INTERRUPTION, INCIDENTAL, EXEMPLARY, OR PUNITIVE DAMAGES..

14. VARIOUS: This Agreement is governed by the laws of the State of Tennessee without giving effect to the conflict laws rules or choice of laws rules thereof. Venue for any action brought relating to this Agreement or the Authority use of the FAMS software shall be proper only in Columbia, Tennessee. The heading are convenience only and do not effect the terms or provisions hereof. This Agreement may not be assigned by the Authority. This Agreement contains the entire agreement of the parties and supersedes any prior or contemporaneous agreement or discussion. This Agreement may be amended only by written agreement signed by other parties.

PMAM Corporation

False Alarm Management Solution-SaaS License Agreement

IN WITNESS WHEREOF, the parties have duly executed this Contract as of the day and year last signed below.

The City of Columbia, TN

PMAM Corporation

By:

By:

Date

Date

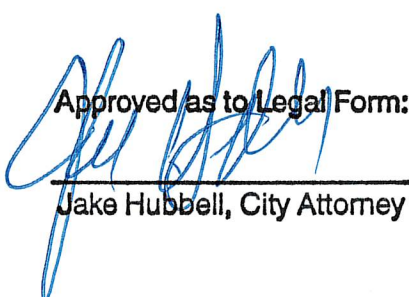
Attest:

Attest:

Date

Date

Approved as to Legal Form:



Jake Hubbell, City Attorney



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad H. Jablonski, Assistant City Manager/CFO, tjablonski@columbiatn.gov, (931) 560-1559

AGENDA ITEM TITLE: ACCEPTANCE OF THE CITY OF COLUMBIA ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2025 – FINANCE - SPG, FINANCIALLY RESPONSIBLE CITY PROVIDING EXCELLENT SERVICES.

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: Copy of City of Columbia Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2025.



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

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.

CERTIFICATION:

ATTACHMENTS: Mission Square Employers Guide to the SECURE 2.0 Act, 457 Plan ROTH Contributions, City of Columbia Plan Change Checklist for plan #300580, City of Columbia Plan Change Checklist for plan #306911, SECURE 2.0 ROTH Mandate bullet points

An Employer's Guide to the SECURE 2.0 Act

On Dec. 29, 2022, the Setting Every Community Up for Retirement Enhancement 2.0 Act (SECURE 2.0) was signed into law as part of a year-end appropriations bill. As with any new legislation, there are many questions that need to be answered, and guidance or relief will be needed for certain provisions.

Plan Amendment Deadlines

Plan amendments related to SECURE 2.0 provisions are due by the last day of the first plan year beginning on or after Dec. 31, 2029, for governmental plans and Dec. 31, 2026, for nongovernmental plans, or such later date as the secretary of the Treasury may prescribe.

Key SECURE 2.0 Provisions

The key SECURE 2.0 retirement provisions to focus on are:

- Changing the Required Minimum Distribution (RMD) rules.
- Roth catch-up wage threshold applies to age 50 and age 60 to 63 catch-up contributions.
- Simplifying plan administration.
- Establishing rules for the creation of, and access to, savings for emergency purposes.

Changing Plan Provisions – Amend Your Plan

Most often, an amendment is required before changes can be implemented in the recordkeeping system.

For information on changing your plan provisions, see the [Change Plan Provisions Guide](#).

- Obtain approval from your board/governing body, as needed.
- To amend your plan, a completed Request for SECURE 2.0 and Other Plan Changes Checklist to MissionSquare Plan Services.
- You will receive a signature-ready document to execute from MissionSquare Plan Services.

Please note: You will be contacted within three to five business days if more information is needed; otherwise, MissionSquare Plan Services will send you a signature-ready document typically within seven business days of the letter of instruction unless volume is high.

Key SECURE 2.0 Provisions for Governmental Plans by Year

2023		
Provision	Description	Required?
Increase in age for Required Beginning Date for RMDs (107)	- Increases the age for RMDs from 72 to 73 in 2023. - Those attaining age 72 in 2022 or earlier are unaffected. - Increases the RMD age to 75 in 2033.	Mandatory Jan. 1, 2023
Reduction in Excise Tax for RMDs (302)	- Reduces the excise tax from 50% to 25% on RMDs that aren't taken in a timely manner. - If the failure to take an RMD is corrected within a defined correction window, the excise tax on the failure is reduced even further to 10%.	Mandatory Taxable years beginning after Dec. 29, 2022
Eliminate the "First Day of the Month" requirement for 457(b) plans (306)	Allows deferral rate elections to be made at any time prior to the date that the compensation being deferred is available, thus conforming the 457(b) rule to the 401(k) and 403(b) rules.	Optional Taxable years beginning after Dec. 29, 2022
Special rules for Qualified Federally Declared Disasters (331)	- Provides permanent disaster withdrawal rules for defined contribution plans and individual retirement accounts that opt to permit disaster withdrawals. - The maximum withdrawal amount is \$22,000 per disaster. - The taxable withdrawal amount is included in income over three years unless the participant elects otherwise. - The withdrawal is exempt from the 10% early withdrawal penalty tax, direct rollover requirements, and mandatory 20% federal tax withholding.	Optional For disasters occurring on or after Jan. 26, 2021
Repeal of Direct Payment Requirement for Health and Long-Term Care Insurance (328)	- The present law provides an exclusion from gross income (\$3,000) for a distribution from a governmental retirement plan to a retired public safety officer to pay for their health insurance premiums. Originally, it required that the plan directly pay the insurance company. - SECURE 2.0 repeals the requirement to pay directly to the health plan (participant would attest on their tax return).	Optional Distributions made after Dec. 29, 2022

2023

Provision	Description	Required?
Distributions to Firefighters, Modification of Eligible Age for Exemption from Early Withdrawal Penalty Including Certain State and Local Correction Employees (308, 329, 330)	Modifies the exemption to: - Also apply to individuals with 25 years of service under the plan. - Be made available to corrections and forensic security officers. - Include all firefighters (even if privately employed).	Mandatory Distributions made after Dec. 29, 2022
Employee Certifying that Deemed HSW and UEW Conditions are Met (312)	Employers may rely on participant-written certifications that a distribution is being made when a participant is faced with an unforeseeable emergency or a hardship, as described in the Treasury regulations.	Optional Plan years beginning after Dec. 29, 2022

2024

Provision	Description	Required?
Roth Catch-Up Wage Threshold also known as the "Roth Mandate" (603)	- Employees whose prior year Social Security wages with their current employer exceeded the Roth catch-up wage threshold, as indexed (\$145,000 in 2025) must designate age 50 or age 60-63 catch-up contributions as Roth contributions. - If a plan does not allow Roth contributions, employees whose prior year wages exceeded the threshold will be ineligible to make age 50 or age 60-63 catch-up contributions. 457(b), 401(k), and 403(b) plans will need to permit Roth contributions to continue allowing employees earning over the Roth catch-up wage threshold to make age 50 and age 60-63 catch-up contributions in 2026 and beyond. - The special pre-retirement catch-up contributions available in 457(b) and 403(b) plans are exempt from the Roth catch-up requirements.	Mandatory after January 1, 2026. Optional for 2024 and 2025.
Required Minimum Distributions - Exclude Roth Assets (325)	- Pre-death RMD calculations for participant accounts will exclude Roth assets. - This change aligns RMD rules within employer-sponsored retirement plans with RMD rules in Roth IRAs.	Mandatory January 1, 2024
Surviving Spouse Election to be Treated as Employee (327)	- Permits the surviving spouse beneficiary of an employee's retirement plan account to elect to be treated as the employee for purposes of the RMD rules. - Aligns the retirement plan RMD rules with the IRA RMD rules for sole spousal beneficiaries.	Mandatory Calendar years after Dec. 31, 2023
Eliminating Unnecessary Plan Requirements Related to Unenrolled Participants (320)	- Generally exempts defined contribution plans from furnishing disclosures and notices that are otherwise required to be furnished to "unenrolled participants" if certain conditions are met. - Generally not applicable to non-Employee Retirement Income Security Act plans.	Optional Plan years beginning after Dec. 29, 2022

2024		
Provision	Description	Required?
Exception to Penalty on Early Distributions for Individuals with a Terminal Illness (326)	- Provides a new exception to 10% for distributions made to certain terminally ill participants. - Unlike other new exceptions, there is no special withdrawal. - Not applicable for 457(b) distributions.	Mandatory Distributions made after Dec. 29, 2022
Optional Treatment of Employer Matching or Nonelective Contributions as Roth (604)	- Employees participating in a 401(a), 403(b), or governmental 457(b) plan may elect to designate employer matching and nonelective contributions as Roth. - Only available for employer contributions that are 100% vested.	Optional Plan years beginning after Dec. 29, 2022
Penalty-free Withdrawals for Individuals in Case of Domestic Abuse (314)	- Allows penalty-free withdrawals from a retirement plan (excluding pension assets), including on an in-service basis, or IRA for domestic abuse victims. - The aggregate amount of such withdrawals for any individual can't exceed the lesser of \$10,000 (indexed for inflation) or 50% of the employee's vested account balance. - Employers may rely on a participant's certification that the distribution is for a domestic abuse victim. - Similar to a qualified birth or adoption distribution, this distribution can be repaid and is exempt from the 10% early withdrawal penalty tax, direct rollover requirements, and mandatory 20% federal tax withholding.	Optional Distributions made after Dec. 31, 2023
Expansion of Employee Plans Compliance (305)	- Makes permanent the self-correction of automatic enrollment failures, automatic increase failures, and failures to implement affirmative deferral elections by employees covered under an automatic enrollment feature. - Generally follows correction procedures currently under the EPCRS (which were set to expire Dec. 31, 2023), including: - The requirement that the failure be corrected no later than nine and a half months after the end of the plan year (or earlier if the employee notifies the employer of the failure). - Requirements to make up missed matching contributions and associated earnings. - The requirement of the 45-day employee notice.	Mandatory Errors occurring after Dec. 31, 2023

2024

Provision	Description	Required?
Hardship Withdrawal Rules for 403(b) Plans (602)	- Harmonizes the hardship distribution rules applicable to 401(k) and 403(b) plans. - Permits 403(b) plan participants to receive a hardship distribution from salary reduction contributions, qualified nonelective contributions, qualified matching contributions, and earnings on these contributions. - A 403(b) distribution will not be treated as failing solely because the employee does not take a loan available under the plan.	Optional Jan. 1, 2024
Treatment of Student Loan Payments as Elective Deferrals for Purposes of Matching Contributions (110)	- Employers for all plans will be permitted to make matching contributions with respect to qualified student loan payments. - A qualified student loan payment is generally defined as any indebtedness incurred by the employee solely to pay the qualified higher education expenses of that employee. - The employer may rely on employee certification of qualified student loan repayments. - For purposes of nondiscrimination testing (not applicable for governmental plans), permits a plan to separately test the employees who receive matching contributions on student loan repayments.	Optional Plan years beginning after Dec. 31, 2023
Withdrawals for Certain Emergency Expenses (up to \$1,000) (115)	- Permits withdrawals to pay for "unforeseeable or immediate financial needs relating to necessary personal or family emergency expenses" without the Internal Revenue Code 72(t) 10% penalty tax for early withdrawal. - The amount is limited to up to \$1,000 per year (or if the account contains less than \$2,000, the amount that exceeds \$1,000), and the emergency withdrawal can be repaid to the plan (or IRA) within three years. - A participant isn't permitted to take another emergency withdrawal from the same plan (or IRA) in the three-year period unless the participant has repaid the emergency withdrawal or made contributions that equal or exceed the amount of the prior emergency withdrawal to the plan (or IRA). - These emergency expense withdrawals aren't permitted in defined benefit plans.	Optional Distributions made after Dec. 31, 2023

2024

Provision	Description	Required?
Emergency Savings Accounts Linked to Individual Account Plans (PLESA) (127)	- Allows ERISA employers to add a PLESA to their retirement plan. To contribute to a PLESA, an employee must meet the eligibility criteria established by the plan and not be a highly compensated employee. - Employers may opt to automatically enroll employees into a PLESA with a contribution rate no greater than 3%. - The total amount in an employee's account is limited by the plan but can't be more than \$2,500 (indexed annually). Once the cap is reached, additional contributions may be directed to the employee's Roth contribution account or stopped until the PLESA balance falls below the cap. - There can't be a minimum contribution or account balance requirement. - Must be funded post-tax with Roth contributions. - Withdrawals must be allowed from the account at least once per month (and processed as soon as practicable), and at least the first four withdrawals from the account may not be assessed any fees for said transaction. - Withdrawals are penalty free and don't need to be substantiated to show a qualifying emergency cause. - Deferrals to the PLESA would be eligible for any matching contributions provided under the plan, with an annual matching cap set at the \$2,500 maximum account balance. - On termination of employment, any PLESA balance can be converted to the Roth account within the plan or distributed to the participant.	Optional (Guidance is needed to determine whether this provision is available to governmental plans.) Plan years beginning after Dec. 31, 2023
Updating Dollar Limits for Mandatory Distributions (304)	Increases the threshold for making involuntary distributions from \$5,000 to \$7,000.	Optional Distributions beginning after Dec. 31, 2023
Exemption for Certain Automatic Portability Transactions (120)	- Creates a new prohibited transaction exemption that permits a retirement plan service provider, subject to several conditions (including acknowledging fiduciary status), to provide a plan with automatic portability services that transfer a default IRA account into an employee's current employer's plan unless the employee elects otherwise. - The U.S. Department of Labor issued proposed regulations in January 2024. Final regulations from the DOL are still pending. - Permits providers to charge a fee for executing these transactions. - Mandates specific disclosures regarding transaction.	Optional Transactions occurring on or after Dec. 29, 2023

2025 and Later

Provision	Description	Required?
Higher Catch-up Limit to Apply for ages 60 to 63 (109)	- The age-based catch-up contribution limit for all plans has been increased for individuals who attain age 60 through 63 to the greater of \$10,000 or 150% of the regular catch-up contribution limit for 2024 (indexed for inflation). - The catch-up contribution limit for individuals aged 50 and older is \$7,500 in 2025.	Optional Taxable years beginning after Dec. 31, 2024
Expansion of Employee Plans Compliance Resolution System (EPCRS) (305)	- SECURE 2.0 directs changes to the EPCRS (Rev. Proc. 2021-30 or any successor) to reflect that "eligible inadvertent failures" (not fully defined but broader than "operational errors") can be corrected without having to determine whether they're significant or insignificant and without time limitation, provided that: - The IRS doesn't discover the failure before action to correct the failure has begun. - The correction is completed "within a reasonable period" after the failure is identified.	Mandatory IRS revenue procedure must be updated by Dec. 29, 2024, to incorporate new self-correction rules.
Exclusion of Certain Disability-Related First Responder Retirement Payments (309)	Allows first responders to exclude from gross income pension or annuity payments received from a 401(a), 403(b), or governmental 457(b) plan in connection with the individual's service as a law enforcement firefighter, paramedic, or emergency-related technician, subject to disability-related limits.	Mandatory Taxable years beginning after Dec. 31, 2026
Repayment of Qualified Birth or Adoption Distributions (QBAD) limited to 3 years (311)	Limits the QBAD repayment period to the three-year period beginning on the day after the QBAD was received.	Mandatory Jan. 1, 2026
Improving Coverage for Part-time Workers (125)	- Accelerates the requirement of coverage of long-term part-time employees by reducing the service condition from three years to two years. - Excludes service prior to 2021 for the special long-term part-time employee vesting requirement so it now aligns with service that's counted for eligibility.	Mandatory (for 401(k) and ERISA 403(b) plans) Plan years beginning after Dec. 31, 2024, (except as otherwise provided)

2025 and Later

Provision	Description	Required?
Saver's Match and Promotion of Saver's Match (103/104)	- Changes the existing retirement savings contribution credit (the Saver's Credit) with respect to retirement plan and IRA contributions made by eligible individuals from a nonrefundable tax credit against taxes owed (i.e., tax refund) to a federally funded matching contribution, regardless of the individual's tax obligation. - The matching contribution is equal to 50% of the individual's contributions that don't exceed \$2,000 until the individual reaches certain income levels. - Subject to a phaseout between \$41,000 and \$71,000 for taxpayers filing a joint return (\$20,500-\$35,500 for single taxpayers and married filing separately; \$30,750-\$53,250 for head-of-household filers). - The matching contribution is treated as a pretax contribution and deposited into the individual's IRA, employer retirement plan account (provided it accepts such contribution) or Achieving a Better Life Experience Act account as directed by the individual. - If the matching contribution is less than \$100, it will be treated as a tax credit.	Mandatory Taxable years beginning after Dec. 31, 2026
Long-Term Care Contracts Purchased with Retirement Plan Distributions (334)	- Adds an exception to the restrictions to in-service withdrawals. - Permits a limited amount of distributions each year for long-term care premiums. - Limited to the amount paid for coverage, 10% of the employee's nonforfeitable accrued benefit in the plan, \$2,500 (indexed).	Optional Dec. 29, 2025
Provisions Relating to Plan Amendments (501)	- Plan amendments related to SECURE 2.0 implementation must be adopted no later than the end of 2027 for governmental plans. - Also amends plan amendment deadlines for the Coronavirus Aid, Relief, and Economic Security Act, the SECURE Act of 2019, and the Taxpayer Certainty and Disaster Tax Relief Act to the end of 2027 for governmental plans.	Mandatory Adopted no later than Dec. 31, 2029

IRA Changes – For Your Information (No Action Required)		
Provision	Description	Effective Date
Indexing IRA Catch-up Limit (108)	- Indexes the IRA catch-up limit. - Similar to the indexing of the regular IRA contribution limit.	Taxable years beginning after Dec. 31, 2023
One-Time Election Charitable Distributions to split-interest entity (307)	- Inflation adjustments for limitations. - New exclusion for distributions to split-interest entities.	Taxable years beginning after the date of enactment (i.e., beginning Jan. 1, 2024)
Elimination of Additional Tax on Corrective Distributions of Excess Contributions (333)	Clarifies that the 10% early distribution tax does not apply to net income on excess IRA contributions if returned by the individual's tax return filing deadline (including extensions).	Determinations made after Dec. 29, 2022.
Special Rules for Certain Distributions from Long-Term Qualified Tuition Programs to Roth IRAs (529 plans) (126)	- The designated beneficiary of a 529 account that's been maintained for at least 15 years may request a tax-free direct rollover of the account's assets to such designated beneficiary's Roth IRA. - The rollover may not exceed the aggregate amount contributed to the 529 account (and earnings attributable thereto) before the five-year period ending on the date of the distribution, subject to a lifetime rollover maximum of \$35,000. - The rollover is subject to Roth IRA contribution limits.	Distributions after Dec. 31, 2023

MissionSquare is continuing to monitor this legislation as it unfolds and will make updates to our resources accordingly. If you have any questions, please reach out to your MissionSquare representative at (800) 326-7272.

457 Plan Roth Contributions

Roth contributions give you another tax-advantaged savings option, allowing you to benefit from tax-free withdrawals in retirement.

How It Works

- A percentage of your pay, or a specified dollar amount, can be contributed to your 457 plan as a Roth contribution.
- Roth contributions are made on an after-tax basis and won't reduce your income taxes for the year (unlike pre-tax contributions).
- Roth contributions and associated earnings can be withdrawn tax-free, if the requirements for a qualified distribution are met.

Contribution Limits

457 plan contribution limits apply to the combination of pre-tax and Roth contributions. You can continue making pre-tax contributions only or designate a portion (or all) of your contributions as Roth contributions.

Qualified Tax-free Distributions

Distributions of Roth assets will be tax-free if:

- A period of five years has passed since January 1 of the year of your first Roth contribution
- You're at least age 59½ (or disabled or deceased)

You're eligible for distributions upon separation from service with your employer. In-service withdrawal options, such as emergency withdrawals, may also be available.

Benefits

In addition to potentially tax-free withdrawals in retirement, Roth contributions allow for:

- **Higher contribution limits than Roth IRAs** – 457 plans allow for greater after-tax savings.
- **Eligibility at all income levels** – Unlike Roth IRAs, your ability to make Roth contributions to a 457 plan doesn't depend on your income.
- **Tax planning** – Having both pre-tax assets and Roth assets allows you to choose the source of funds most advantageous to your situation.

More Information

The chart on the following pages compares Roth and other retirement plan contributions.

The Roth Analyzer (www.missionsq.org/rothanalyzer) can also help you compare Roth and pre-tax contributions, given your present and anticipated future financial situations. Making both types of contributions may make sense.

Set up Roth contributions – it's easy!

If your plan permits online contribution changes, simply log into your account at www.missionsq.org and select **Contributions**. Otherwise, contact your MissionSquare Retirement Plans Specialist.

(continued)

Plan Features Overview

Feature	457 Plan		Roth IRA
	Pre-tax	Roth	Roth
Contributions			
Maximum Contribution 2023	Normal limit (above \$22,500) \$22,500 Age 50 catch-up: \$7,500* (\$30,000 total) Or Pre-retirement catch-up: \$22,500 (\$45,000 total) All contribution limits apply to the combination of pre-tax and Roth contributions to the plan. Catch-up provisions cannot be combined in the same plan year. For each of the three years prior to the year you reach your normal retirement age, as defined in the plan and based on the extent to which maximum contributions were not made in previous years.	Same as 457 plan pre-tax	\$6,500 Age 50 catch-up: \$1,000 (\$7,500 total) Pre-retirement catch-up: N/A
Contributions Reduce Taxable Income	Yes	No	No
Income Limits 2023	None. Participation is not limited by your annual income.	Same as 457 plan pre-tax	Modified adjusted gross income must be less than \$214,000 (married filing jointly) or \$144,000 (single or head of household)**

* If you make over \$145,000 in 2023, your age-based catch-up contributions in 2024 will need to be made as Roth contributions.

** For more information, view IRS Publication 590 or visit www.missionsq.org/ira. MissionSquare Retirement does not provide specific tax advice.

(continued)

Plan Features Overview (continued)

Feature	457 Plan		Roth IRA
	Pre-tax	Roth	Roth
Withdrawals			
Taxation of Withdrawals	Withdrawals are subject to federal and, in most cases, state income taxes.	Withdrawals are tax-free if the requirements for a qualified distribution are met. Distributions of Roth assets are qualified if a period of five years has passed since January 1 of the year of your first Roth contribution (including roll-ins), and you're at least age 59½ (or disabled or deceased).	Same as 457 plan Roth, except Roth IRAs also permit qualified distributions for a first-time home purchase.
Withdrawal Eligibility	Upon separation from service with the plan sponsor. In-service withdrawal options (e.g., after age 70½, emergency withdrawals) may also be available.	Same as 457 plan pre-tax	Withdrawals can be taken at any time. Contributions are always withdrawn first, tax- and penalty-free.
Required Minimum Distributions	At least age 73* or separation from service, whichever is later.	Same as 457 plan pre-tax Starting for RMDs due after 12/31/2023. In plan Roth amounts will be exempt from the RMD calculation.	None
10% Early Withdrawal Penalty Tax	457 plan contributions and associated earnings are not subject to the early withdrawal penalty tax. However, if you roll assets into your 457 plan from another type of account, the rolled-in assets are subject to the 10% early withdrawal penalty tax if withdrawn prior to age 59½, unless an exception to the penalty applies.	Same as 457 plan pre-tax	Yes, the penalty may apply to the earnings portion of the withdrawal unless certain criteria are met.

* 70½ (if you were born before July 1, 1949), age 72 (if you were born after June 30, 1949, and before January 1, 1951), or age 73 (if you were born after December 31, 1950). Modification to the 10% early withdrawal penalty expanded to PSO over age 50 or 25 years of service under the plan.

Request for SECURE 2.0 and Other Plan Changes Checklist

To begin the process of making changes to your plan, please check the boxes next to the provisions you wish to add, and submit the completed checklist to MissionSquare Plan Services via **Secure Messaging**.

We request to add the following checked optional provisions to:

PLAN NAME:

City of Columbia

PLAN NUMBER:

300580

EFFECTIVE: MM/DD/YYYY

01/01/2026

☒ **Roth Contributions (457(b), 403(b), 401(k) plans only)**

The plan will allow in-plan Roth conversions:

☒ Yes (default) ☐ No

Designated Roth accounts will be available as a source for loans under the plan:

☒ Yes ☐ No (default)

Note: If your plan does not permit Roth contributions, employees earning above \$145,000 (Social Security wages) in 2025 may be ineligible to make age 50 or age 60-63 catch-up contributions starting in 2026.

☐ **Age 60-63 Catch-Up**

☐ **Qualified Federally Declared Disaster Relief Distribution**

☐ **Emergency Expense Withdrawals for (up to \$1,000)***

☐ **Self-Certification for Unforeseeable Emergency Withdrawals (Available for 457(b) Plans)**

Is plan sponsor approval required:

☐ Yes ☐ No (default)

☐ **Self-Certification for Hardship Withdrawals (Available in 403(b) and 401(k) Plans)**

Is plan sponsor approval required:

☐ Yes ☐ No (default)

☒ **Penalty-free Withdrawals for Individuals In Case of Domestic Abuse***

☐ **Eliminate the "first day of the month" requirement for 457(b) plans (changes and enrollments will be effective immediately or as soon as administratively feasible)**

☐ **Treatment of Student Loan Payments as Elective Deferrals for Purposes of Matching Contribution**

☐ **In-Service Distribution at Age 59.5**

☐ **Qualified Birth and Adoption Distribution**

☐ **MissionSquare Retirement Income Advantage In-Service Portability**

☐ **Other:** _____

(Discuss with your MissionSquare contact before completing this item).

*Estimated availability after 3/31/2025.

Requestor: Provide your information in the fields below and submit the completed checklist using Secure Messaging. Please review the **Secure Messaging User Guide** for more information.

We will contact you within 3-5 business days if more information is needed; otherwise MissionSquare Plan Services will prepare and send any necessary documents to the plan sponsor contact who is authorized to execute those documents. To update your plan's contacts, please use the Plan Contact & Access Form available on the Plan Sponsor website. Documents are typically sent within 7 business days of the request unless there are unanswered questions. This timing might be greater if the volume is high. An email notification will be sent when the recordkeeping changes are complete.

FULL NAME: LAST, FIRST, MI (REQUESTOR'S INFORMATION)

Chaz Molder

TITLE:

Mayor

EMAIL ADDRESS:

CMolder@columbiatn.gov

Questions? Contact MissionSquare Plan Services for employer support at (800) 326-7272 or log in to your account to use Secure Messaging.

Request for SECURE 2.0 and Other Plan Changes Checklist

To begin the process of making changes to your plan, please check the boxes next to the provisions you wish to add, and submit the completed checklist to MissionSquare Plan Services via **Secure Messaging**.

We request to add the following checked optional provisions to:

PLAN NAME:

City of Columbia

PLAN NUMBER:

306911

EFFECTIVE: MM/DD/YYYY

01/01/2026

☒ **Roth Contributions (457(b), 403(b), 401(k) plans only)**

The plan will allow in-plan Roth conversions:

☒ Yes (default) ☐ No

Designated Roth accounts will be available as a source for loans under the plan:

☐ Yes ☒ No (default)

Note: If your plan does not permit Roth contributions, employees earning above \$145,000 (Social Security wages) in 2025 may be ineligible to make age 50 or age 60-63 catch-up contributions starting in 2026.

☐ **Age 60-63 Catch-Up**

☐ **Qualified Federally Declared Disaster Relief Distribution**

☐ **Emergency Expense Withdrawals for (up to \$1,000)***

☐ **Self-Certification for Unforeseeable Emergency Withdrawals (Available for 457(b) Plans)**

Is plan sponsor approval required:

☐ Yes ☐ No (default)

☐ **Self-Certification for Hardship Withdrawals (Available in 403(b) and 401(k) Plans)**

Is plan sponsor approval required:

☐ Yes ☐ No (default)

☒ **Penalty-free Withdrawals for Individuals In Case of Domestic Abuse***

☐ **Eliminate the "first day of the month" requirement for 457(b) plans (changes and enrollments will be effective immediately or as soon as administratively feasible)**

☐ **Treatment of Student Loan Payments as Elective Deferrals for Purposes of Matching Contribution**

☐ **In-Service Distribution at Age 59.5**

☐ **Qualified Birth and Adoption Distribution**

☐ **MissionSquare Retirement Income Advantage In-Service Portability**

☐ **Other:** _____

(Discuss with your MissionSquare contact before completing this item).

*Estimated availability after 3/31/2025.

Requestor: Provide your information in the fields below and submit the completed checklist using Secure Messaging. Please review the **Secure Messaging User Guide** for more information.

We will contact you within 3-5 business days if more information is needed; otherwise MissionSquare Plan Services will prepare and send any necessary documents to the plan sponsor contact who is authorized to execute those documents. To update your plan's contacts, please use the Plan Contact & Access Form available on the Plan Sponsor website. Documents are typically sent within 7 business days of the request unless there are unanswered questions. This timing might be greater if the volume is high. An email notification will be sent when the recordkeeping changes are complete.

FULL NAME: LAST, FIRST, MI (REQUESTOR'S INFORMATION)

Chaz Molder

TITLE:

Mayor

EMAIL ADDRESS:

CMolder@columbiatn.gov

Questions? Contact MissionSquare Plan Services for employer support at (800) 326-7272 or log in to your account to use Secure Messaging.

SECURE 2.0 ROTH MANDATE

- ADOPT A ROTH CONTRIBUTION PROVISION
 - Required when offering age-based-catch-up contributions for **individuals whose compensation in the prior calendar year exceeded \$145k** (which we do for age-50 currently)
 - Add in plan Roth Contributions
 - Add the NEW Age 60-63 Super Catch-Up SECURE 2.0 Provision for effective 1/1/2026 (when it becomes mandatory).
- OPTIONAL APPROVAL - ADD PROVISION FOR PENALTY FREE WITHDRAWALS FOR INDIVIDUALS IN CASE OF DOMESTIC VIOLENCE



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Tourism & Marketing Department -Kellye Murphy

AGENDA ITEM TITLE: 7.2 - APPROVE AND AUTHORIZE THE MAYOR TO SIGN A WORK ORDER BETWEEN THE CITY OF COLUMBIA AND GRANICUS IN THE AMOUNT OF \$1,250.00 FOR SUPPORT HOURS TO PERFORM TECHNICAL SERVICES ON THE VISIT COLUMBIA WEBSITE AS NEEDED.

RECOMMENDATION: Approve.

INFORMATION: Support Hours are required to have in advance 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 \$1,250.00 is budgeted and unencumbered in Tourism Enhancement - Software Maintenance.

ATTACHMENTS: Granicus -492378_2025OCT21 Support hours

Granicus Proposal for Visit Columbia TN

ORDER DETAILS

Prepared By: Cindy Croftcheck
Phone:
Email: cynthia.croftcheck@granicus.com
Order #: Q-492378
Prepared On: 21 Oct 2025
Expires On: 24 Nov 2025

ORDER TERMS

Currency: USD
Payment Terms: Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Period of Performance: The term of the Agreement will commence on the date this document is signed and will continue for 12 months.

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

One-Time Fees			
Solution	Billing Frequency	Quantity/Unit	One-Time Fee
Experience Services Catalog Accelerator - Non-Recurring	Up Front	10 Each	\$1,250.00
SUBTOTAL:			\$1,250.00

CREDITS AVAILABLE

The number of Credits acquired due to the above purchase items:

Available Service Credits	
Total Services Catalog Credits:	10

PRODUCT DESCRIPTIONS

Solution	Description
Experience Services Catalog Accelerator - Non-Recurring	One-Time Additional Service Credits: Acquire extra support through the GXC Services Catalog, enhancing your access to valuable services and resource.

TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at <https://granicus.com/legal/licensing>, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-492378 dated 21 Oct 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Visit Columbia TN to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.

For All Services Credits (including Service Catalog Credits and SimpleSupport):

Credits must be purchased prior to use and are allocated towards any services performed by Granicus included in the Service Credit portfolio for the number of credits indicated therein. Credits cannot be used towards software subscription purchases. Credits are consumed as Services are performed during the applicable period of performance and must be used during that period of performance or they will expire. If Client fails to use the credits within the period of performance due to factors outside of Granicus' control, Granicus will not be obligated to refund any credits and will be under no obligation to perform the Services.

BILLING INFORMATION

Billing Contact:		Purchase Order Required?	[] - No [] - Yes
Billing Address:		PO Number: <i>If PO required</i>	
Billing Email:		Billing Phone:	

If submitting a Purchase Order, please include the following language:

The pricing, terms, and conditions of quote Q-492378 dated 21 Oct 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Visit Columbia TN	
Signature:	
Name:	
Title:	
Date:	

Approved as to Legal Form:

Jake Hubbell, City Attorney



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

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 preconstruction 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 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 Contract Amendment No. 4



October 28, 2025

Mr. Jeff DeWire
City of Columbia
Public Works Department
110 Santa Fe Pike
Columbia, TN 38401

Contract Amendment No. 4
Between City of Columbia & Lose & Associates, Inc. DBA Lose Design
Columbia Public Works - Expansion
Contract Dated October 28, 2021
Lose & Associates Job Number 20199

This letter shall serve as Contract Amendment No. 4 for the City of Columbia Public Works Expansion project. Contract Amendment No. 4 shall include Construction Administration services necessary for phase 2 of construction as described below.

Contract Amendment No. 4: Construction Administration Services – Ph2

- Assist with bidding, respond to questions and issue addenda as necessary
- Evaluate bids, prepare bid tabulation and make recommendation for award
- Conduct onsite preconstruction meeting and issue notice to proceed
- Attend up to twelve (12) monthly progress meetings
- Review shop drawings for compliance with the contract documents
- Review and respond to RFI's
- Assist with preparation of change orders as necessary
- Conduct substantial completion inspection and prepare punch list
- Conduct final inspection and assist with project closeout.

Fees for Contract Amendment No. 4:\$52,750.00

Terms and Conditions outlined in the original contract dated October 28, 2021 will govern the work included in this Amendment.

ACCEPTED: This ____ day of _____, 2025
ISSUED: This 28th day of October 2025.

Client's signature

Lose Signature

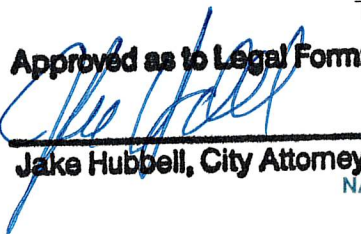
Print Name

Print Name

Title

Title

Approved as to Legal Form:


Jake Hubbell, City Attorney

NASHVILLE | 2809 FOSTER AVENUE NASHVILLE, TN 37210 | 615.242.0040



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: 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 INCLUDED 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.

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, Kimley-Horn and Associates, LLC agreement for paddle craft launch, Limited Construction Phase Services invoicing



August 23, 2024

Mackel Reagan
Parks and Recreation Director
City of Columbia
700 N Garden Street
Columbia, Tennessee 38401

Re: Letter Agreement for Professional Services for
Paddlecraft Launch at Riverwalk Park
102 Riverside Dr, Columbia, Tennessee 38401

Dear Mackel:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this Letter Agreement ("Agreement") to the City of Columbia ("Client") for providing survey, structural and landscape architecture design, inspection, and permitting for the addition of two access points to accommodate two (2) paddlecraft launches along the Duck River within Riverwalk Park. ("Project"). The following scope of services and fees are based on our discussions, project kick-off meeting and City of Columbia design standards and requirements.

Project Understanding

The project scope will consist of the design of two (2) paddlecraft launch access points to the Duck River located in Riverwalk Park as shown in the concept plan below. The proposed paddlecraft access points are adjacent to the existing dam and adjacent to the existing 5th Street bridge and are currently used as informal access points by park patrons. The City of Columbia would like to formalize the pedestrian foot path locations with paved pedestrian connection and landing areas to the Duck River. It is our understanding that the property is appropriately entitled and zoned for the proposed use.

This agreement is in response to the request for Kimley-Horn to provide survey, landscape architecture, civil engineering and structural engineering services for the design and permitting of the proposed project. Kimley-Horn will be the design team, and the City of Columbia is the authority having jurisdiction (AHJ). Please see Figure 1 on the following page for the location of the project.

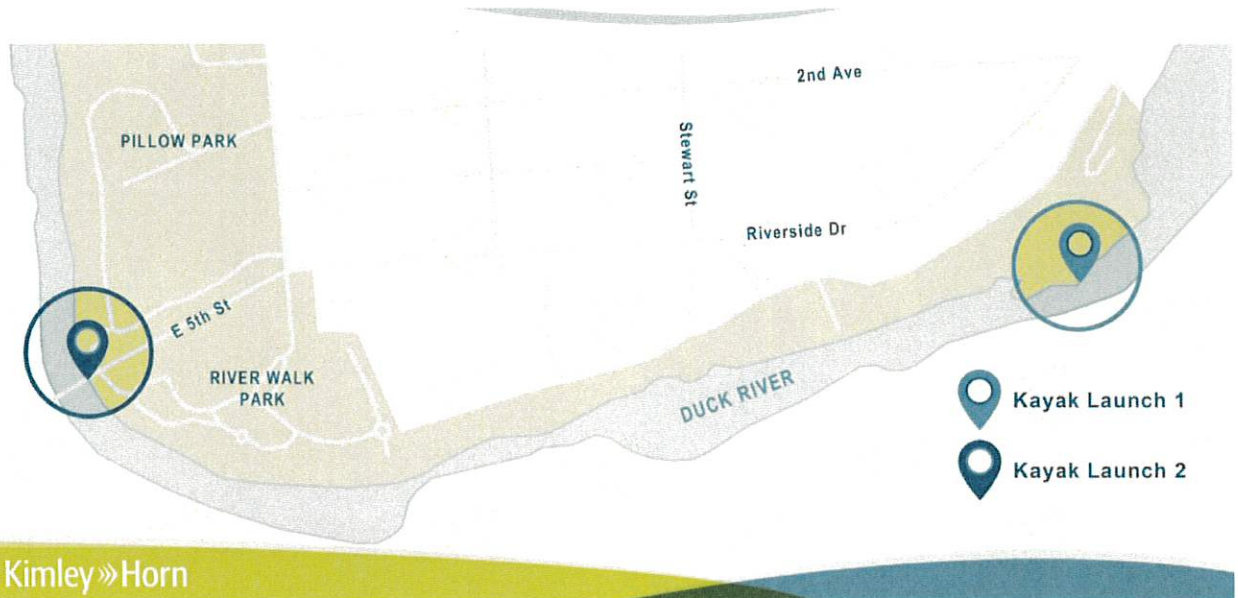


Figure 1 – Paddlecraft Launch Locations

The following elements will be provided as part of the project scope of services:

- Paddlecraft access to Duck River
- Landing and transition area for launching
- Hardscape design of stair, landing, handrails
- Structural design of the launch areas including geometry, footprint and materials for wooden slides for paddlecraft access
- Erosion and sediment control
- Geotechnical assessment
- Site Survey

For This Project We Assume:

- Kimley Horn understands that all meetings and coordination for the project will be coordinated through the Client with all parties involved and there will not be separate coordination required between the different parties involved. This will be a joint team collaboration between all parties.
- Kimley-Horn understands the property is zoned to allow the intended use.
- This proposal assumes the project will be built in (1) phase.
- The project is not adjacent to a state right-of-way. As such, permitting and coordination with TDOT is not included.
- Effort resulting from changes to the development scope or site plan after submittal of permit may require additional services.

- Electrical design (such as site lighting, circuitry, photometrics, life safety lighting), structural design (such as retaining walls and vaults), site signage design (such as wayfinding and life safety) is not included.
- This proposal assumes (1) set of plans.
- Kimley-Horn has no control over the actions of jurisdictional agencies or other parties. Accordingly, professional opinions as to the status of permits and professional opinions as to the probability and timeframe for approvals are made solely on the basis of professional experience and available data. If permits are issued for this project, the conditions and expiration dates are the sole responsibility of the Client.
- The permitting process results in revisions to the construction documents to address review comments. Therefore, construction pricing and scheduling prior to permit approval may also require revisions.
- We have assumed access to the boring locations will not require clearing of brush, trees, or other vegetation. If clearing is required, then additional costs will be necessary. We have also assumed the rubber tracked or tired drill rig will be able to access the boring locations by using the concrete walking paths at the site. Minor scuff marks from the rubber tracks or tires may occur while traveling along or traversing the concrete walking paths; drillers will minimize these as much as possible.
- Kimley-Horn, though its subconsultant, will contact Tennessee 811 for their members to mark underground utilities. The City of Columbia will need to mark any utilities at the site not covered by Tennessee 811 member utilities. The subconsultant will also perform a GPR scan of the boring locations to help identify potential subsurface obstructions or possible underground utilities. Kimley-Horn nor its subconsultant is not responsible for damaging utilities or disrupting utility services if the utilities are not identified or if they are not properly located by others.
- Geotechnical services can be completed during normal weekday work hours (7 AM – 5 PM).
- Overburden materials at the site do not include rubble or shot-rock fill, which can be difficult to penetrate using standard auger drilling techniques.
- Site restoration services (except backfilling borings as noted) are not included.
- Meetings with the City of Columbia prior to and following the geotechnical fieldwork for safety orientations or for other purposes will not be required.

Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1 – Project Coordination and Meetings

This task will consist of general project management, administrative, and accounting activities for the project. Coordination activities will consist of preparing and distributing project correspondence, scheduling of meetings, and discussion of project elements with the Client throughout the process.

Task 1.1 – Schematic Plan Review Meeting

A Kimley-Horn staff person will virtually attend up to one (1) preliminary design review meeting via Microsoft Teams to facilitate discussion following completion of Task 3.1 below regarding the project and review design progress.

Task 1.2 – Final Plan Review Meeting

A Kimley-Horn staff person will virtually attend up to one (1) final design review meeting via Microsoft Teams to facilitate discussion following completion of final construction drawings.

Task 2 – Existing Conditions

Task 2.1 Existing Conditions Survey Launch Points

Kimley-Horn and its subcontractors will provide an Existing Conditions survey of the area surrounding the projected Launch Point #1 and #2 paddlecraft sites in Riverwalk Park on the Duck River in Columbia, TN. The specific survey areas are outlined in red in Figures 2-3. This survey will be in accordance with the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. Assets to be provided are Topography (per rule 0820-03.07(2) according to the current Tennessee Minimum Standards of Practice), topographic contour data may be derived from a combination of Aerial LiDAR scans and field run shots. All data will be post processed to meet or exceed the National Map Accuracy Standards (NMAS) of a 1-foot equivalent contour interval at 90 percent confidence level. Topographic mapping will also provide the current water level line, the observable high-water mark, and 2 ft below current water level line of the Duck River in the survey area.

Additionally, this survey shall provide the following assets in the survey areas; Utilities (Power poles/lines, Electrical/Fiber/Traffic boxes, Water/Gas valves, Manholes & Drains (including inverts & pipe diameter), and Drainage headwalls. Additional built assets such as buildings, fences, roads, curb & gutter, parking lot striping and signage shall also be provided as well as walls, sidewalks, fences, general signage, bollards, play structures, and trash receptacles.

All survey data is to be delivered in Tennessee State Plane 4100, USFT. Vertical datum will be delivered in NAVD 88. The survey results shall meet or exceed Category I minimum standards as defined in 0820-03-.05 ACCURACY OF SURVEYS of the Tennessee State Board of Examiners Standard of Practice.

Any determination of parcel boundaries is beyond the scope of this task.

Task 3 – Construction Plans*Task 3.1 – Schematic Design*

After completing the site survey, Kimley-Horn will prepare a digital CAD concept layout for two (2) proposed paddlecraft launch points at a schematic development level. It is assumed after task 2, that the first proposed launch location will be either the dam location or the existing TWRA boat ramp and the second location at the existing 5th Street Bridge. The Consultant will design and detail a set of concrete stairs to accommodate high and low water locations as directed by the client. The anticipated design for both paddlecraft launch locations will be a set of reinforced concrete stairs with wooden slides for paddlecraft access. The concrete stairs will be designed in accordance with ADA and OSHA requirements.

Task 3.2 – Preliminary Construction Plans

Following receipt of the City-approved schematic layout, Kimley-Horn will prepare a set of preliminary construction plans for the proposed paddlecraft launch points as listed in Task 3.1. These plans will be used for permitting packages as listed in Task 4.1 below. It is anticipated this set of plans will be 24"x36" in size and will consist of the following sheets:

- Cover Sheet – This sheet will contain relevant project/contact information.
- General Notes – This sheet will contain notes related to contractor responsibilities and coordination requirements during construction.
- Existing Conditions Plan – This sheet will contain the limited existing conditions from the site survey.
- Demolition Plan – This sheet will contain proposed limits of demolition areas necessary for the construction of the proposed improvements.
- Erosion and Sediment Control Plan and Details – These sheets will show temporary erosion control measures, consisting of tree protection fence, silt fence, and diversions as necessary. A two (2) phase plan is expected to be necessary.
- Site Plan – This sheet will contain the proposed paddlecraft launch improvements with dimensions and proposed materials.
- Site Details – These sheets will contain necessary site details for proposed hardscape materials and other construction details.
- Grading and Drainage Plan – This sheet will depict the proposed contours, maximum and minimum slopes as deemed necessary by the Consultant, and key spot elevations.
- Structural Plan and Details – These sheets will consist of structural drawings for two (2) proposed launch locations. Kimley-Horn will utilize received client provided LIDAR drawings and subconsultant provided survey data for development of sections. The Consultant will utilize subconsultant provided geotechnical information for the design of the structural elements.

Task 3.3 – Final Plans

After receiving one (1) comprehensive list of revisions from the Client, Kimley-Horn will prepare the final construction plan sheets listed in Task 3.2 above.

Task 4 – Permitting*Task 4.1 – Permitting Submittal Packages*

Consultant will provide assistance for the development of permit submittal packages for permitting for three (3) locations for potential canoe and tube launch locations. The anticipated locations are a launch near the existing dam, a launch adjacent to the existing boat ramp, and below the 5th Street Bridge. Consultant will utilize received client provided LIDAR drawings and subconsultant provided survey data for development of sections.

Consultant will prepare a site-specific Tennessee Valley Authority (TVA) 26a Permit submittal package for submittal to the TVA. Consultant will submit the TVA 26a Permit application package the TVA for review. Consultant will address one round of comments from the TVA and resubmit the Permit application package for approval. The TVA 26a submittal package will consist of the following forms and attachments:

- TVA 26a application form
- Plans and specifications on 8.5x11 sheets
 - Consultant will prepare one (1) plan view and one (1) section for each of the potential locations. The sketches will show the geometry, footprint, and materials proposed for construction of the launches.
- Site photographs
- USGS Topographic Map

Consultant will prepare a site-specific Aquatic Resource Alteration Permit (ARAP) submittal package for submittal to the Tennessee Department of Environment and Conservation (TDEC). Consultant will submit the ARAP application package to the local TDEC environmental field office for review. Consultant will address one round of comments from TDEC and resubmit the ARAP application package for approval. The ARAP will consist of the following forms and attachments:

- TDEC form CN-1091
- Narrative description of scope of the project
- USGS Topographic Map
- Site photographs
- Narrative description of the existing river conditions
- Narrative description of the proposed river conditions
- Narrative description of the project rationale
- Narrative description of the basic project purpose
- Plans and specifications on 8.5x11 sheets
 - Consultant will prepare one (1) plan view and one (1) section for each of the potential locations. The sketches will show the geometry, footprint, and materials proposed for construction of the launches.
- Narrative description of the proposed construction methods
- Narrative description of the erosion control methods

The Client will be responsible for paying all necessary permit and application fees. It is assumed that additional environmental permits through TDEC or the US Army Corps of engineers will not be required for this project. Should additional permits be required they can be provided as an additional service.

Task 5 – Opinion of Probable Construction Cost (OPCC)

Kimley-Horn will prepare an opinion of the probable construction cost to accompany the 60% preliminary design plans. The opinion of probable construction cost will be based on actual bid prices for recent projects which involved similar equipment and construction, to the extent that such information is available. This cost will be based on preliminary construction quantities developed from the preliminary construction plans.

Any opinions rendered as to costs, expenses, or revenue, including but not limited to opinions as to the costs of construction and materials, shall be made based on the Kimley-Horn's experience and represent its judgment as an experienced and qualified professional, familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids, actual costs, or revenues will not vary from its opinions.

Task 6 – Bid Book and Requests for Information (RFI)

Kimley-Horn will prepare a bid book that will consist of request for proposals, contract documents, bid forms, and required special provisions per City requirements. The City will be responsible for advertising the bid and sending bid packages to interested parties. Kimley-Horn will respond to a consolidated list of questions that arise during the bidding process and issue a statement of clarification or bid addendum as appropriate.

Optional Tasks:**Limited Construction Administration***Task A – Construction Kickoff Meeting*

Kimley-Horn will attend a construction kickoff meeting with the selected contractor and City to discuss project schedule and important items.

Task B – Site Visits

Kimley-Horn and its subconsultant will provide construction observation services during the construction of the project. Site visits to observe construction of site improvements are listed as below:

- Up to two (2) site visits to observe general construction progress or to respond to Contractor needs per month, assuming two (2) months of construction.

Additional site visits beyond those listed above will be made up the Client's request but will be billed as an Additional Service and are not part of the base scope of services.

Such visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Consultant's exercise

of professional judgment. Based on information obtained during such visits and such observations, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will keep Client informed of the general progress of the Work by writing a brief description of the site visit and forwarding it, along with photographs, if applicable, to the Client.

The purpose of Consultant's site visits will be to enable Consultant to better carry out the duties and responsibilities specifically assigned in this Agreement to Consultant, and to provide Client a greater degree of confidence that the completed Work will conform in general to the Contract Documents. Consultant shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Kimley-Horn have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Consultant shall not have the authority to stop the Contractor's work. Accordingly, Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

Task C – Shop Drawing Reviews

Kimley-Horn and its subconsultant will review up to ten (10) Shop Drawings and Samples and other data which Contractor is required to submit, but only for general conformance with the Contract Documents. Such review and any action taken in response will not extend to means, methods, techniques, equipment choice and usage, schedules, or procedures of construction or to related safety programs. Any action in response to a shop drawing will not constitute a change in the Contract Documents, which can be changed only through the Change Orders.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Grant administration services
- Additional meetings beyond those listed above
- Additional design beyond the scope that is outlined above
- Permitting and design plans/reports for disturbance over one acre
- Land disturbance permit
- Stormwater calculations, design, and permitting
- Utility design
- Retaining wall design
- Landscape and irrigation design
- Bid phase services beyond the scope that is outlined above
- Construction phase services

- Others as requested by the Client

Information Provided By Client

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- Lidar Topographic Data of the project site
- HEC-RAS model for the Duck River
- Civil Engineering plans for the River Walk Park and Greenway

Schedule

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

Fee and Expenses

Kimley-Horn will perform the services in Tasks 1-4 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task Number & Name		Fee	Type
1	Project Coordination and Meetings	\$7,500	Lump Sum
2	Existing Conditions	\$12,500	Lump Sum
3	Construction Plans	\$33,500	Lump Sum
4	Permitting	\$11,000	Lump Sum
5	Bid Book and Requests for Information (RFI)	\$6,500	Lump Sum
6	Opinion of Probable Cost	\$4,000	Lump Sum
Total Fee		\$75,000	
Optional Tasks:			
Limited Construction Phase Services		\$14,000	

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to The City of Columbia.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

_____ Please email all invoices to _____

_____ Please copy _____

To proceed with the services, please have an authorized person sign this Agreement below and return to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Signed: Alisha Eley
Printed Name: Alisha Eley
Title: Project Manager

THE CITY OF COLUMBIA

SIGNED: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

Approved as to Legal Form:

C. Tim Tisher
C. Tim Tisher, City Attorney

Attachments – Standard Provisions, Figures 2-4: Survey Locations

**KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS**

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
 - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
 - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
 - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
 - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its services.
 - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
 - f. Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
 - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
 - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's services or any defect or noncompliance in any aspect of the project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
 - a. Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
 - b. The Client will remit all payments electronically to:
Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
Account Number: 2073089159554
ABA#: 121000248
 - c. The Client will send the project number, invoice number and other remittance information by e-mail to payments@kimley-horn.com at the time of payment.

- d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
 - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
 - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.
 - g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
- 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Unless explicitly agreed to in writing by both parties to the contrary, Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no interest, ownership, license to use, or any other rights in the Intellectual Property to Client. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the terms of the Software License Agreement set forth at <https://www.kimley-horn.com/khts-software-license-agreement> ("the License Agreement") which terms are incorporated herein by reference.
- 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
- 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating

party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.

- 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
- 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.
- 11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.
- 12) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
- 13) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.
- 14) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.
- 15) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its services until the hazardous substance or condition is eliminated.
- 16) **Construction Phase Services.**
 - a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.

- b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
 - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 17) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.
- 18) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.
- 19) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State where the Project is located. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.



Figure 2 – Dam Survey Area



Figure 3 – 5th Street Bridge Survey Area

Please remit payment electronically to: Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com	If paying by check, please remit to: KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932514 ATLANTA, GA 31193-2514
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CITY OF COLUMBIA, TN
 ATTN: MACK RAEGAN
 700 N GARDEN STREET
 COLUMBIA, TN 38401

Invoice Amount: \$12,600.00

Invoice No: 33447074
 Invoice Date: Sep 30, 2025

Project No: 115084003.1
 Project Name: COLUMBIA PADDLECRAFT
 Project Manager: TURNER, HARRISON

Federal Tax Id: 56-0885615
 For Services Rendered through Sep 30, 2025

Client Reference:

LUMP SUM

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 1 - PROJECT COORDINATION AND MEETINGS	7,500.00	100.00%	7,500.00	7,500.00	0.00
TASK 2 - EXISTING CONDITIONS	12,500.00	100.00%	12,500.00	12,500.00	0.00
TASK 3 - CONSTRUCTION PLANS	33,500.00	100.00%	33,500.00	33,500.00	0.00
TASK 4 - PERMITTING	11,000.00	100.00%	11,000.00	11,000.00	0.00
TASK 5 - BID BOOK AND REQUESTS FOR INFORMATION	6,500.00	100.00%	6,500.00	6,500.00	0.00
TASK 6 - OPINION OF PROBABLE COST	4,000.00	100.00%	4,000.00	4,000.00	0.00
LIMITED CONSTRUCTION PHASE SERVICES	14,000.00	90.00%	12,600.00	0.00	12,600.00
Subtotal	89,000.00	98.43%	87,600.00	75,000.00	12,600.00
Total LUMP SUM					12,600.00

Total Invoice: \$12,600.00



Please remit payment electronically to: Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com	If paying by check, please remit to: KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932514 ATLANTA, GA 31193-2514
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CITY OF COLUMBIA, TN
ATTN: MACK RAEGAN
700 N GARDEN STREET
COLUMBIA, TN 38401

Invoice Amount: \$1,400.00

Invoice No: 33766001
Invoice Date: Oct 31, 2025

Project No: 115084003.1
Project Name: COLUMBIA PADDLECRAFT
Project Manager: TURNER, HARRISON

Federal Tax Id: 56-0885615
For Services Rendered through Oct 31, 2025

Client Reference:

LUMP SUM

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 1 - PROJECT COORDINATION AND MEETINGS	7,500.00	100.00%	7,500.00	7,500.00	0.00
TASK 2 - EXISTING CONDITIONS	12,500.00	100.00%	12,500.00	12,500.00	0.00
TASK 3 - CONSTRUCTION PLANS	33,500.00	100.00%	33,500.00	33,500.00	0.00
TASK 4 - PERMITTING	11,000.00	100.00%	11,000.00	11,000.00	0.00
TASK 5 - BID BOOK AND REQUESTS FOR INFORMATION	6,500.00	100.00%	6,500.00	6,500.00	0.00
TASK 6 - OPINION OF PROBABLE COST	4,000.00	100.00%	4,000.00	4,000.00	0.00
LIMITED CONSTRUCTION PHASE SERVICES	14,000.00	100.00%	14,000.00	12,600.00	1,400.00
Subtotal	89,000.00	100.00%	89,000.00	87,600.00	1,400.00
Total LUMP SUM					1,400.00

Total Invoice: \$1,400.00



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jason Shockley, Systems Administrator, jshockley@columbiatn.gov 931.560.1550

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE TERMS AND CONDITIONS FOR MIMECAST

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.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Terms and Conditions.

CyberGraph and Advanced BEC Protection Services Terms and Conditions

These Mimecast CyberGraph and Advanced BEC Protection Services Terms and Conditions ("**CyberGraph Terms**") govern Customer's use of both the Mimecast CyberGraph Services and the Mimecast Advanced BEC Protection Services (the "**Additional Services**") and are an addendum to and form part of the Customer's services agreement with Mimecast which is in place between the parties or which will be executed concurrently with these CyberGraph Terms (the "**Agreement**").

If there is any conflict between these CyberGraph Terms and the Agreement (and, if applicable, any data processing agreement), then these CyberGraph Terms shall take precedence, with regard to the Additional Services. Any capitalized terms not otherwise defined herein shall have the same meanings as those noted in the Agreement and the Additional Services are "Services" within the meaning of the term used in the Agreement.

BY CLICKING 'I ACCEPT' YOU (i) AGREE TO THESE CYBERGRAPH TERMS WHICH WILL FORM A BINDING CONTRACT BETWEEN MIMICAST AND THE CORPORATION, BUSINESS, OR ENTITY YOU REPRESENT (THE "CUSTOMER"); AND (ii) REPRESENT AND WARRANT THAT YOU HAVE THE POWER AND AUTHORITY TO BIND THE CUSTOMER TO THESE CYBERGRAPH TERMS. IF YOU DO NOT AGREE TO THESE CYBERGRAPH TERMS, OR YOU DO NOT HAVE THE POWER AND AUTHORITY TO ACT ON BEHALF OF AND BIND THE CUSTOMER, DO NOT PROCEED TO ACCEPT THESE CYBERGRAPH TERMS OR CONTINUE WITH USE OF THE ADDITIONAL SERVICES.

1. Additional Services. The Additional Services are designed to help protect Customer from identity attacks by seeking to identify misaddressed emails and risks within email content and by intercepting embedded email trackers. Customer acknowledges that the certifications, attestations, and assessments listed on the Trust Center at <https://www.mimecast.com/company/mimecast-trust-center/> ("**Trust Center**") may differ for the Additional Services.

2. Additional Customer Responsibilities and Restrictions. Customer is responsible for (i) obtaining and maintaining any any third-party licenses and/or Equipment needed to connect to, access, or otherwise use the software and software services; (ii) ensuring the Services meet Customer's regulatory requirements including without limitation, requirements and obligations with regard to data privacy and employment laws; (iii) obtaining all necessary consents, permissions and authority from individuals or regulators in respect of all Customer Data, including, where applicable, Personal Data transferred, processed and/or analysed in the use of the Services, including the right for Mimecast to use such data in the preparation of reports and analyses. Customer will comply with its obligations under all laws applicable to it as an employer, the accountable organization, and/or data controller, including the responsibility for providing any requisite notices and obtaining any consents for such collection, processing, and transfer of Personal Data, including international transfers. It is not intended that Customer shall collect or process biometric data through the Additional Services nor make any employment-related decisions of its Permitted Users based solely on information obtained via the Additional Services. "**Equipment**" shall include without limitation, equipment and ancillary services including, but not limited to, modems, hardware, services, software operating systems, networking, web services. In addition to any indemnification obligations contained in the Agreement, Customer will hold harmless, defend, and indemnify Mimecast in the event of any third-party claim or regulatory action arising out of Customer's breach (or alleged breach) of this Section 2.

3. DISCLAIMER. TO THE MAXIMUM EXTENT PERMITTED BY LAW AND WITHOUT LIMITING MIMICAST'S EXPRESS OBLIGATIONS UNDER THESE CYBERGRAPH TERMS, MIMICAST HEREBY DISCLAIMS ALL GUARANTEES, CONDITIONS, WARRANTIES AND REPRESENTATIONS, IMPLIED, STATUTORY OR OTHERWISE CONCERNING THE ADDITIONAL SERVICES

PROVIDED BY MIMICAST, INCLUDING BUT NOT LIMITED TO, THOSE IMPLIED WARRANTIES OR CONDITIONS OF MERCHANTABILITY OF TITLE, SATISFACTORY QUALITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT. THE ADDITIONAL SERVICES DO NOT QUALIFY AS LEGAL OR EXPERT ADVICE. CUSTOMER SHOULD CONSIDER WHETHER THE ADDITIONAL SERVICES ARE APPROPRIATE FOR CUSTOMER'S NEEDS, AND WHERE APPROPRIATE, SEEK LEGAL OR EXPERT ADVICE. MIMICAST DOES NOT REPRESENT THAT THE ADDITIONAL SERVICES WILL ACHIEVE INTENDED RESULTS, BE UNINTERRUPTED OR ERROR FREE OR MEET CUSTOMER'S REQUIREMENTS. CUSTOMER ACKNOWLEDGES AND AGREES THAT REPORTS, GRAPHS, ANALYSES OR SIMILAR INFORMATION WHICH MAY BE PROVIDED AS PART OF THE ADDITIONAL SERVICES (COLLECTIVELY, "INFORMATION"), ARE BASED ON INFORMATION KNOWN TO MIMICAST AT THE TIME AND PROVIDED FOR CUSTOMER'S INTERNAL BUSINESS PURPOSES ONLY. MIMICAST WILL USE REASONABLE EFFORTS TO PROVIDE ACCURATE AND UP-TO-DATE INFORMATION BUT MAKES NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.

4. **Licenses.** Customer hereby grants to Mimecast all necessary rights and licenses to process Customer Data for the purposes of providing the Additional Services. Customer acknowledges and agrees that improving threat detection, analysis, awareness, and prevention is critical to the functionality of the Additional Services; accordingly, Customer further grants to Mimecast the necessary rights and licenses to collect and process limited data for the maintenance, improvement, and enhancement of the Additional Services. Further information regarding the details of such processing is found on the Trust Center.
5. **Aggregated Usage Data.** Mimecast processes certain aggregated data derived from the Additional Services, including usage data, such as utilization statistics, reports, logs and information regarding spam, viruses and/or other malware ("Aggregated Usage Data"). Mimecast owns all Aggregated Usage Data.
6. **Feedback.** Mimecast owns all right, title, and interest in and to any Feedback in any present or future form or format for use in any manner that Mimecast deems appropriate, without monetary or other compensation to Customer. "Feedback" means any communications or materials provided to Mimecast by Customer suggesting or recommending changes to the Services howsoever such Services are provided, including without limitation where provided under a trial subscription, paid subscription, free of charge, early release, beta, pilot, or general acquisition.

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

Michele Stevens, City Recorder's Office, mstevens@columbiatn.gov, 931-560-1520

AGENDA ITEM TITLE: RESOLUTION NO. 25-82 – TAX CORRECTIONS

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.

CERTIFICATION:

ATTACHMENTS: Staff Report for Resolution 25-82; Resolution No. 25-82; Resolution No. 25-82 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

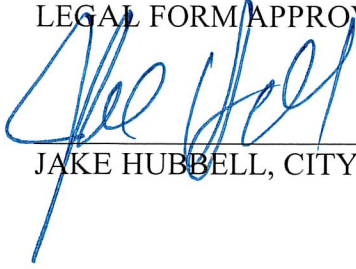
COLUMBIA, TENNESSEE, this the _____ day of _____, 2025.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

TAX CORRECTIONS – EXHIBIT A
RESOLUTION NO. 25-82

1. CHANGE 2025 PERSONAL PROPERTY TAX IN THE NAME OF LENNAR HOMES OF TENNESSEE LLC. MAP 051J C 028.00 000, 2669 AUGUSTA TRACE DR. PROPERTY VALUE FROM \$431,500.00 TO \$424,061.00, ASSESSED VALUE FROM \$107,875.00 TO \$106,015.00 AND TAXES FROM \$890.00. TO \$875.00. DUE TO ERROR ON SQUARE FOOT PER MAURY COUNTY TAX ASSESSOR.
2. CHANGE 2025 PERSONAL PROPERTY TAX IN THE NAME OF A KID’S PLACE SOUTHERN MID TN. MAP 100J D 029.10 000, 1705 WEDGEWOOD DR. PROPERTY VALUE FROM \$315,800.00 TO \$0.00, ASSESSED VALUE FROM \$126,320.00 TO \$0.00 AND TAXES FROM \$1,042.00. TO \$859.00. DUE TO EXEMPT AS OF 10/28/25, PRORATE TAX AMOUNT BILL FOR 301 TAXABLE DAYS PER MAURY COUNTY TAX ASSESSOR.
3. DELETE 2025 PERSONAL PROPERTY TAX IN THE NAME OF REEDS TEES MAP 112K A 001.00 P 001, 135 DEERVIEW DR. PROPERTY VALUE \$1,028.00, ASSESSED VALUE \$308.00, AND TAXES \$3.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.
4. DELETE 2025 PERSONAL PROPERTY TAX IN THE NAME OF BECKS HANDYMAN LAWN SERVICE MAP 051P B 043.00 P 001, 2285 HONEY FARM WAY. PROPERTY VALUE \$20,000.00, ASSESSED VALUE \$6000.00, AND TAXES \$50.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.
5. CHANGE 2025 PERSONAL PROPERTY TAX IN THE NAME OF KCS PROPERTY LLC. MAP 088L B 018.00 000, 2406 HARTMAN CV. PROPERTY VALUE FROM \$50,000.00 TO \$0.00, ASSESSED VALUE FROM \$12,500.00 TO \$0.00 AND TAXES FROM \$103.00. TO \$83.00. DUE TO EXEMPT AS OF 10/22/25, CITY OWNED, PRORATE TAX AMOUNT BILL FOR 294 TAXABLE DAYS PER MAURY COUNTY TAX ASSESSOR.

6. CHANGE 2025 PERSONAL PROPERTY TAX IN THE NAME OF KCS PROPERTY LLC. MAP 088L B 019.00 000, 2407 HARTMAN CV. PROPERTY VALUE FROM \$50,000.00 TO \$0.00, ASSESSED VALUE FROM \$12,500.00 TO \$0.00 AND TAXES FROM \$103.00. TO \$83.00. DUE TO EXEMPT AS OF 10/22/25, CITY OWNED, PRORATE TAX AMOUNT BILL FOR 294 TAXABLE DAYS PER MAURY COUNTY TAX ASSESSOR.
7. PICK UP 2025 PROPERTY TAX IN THE NAME OF SUN PRINT MANAGEMENT LLC. MAP 191 755.00 P 001, COLUMBIA ICL PROPERTY VALUE \$4,390.00, ASSESSED VALUE \$1,347.00, AND TAXES \$9.00. PICKUP DUE TO CORRECTION OF ERROR. PER MAURY COUNTY TAX ASSESSOR.
8. PICK UP 2025 PROPERTY TAX IN THE NAME OF DOLLAR GENERAL STORE 08087. MAP 112F C 004.00 P 500, 5024 TROTWOOD AVE. PROPERTY VALUE \$820.00, ASSESSED VALUE \$246.00, AND TAXES \$2.00. PICKUP DUE TO 2025 AUDIT. PER MAURY COUNTY TAX ASSESSOR.
9. PICK UP 2025 PROPERTY TAX IN THE NAME OF DOLLAR GENERAL STORE 08087. MAP 112F C 004.00 P 501, 5024 TROTWOOD AVE. PROPERTY VALUE \$2,830.00, ASSESSED VALUE \$849.00, AND TAXES \$6.00. PICKUP DUE TO 2025 AUDIT FOR 2024 TAX YEAR. PER MAURY COUNTY TAX ASSESSOR.
- 10.CHANGE 2025 PERSONAL PROPERTY TAX IN THE NAME OF MARSHALL MEDICAL CENTER. MAP 051 004.04 P 003, 2478 NASHVILLE HWY. PROPERTY VALUE FROM \$54,807.00 TO \$63,991.00, ASSESSED VALUE FROM \$16,442.00 TO \$19,197.00 AND TAXES FROM \$107.00. TO \$125.00. DUE TO KEYING ERROR PER MAURY COUNTY TAX ASSESSOR.
- 11.DELETE 2025 PERSONAL PROPERTY TAX IN THE NAME OF ZEPHYR LEATHER GOODS MAP 101B D 008.00 P 001, 905 CREEKVIEW DR. PROPERTY VALUE \$3,968.00, ASSESSED VALUE \$1,190.00, AND TAXES \$10.00. DUE TO ACCOUNT CLOSED PER MAURY COUNTY TAX ASSESSOR.



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. 25-84 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING DABBS SUBDIVISION 1A/THE RESERVE AT HICKORY RIDGE

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.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 25-84 and Resolution No. 25-84 Dedication Letter.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING DABBS SUBDIVISION 1A/THE
RESERVE AT HICKORY RIDGE**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 3863 linear feet of gravity main serving Dabbs Subdivision 1A/The Reserve at Hickory Ridge; 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 Dabbs Subdivision 1A/The Reserve at Hickory Ridge.

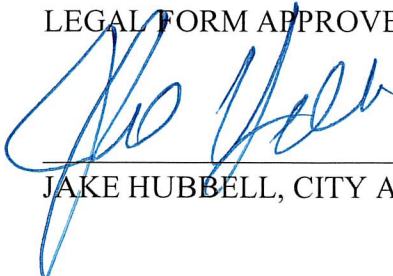
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of December, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

Date: 29 October 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 Dabbs Subdivision 1A/The Reserve at Hickory Ridge in the amount of 3863 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 \$93,677.75, 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:

Mathew McKendree
for D.R. Horton, Inc.

Lot Numbers included in this dedication: Phase 1A: 32-61



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. 25-85 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING HERITAGE GREEN, PHASE 1

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.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 25-85 and Resolution No. 25-85 Dedication Letter.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING HERITAGE GREEN, PHASE 1**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 5741 linear feet of gravity main serving Heritage Green, Phase 1; 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 Heritage Green, Phase 1.

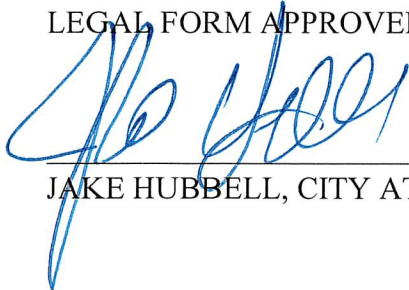
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of December, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

Date: 17 November 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 Heritage Green, Phase 1 in the amount of 5741 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 \$139,219.25, 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:

Rick Decker as Project General Contractor, LLC

Lot Numbers included in this dedication:

(1-61)

1, 2, 3, 4, 5, 6, 7, 8, 9, 10
11, 12, 13, 14, 15, 16, 17, 18, 19, 20
21, 22, 23, 24, 25, 26, 27, 28, 29, 30
31, 32, 33, 34, 35, 36, 37, 38, 39, 40
41, 42, 43, 44, 45, 46, 47, 48, 49, 50
51, 52, 53, 54, 55, 56, 57, 58, 59, 60 & 61



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. 25-86 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING MCCLURE FARMS PHASE 2

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.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 25-86 and Resolution No. 25-86 Dedication Letter.

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING MCCLURE FARMS PHASE 2**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1996 linear feet of gravity main serving McClure Farms Phase 2; 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 McClure Farms Phase 2.

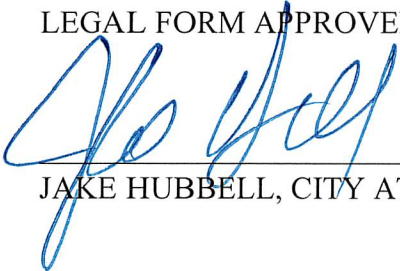
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of December, 2025.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

Date: 3 November 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 McClure Farms Phase 2 in the amount of 1996 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 \$48,403.00, 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: Andy Davidson

Lot Numbers included in this dedication:

Phase II McClure Lots 1-114



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 \$5,000 (FIVE THOUSAND DOLLARS) FOR COLUMBIA 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.

CERTIFICATION:

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

A RESOLUTION ACCEPTING A DONATION OF \$5,000 (FIVE THOUSAND DOLLARS) TO COLUMBIA FIRE & RESCUE

WHEREAS, Wolfe Enterprises of Columbia, Tennessee, desires to support the operations of Columbia Fire & Rescue with a monetary donation of \$5,000 (Five Thousand Dollars); and

WHEREAS, Columbia Fire & Rescue desires to accept the donation of \$5,000 (Five Thousand Dollars) to the City of Columbia; and

WHEREAS, said monetary donation of \$5,000 (Five Thousand Dollars) has no restrictions or conditions specified by the Donor as to its use, and therefore the funds may be used at discretion of Fire Chief; 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.

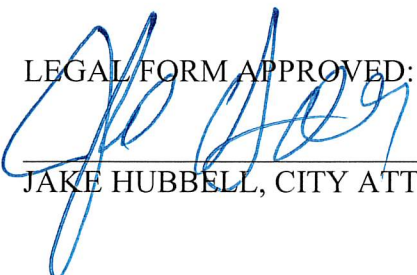
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ____ day of _____, 2025.

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

Liz Bermudez, Executive Secretary, lbermudez@columbiatn.gov, 931.560.1510

AGENDA ITEM TITLE: 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

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.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, 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

WHEREAS, Mr. and Mrs. Tony and Connie Massey have offered to make a donation as an expression of appreciation for City of Columbia employees; and

WHEREAS, the City of Columbia would like to ratify the acceptance of said donations for the express purpose of door prizes for the City of Columbia Annual Employee Christmas Party; and

WHEREAS, the total items donated were valued at approximately Two Thousand Dollars (\$2,000).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that such city does hereby endorse the efforts of Mr. and Mrs. Massey by ratifying the acceptance of said donations.

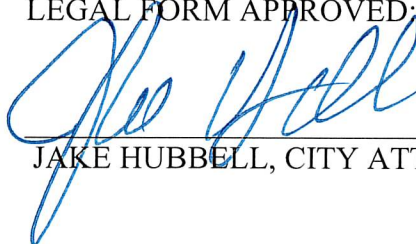
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 11th day of December, 2025.

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

Ginger Adams, Sr Administrative Assistant to Fire Chief, 931-560-1723, GAdams@columbiatn.gov

AGENDA ITEM TITLE: 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 AND ESTABLISH DECEMBER 11, 2025 AS THE DATE OF PUBLIC HEARING -

RECOMMENDATION: Approve Ordinance No. 4568 as amended on second consideration.

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.

CERTIFICATION:

ATTACHMENTS: Staff Report; Ordinance No.4568 as amended; TCA 68-120-101 (b)(5)(A); Fire Marshal Standard FM-101 amended document; 2024 IFC Summary page.

**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**

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

Section 1: Repeal and Replacement.

That Title 7, Chapter 2 of the *Municipal Code of the City of Columbia, Tennessee*, entitled "*Fire Prevention Code*," is hereby repealed in its entirety and replaced with the following:

CHAPTER 2

FIRE PREVENTION CODE

SECTION

7-201. Fire Code Adopted.

7-202. Establishment and Duties of the Bureau of Fire Prevention.

7-203. Definitions.

7-204. Local Amendments and Standards.

7-205. Modifications.

7-206. Appeals.

7-207. New Materials, Processes, or Occupancies Requiring Permits.

7-208. Violations and Penalties.

7-201. Fire Code Adopted. Pursuant to the authority granted by *Tennessee Code Annotated* §§ 6-54-501 through 6-54-506, there is hereby adopted by the City Council of Columbia, Tennessee, for the purpose of prescribing regulations governing fire and explosion hazards, that certain code known as the **International Fire Code, 2024 Edition**, including **Appendices B and C as locally amended**, published by the International Code Council. A copy of said code has been and now is filed in the office of the City Recorder and be available for public inspection. From and after the effective date of this chapter, the provisions of the *International Fire Code (2024 Edition)* and the local amendments adopted herein shall be controlling within the corporate limits of the City of Columbia, Tennessee. (1968 Code, § 7-201,

as replaced by Ord. #3819, Sept. 2009, Ord. #3974, April 2014, and Ord. #4263, Dec. 2019 Ch 8 3-12-20)

7-202. Establishment and Duties of the Bureau of Fire Prevention. The *Fire Prevention Code* shall be enforced by the **Bureau of Fire Prevention** within Columbia Fire & Rescue, under the supervision of the **Fire Chief**. The Fire Chief may detail such members or technical inspectors as deemed necessary for enforcement. The chief of the fire and rescue may detail such members of the fire and rescue as inspectors as shall from time to time be necessary. The chief of the fire and rescue shall have the authority to appoint such technical inspectors as he deems necessary.

A report of the bureau of fire prevention shall be made annually and transmitted to the chief executive officer of the municipality. It shall contain all proceedings under this code with such statistics as the chief of the fire and rescue may wish to include therein. The chief of the fire and rescue shall also recommend any amendments to the code which, in his judgment, shall be desirable. (1968 Code, § 7-202, as amended by Ord. #4187, May 2018)

7-203. Definitions. Wherever the word “municipality” is used in the *Fire Prevention Code*, it shall be held to mean the City of Columbia, Tennessee.

Wherever the term “corporation counsel” is used in the *Fire Prevention Code*, it shall be held to mean the attorney for the City of Columbia, Tennessee. (1968 Code, § 7-203)

7-204. Local Amendments and Standards.

1. **Appendix B – Fire-Flow Requirements for Buildings.** Appendix B is adopted with the following local amendments:
 - a. Section B105.1, *One- and Two-Family Dwellings*, is deleted.
 - b. Residential fire-flow and hydrant-spacing requirements shall comply with **City of Columbia Fire Marshal Standard FM-101, “Fire-Flow and Water-Supply Requirements.”**
 - c. Section B103.1.1 is added:

B103.1.1 Alternative Water-Supply Methods. When an approved tanker-shuttle operation or other alternate water-supply method is needed to obtain fire flow rate, the Fire Marshal or Fire Chief may consider such method as meeting the intent of Appendix B fire-flow provisions. Documentation of tests, routes, and **automatic- and mutual-aid participation** shall be required.

2. **Appendix C – Fire Hydrant Locations and Distribution.** Appendix C of the *International Fire Code (2024 Edition)* is adopted with the following local amendment:

C103.2 Local Modification. The maximum allowable hydrant spacing and distance to structures specified in Tables C102.1 and C105.1 may be increased by up to **one hundred (100) feet** when,

in the opinion of the Fire Marshal or Fire Chief, the resulting coverage still provides effective fire-department access and required fire-flow can be achieved.

3. **Business Portal and Community Connect Registration.**

All commercial, industrial, institutional, and multi-tenant occupancies shall register in the Columbia Fire & Rescue **Business Portal** within thirty (30) days of occupancy or business-license issuance, providing emergency contacts, hazard information, and access details such as Knox Box locations or gate codes.

4. **Amendment of Fire Marshal Standard FM-101.**

Fire Marshal Standard FM-101 may be revised or updated by the Fire Marshal or Fire Chief to reflect changes in water-system capacity, fire-flow availability, ISO methodology, or operational needs, provided that all revisions are documented and maintained on file at Columbia Fire & Rescue for public inspection.

5. Section 507.5.1 of the *International Fire Code (2024 Edition)* is hereby **amended** to read as follows:

507.5.1 Where Required (Local Amendment).

Where a portion of a facility or building hereafter constructed or moved into or within the City of Columbia is more than **500 feet (152 m)** from a fire hydrant on a fire-apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the Fire Marshal or Fire Chief.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be **700 feet (213 m)**.
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be **700 feet (213 m)**.

7-205. Modifications. The Fire Marshal or Fire Chief shall have authority to modify any provision of the *International Fire Code* upon written application when practical difficulties exist, provided the spirit of the code is observed and public safety secured. (1968 Code, § 7-207)

7-206. Appeals. Any person aggrieved by a decision of the Fire Marshal or Fire Chief may appeal to the City Council within thirty (30) days of the decision. The Council's decision shall be final. (1968 Code, § 7-208, as amended by Ord. #4187, May 2018)

7-207. New Materials, Processes, or Occupancies Requiring Permits. The City Manager, Fire Chief, and Fire Marshal shall act as a committee to determine and specify any

new materials, processes, or occupancies requiring permits in addition to those enumerated in the *International Fire Code*. The Fire Marshal shall maintain and post the official list of required permits and update it **as new technologies or hazards emerge**. (1968 Code, § 7-209, as amended by Ord. #4187, May 2018)

7-208. Violations and Penalties. Any person who shall violate any of the provisions of the code hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the city council or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor. The imposition of a penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time. When not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of a fine shall not be held to prevent the enforced removal of prohibited conditions. (1968 Code, § 7-211)

Section 2: This Ordinance is passed after a public hearing held on the 11th day of December 2025, with notice of said hearing being given in Main Street Maury of Columbia, Tennessee (15) days before said hearing.

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

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

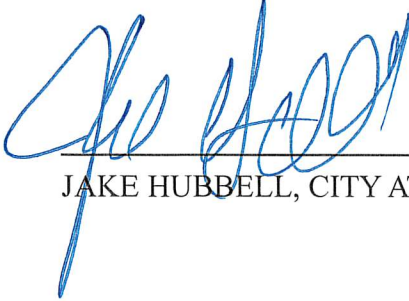
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA,
TENNESSEE, this the ____ day of _____, 2025.

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: _____

Document: Tenn. Code Ann. § 68-120-101

Tenn. Code Ann. § 68-120-101

Copy Citation

Current through the 2025 Regular Session.

Tennessee Code Table of Contents PAW- ET TABLE OF CONTENTS Title 68 Health, Safety and Environmental Protection Safety Chapter 120 Building Regulations Part 1 General Provisions

68-120-101. Statewide building construction safety standards — Promulgation — Applicability.

(a) The state fire marshal shall, in accordance with the Uniform Administrative Procedures Act, compiled in title 4, chapter 5, promulgate rules establishing minimum statewide building construction safety standards. Such standards shall be designed to afford a reasonable degree of safety to life and property from fire and hazards incident to the design, construction, alteration and repair of buildings or structures. The standards:

- (1)** Shall include, but not be limited to, provisions relative to structural strength and stability; energy efficiency; means of egress; fire resistant ratings and requirements; and fire protection equipment and materials;
- (2)** May be selected wholly or partially from publications or amended versions of publications of nationally recognized agencies or organizations, such as the International Code Council, Inc., the National Fire Protection Association, Inc., and Underwriters Laboratories, Inc.;
- (3)** Shall classify buildings according to types of occupancy and construction;
- (4)** Shall contain appropriate requirements and specifications for both new and existing buildings;
- (5)** Shall not discriminate against or in favor of particular construction materials or construction techniques;
- (6)** Shall, to the extent practicable, be stated in terms of performance objectives without prescribing the use of certain methods, designs, techniques or materials;
- (7)** Shall be reasonably compatible with building construction safety standards adopted by local governments in this state;

(8)

(A) Shall not include mandatory sprinkler requirements for one-family and two-family dwellings; however, notwithstanding this subdivision (a)(8), local governments may adopt more stringent requirements for one-family and two-family dwellings;

(B)

(i) If a local government seeks to adopt mandatory sprinkler requirements for one-family and two-family dwellings pursuant to this subdivision (a)(8), then the local government may only adopt such requirements, by either ordinance or resolution, as appropriate, upon an affirmative two-thirds ($\frac{2}{3}$) vote on final reading; provided, that if passage of such ordinance or resolution requires two (2) readings, then such requirements may only be adopted after reading such ordinance or resolution in open session of the legislative body at meetings specially called on two (2) different days that are no less than two (2) weeks apart; and if passage requires three (3) readings, then the last two (2) readings shall occur on two (2) different days that are no less than two (2) weeks apart. Mandatory sprinkler requirements shall be voted on in an ordinance or resolution separate from any other ordinance or resolution addressing building construction safety standards;

(ii) If a local government seeks to repeal the mandatory sprinkler requirements adopted pursuant to this subdivision (a)(8), then the local government shall repeal such requirements in the same manner as required to adopt such requirements under this subdivision (a)(8); provided, that if a local government adopted mandatory sprinkler requirements prior to April 27, 2012, then the local government may repeal such requirements in the same manner the local government adopted the requirements; and

(C)**(i)**

(a) A townhouse shall be considered a separate building with independent exterior walls and shall be separated by a two-hour fire-resistance-rated wall assembly. A townhouse shall be built according to local and statewide adopted building codes; provided, however, a fire sprinkler system shall not be required for a townhouse;

(b) Notwithstanding subdivision (a)(8)(C)(i)(a), local governments may adopt mandatory sprinkler requirements for townhouses by local ordinance through the process for one-family and two-family dwellings pursuant to this subdivision (a)(8);

(ii) For purposes of this subdivision (a)(8)(C), "townhouse" means a single family dwelling unit constructed in a group of three (3) or more attached units that extends from foundation to roof, not more than three (3) stories in height, with a separate means of egress, and an open space or public way on at least two (2) sides;

(9) Must include provisions for multi-level commercial and residential structures relative to mitigating structural collapse that may result from explosive devices, including, but not limited to, methods to deter entry into a structure by a motor vehicle;

(10)

(A) Shall require installation of an approved carbon monoxide alarm, as defined in § 68-120-112(a), within ten feet (10') of each room used for sleeping purposes in any construction begun on or after

January 1, 2016, that:

- (i)** Is intended for use as a hotel as defined in § 68-120-112; and
- (ii)** Has a fossil-fuel-burning heater or appliance, a fireplace, an attached garage, or other feature, fixture, or element that emits carbon monoxide as a byproduct of combustion; and
- (B)** Shall require that carbon monoxide alarms required pursuant to subdivision (a)(10)(A) be wired directly to the building's power supply with secondary battery backup;

(11)

(A) Shall not prohibit less than six (6) stories of Group R-2 occupancy, as defined in the building code adopted by the department of commerce and insurance, division of fire prevention, to be served by a single exit if:

- (i)** The building has not more than six (6) stories above grade plane;
- (ii)** The building does not contain more than four (4) dwelling units on any floor;
- (iii)** An exterior stairway or interior exit stairway is provided;
- (iv)** A corridor separates each dwelling unit entry or exit door from the door to an interior exit stairway, including any related exit passageway on each floor, and the dwelling unit doors do not open directly into an interior exit stairway, but may open directly into an exterior stairway;
- (v)** There is no more than twenty feet (20') of travel to the exit stairway from the entry/exit door of any dwelling unit;
- (vi)** Travel distance measured in accordance with the building code adopted by the department of commerce and insurance, division of fire prevention, does not exceed one hundred twenty-five feet (125');
- (vii)** Other occupancies in the same building do not have access to the Group R-2 occupancy portion of the building or with the single-exit stairway. For purposes of this subdivision (a)(11)(A), parking garages and occupied roofs accessory to the Group R-2 occupancy may have access to the exit stairway;
- (viii)** The exit serving the Group R-2 occupancy does not discharge through any other occupancy, including an accessory parking garage; and
- (ix)** There are no openings within ten feet (10') of unprotected openings into the stairway other than required exit doors having a one-hour, fire-resistive rating;

(B) A local government may adopt the exception set out in this subdivision (a)(11) by resolution or ordinance, and the exception becomes operative on the date of adoption of the resolution or ordinance; and

(12) Shall allow a local government to amend the adopted building code for three-family dwellings and four-family dwellings in accordance with this section. In amending the rules pursuant to this subdivision (a)(12), the state fire marshal shall not mandate automatic fire sprinkler systems for three-family dwellings and four-family dwellings where structures are under five thousand square feet (5,000 sq. ft.) in area and less than three (3) stories in height and where two-hour fire-resistance-rating for wall, floor, and ceiling separation assemblies is met. Notwithstanding this subdivision (a)(12), local governments may adopt mandatory sprinkler requirements and may be permitted to use the National Fire Protection

Association (NFPA) 13D standard for three-family dwellings and four-family dwellings by local ordinance pursuant to the process described in subdivision (a)(8)(B).

(b)

(1)

(A) The standards established pursuant to subsection (a) apply to municipal, county, state and private buildings, including one-family and two-family dwellings, unless otherwise provided by statute.

(B)

(i) Notwithstanding subdivision (b)(1)(A), the standards established pursuant to subsection (a) relative to one-family and two-family dwellings do not apply in any county or municipality in which the legislative body of the county or municipality, by a two-thirds ($\frac{2}{3}$) vote, adopts a resolution to exempt the county or municipality, as appropriate, from the application of statewide standards for one-family and two-family dwellings within the jurisdictional boundaries of the county or municipality, as appropriate; provided, however, that any action by the county legislative body concerning the implementation of this subdivision (b)(1)(B)(i) shall be limited to the jurisdictional boundaries outside any municipality located within the county. Upon approving the resolution, the presiding officer of the legislative body shall notify the state fire marshal of the actions taken under this subdivision (b)(1)(B)(i).

(ii)

(a) An initial resolution following July 1, 2009, may be adopted by a county or municipal legislative body to take effect on July 1, 2010, or at a later date stated in the resolution.

(b) A resolution adopted pursuant to subdivision (b)(1)(B)(ii)(a) or the adoption of any other resolution, shall expire one hundred eighty (180) days following the date of the election for the local legislative body next occurring following the adoption of the resolution, but an earlier expiration date may be stated in the resolution.

(C) The governing body of any such county or of a municipality located in any such county that has taken the action pursuant to subdivision (b)(1)(B) is authorized to reverse such action by adopting a resolution to apply subsection (a) with respect to one-family and two-family dwellings within the jurisdictional boundaries of the municipality or county, as appropriate; provided, that, any action by the county legislative body concerning its actions shall be limited to the jurisdictional boundaries outside any municipality located within the county. The presiding officer of the governing body shall notify the state fire marshal of the approval of the resolution.

(D) Notwithstanding this section to the contrary, the owner of a building, structure, or premises located in a county or municipality that has taken action pursuant to subdivision (b)(1)(B) may request that the state fire marshal inspect the building, structure, or premises to determine whether the building, structure, or premises meets the statewide codes established pursuant to subsection (a). If an owner requests an inspection pursuant to this subdivision (b)(1)(D), the inspection must be conducted in accordance with this section. Upon completion of the inspection, if the state fire marshal determines that the owner's building, structure, or premises meets the statewide codes established pursuant to subsection (a), the state fire marshal must issue documentation to the owner evidencing such.

(2) Such standards do not apply to any building, other than state buildings, educational occupancies or any other occupancy requiring an inspection by the state fire marshal for initial licensure, located within the jurisdiction of a local government that certifies in writing to the state fire marshal that:

(A) The local jurisdiction has chosen to adopt and enforce building construction and fire safety codes for construction of all buildings, for construction of all buildings other than one-family and two-family dwellings, or for construction of one-family and two-family dwellings only; and

(i) For one-family and two-family construction, it has adopted the International Residential Code, published by the International Code Council, Inc.; or

(ii) For construction other than one-family and two-family dwellings, it has adopted a building construction safety code consisting of the International Building Code, published by the International Code Council, Inc., and either:

(a) The international fire code, published by the International Code Council, Inc.; or

(b) The uniform fire code, published by the National Fire Protection Association, Inc., if adopted on or after July 1, 2006; and

(iii) For one-family and two-family construction, it has adopted the International Energy Conservation Code, published by the International Code Council, and is not more stringent than the state minimum standard adopted pursuant to subsection (a);

(B) It is adequately enforcing its code and performing any examinations of construction plans and specifications and inspections within thirty (30) days of the request and as required by the state fire marshal under this section; and

(C) Amended versions of the publications referred to in subdivisions (a)(2) and (b)(2)(A) shall be designed to afford a reasonable degree of safety to life and property from fire and hazards incident to the design, construction, alteration, and repair of buildings or structures within the jurisdiction.

(3) If a local jurisdiction chooses to adopt and enforce codes for only one-family and two-family dwellings or for all buildings other than one-family and two-family dwellings that would be subject to the codes adopted by the state fire marshal pursuant to subdivision (a)(1), the state fire marshal shall enforce the statewide codes with regard to those buildings for which the local jurisdiction has not adopted and is not enforcing codes.

(4)

(A) An audit of the records and transactions of each local government which chooses to enforce its own code pursuant to subdivision (b)(2) shall be made by the state fire marshal at least once every three (3) years to ensure that the local government is adequately performing its enforcement functions.

(B) The state fire marshal shall, in accordance with the Uniform Administrative Procedures Act promulgate rules to implement this subdivision (b)(4).

(5) Notwithstanding subdivision (b)(2), the standards established pursuant to subsection (a) apply, if:

(A) The local government's building construction safety code publications are not current within seven (7) years of the date of the latest editions of the publications, unless otherwise approved by the state fire marshal in writing; provided, however, that nothing in this subdivision (b)(5)(A) shall require a local government to adopt a standard more stringent than the standards enforced by the state fire marshal,

pursuant to this section, or to adopt a mandatory sprinkler requirement for one-family and two-family dwellings; or

(B) After affording appropriate written notice of grounds and opportunity for hearing, the state fire marshal determines that the local government is not adequately performing its enforcement functions.

(6) Notwithstanding the applicability of the standards set forth in subsection (a) to educational occupancies, any entity undertaking to construct an educational occupancy within the jurisdictional boundaries of a local government that chooses to enforce its own code pursuant to this subsection (b) may begin construction upon approval of its building plans by such local government while, if the codes enforced by the local government are the same or more stringent than the codes enforced by the state fire marshal, awaiting final approval of its plans by the state fire marshal. If a conflict arises between the state fire marshal and the local government relative to the application or interpretation of the same or substantially identical building construction safety standards or fire safety standards, then the determination of the state fire marshal shall supersede the conflicting application or interpretation by the local government.

(7)

(A)

(i) Notwithstanding subdivision (a)(5), a local government may adopt a regulation or code, pertaining to construction materials by ordinance or resolution, as appropriate, by majority vote.

(ii) If passage of the ordinance or resolution requires two (2) readings, then the requirement may only be adopted after reading it in open session of the legislative body at meetings on two (2) different days.

(iii) If passage of the ordinance or resolution requires three (3) readings, then the last two (2) readings must occur on two (2) different days.

(iv) A proposed requirement pertaining to construction materials must be a separate item on the agenda and include, in bold type and all caps, the following statement in the meeting notice:

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

(B) The consideration of a requirement pertaining to construction materials must be by separate vote. If the requirement is to be part of a general ordinance or resolution, then the requirement pertaining to construction materials must be severable from the rest of the ordinance or resolution, and voted on separately.

(C) If a local government seeks to modify a regulation, code, or ordinance adopted pursuant to this subdivision (b)(7), then the local government shall make the modification in the same manner as required to adopt a requirement under this subdivision (b)(7).

(D) A regulation, ordinance, or code adopted pursuant to this subdivision (b)(7) shall not prohibit a particular construction material that is approved by a national building code or the state fire marshal.

(E) A regulation, ordinance, or code adopted pursuant to this subdivision (b)(7) must allow for the consideration of waivers of the adopted regulation, ordinance, or code pertaining to construction

materials, in whole or in part, during the development approval process.

(F) Denial of a waiver related to a regulation, ordinance, or code referenced in subdivision (b)(7)(E) does not constitute a prohibition under subdivision (b)(7)(D).

(G) Except to the extent local law conflicts with these provisions, this section neither grants nor removes local governmental authority to promulgate provisions under home rule charters, private acts, or general state law.

(H) This subdivision (b)(7) does not limit the professional judgment of a licensed design professional with respect to electrical, mechanical, or plumbing standards.

(c) The standards established pursuant to subsection (a) do not apply to:

- (1)** Renovations of existing one-family and two-family dwellings;
- (2)** Nonresidential farm buildings;
- (3)** Temporary buildings used exclusively for construction purposes;
- (4)** Structures or units regulated under chapter 126 of this title; or
- (5)** Buildings or facilities reviewed and licensed by the board for licensing health care facilities.

(d)

(1) The state fire marshal may, by rules promulgated in accordance with the Uniform Administrative Procedures Act require review and approval of plans and specifications prior to, and inspections during, construction or alteration of certain types of buildings or structures. Such rules may include a schedule of fees sufficient to cover the costs of reviewing construction plans and specifications. However, no such fee shall exceed two hundred fifty dollars (\$250) plus two dollars and fifty cents (\$2.50) per each one thousand dollars (\$1,000) or fraction thereof by which the total valuation of the proposed construction exceeds one hundred thousand dollars (\$100,000).

(2) The state fire marshal is authorized to promulgate by rule a convenience fee to cover the costs of receiving construction plans, specifications and related fees electronically submitted pursuant to this part. Any fee set by rule pursuant to this subdivision (d)(2) shall be assessed in addition to the fee or fees assessed for the costs of reviewing construction plans and specifications pursuant to subdivision (d)(1). In no event shall the fee assessed pursuant to this subdivision (d)(2) exceed the actual costs incurred in the submission of the plans, specifications or fees electronically.

(e) The state fire marshal shall file with the secretary of state any publications incorporated by reference in rules promulgated under this section. Such publications shall be available for public inspection, and the secretary of state shall certify to any part of the publication at the request of any interested person, upon receipt of the statutory fee.

(f)

(1)

(A) The state fire marshal may, in addition to the other provisions of this part, authorize and appoint any person, employed by any municipality or county or acting through a professional corporation pursuant to § 48-101-601, who meets the qualifications enumerated in subdivision (f)(2) as a commissioned deputy building inspector in this division, who shall have all the power of other deputies and assistants to enter any one-family and two-family dwellings to make inspections of the buildings and their contents and to

report the inspections in writing to the commissioner. The commissioner is directed to contract with each deputy building inspector through the municipality or county employing the inspector or the inspector's professional corporation to provide one-family and two-family building inspection services. The contracts shall be entered into between the commissioner, with the approval of the commissioner of finance and administration, and the professional corporation employing the building inspector and the building inspectors shall not be deemed employees of the state for payroll purposes or otherwise.

(B)

(i) A deputy building inspector shall be certified by this state as:

(a) A building inspector pursuant to § 68-120-113;

(b) A plumbing inspector pursuant to § 68-120-118; or

(c) A mechanical inspector pursuant to § 68-120-118.

(ii) A deputy building inspector shall be limited in performing inspections to the discipline in which they are certified.

(C) The commissioner shall provide a program to ensure that one-family and two-family building construction inspection services are available throughout the state on a timely basis. An inspection shall be considered timely if it is performed within three (3) working days of when the request is made to the inspector, except that an inspection of a footer shall be considered timely if it is performed within one (1) working day of when the request is made to the inspector.

(2)

(A) Deputy building inspectors appointed by the commissioner are authorized to inspect one-family and two-family building construction upon receipt of a request from the owner of the property, a licensed contractor, from municipal governing bodies or from the county legislative body of the county in which the buildings are located. Each inspector, either through their municipality, county or professional corporation, shall be authorized to charge for and receive a fee for each inspection.

(B) The state fire marshal shall establish a schedule of fees to pay the cost incurred by the department for the administration and enforcement of this part.

(C) The state fire marshal may require the inspection of one-family and two-family dwellings with or without a request, in the same manner that inspections are made in accordance with § 68-102-116, and the remedies for dangerous conditions shall be the same as provided in § 68-102-117; provided, that no fees shall be charged for making inspections directed by the state fire marshal as authorized by §§ 68-102-116 and 68-102-117.

(D) No inspection fees may be charged except where an actual inspection is made.

(3) The state fire marshal may promulgate such rules and regulations as necessary to carry out this part, in accordance with the Uniform Administrative Procedures Act.

(g) If a local government adopts mandatory sprinkler requirements for one-family and two-family dwellings pursuant to subdivision (a)(8), then such requirements shall not apply to manufactured homes constructed or installed under parts 2 and 4 of chapter 126 of this title unless such requirements are consistent with the regulations established by the United States department of housing and urban development (HUD) relating to the installation of sprinkler equipment in manufactured homes.

(h) The words "or fuel-fired appliances" in exception 2 of R501.3 of the 2012 International Residential Code, published by the International Code Council, Inc., shall be disregarded by any state or local government official in determining the applicability of R501.3 to any residential construction prior to January 1, 2016.

(i) If a local government adopts mandatory sprinkler requirements for one-family and two-family dwellings pursuant to subdivision (a)(8) that would apply to dwellings used as establishments providing hospitality services, then those mandatory sprinkler requirements shall be applied only to those dwellings constructed on or after the date the mandatory sprinkler requirements took effect. For purposes of this subsection (i), "hospitality services" means offering sleeping accommodations to transients for less than thirty (30) nights per stay.

(j) A statewide building construction safety standard or another standard or requirement adopted by a local government shall not prohibit, limit, or be enforced to prohibit or limit the use of a refrigerant that is designated as acceptable for use pursuant to and in accordance with 42 U.S.C. § 7671k, as long as the equipment that contains such refrigerant is listed and installed in accordance with the safety standards and use conditions imposed by federal law or rule for safe alternatives identified pursuant to such designation under 42 U.S.C. § 7671k.

(k)

(1) As used in this subsection (k):

(A) "Conflict of interest" means:

(i) Employment or other affiliation with, or financial interest in, the individual, firm, or corporation engaged in the construction project to be inspected or examined; or

(ii) A relationship with a family member or other individual involved in the construction project, examination of plans, or inspection that could create an appearance of impropriety;

(B) "Third-party inspector" means an individual registered with the state fire marshal to perform the third-party inspections authorized under this subsection (k) and who is also:

(i) Registered as an engineer with the Tennessee state board of examiners for architects and engineers;

(ii) Registered as an architect with the Tennessee state board of examiners for architects and engineers;

or

(iii) Certified pursuant to § 68-120-113 or § 68-120-118 as appropriate to the type of inspection being performed, by the International Code Council, National Fire Protection Association, or other nationally or internationally recognized certifying organization as a building, plumbing, mechanical, or electrical inspector; and

(C) "Third-party plans examiner" means an individual registered with the state fire marshal to perform the third-party plans examinations authorized under this subsection (k) and who is also:

(i) Registered as an engineer with the Tennessee state board of examiners for architects and engineers;

(ii) Registered as an architect with the Tennessee state board of examiners for architects and engineers;

or

(iii) Certified by the International Code Council or National Fire Protection Association as a plans examiner for the type of plans being examined.

(2)

(A) In a local jurisdiction acting pursuant to subdivision (b)(2), a person may engage a third-party plans examiner to examine plans and specifications prior to construction, in lieu of examination by the local jurisdiction.

(B) If a person engages a third-party plans examiner in lieu of examination by the local jurisdiction as authorized by subdivision (k)(2)(A), then the person, or the person's designee, shall submit the appropriate fee and a stamped and sealed copy of all plans that were examined to the local jurisdiction, and shall also provide:

(i) The building name, intended address, and local jurisdiction of the structure;

(ii) The third-party plans examiner's name and registration number assigned by the state fire marshal;

(iii) A sworn statement under penalty of perjury by the third-party plans examiner, declaring that the plans comply with the applicable codes and that no deficiencies remain;

(iv) A statement of the applicable codes of the local jurisdiction and the codes used to perform the plans examination;

(v) The occupancy classification of the structure; and

(vi) Other information as the state fire marshal may reasonably require, including the minimum requirements of the state fire marshal for use and occupancy.

(C) No later than ten (10) business days after receipt of the documents required under subdivision (k)(2)(B), the local jurisdiction shall:

(i) Approve the plans, if the plans comply with adopted codes;

(ii) Provide to the person, or the person's designee, a report of deficiencies; or

(iii) Request additional information necessary to ensure compliance with applicable codes.

(D)

(i) If ten (10) business days pass and the local jurisdiction fails to take an action as required by subdivision (k)(2)(C), then the local jurisdiction must refund any associated plan review fees that were collected. In addition, the person, or the person's designee, may file a withdrawal of review with the local jurisdiction, and may file the information listed in subdivision (k)(2)(B), a copy of the withdrawal of review, and the appropriate fee with the state fire marshal's office.

(ii) No later than ten (10) business days after receipt of the person's, or the person's designee's, withdrawal of review under subdivision (k)(2)(D)(i) and all required documentation and fees, the state fire marshal's office shall:

(a) Approve the plans, if the plans comply with adopted codes;

(b) Provide to the person, or the person's designee, a report of deficiencies; or

(c) Request additional information necessary to ensure compliance with applicable codes.

(iii) If the state fire marshal's office approves the plans, then the third-party plans examiner shall file with the local jurisdiction a copy of the approval from the state fire marshal. The filing of this approval has the same effect as if the local jurisdiction had approved the plans.

(iv) If the state fire marshal's office provides a report of deficiencies, or if the state fire marshal's office requests additional information, then the person's, or the person's designee's, receipt of a substantive

response begins a new ten-business-day period.

(v) If, after receiving substantive responses to all reported deficiencies and requests for additional information, ten (10) business days pass and the state fire marshal's office fails to take an action required as required by subdivision (k)(2)(D)(ii), then the state fire marshal shall complete the examination and refund any associated plan review fee the state fire marshal collected from the applicant.

(3)

(A) In a local jurisdiction acting pursuant to subdivision (b)(2), a person may engage a third-party inspector to complete locally required building construction inspections and provide the inspection reports to the local jurisdiction no later than ten (10) business days after the date of inspection.

(B) If a person engages a third-party inspector to complete locally required building inspections as authorized by subdivision (k)(3)(A), then the person, or the person's designee, shall:

(i) Utilize a third-party inspector to conduct any subsequent inspections related to the structure;

(ii) Submit the appropriate fee; and

(iii) Provide:

(a) A copy of any building inspection report for the structure;

(b) Any approved plans and fire safety codes;

(c) The building name, location, and jurisdiction of the structure;

(d) The third-party plans inspector's name and registration number assigned by the state fire marshal;

(e) The type of inspection conducted;

(f) A sworn statement under penalty of perjury by the third-party inspector that either:

(1) States no deficiencies of the applicable codes were identified; or

(2) Identifies all deficiencies of the applicable codes;

(g) A statement of the applicable codes of the local jurisdiction;

(h) The occupancy classification for which the structure was inspected; and

(i) Other information as the state fire marshal may reasonably require, including the minimum requirements of the state fire marshal for use and occupancy.

(C) No later than ten (10) business days after receipt of the documents required in subdivision (k)(3)(B), the local jurisdiction shall:

(i) Accept the inspection;

(ii) Reject the inspection and provide to the person, or the person's designee, a report of deficiencies; or

(iii) Request additional information regarding the inspection.

(D)

(i) If ten (10) business days pass and the local jurisdiction fails to take an action as required by subdivision (k)(3)(C), then the local jurisdiction shall refund any associated inspection fee the local jurisdiction collected. In addition, the person, or the person's designee, may submit a notice of withdrawal to the local jurisdiction, and the person, or the person's designee, may submit the inspection report and documents required by subdivision (k)(3)(B), approved plans, and appropriate fee to the state fire marshal's office.

(ii) No later than ten (10) business days after receipt of the person's, or the person's designee's, submission of withdrawal under subdivision (k)(3)(D) and all required documents and fees, the state fire marshal's office shall:

(a) Accept the inspection;

(b) Reject the inspection and provide to the person, or the person's designee, a report of deficiencies; or

(c) Request additional information regarding the inspection.

(iii) If the state fire marshal's office approves the inspection conducted by the third-party inspector, then the person, or the person's designee, shall file with the local jurisdiction a copy of the approval from the state fire marshal. The filing of this approval has the same effect as if the local jurisdiction had approved the inspection.

(iv) If the state fire marshal's office rejects the inspection, a new inspection and a new inspection report must be completed after the date of rejection, and must be submitted to the state fire marshal's office prior to further consideration.

(v) If the state fire marshal's office requests additional information pursuant to subdivision (k)(3)(D)(ii) (c), then the person's, or the person's designee's, receipt of a substantive response begins a new ten-business-day period.

(vi) If, after receiving a new inspection or substantive responses to all requests for additional information, ten (10) business days pass and the state fire marshal's office fails to take an action as required by subdivision (k)(3)(D)(ii), then the state fire marshal shall complete the examination and refund any inspection fee the state fire marshal collected.

(4) A third-party inspector or third-party examiner shall not conduct an inspection or examination if the third-party inspector or third-party examiner has a conflict of interest. The local jurisdiction or state fire marshal's office may reject an applicant's submission if the office determines the third-party inspector or third-party examiner had a conflict of interest.

(5) The fee charged by the local government for a third-party plans examination or third-party inspection must be the same amount charged by the local government to perform the same service.

(6) This subsection (k) does not apply to state buildings, educational occupancies, or any other occupancy requiring an inspection by the state fire marshal for initial licensure, except that agencies licensed by the department of human services may engage third-party inspectors.

(7)

(A) An applicant who believes the local jurisdiction has either interpreted the adopted building code incorrectly or rejected a plan or inspection in error may seek a determination by the local jurisdiction's board of appeals or similar administrative process established to make the determinations; provided, that the determination by the local jurisdiction's board of appeals or similar administrative process provides an appeal of a final decision to a court of competent jurisdiction. If no board or similar administrative process exists within the local jurisdiction, or if a final decision of such board or similar administrative process does not provide that a final decision may be appealed to a court of competent jurisdiction, then an applicant may file a proceeding in the court of competent jurisdiction seeking a determination that the third-party plans examiner's or third-party inspector's report complies with the requirements of this

subsection (k) and all relevant codes and legal requirements, as appropriate, and seek an order requiring the local jurisdiction to accept the plans or inspection.

(B) An applicant who believes the state fire marshal has interpreted the adopted building code incorrectly or rejected a plan or inspection in error may seek a determination in accordance with the Uniform Administrative Procedures Act, that the third-party plans examiner's or third-party inspector's report complies with the requirements of this subsection (k) and all relevant codes and legal requirements, as appropriate, and seek an order requiring the state fire marshal's office to accept the plans or inspection.

(8) Nothing in this subsection (k) shall be construed to alter any requirement for local governmental approvals, including development standards as defined in § 13-4-310, except as explicitly required by this subsection (k).

(9) When a local jurisdiction or the state fire marshal's office accepts a final inspection under this subsection (k), then the local jurisdiction shall issue a certificate of occupancy.

(I) The roof solar reflectance and thermal emittance requirements of the International Energy Conservation Code for low-sloped roofs do not apply to the 2021 International Code Council adoption.

History

Acts 1947, ch. 211, § 1; C. Supp. 1950, § 5717.1; Acts 1982, ch. 857, § 1; T.C.A. (orig. ed.), § 53-2501; Acts 1987, ch. 120, § 18; T.C.A., § 68-18-101; Acts 1992, ch. 540, §§ 1, 2, 4; 2003, ch. 39, § 1; 2004, ch. 530, §§ 1-3; 2005, ch. 284, §§ 1-3; 2009, ch. 210, § 1; 2009, ch. 529, §§ 18-25, 28; 2010, ch. 630, § 1; 2012, ch. 839, §§ 1, 2; 2014, ch. 679, § 1; 2015, ch. 318, § 5; 2015, ch. 378, § 1; 2015, ch. 526, § 1; 2017, ch. 281, § 1; 2021, ch. 332, §§ 1, 2; 2022, ch. 771, § 1; 2022, ch. 844, § 1; 2023, ch. 312, § 5; 2024, ch. 771, §§ 1-3; 2024, ch. 820, § 1; 2024, ch. 946, § 1; 2025, ch. 149, § 1.

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CITY OF COLUMBIA FIRE MARSHAL STANDARD FM-101

Fire-Flow and Water-Supply Requirements

Effective Date: _____

Authority: Columbia Municipal Code §7-203(1)(b)

Issued By: Columbia Fire & Rescue – Office of the Fire Marshal

1. Purpose

This standard establishes minimum requirements for fire-flow, hydrant spacing, and alternative water-supply provisions for all new developments and occupancies within the City of Columbia. It ensures adequate and reliable water supplies for firefighting while allowing flexibility as the City's water system expands and capabilities improve.

2. Scope

Applies to all new construction, substantial renovations, and site developments subject to fire-protection review under the *International Fire Code (2024 Edition)*.

3. Definitions

Automatic-Aid – Immediate, simultaneous response by pre-arranged agreement.

Mutual-Aid – Response upon request under inter-agency agreements.

Tanker-Shuttle Operation (TSO) – Mobile tenders rotating between fill and dump sites to sustain water flow.

Static Source – Natural or artificial supply accessible for drafting or pumping.

Fire-Flow – Rate of water supply (GPM) available for firefighting at 20 psi residual pressure.

4. Fire-Flow Requirements

Occupancy / Building Type	Minimum Fire Flow (GPM)	Duration (min)	Notes
One- & Two-Family Dwellings ≤ 3,600 ft ²	500	120	Hydrant within 700 ft with a minimum of 500 GPM at 20 psi
One- & Two-Family Dwellings > 3,600 ft ²	1,000	120	Hydrant within 700 ft with a minimum of 500 GPM at 20 psi

Occupancy / Building Type	Minimum Fire Flow (GPM)	Duration (min)	Notes
Multi-Family, Commercial, Industrial, and Institutional	As calculated per IFC Appendix B Table B105.2	—	Use Appendix B as the minimum basis for determining required fire-flow

Notes:

- a. Fire-flow values are based on 20 psi residual pressure.
- b. For large or complex facilities, required fire-flow shall be determined in consultation with the Fire Marshal.
- c. The Fire Marshal or Fire Chief may require additional flow for exposures, high-hazard uses, or limited access.

5. Calculation Methods

- a. Hydranted areas – Follow Table above; adjustments may be approved by the Fire Marshal.
- b. Each hydrant must deliver a minimum of **500 GPM at 20 psi residual**.
- c. Combination sources – the minimum hydrant requirement must be met first, after which one additional approved source (TSO or Static) may be added; no more than two sources total may be credited.
- d. System improvements – this standard may be updated as water-supply capability or ISO methodology changes.
- e. Sprinklered buildings – evaluated per NFPA 13, 13R, or 13D for system demand at the riser.

6. Hydrant Distribution and Performance

Fire-hydrant location and distribution shall comply with *Appendix C – Fire Hydrant Locations and Distribution* of the *International Fire Code (2024 Edition)* **as locally amended**.

C103.2 Local Modification. Hydrant spacing and distance to structures may be increased by up to **100 feet** when, in the opinion of the Fire Marshal or Fire Chief, coverage remains effective and required fire-flow is achieved.

Each hydrant shall deliver at least **500 GPM at 20 psi** residual pressure.

7. Alternative Water-Supply Methods

- a. **Tanker-Shuttle Operations (TSO)** – minimum **250** GPM × 120 min; ISO FSRS methodology; documentation of routes, fill sites, and automatic-/mutual-aid support.
- b. **Static Sources** – ponds, tanks, or reservoirs with sufficient volume, accessibility, and

maintenance.

c. **Combination Sources** – any two approved sources may be combined for credit; not more than two credited per site.

8. Submittal Requirements

Developers or design professionals shall provide documentation **as may be required by the Fire Marshal:**

1. Certified hydrant-flow letter.
2. TSO plan (if applicable).
3. Static-source documentation (if applicable).
4. Other data or calculations reasonably requested.

9. Enforcement and Review

Failure to comply constitutes a violation of Columbia Municipal Code §7-207.

This standard shall be reviewed by the Fire Marshal at least every three years or sooner if improvements, ISO changes, or operational needs warrant revision.

Revisions may be approved by the Fire Chief and take effect upon publication.

Summary – 2024 International Fire Code Adoption Ordinance

Purpose:

To repeal and replace Title 7, Chapter 2 of the Columbia Municipal Code and adopt the 2024 International Fire Code (IFC) as the governing fire-prevention standard within the City of Columbia.

Key Updates:

- Adopts the 2024 International Fire Code published by the International Code Council.
- Retains Appendix B, with a local amendment authorizing Tanker Shuttle Operations (TSO) as an equivalent water supply.
- **Establishes Fire Marshal Standard FM-101 – “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 documentation requirements.
 - It separates detailed operational standards from the ordinance to allow the Fire Marshal and Fire Chief to make timely adjustments **as the City’s water system expands, demands increase, or flow capacities improve over time.**
 - This approach ensures that technical requirements can evolve without repeated Council amendments, maintaining flexibility while preserving accountability under Columbia Fire & Rescue.
 - Requires Business Portal / Community Connect registration for all commercial, industrial, and institutional occupancies.
 - Clarifies authority and appeals under Columbia Fire & Rescue, maintaining the City Council as the appellate body.

Comparison to 2018 IFC:

- 2018 adoption included Appendices B & C.
- 2024 adoption retains Appendix B and adopts Appendix C with a **+100-ft spacing allowance** under local amendment.
- Strengthens local flexibility under the Fire Marshal while aligning with ISO fire-flow methodology and the City’s long-term water-system improvements.

Implementation:

Effective immediately upon passage and publication.

Recommendation:

Approval is recommended by Columbia Fire & Rescue to maintain alignment with state-adopted building codes, ISO methodology, and the City’s evolving water-supply capacity.

— *End of Summary* —



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4569 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2024 DELINQUENT PROPERTY TAXES

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.

AN ORDINANCE PROVIDING FOR THE COLLECTION OF
2024 DELINQUENT PROPERTY TAXES

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City Recorder is hereby directed at his earliest convenience to provide to the County Attorney a certified list of real property within the City of Columbia on which municipal taxes for the year 2024 are delinquent, said list to set forth a description of the property, the person or persons assessed, the assessed value thereof, and the taxes and penalties due thereon.

Section 2: That upon receipt of such list the County Attorney is directed to file suit in the Chancery Court for Maury County and proceed as provided by the Charter and the general law controlling delinquent taxes.

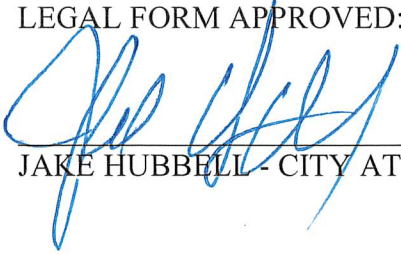
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF COLUMBIA, TENNESSEE, this the ____ day of _____, 2025.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL - CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

TONY MASSEY - CITY MANAGER

Passed on 1st Consideration: _____
Passed on 2nd Consideration: _____

Ordinance No. 4569
Page 1 of 1 Page



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4570 – AN ORDINANCE PROVIDING FOR THE COLLECTION OF 2024 DELINQUENT SPECIAL ASSESSMENTS

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.

AN ORDINANCE PROVIDING FOR THE COLLECTION OF
2024 DELINQUENT SPECIAL ASSESSMENTS

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City Recorder is hereby directed at his earliest convenience to provide to the City Attorney a certified list of real property within the City of Columbia on which special assessments for the year 2024 are delinquent, said list to set forth a description of the property, the person or persons assessed, the assessed value thereof, and the taxes and penalties due thereon.

Section 2: That upon receipt of such list the City Attorney is directed to file suit in the Chancery Court for Maury County and proceed as provided by the Charter and the general law controlling delinquent taxes.

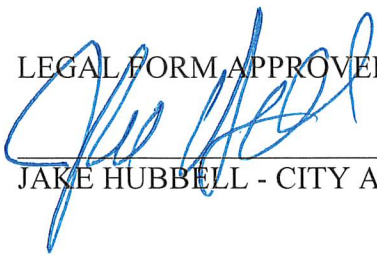
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF COLUMBIA, TENNESSEE, this the ____ day of _____, 2025.

CHARLES (CHAZ) M. MOLDER – MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL - CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

TONY MASSEY - CITY MANAGER

Passed on 1st Consideration: _____
Passed on 2nd Consideration: _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Assistant City Manager/CFO, tjablonski@columbiatn.gov, 931.560.1580

AGENDA ITEM TITLE: 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

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.

CERTIFICATION:

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

ORDINANCE NO. 4571 (AS AMENDED)

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

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 \$182,320,991 to \$183,127,940, an increase of \$806,949.

Section 2: That the budget appropriations shall be revised as follows:
General Government total of \$15,716,553 be amended to \$15,840,631, an increase of \$124,077.

Legal total of \$295,594 be amended to \$305,594, an increase of \$10,000.

Parks total of \$5,158,260 be amended to \$5,158,792, an increase of \$532.

Capital Projects total of \$13,432,941 be amended to \$13,534,489, an increase of \$101,548.

Grants total of \$2,028,213 be amended to \$2,599,006, an increase of \$570,792.

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 19th day of November, 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 11th DAY OF DECEMBER, 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 #2
2nd Consideration - December 11th (12/11/25)

General City Admin

Reappropriate and carry forward street paving funds from FY 2025	29,192.32	
Total General City Admin	\$	29,192.32

TOTAL GENERAL FUND	\$	29,192.32
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Capital Projects

Budget reappropriation of Fire Station No. 1 owner expenses remaining	30,000.00	
Total Capital Projects	\$	30,000.00

Grants

Budget FY2026 THSO Grant	28,442.32	
Reappropriate and carry forward Iron Bridge Road engineering from FY 2025	-	
Total Grants	\$	28,442.32

Total Increase - All Funds (First Consideration)	\$	87,634.64
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General City Admin

Transfer funds to Legal-Professional Services	(10,000.00)	
Budget increase to reserves for tourism enhancement	60,417.00	
Budget reduction to reserves to transfer to CPF	(13,539.75)	
Budget reduction to reserves to transfer to CPF	(13,539.75)	
Budget transfer to Capital Projects	27,079.50	
Budget transfer to Capital Projects	44,468.00	
Total General City Admin	\$	94,885.00

Legal

Budget increased funds for Professional Services	10,000.00	
Total Legal	\$	10,000.00

Parks

Establish budget for Mid-State Classic	45,000.00	
Budget transfer for Backyard Lawn Master - Meridian Pergola	(44,468.00)	
Total Parks	\$	532.00

TOTAL GENERAL FUND	\$	105,417.00
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Capital Projects

Budget City Hall 3rd floor office Renovation - CMO portion	13,539.75	
Budget City Hall 3rd floor office Renovation - Tourism portion	13,539.75	
Budget Backyard Lawn Master - Meridian Pergola	44,468.00	
Total Capital Projects	\$	71,547.49

Grants Fund

Reappropriate funds for Downtown Improvement Grant (DIG)	296,250.00	
Reappropriate funds for Tourism Grant - Paddle craft boat launch	246,100.00	
Total Grants Fund	\$	542,350.00

Total Increase - All Funds (Second Consideration)	\$	719,314.49
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Total Increase - All Funds (First and Second Consideration)	\$	806,949.13
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CITY OF COLUMBIA
FY 2026 APPROPRIATION AMENDMENT #2
Second Consideration 12/11/25

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

Increase Revenues

11037110	\$	29,192.32	Prior Year Revenue
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Increase Expenditures

11041900-OC268	\$	29,192.32	General Govt - Street Paving
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2) Budget 2026 THSO Grant

Increase Revenues

322-33208	\$	28,442.32	2026 THSO Grant
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Increase Expenditures

322-42147-OC110	\$	14,250.00	Grant Fund - JAG Grant - Canine
322-42147-OC280	\$	750.00	Grant Fund - JAG Grant - Canine
322-42147-OC320	\$	13,442.32	Grant Fund - JAG Grant - Canine
	\$	28,442.32	Total

3) Budget reappropriation of Fire Station No. 1 owner expenses remaining

Increase Revenues

311-37110	\$	30,000.00	Prior Year Revenue
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Increase Expenditures

31142210-OC920	\$	30,000.00	Grant Fund - JAG Grant - Operating Supplies
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Items added for Second Consideration on 12/11/25

4) Establish budget for Mid-State Classic

Increase Revenues

110-37110	\$	24,000.00	Prior Year Revenue (PY sponsorships)
110-34752	\$	21,000.00	Mid State Classic-Ticket Sales
	\$	45,000.00	Total

Increase Expenditures

110-44490-OC290	\$	18,000.00	Mid State Classic-Other Services & Charges
110-44490-OC320	\$	20,000.00	Mid State Classic-Operating Supplies
110-44490-OC530	\$	7,000.00	Mid State Classic-Rentals
	\$	45,000.00	Total

5) Budget funds and transfer for Backyard Lawn Master - Meridian Pergola

Decrease Expenditures

11044480-OC269 \$ 44,468.00 Parks-ARC - Repairs

Increase Expenditures

11041900-OC766 \$ 44,468.00 General Gov't - Transfer to CPF

Increase Revenues

31137940 \$ 44,468.00 Transfer From General Fund*

Increase Expenditures

31144480-OC929 \$ 44,468.00 CPF-ARC - Other Buildings

6) Reappropriate funds for Tourism Grant - Paddle craft boat launch

Increase Revenues

322-33455 \$ 100,000.00 Tourism Enhancement Grant

322-37110 \$ 146,100.00 Prior Year Revenue

\$ 246,100.00 Total

Increase Expenditures

32244410-OC920 \$ 246,100.00

7) Transfer/budget funds for Legal-Professional Services

Decrease Expenditures

11041900-OC800 \$ 10,000.00 General Govt - Misc.-Reserves

Increase Expenditures

110-41200-OC250 \$ 10,000.00 Legal - Professional Services

8) Budget increase to reserves for tourism enhancement

Increase Revenues

110-37110 \$ 60,417.00 Prior Year Revenue

Increase Expenditures

11041950-OC800 \$ 60,417.00 General Govt - Tourism-Reserves

9) Transfer/budget funds for City Hall 3rd floor office Renovation

Budget transfer for tourism/CMO portion

Decrease Expenditures

11041950-OC800	\$	13,539.75	General Govt - Tourism-Reserves
11041900-OC800	\$	13,539.75	General Govt - Misc.-Reserves

Increase Expenditures

11041900-OC766	\$	27,079.50	Tsf to CPF
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Increase Revenues

31137940	\$	27,079.50	Transfer From General Fund*
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Increase Expenditures

31141320-OC939	\$	13,539.75	CPF-ARC - Other Buildings
31141950-OC939	\$	13,539.75	CPF-ARC - Other Buildings

10) Reappropriate funds for Downtown Improvement Grant

Increase Revenues

322-33456	\$	296,250.00	Downtown Improvement Grant
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Increase Expenditures

32241960-OC912	\$	296,250.00	Downtown Improvement Grant Project
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FY 2026 Budget Summary - AA#2

12/11/2025						
		SERVICES &		CAPITAL	DEBT	AA#2
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2026
City Council	\$98,627	\$472,900	\$0	\$0	\$0	\$571,527
Legal Services	\$278,494	\$27,100	\$0	\$0	\$0	\$305,594
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	\$6,180,857	\$8,017,962	\$0	\$0	\$15,840,631
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	\$1,212,185	\$0	\$0	\$0	\$5,158,792
Total General Fund	\$33,894,122	\$12,838,499	\$8,017,962	\$0	\$0	\$54,750,583
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	\$13,034,489	\$0	\$13,534,489
Grants Fund	\$0	\$745,000	\$0	\$1,854,006	\$0	\$2,599,006
Wastewater (Sewer) Fund	\$4,341,608	\$6,327,963	\$0	\$83,520,556	\$7,492,959	\$101,683,086
Grand Total	\$40,266,965	\$24,715,416	\$10,854,582	\$98,459,050	\$8,831,928	\$183,127,940



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, lbermudez@columbiatn.gov, 931.560.1510

AGENDA ITEM TITLE: 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

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.

CERTIFICATION:

ATTACHMENTS: Staff Report, 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**

WHEREAS, the Trustees of the City of Columbia, Tennessee Employees' Retirement Plan have recommended to the City Council that post-65 supplemental healthcare insurance benefits be extended to employees hired after June 30, 2012.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That Ordinance Number 3761 as previously amended by Ordinance Numbers 3815, 3884, and 3917 be amended by deleting paragraph two (2) of such Ordinance as amended by Ordinance 3917 and replacing such paragraph with a new paragraph two (2) as follows:

Paragraph 2. That the City of Columbia shall continue paying healthcare insurance premiums for all retirees of the City of Columbia, Tennessee Employees' Retirement Plan hired on or before June 30, 2012, who retire after July 1, 1989 and who are eligible for immediate monthly benefits on their "Normal Retirement Date" as defined in the City of Columbia Employees' Retirement Plan. The City of Columbia shall pay post-65 supplemental healthcare insurance premiums for employees of the City of Columbia hired after June 30, 2012 who retire from the City of Columbia after January 1, 2026 and meet the following criteria: (a) are full time or part-time eligible employees (b) were employed by the City of Columbia for the five years immediately preceding retirement and are at least sixty-five (65) years of age (c) elected medical benefits with the City of Columbia for the year immediately preceding his or her retirement (d) elected both Medicare Part A and Medicare Part B when enrolling in Medicare. For purposes of this Ordinance part time eligible employees are elected city officials, city judge, city prosecutor, and city attorney.

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 3: This Ordinance shall take effect on 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: _____



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 3.

RECOMMENDATION: Approve Ordinance 4563 on first consideration.

INFORMATION: The applicant is requesting approval for a preliminary PUD Master Plan consisting of a multi-family 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 this at their November 13, 2025 meeting.

CERTIFICATION: N/A

ATTACHMENTS: Ordinance 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 11th day of December, 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.

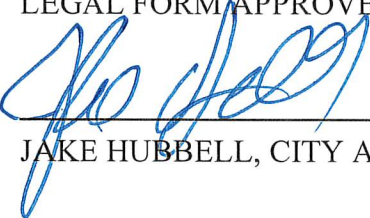
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 8th day of January, 2026.

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.

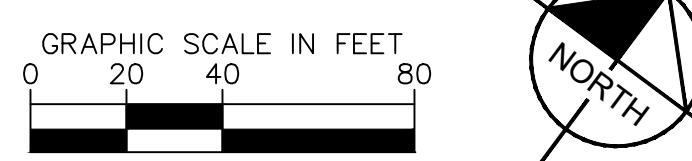


WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN



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

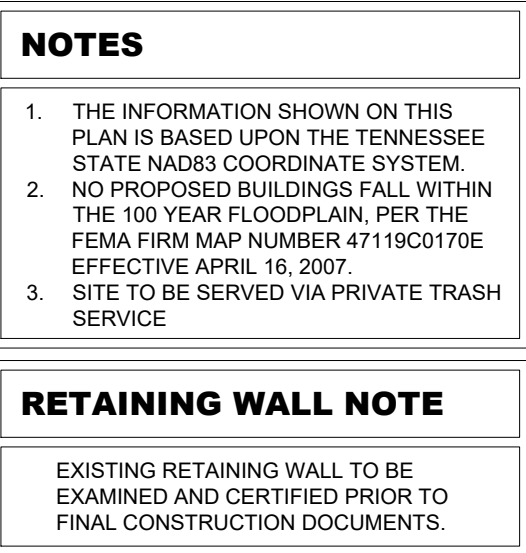
TOTAL CIVIC SPACE: 0.31 AC
REQUIRED 5% OF GROSS SITE AREA: 0.25 AC
PROVIDED: 0.31AC (6.2%)
POCKET PARK - TO INCLUDE COMMUNITY AMENITIES SUCH AS A POOL, PATIO AND GRILLING AREA, AND DOG PARK.



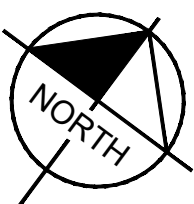
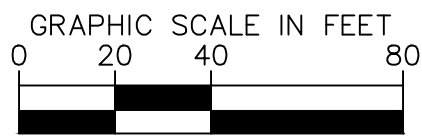
WATERS EDGE
PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

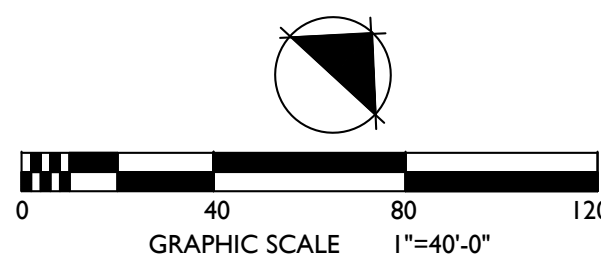


Date:	MAY 29, 2025
Revision Date	
1.	6.16.2025 - staff comment
2.	8.18.2025 - staff comment
3.	9.24.25 - conditions of approval



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





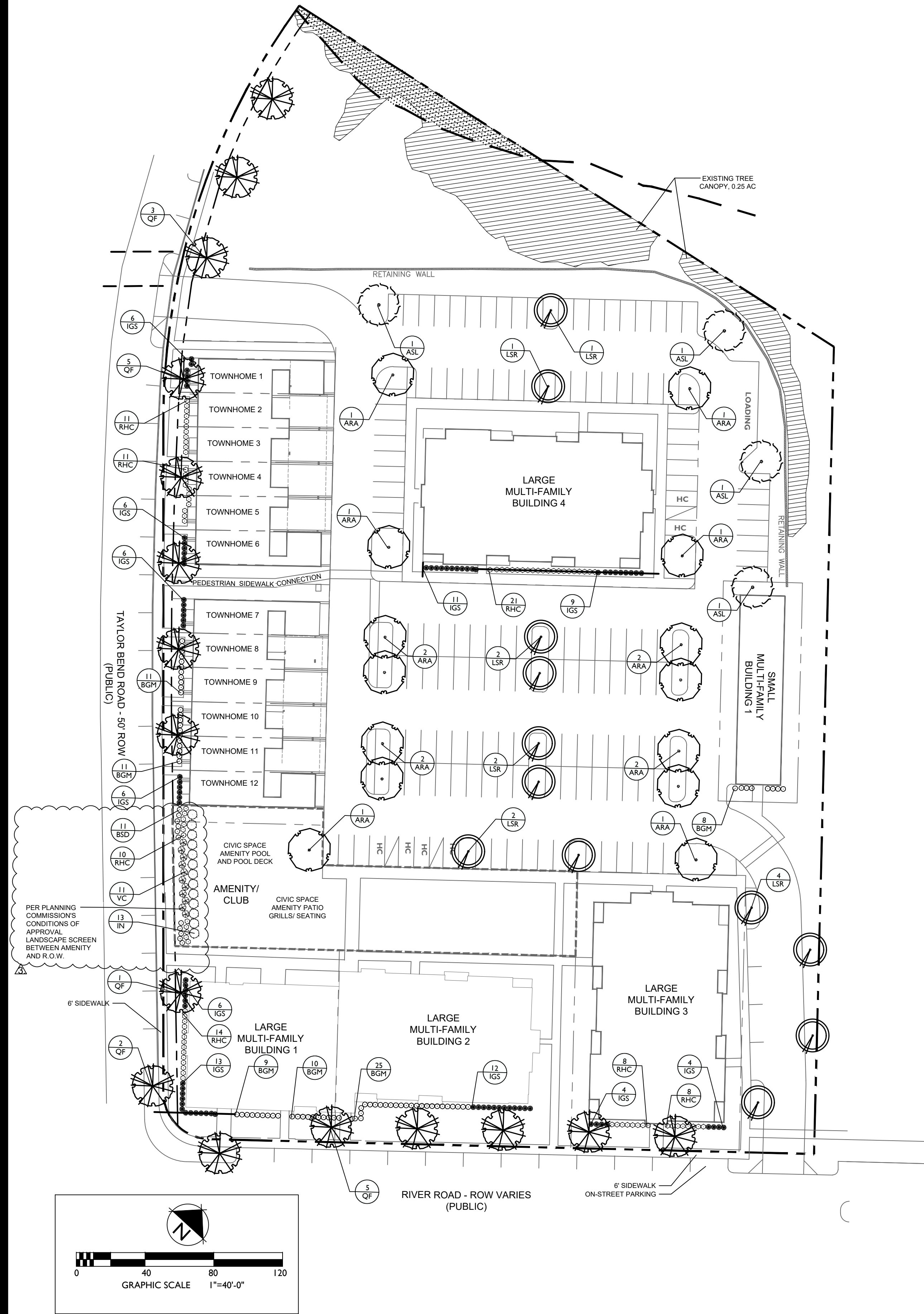
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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)						

1

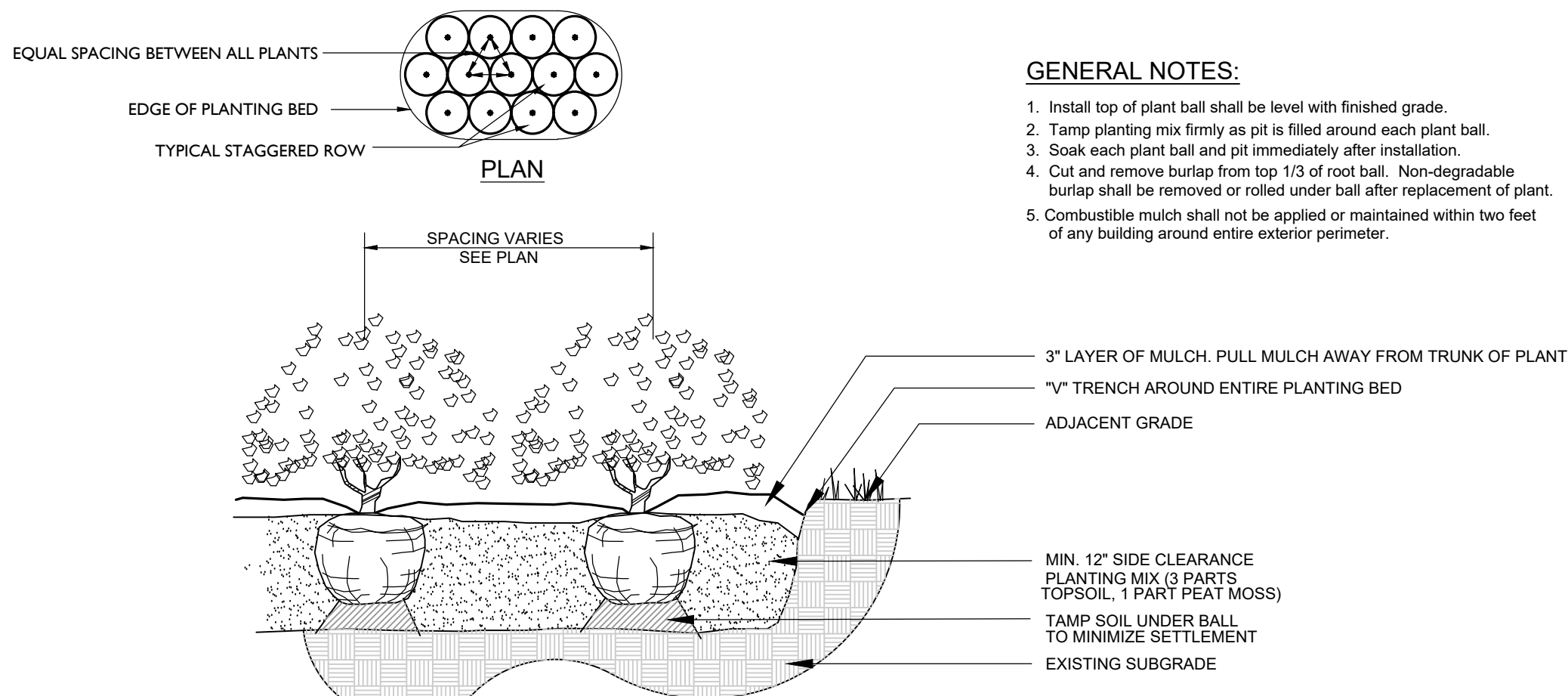
L1.0

SINGLE TRUNK DECIDUOUS TREE

SECTION

DETAIL #

NTS



2

L1.0

SHRUB PLANTING

SECTION

DETAIL #

NTS

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.

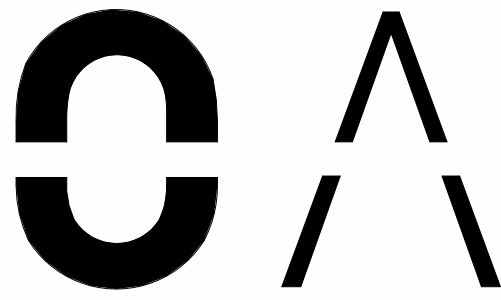
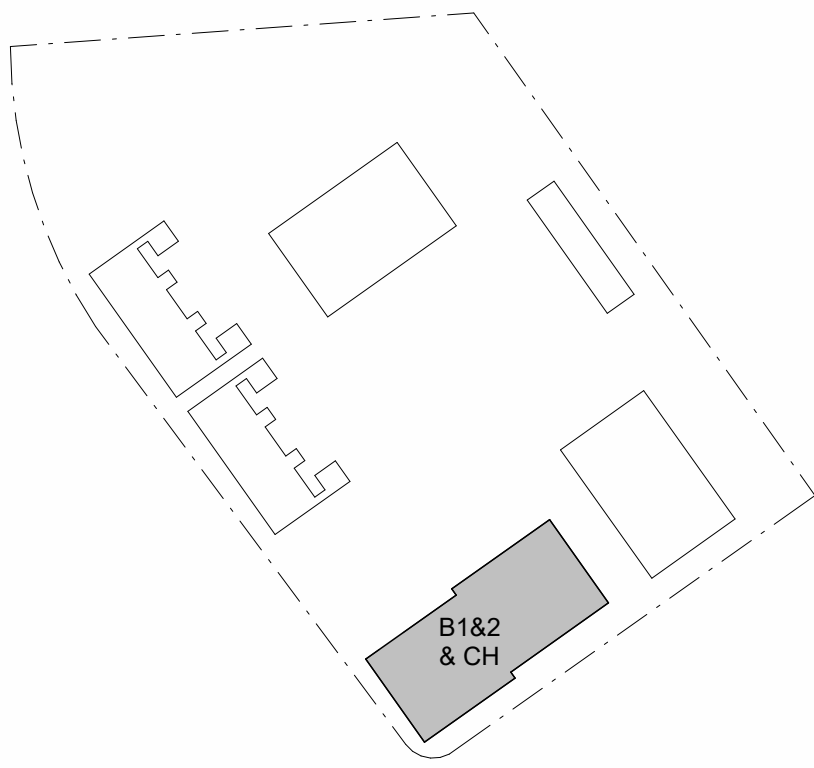
09.24.2025 - conditions of approval



Revision Date
08.18.2025 - staff comment
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



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CONSTRUCTION



3
A201
ELEVATION BUILDING 1&2 - (FACING BLDG 3)
1/8" = 1'-0"



2
A201
ELEVATION BUILDING 1&2 - (FACING TAYLOR'S BEND RD.)
1/8" = 1'-0"



4
A201
ELEVATION BUILDING 1&2 - (FACING PARKING LOT)
1/8" = 1'-0"



1
A201
ELEVATION BUILDING 1&2 - (FACING RIVER RD.)
1/8" = 1'-0"

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

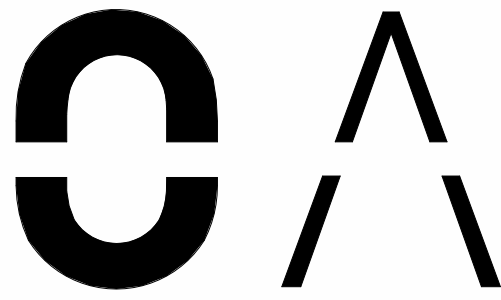
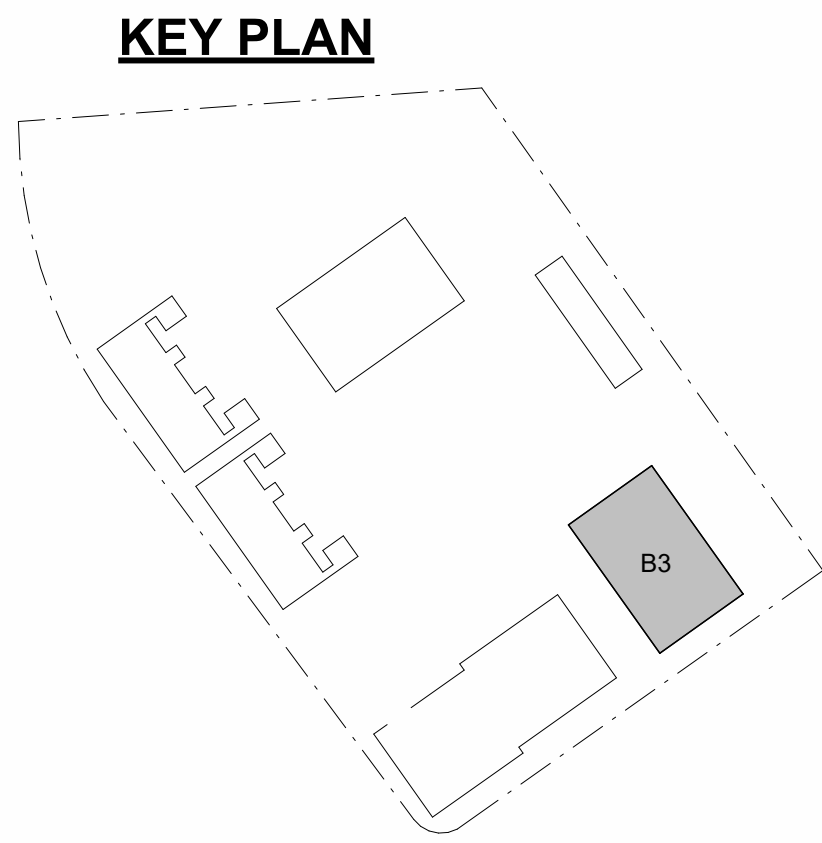
ISSUANCES		
NO.	DATE	DESCRIPTION
1	2025.05.19	ZONING SUBMISSION

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

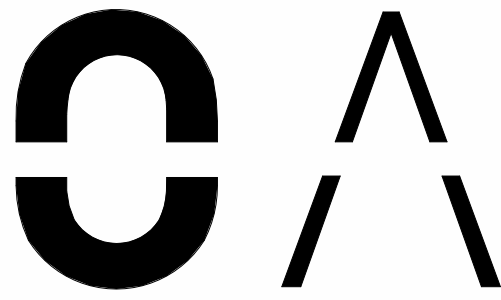
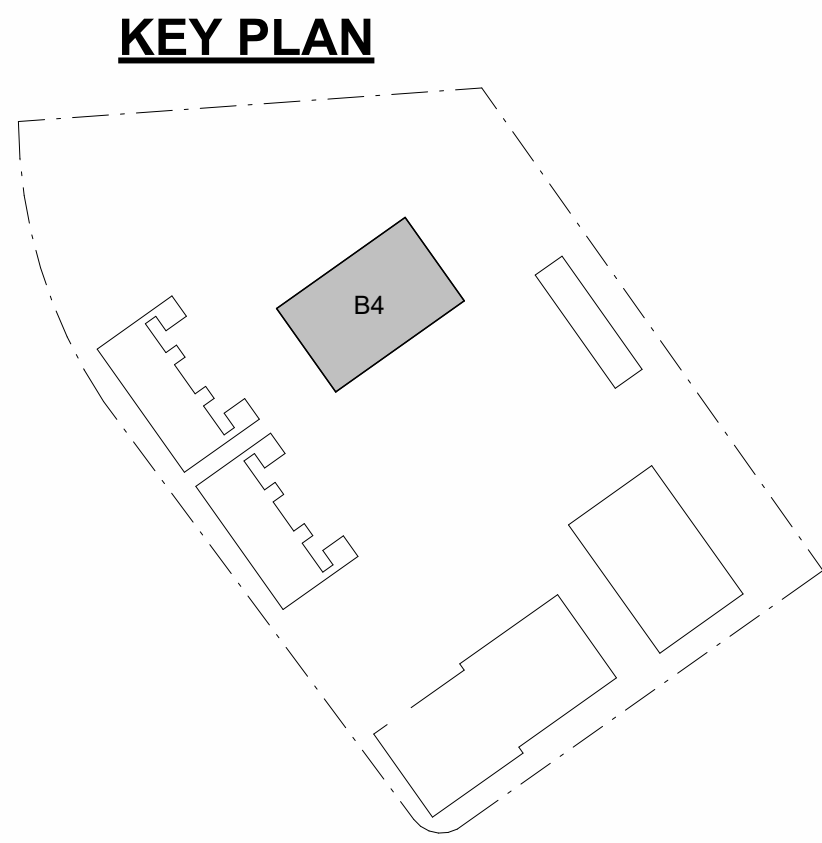
ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

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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ELEVATION BUILDING 4 - (FACING PARKING LOT)



ELEVATION BUILDING 4 - (FACING TOWNHOMES)



ELEVATION BUILDING 4 - (FACING WATER DETENTION AREA)



ELEVATION BUILDING 4 - (FACING BACK OF PROPERTY)

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

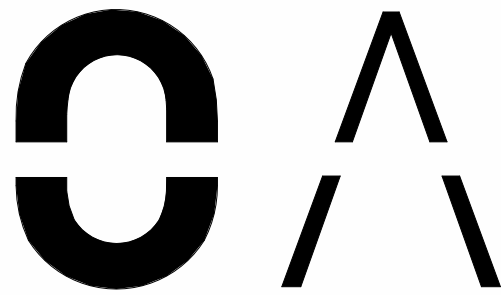
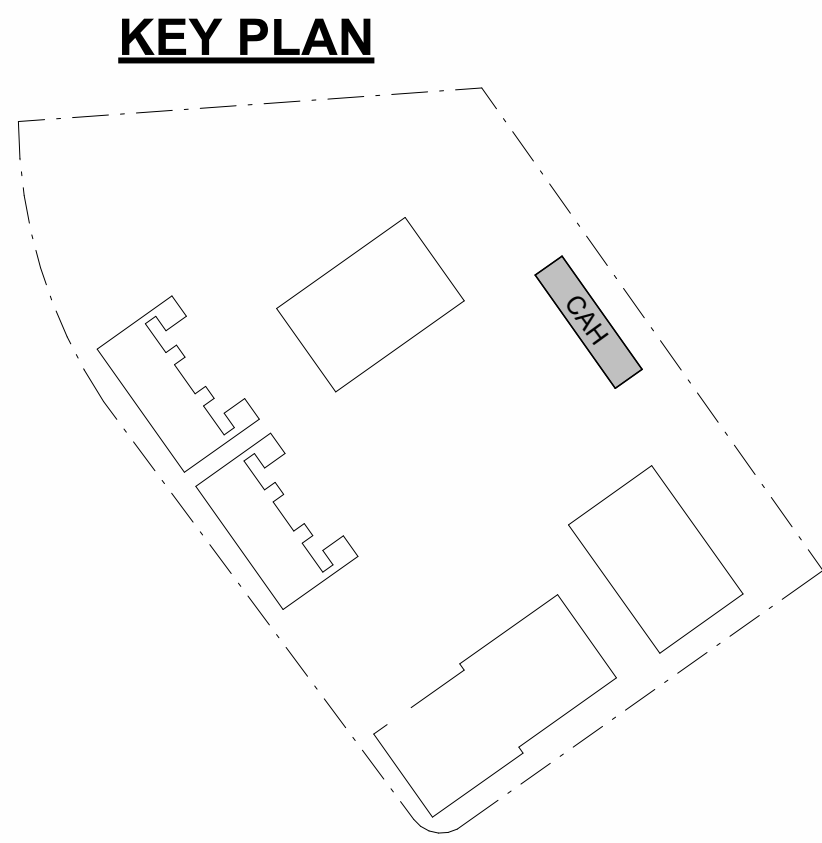
ISSUANCES		
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

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.



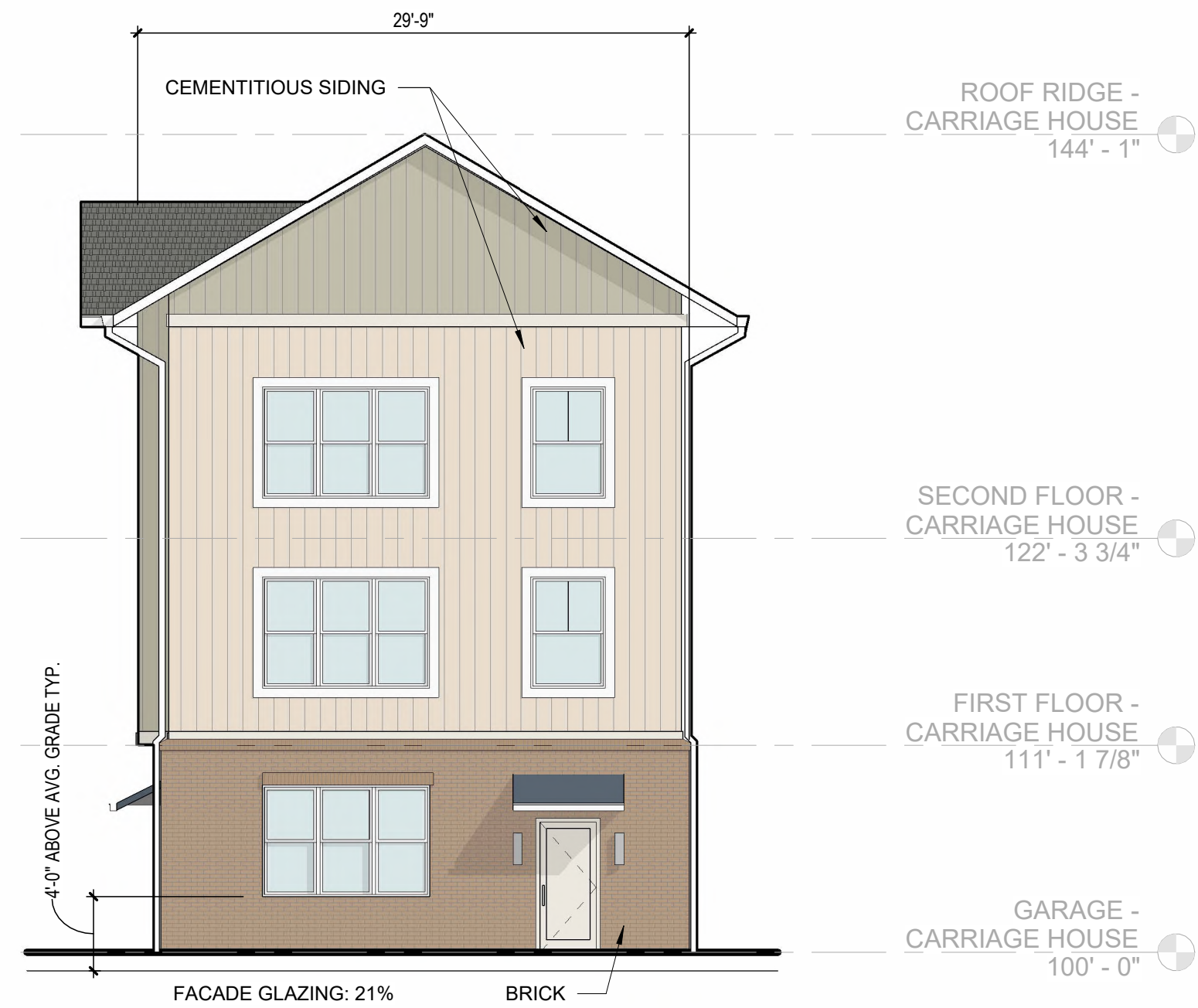
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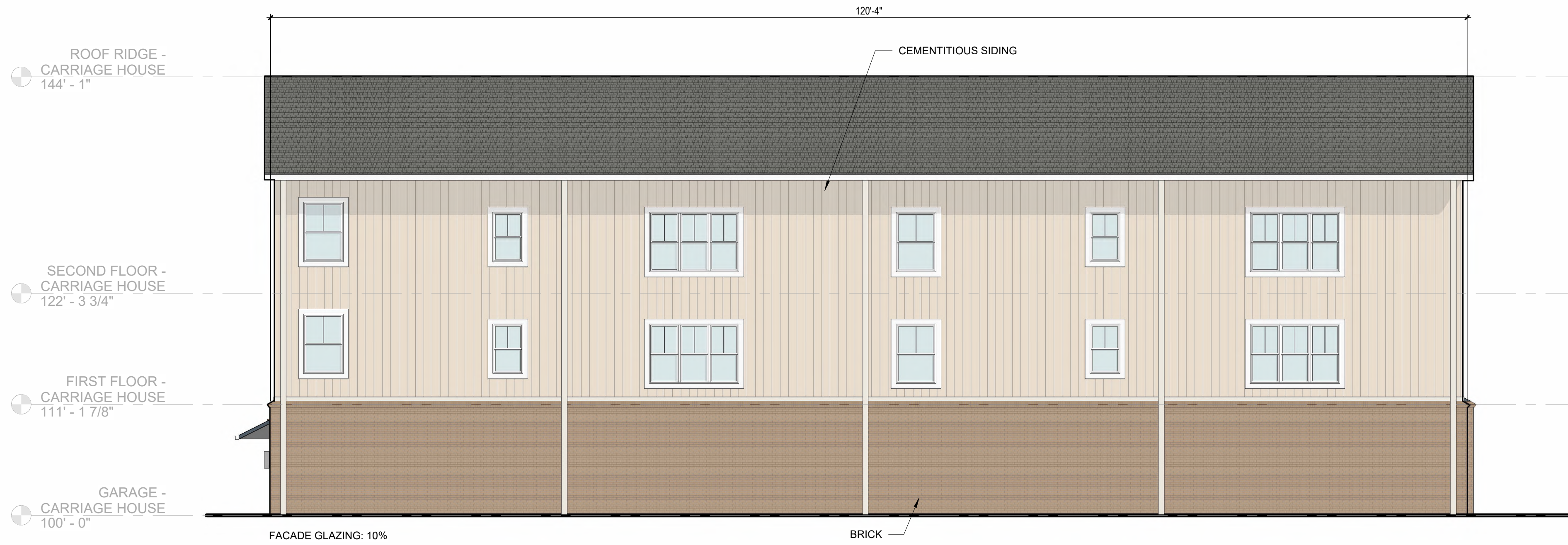
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CONSTRUCTION



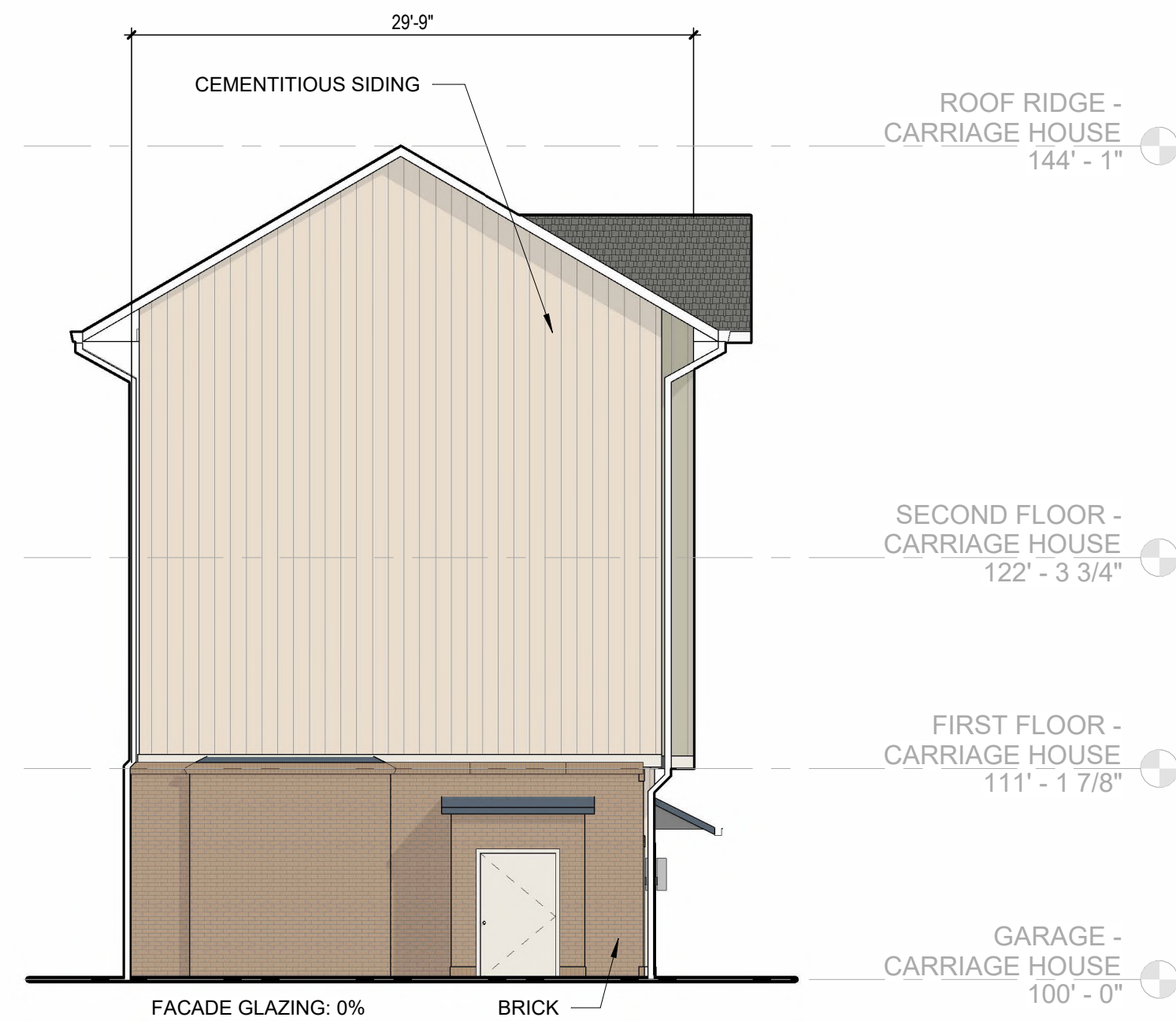
1
A205 1/8" = 1'-0" **ELEVATION** CARRIAGE HOUSE - (FACING PARKING LOT)



4
A205 1/8" = 1'-0" **ELEVATION** CARRIAGE HOUSE - (FACING RIVER RD.)



3
A205 1/8" = 1'-0" **ELEVATION** CARRIAGE HOUSE - (FACING BACK OF PROPERTY)



2
A205 1/8" = 1'-0" **ELEVATION** CARRIAGE HOUSE - (FACING WATER DETENTION AREA.)

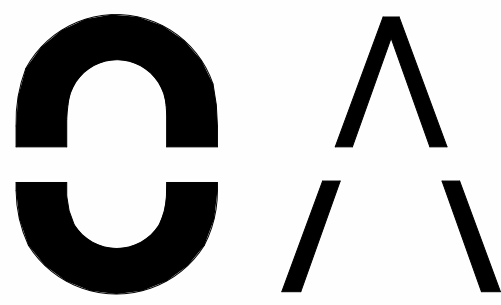
BARLOW BUILDERS & CPS LAND
TAYLORS BEND

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

PROJECT NO:
24053

SHEET TITLE:
**CARRIAGE HOUSE
ELEVATIONS**

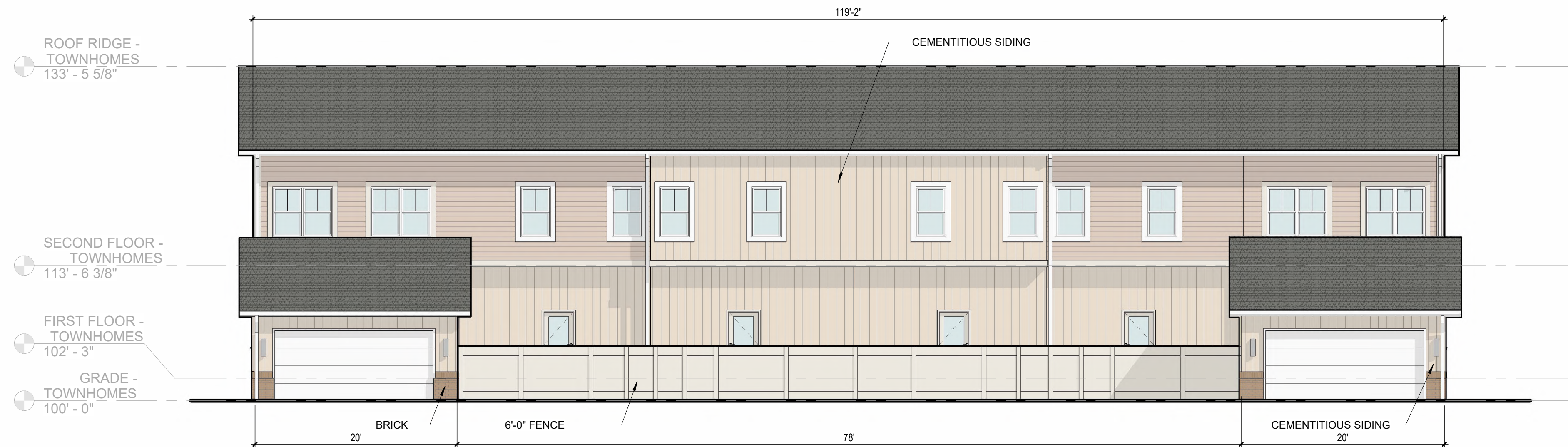
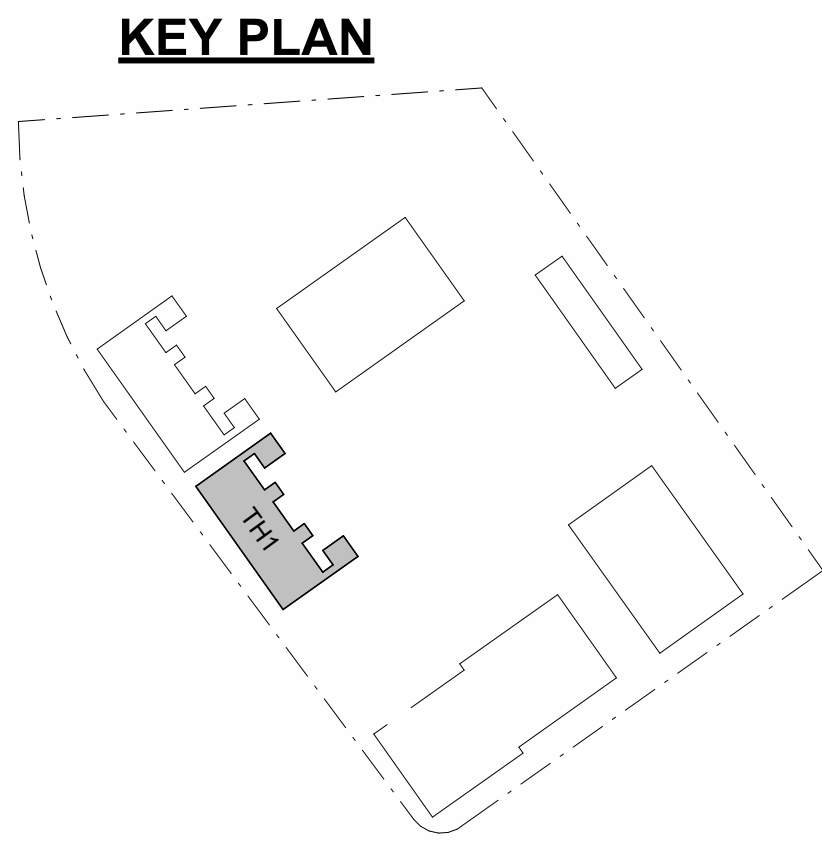
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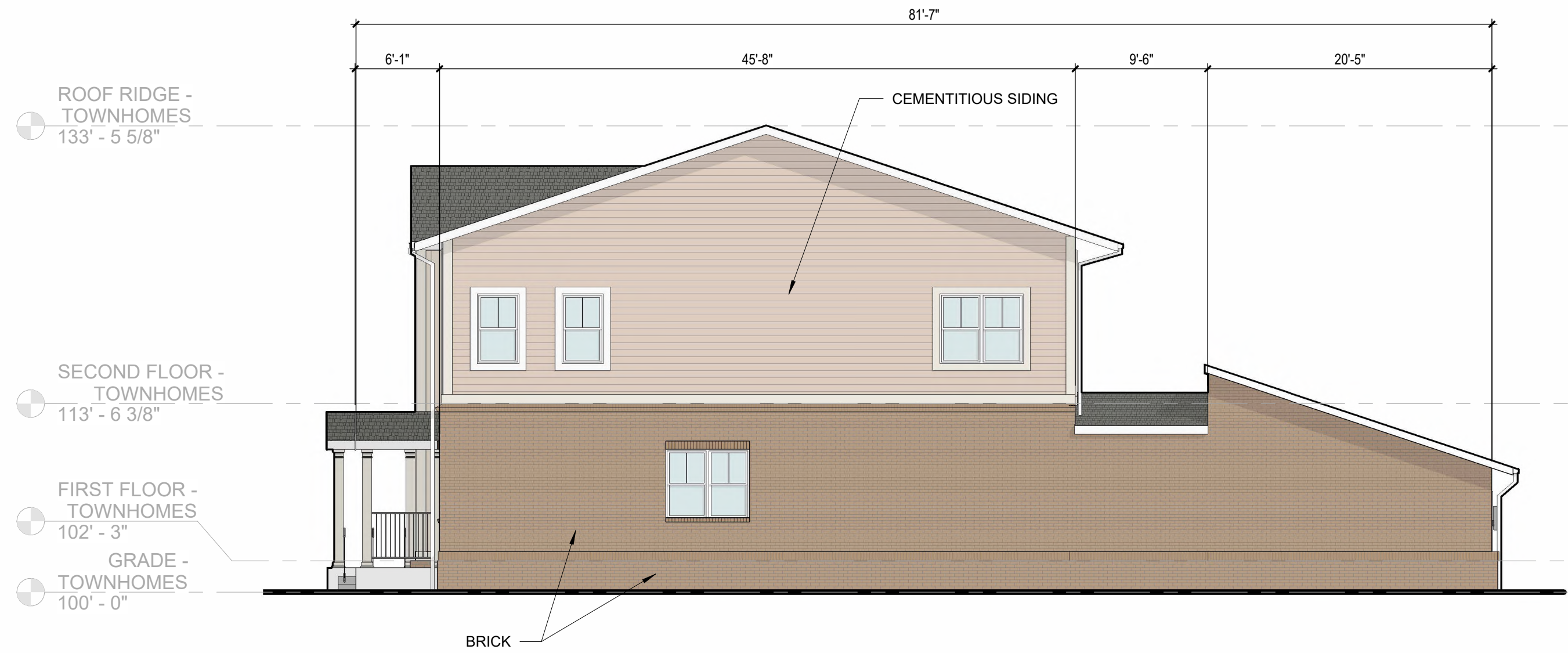
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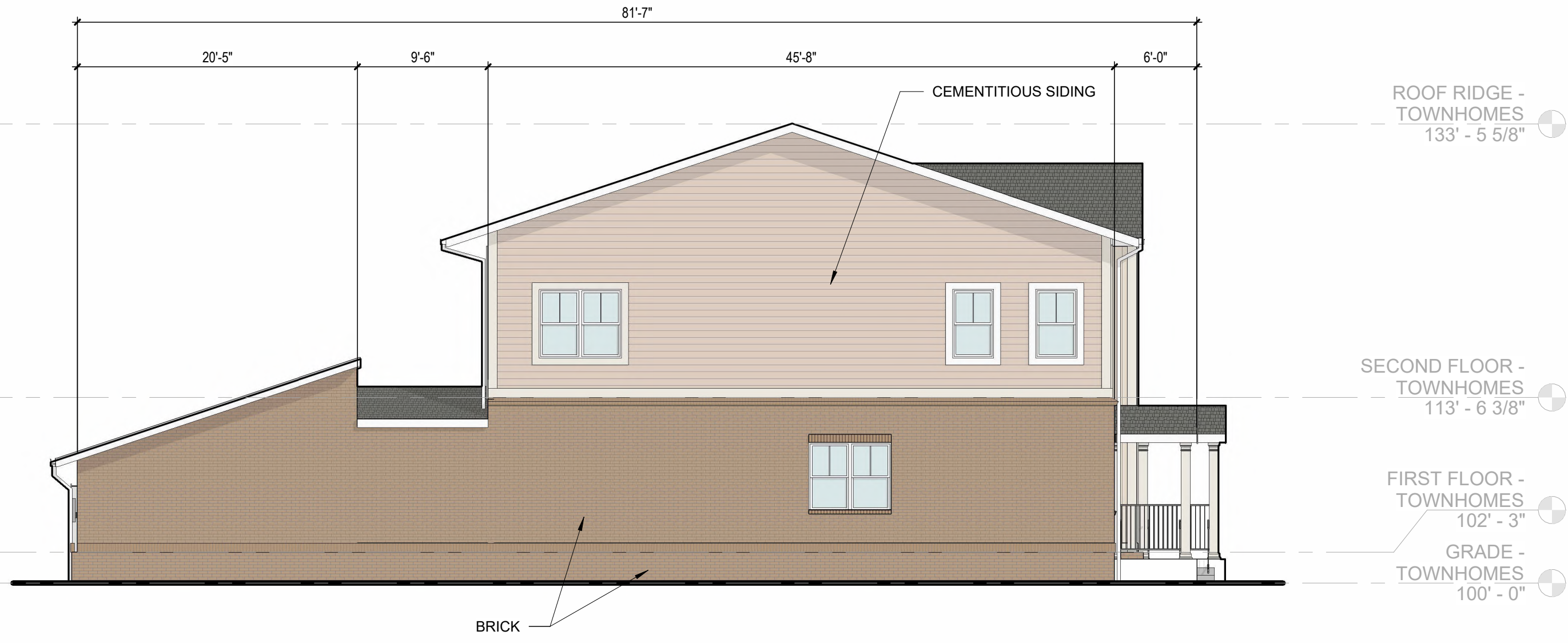
NOT FOR
CONSTRUCTION



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:

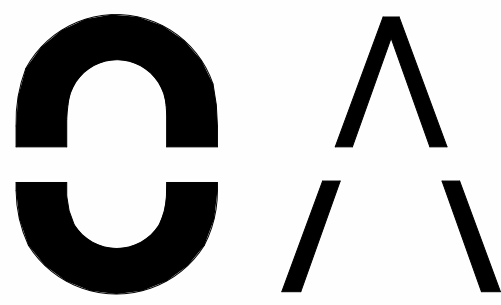
24053

SHEET TITLE:

**TOWNHOME
ELEVATIONS**

SHEET NUMBER:

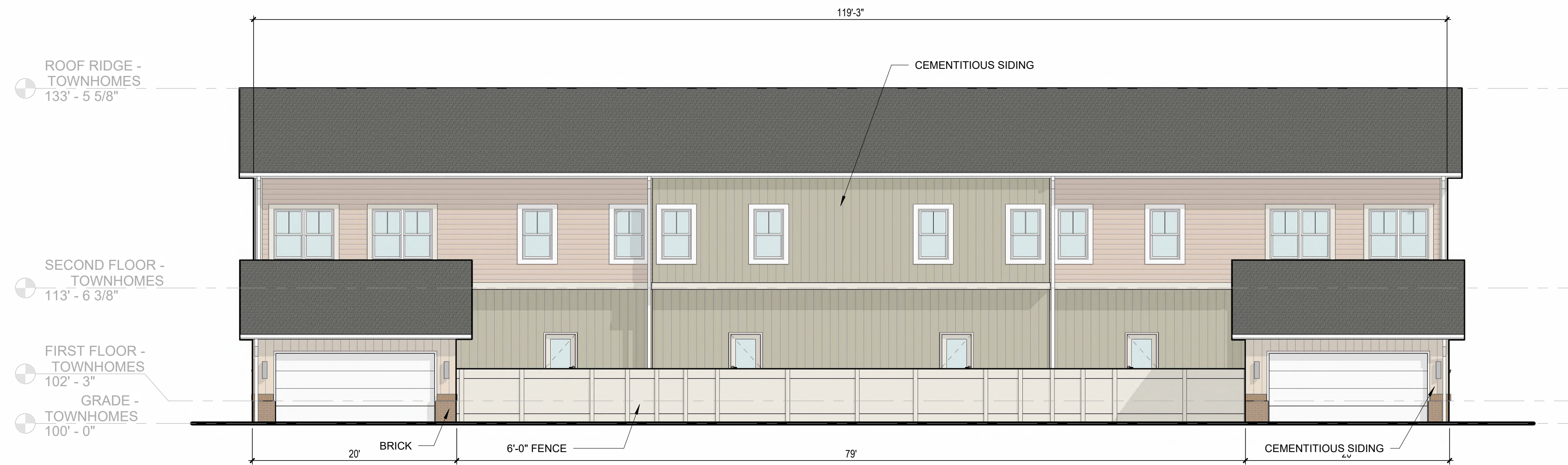
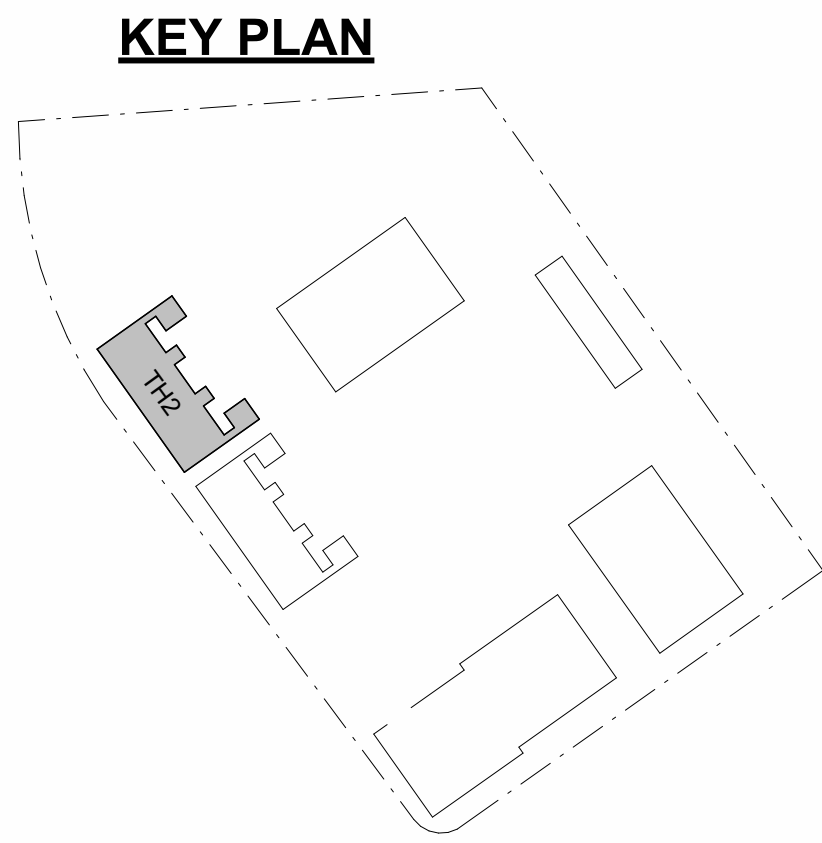
A206



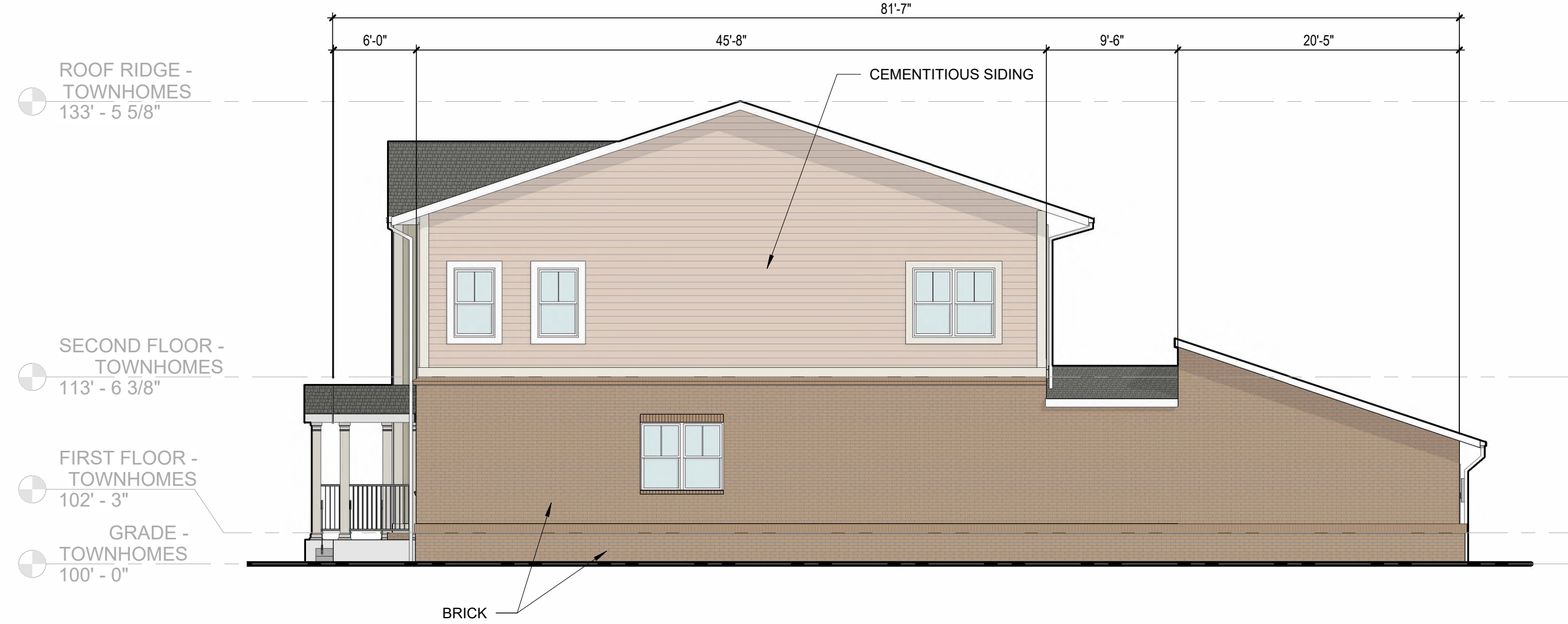
OPEN
ARCHITECTURE

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OPENARCHITECTURE.COM

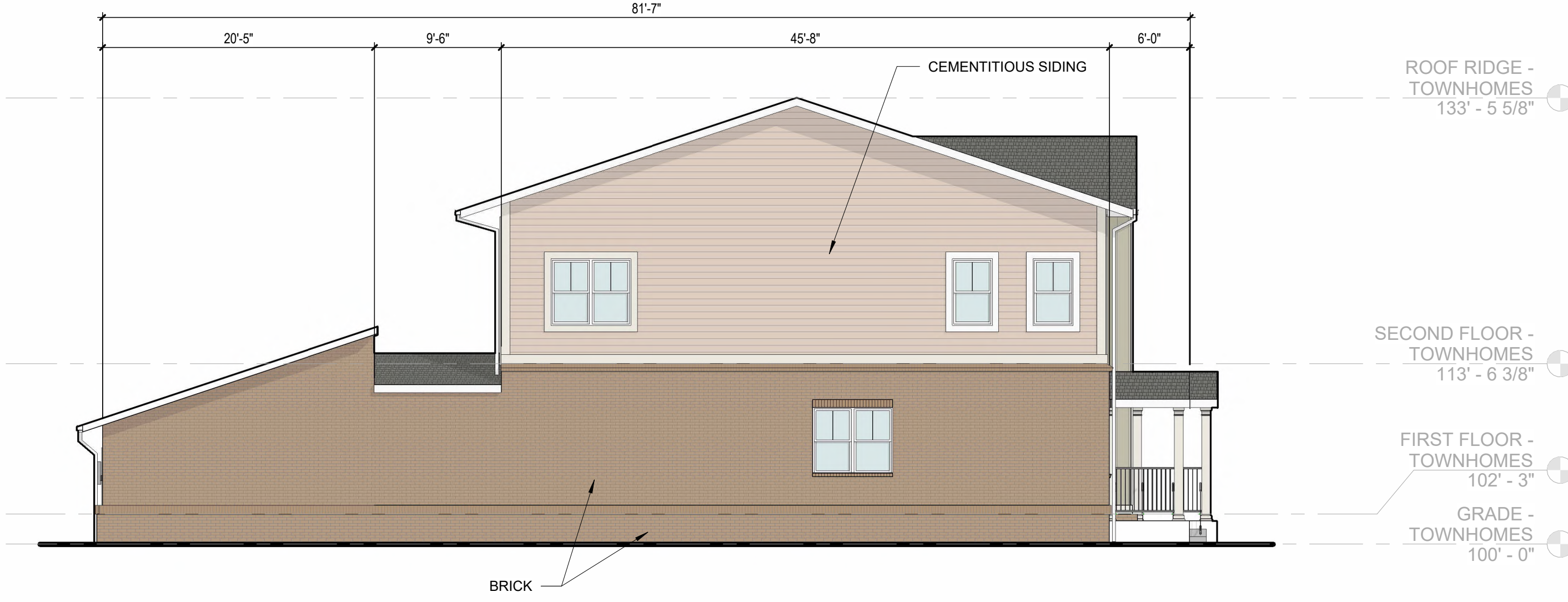
NOT FOR
CONSTRUCTION



ELEVATION TOWNHOME - ROW 2 - (FACING PARKING LOT)



ELEVATION TOWNHOME - ROW 2 - (FACING ROW 1)



ELEVATION TOWNHOME - ROW 2 - FACING WATER DETENTION AREA)



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.

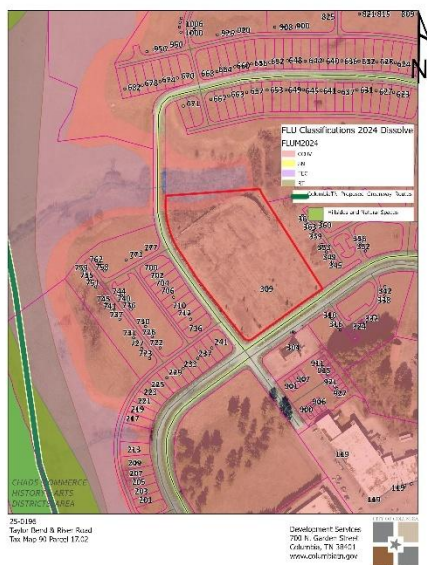
- Parcel size is required to be a 10-acre minimum for a PUD-MU zoning classification; however, this parcel is already zoned PUD.
- A civic space is included, which has a patio and grill seating area, an amenity pool and pool deck, and an entertainment lawn and/or dog park. 5% is the requirement for Civic 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

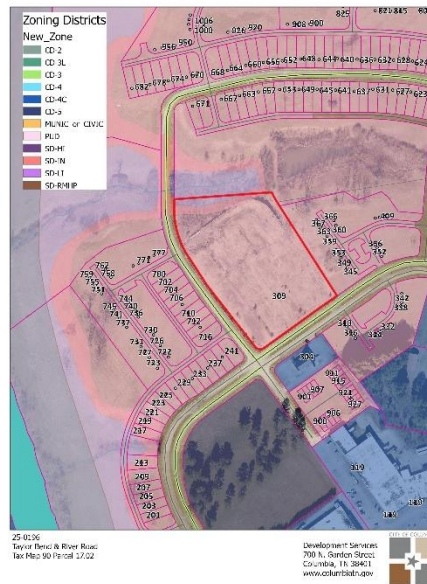
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	In Development	Vacant	+/-5 Acres



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

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

AGENDA ITEM TITLE: 1ST CONSIDERATION OF ORDINANCE NO. 4567 – AN ORDINANCE TO AMEND TITLE 3 OF THE COLUMBIA MUNICIPAL CODE REGARDING MUNICIPAL COURTS

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.

**AN ORDINANCE TO AMEND TITLE 3 OF THE COLUMBIA MUNICIPAL CODE
REGARDING MUNICIPAL COURTS**

WHEREAS, 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.

NOW, THEREFORE, BE IT ORDAINED by the City of Columbia that:

SECTION 1. Title 3, Chapter 1 of The Columbia Municipal Code is amended by deleting existing Title 3, Chapter 1 in its entirety, and substituting instead Title 3, Chapters 1 through 4, as contained in Exhibit "A" attached hereto.

SECTION 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

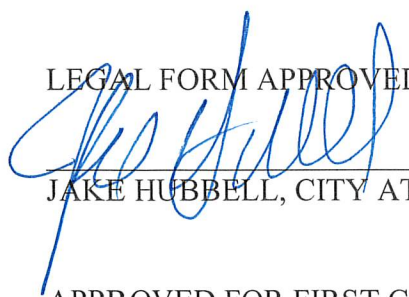
PASSED AND ADOPTED BY THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____, 2026.

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: _____

EXHIBIT A

TITLE 3

MUNICIPAL COURT

CHAPTER

1. CITY JUDGE.
2. COURT ADMINISTRATION.
3. WARRANTS, SUMMONSES AND SUBPOENAS.
4. BONDS AND APPEALS.

CHAPTER 1

CITY JUDGE

SECTION

- 3-101. City judge.
3-102. Jurisdiction.

3-101. City judge. (1) Appointment. The city judge designated by the charter to handle judicial matters within the city shall be appointed by the City Council and shall serve at the pleasure of the governing body. The term of office shall be two (2) years. Vacancies in the office of the city judge arising from resignation, disqualification or for any other reason whatsoever, shall be filled in the same manner as prescribed for the appointment of the city judge.

(2) Qualifications. The city judge shall be licensed by the State of Tennessee to practice law and be a resident of Tennessee.

(3) Judge pro tem. 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 City Council, at which time City Council shall appoint a judge pro tem. The city judge pro tem shall have all the qualifications required, and powers, of the city judge, and shall receive the same compensation on a per session basis as the city judge.

3-102. Jurisdiction. The city judge shall have the authority to try persons charged with the violation of municipal ordinances, and to punish persons convicted of such violations by levying a civil penalty under the general penalty provision of this code.

CHAPTER 2

COURT ADMINISTRATION

SECTION

3-201. Maintenance of docket.

3-202. Imposition of penalties and costs.

3-203. Disposition and report of penalties and costs.

3-204. Contempt of court.

3-201. Maintenance of docket. The city judge shall keep a complete docket of all matters coming before him in his judicial capacity. The docket shall include for each defendant such information as his name; warrant and/or summons numbers; alleged offense; disposition; penalties and costs imposed and whether collected; and all other information which may be relevant.

3-202. Imposition of Fines, Penalties, and Court Costs. (1) All fines and costs shall be imposed by the city judge and recorded by the municipal court clerk on the municipal court docket.

(2) Court Costs - In all cases heard and determined by him or her, the city judge shall impose court costs in the amount of One Hundred Twenty-Three Dollars (\$123.00). Two Dollars (\$2.00) of the court costs shall be forwarded by the court clerk to the state treasurer in accordance to Tennessee Code Annotated § 16-18-304(a) to be used by the Administrative Office of the Courts for training and continuing education courses for municipal court judges and municipal court clerks.

(3) When any person has been charged with violation of a law regarding vehicle equipment (including but not limited to inoperable headlights, tail lights, brake lights or turn signals), driver licensing, or vehicle licensing and registration, the charge may be dismissed if the person charged with the violation submits evidence of compliance with such law on or before the court date; provided, however, that the city judge may establish a separate court cost not to exceed Twenty-Five Dollars (\$25.00) to be collected from the person charged with the violation. This separate court costs will be assessed in lieu of the court costs detailed in Section 3-202(2) above.

Two Dollars (\$2.00) of the court costs shall be forwarded by the court clerk to the state treasurer in accordance with Tennessee Code Annotated § 16-18-304(a) to be used by the Administrative Office of the Courts for training and continuing education courses for municipal court judges and municipal court clerks.

(4) Litigation Taxes - In all cases where the defendant is charged with the violation of a city ordinance or authorized state statute and is found guilty, whether by trial or plea of guilty, such defendant shall pay:

(a) The State litigation taxes as defined in Tennessee Code Annotated § 67-4-601.

(b) In addition, pursuant to the authority granted in Tennessee Code Annotated § 67-4-601, the City of Columbia adopts a local litigation tax of \$13.75 and the court shall levy this local litigation tax in all cases in which the state litigation tax is levied.

(c) Any other taxes and/or fees imposed pursuant to state statutes and/or city ordinances.

(5) Electronic citation regulations and fees.

(a) As used in this section, "electronic citation" means a written citation or an electronic citation prepared by a law enforcement officer on paper or on an electronic data device with the intent the citation shall be filed, electronically or otherwise, with a court having jurisdiction over the alleged offense.

(b) Pursuant to and in accordance with state statutory requirements found in Tennessee Code Section 55-10-207(e), each court clerk shall charge and collect an electronic citation fee of five dollars (\$5.00) for each citation which results in a conviction.

(c) Sunset provision. This Ordinance and its fee requirement shall terminate five (5) years from the date of adoption of this Ordinance and the city's Code shall be so annotated.

3-203. Disposition and report of penalties and costs. All funds coming into the hands of the city judge in the form of penalties, costs, and forfeitures shall be recorded by him or her and paid over daily to the city. At the end of each month he or she shall submit to the city council a report accounting for the collection or noncollection of all penalties and costs imposed by his or her court during the current month and to date for the current fiscal year.

3-204. Contempt of court. Contempt of court is punishable by a fine of fifty dollars (\$50.00), or such lesser amount as may be imposed in the judge's discretion.

CHAPTER 3

SUMMONSES AND SUBPOENAS

SECTION

3-301. Issuance of summonses.

3-302. Issuance of subpoenas.

3-301. Issuance of summonses. When a complaint of an alleged ordinance violation is made to the city judge, the judge may, in his discretion, issue a summons ordering the alleged offender personally to appear before the city court at a time specified therein to answer the charges against him. The summons shall contain a brief description of the offense charged but need not set out verbatim the provisions of the municipal code or ordinance alleged to have been violated. Upon failure of any person to appear before the city court as commanded in a summons lawfully served on him, the cause may be proceeded with ex parte, and the judgment of the court shall be valid and binding subject to the defendant's right of appeal.

3-302. Issuance of subpoenas. The city judge may subpoena as witnesses all persons whose testimony he believes will be relevant and material to matters coming before his court, and it shall be unlawful for any person lawfully served with such a subpoena to fail or neglect to comply therewith.

CHAPTER 4

BONDS AND APPEALS

SECTION

3-401. Appeals.

3-402. Bond amounts, conditions, and forms.

3-401. Appeals. Any person dissatisfied with any judgment of the city court against him may, within ten (10) days¹ thereafter, Sundays exclusive, appeal to the circuit court of the county upon giving bond.

"Person" as used in this section includes, but is not limited to, a natural person, corporation, business entity or the municipality.

3-402. Bond amounts, conditions, and forms. (1) Appeal bond. An appeal bond in any case shall be two hundred fifty dollars (\$250.00) for such person's appearance and the faithful prosecution of the appeal.

(2) Pauper's oath. A bond is not required provided the defendant/appellant

(a) Files the following oath of poverty:

I, _____, do solemnly swear under penalties of perjury, that owing to my poverty, I am not able to bear the expense of the action which I am about to commence, and that I am justly entitled to the relief sought, to the best of my belief;

(b) Files an accompanying affidavit of indigency.

The affidavit of indigency must be sworn to by the defendant/appellant and the facts therein may be investigated.

"Person" as used in this section includes, but is not limited to, a natural person, corporation, business entity or the municipality.

¹ State law reference

Tennessee Code Annotated § 16-18-307.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, lbermudez@columbiatn.gov 931.560.1510

AGENDA ITEM TITLE: 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.

CERTIFICATION:

ATTACHMENTS: Staff Report, 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**

WHEREAS, new development in the City of Columbia requires an increase in the capacity of the City's water system to serve the new development; and

WHEREAS, it is the intent of the City of Columbia to:

- (A) promote the health, safety, and general welfare of the people of Columbia and accommodate orderly growth and development;
- (B) provide for the imposition and collection of an impact fee upon new City water customers to serve the demand for water system capital facilities and public improvements; and
- (C) ensure that new water customers contribute their proportionate share of the cost of capital expenditures necessary to provide public facilities and infrastructure that has a rational nexus to the proposed development; and

WHEREAS, the City of Columbia has the authority to impose a water impact fee pursuant to Private Chapter 194, Senate Bill 2905, a private act passed by the Tennessee Legislature on April 20, 1994. The private act was approved by the Columbia City Council by a two-thirds majority on October 25, 1994, proclaimed by the Mayor of the City and certified by the Tennessee Secretary of State; and

WHEREAS, by Ordinance No. 4445 enacted on December 8, 2022 the current Water Impact Fee was enacted; and

WHEREAS, after additional consideration of the impact of new and upgraded cost providing potable water service studies that have been performed for the Board of Public Utilities, the Water Impact Fee should be increased to account for the increased costs.

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

SECTION 1: That the Columbia Municipal Code is hereby amended by amending Section B Title 18, Chapter 3, Section 18-310 of the Municipal Code

with new Section B(1) "Fee Assessment and Collection" to add additional increases as follows:

(A) Fee Assessment and Collection (Effective Date July 1, 2026)

(1) No building permit that is associated with a new or enlarged water meter shall be issued until the applicable water impact fee has been calculated and security ensuring payment has been provided based on the size and type of the water meter according to the following water impact fee schedule.

Meter Size	Impact Fee
3/4"	\$ 6,000.00
1"	\$ 10,000.00
2"	\$ 32,000.00
3"	\$ 100,000.00
4"	\$ 200,000.00
6"	\$ 500,000.00
8"	\$1,000,000.00
10"	\$1,720,000.00

(A) Fee Assessment and Collection (Effective Date July 1, 2027)

(1) No building permit that is associated with a new or enlarged water meter shall be issued until the applicable water impact fee has been calculated and security ensuring payment has been provided based on the size and type of the water meter according to the following water impact fee schedule.

Meter Size	Impact Fee
3/4"	\$ 6,500.00
1"	\$ 10,833.00
2"	\$ 34,667.00
3"	\$ 108,333.00
4"	\$ 216,667.00
6"	\$ 541,667.00
8"	\$ 1,083,333.00
10"	\$ 1,863,333.00

(A) Fee Assessment and Collection (Effective Date July 1, 2028)

(1) No building permit that is associated with a new or enlarged water meter shall be issued until the applicable water impact fee has been calculated and security ensuring payment has been provided based on the size and type of the water meter according to the following water impact fee schedule.

Meter Size	Impact Fee
3/4"	\$ 7,000.00
1"	\$ 11,667.00
2"	\$ 37,333.00
3"	\$ 116,667.00
4"	\$ 233,333.00
6"	\$ 583,333.00
8"	\$1,166,667.00
10"	\$2,006,667.00

(A) Fee Assessment and Collection (Effective Date July 1, 2029)

- (1) No building permit that is associated with a new or enlarged water meter shall be issued until the applicable water impact fee has been calculated and security ensuring payment has been provided based on the size and type of the water meter according to the following water impact fee schedule.

Meter Size	Impact Fee
3/4"	\$ 7,500.00
1"	\$ 12,500.00
2"	\$ 40,000.00
3"	\$ 125,000.00
4"	\$ 250,000.00
6"	\$ 625,000.00
8"	\$ 1,250,000.00
10"	\$ 2,150,000.00

(A) Fee Assessment and Collection (Effective Date July 1, 2030)

- (1) No building permit that is associated with a new or enlarged water meter shall be issued until the applicable water impact fee has been calculated and security ensuring payment has been provided based on the size and type of the water meter according to the following water impact fee schedule.

Meter Size	Impact Fee
3/4"	\$ 8,000.00
1"	\$ 13,333.00
2"	\$ 42,667.00
3"	\$ 133,333.00
4"	\$ 266,667.00
6"	\$ 666,667.00
8"	\$ 1,333,333.00
10"	\$ 2,293,333.00

(A) Fee Assessment and Collection (Effective Date July 1, 2031)

- (1) No building permit that is associated with a new or enlarged water meter shall be issued until the applicable water impact fee has been calculated and security ensuring payment has been provided based on the size and type of the water meter according to the following water impact fee schedule.

Meter Size	Impact Fee
3/4"	\$ 8,500.00
1"	\$ 14,167.00
2"	\$ 45,333.00
3"	\$ 141,667.00
4"	\$ 283,333.00
6"	\$ 708,333.00
8"	\$ 1,416,667.00
10"	\$ 2,436,667.00

SECTION 2: BE IT FURTHER ORDAINED that said new fee assessment shall be effective on the effective date as set forth in the table in Section One.

SECTION 3: BE IT FURTHER ORDAINED that by November 30th of each year of an increase, the Board of Public Utilities shall perform a cost of service study for the fee assessment and prepare a report and recommendation to the City of Columbia.

SECTION 4: BE IT FURTHER ORDAINED that all resolutions, ordinances, or parts thereof in conflict with the provisions of this amendment to the extent of such conflict are hereby repealed and this amendment shall take effect February 1, 2026, the public welfare requiring it.

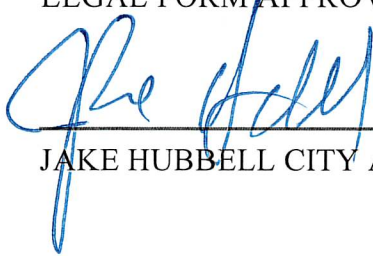
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____, 2026.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

A handwritten signature in blue ink, appearing to read "Jake Hubbell", is written over a horizontal line.

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

Liz Bermudez, Executive Secretary, lbermudez@columbiatn.gov 931.560.1510

AGENDA ITEM TITLE: 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.

CERTIFICATION:

ATTACHMENTS: Staff Report, 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**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE:

SECTION 1: That Title 18, Chapter 3, Section 18-303 of the Municipal Code of the City of Columbia be and it is hereby amended by repealing in its entirety Schedules A and B and adopting and approving the following Schedules A and B:

SCHEDULE A – URBAN AREA

Rate Schedule (effective date)	March 1, 2026
Customer Charge:	
Residential	\$ 20.10
Commercial	\$ 31.50
Industrial	\$103.38
Multi-Unit Charge:	
Residential per unit	\$ 5.28
Commercial per unit	\$ 7.26
Residential Commodity Charge:	
0 – 8,000 Gallons	\$4.32 per 1,000
8,000 – 20,000 Gallons	\$4.92 per 1,000
All over 20,000 Gallons	\$5.22 per 1,000
Commercial Commodity Charge:	
0 – 8,000 Gallons	\$4.32 per 1,000
8,000 – 20,000 Gallons	\$4.92 per 1,000
All over 20,000 Gallons	\$5.22 per 1,000
Industrial Commodity Charge:	
0 – 8,000 Gallons	\$4.32 per 1,000
8,000 – 20,000 Gallons	\$4.92 per 1,000
All over 20,000 Gallons	\$5.22 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE B – SUBURBAN AREA

Rate Schedule March 1, 2026

Customer Charge:

Residential	\$ 26.70
Commercial	\$ 38.40
Industrial	\$ 103.38

Multi-Unit Charge:

Residential per unit	\$ 5.40
Commercial per unit	\$ 7.50

Residential Commodity Charge:

0 – 8,000 Gallons	\$5.52 per 1,000
8,000 – 20,000 Gallons	\$6.12 per 1,000
All over 20,000 Gallons	\$6.42 per 1,000

Commercial Commodity Charge:

0 – 8,000 Gallons	\$5.52 per 1,000
8,000 – 20,000 Gallons	\$6.12 per 1,000
All over 20,000 Gallons	\$6.42 per 1,000

Industrial Commodity Charge:

0 – 8,000 Gallons	\$5.52 per 1,000
8,000 – 20,000 Gallons	\$6.12 per 1,000
All over 20,000 Gallons	\$6.42 per 1,000

Sales for Resale \$4.50 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE A – URBAN AREA

Rate Schedule (effective date) March 1, 2027

Customer Charge:

Residential	\$ 24.12
Commercial	\$ 37.80
Industrial	\$124.06

Multi-Unit Charge:

Residential per unit	\$ 6.34
Commercial per unit	\$ 8.71

Residential Commodity Charge:

0 – 8,000 Gallons	\$5.18 per 1,000
8,000 – 20,000 Gallons	\$5.90 per 1,000
All over 20,000 Gallons	\$6.26 per 1,000

Commercial Commodity Charge:

0 – 8,000 Gallons	\$5.18 per 1,000
8,000 – 20,000 Gallons	\$5.90 per 1,000
All over 20,000 Gallons	\$6.26 per 1,000

Industrial Commodity Charge:

0 – 8,000 Gallons	\$5.18 per 1,000
8,000 – 20,000 Gallons	\$5.90 per 1,000
All over 20,000 Gallons	\$6.26 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE B – SUBURBAN AREA

Rate Schedule March 1, 2027

Customer Charge:

Residential	\$ 32.04
Commercial	\$ 46.08
Industrial	\$124.06

Multi-Unit Charge:

Residential per unit	\$ 6.48
Commercial per unit	\$ 9.00

Residential Commodity Charge:

0 – 8,000 Gallons	\$6.62 per 1,000
8,000 – 20,000 Gallons	\$7.34 per 1,000
All over 20,000 Gallons	\$7.70 per 1,000

Commercial Commodity Charge:

0 – 8,000 Gallons	\$6.62 per 1,000
8,000 – 20,000 Gallons	\$7.34 per 1,000
All over 20,000 Gallons	\$7.70 per 1,000

Industrial Commodity Charge:

0 – 8,000 Gallons	\$6.62 per 1,000
8,000 – 20,000 Gallons	\$7.34 per 1,000
All over 20,000 Gallons	\$7.70 per 1,000

Sales for Resale \$5.40 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE A – URBAN AREA

Rate Schedule (effective date) March 1, 2028

Customer Charge:

Residential	\$ 28.94
Commercial	\$ 45.36
Industrial	\$148.87

Multi-Unit Charge:

Residential per unit	\$ 7.61
Commercial per unit	\$ 10.45

Residential Commodity Charge:

0 – 8,000 Gallons	\$6.22 per 1,000
8,000 – 20,000 Gallons	\$7.08 per 1,000
All over 20,000 Gallons	\$7.51 per 1,000

Commercial Commodity Charge:

0 – 8,000 Gallons	\$6.22 per 1,000
8,000 – 20,000 Gallons	\$7.08 per 1,000
All over 20,000 Gallons	\$7.51 per 1,000

Industrial Commodity Charge:

0 – 8,000 Gallons	\$6.22 per 1,000
8,000 – 20,000 Gallons	\$7.08 per 1,000
All over 20,000 Gallons	\$7.51 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE B – SUBURBAN AREA

Rate Schedule March 1, 2028

Customer Charge:

Residential	\$38.45
Commercial	\$55.30
Industrial	\$148.87

Multi-Unit Charge:

Residential per unit	\$ 7.78
Commercial per unit	\$ 10.80

Residential Commodity Charge:

0 – 8,000 Gallons	\$7.94 per 1,000
8,000 – 20,000 Gallons	\$8.81 per 1,000
All over 20,000 Gallons	\$9.24 per 1,000

Commercial Commodity Charge:

0 – 8,000 Gallons	\$7.94 per 1,000
8,000 – 20,000 Gallons	\$8.81 per 1,000
All over 20,000 Gallons	\$9.24 per 1,000

Industrial Commodity Charge:

0 – 8,000 Gallons	\$7.94 per 1,000
8,000 – 20,000 Gallons	\$8.81 per 1,000
All over 20,000 Gallons	\$9.24 per 1,000

Sales for Resale

\$6.48 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE A – URBAN AREA

Rate Schedule (effective date) March 1, 2029

Customer Charge:

Residential	\$34.73
Commercial	\$54.43
Industrial	\$178.64

Multi-Unit Charge:

Residential per unit	\$ 9.13
Commercial per unit	\$ 12.54

Residential Commodity Charge:

0 – 8,000 Gallons	\$7.46 per 1,000
8,000 – 20,000 Gallons	\$8.50 per 1,000
All over 20,000 Gallons	\$9.01 per 1,000

Commercial Commodity Charge:

0 – 8,000 Gallons	\$7.46 per 1,000
8,000 – 20,000 Gallons	\$8.50 per 1,000
All over 20,000 Gallons	\$9.01 per 1,000

Industrial Commodity Charge:

0 – 8,000 Gallons	\$7.46 per 1,000
8,000 – 20,000 Gallons	\$8.50 per 1,000
All over 20,000 Gallons	\$9.01 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE B – SUBURBAN AREA

Rate Schedule March 1, 2029

Customer Charge:	
Residential	\$46.14
Commercial	\$66.36
Industrial	\$178.64
Multi-Unit Charge:	
Residential per unit	\$ 9.34
Commercial per unit	\$ 12.96
Residential Commodity Charge:	
0 – 8,000 Gallons	\$9.53 per 1,000
8,000 – 20,000 Gallons	\$10.57 per 1,000
All over 20,000 Gallons	\$11.09 per 1,000
Commercial Commodity Charge:	
0 – 8,000 Gallons	\$9.53 per 1,000
8,000 – 20,000 Gallons	\$10.57 per 1,000
All over 20,000 Gallons	\$11.09 per 1,000
Industrial Commodity Charge:	
0 – 8,000 Gallons	\$9.53 per 1,000
8,000 – 20,000 Gallons	\$10.57 per 1,000
All over 20,000 Gallons	\$11.09 per 1,000
Sales for Resale	\$7.78 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE A – URBAN AREA

Rate Schedule (effective date) March 1, 2030

Customer Charge:

Residential	\$41.68
Commercial	\$65.32
Industrial	\$214.37

Multi-Unit Charge:

Residential per unit	\$ 10.96
Commercial per unit	\$ 15.05

Residential Commodity Charge:

0 – 8,000 Gallons	\$8.95 per 1,000
8,000 – 20,000 Gallons	\$10.20 per 1,000
All over 20,000 Gallons	\$10.81 per 1,000

Commercial Commodity Charge:

0 – 8,000 Gallons	\$8.95 per 1,000
8,000 – 20,000 Gallons	\$10.20 per 1,000
All over 20,000 Gallons	\$10.81 per 1,000

Industrial Commodity Charge:

0 – 8,000 Gallons	\$8.95 per 1,000
8,000 – 20,000 Gallons	\$10.20 per 1,000
All over 20,000 Gallons	\$10.81 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SCHEDULE B – SUBURBAN AREA

Rate Schedule March 1, 2030

Customer Charge:

Residential	\$55.37
Commercial	\$79.63
Industrial	\$214.37

Multi-Unit Charge:

Residential per unit	\$ 11.21
Commercial per unit	\$ 15.55

Residential Commodity Charge:

0 – 8,000 Gallons	\$11.44 per 1,000
8,000 – 20,000 Gallons	\$12.68 per 1,000
All over 20,000 Gallons	\$13.31 per 1,000

Commercial Commodity Charge:

0 – 8,000 Gallons	\$11.44 per 1,000
8,000 – 20,000 Gallons	\$12.68 per 1,000
All over 20,000 Gallons	\$13.31 per 1,000

Industrial Commodity Charge:

0 – 8,000 Gallons	\$11.44 per 1,000
8,000 – 20,000 Gallons	\$12.68 per 1,000
All over 20,000 Gallons	\$13.31 per 1,000

Sales for Resale \$9.34 per 1,000

Multi-Unit Charge: A Multi-Unit Charge applies for each unit of a multiple unit dwelling or commercial complex purchasing water through a master water meter.

Amortization Charge: An additional charge of five cents (\$.05) per 1,000 gallons of water used is applicable to the above rate to defray the City of Columbia's share of the water supply benefits provided by Tennessee Duck River Development Agency.

Late Charge: A late payment charge of ten percent (10%) shall be added to each customer's bill for the amount of the bill unpaid after the bill due date specified on the bill.

SECTION 2: BE IT FURTHER ORDAINED that said new rates are to become effective for all bills mailed on or after 1st day of March of the year of the rate increase.

SECTION 3: BE IT FURTHER ORDAINED that by November 30th of each year of an increase, the Board of Public Utilities shall perform a cost of service study for the water rates and prepare a report and recommendation to the City of Columbia.

SECTION 4: BE IT FURTHER ORDAINED that all resolutions, ordinances or parts thereof in conflict with the provisions of this amendment to the extent of such conflict are hereby repealed and this amendment shall take effect February 1, 2026, the public welfare requiring it.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA,
TENNESSEE, THIS THE _____ DAY OF _____, 2026.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



JAKE HUBBELL, CITY ATTORNEY

APPROVE FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____